

Project - Partner (Location)	Units Supported, Added, or Preserved/Maintained	Details	Next Steps	Housing Goal
Development of Rental Units - CASA (Merritt Mill)	24 to be added	The North Carolina Housing Finance Agency awarded tax credits for the Merritt Mill Road project in August 2020. Staff representatives from Carrboro, Chapel Hill, CASA, and their engineering firm have scheduled regular meetings to ensure a consistent, timely, and smooth development process. CASA conducted a contest to name the community; Perry Place was the winner, named after Velma Perry who was a Northside leader and activist. A groundbreaking and virtual celebration was held on April 14th.	1. Staff will continue to keep the Council updated. 2. The anticipated timeline is for construction to begin in spring 2021 and completion of the project is expected in mid-2022.	2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.
Development of Rental Units - Alliance of AIDS Services - Carolina, (1700 North Greensboro Street)	7 to be added	The Orange Community Residence (OCR) has been vacant since 2016. AASC is rehabilitating the home to provide permanent supportive housing. The existing HUD agreement specifies that the home must be used for affordable housing until 2035 and AASC will keep that designation after that time.	In January 2021, the Council granted \$40,500 toward the rehabilitation of the home. Construction is expected to be complete by June 30, 2021. Conversations with AASC, Town staff, Orange County Housing and Development and UNC Health Care explored using the home for medical respite but after consulting with their Board and HUD, ASSC determined permanent supportive housing was the best model for them to follow.	Goal 2.1 of the Town of Carrboro's affordable housing goals by increasing the number of rental units that are permanently affordable to individuals earning less than 60% of AMI.

Development of Rental Units -Pee Wee Homes (Town-owned parcel - Hill St)	1-3 to be added	Housing and Planning Staff are working with Pee Wee Homes to move forward with building small homes on the Hill St. Town-owned parcel. Homes will be affordable to households under 30% AMI. On February 17th , the AHAC recommended the Town Council consider donating this parcel to Pee Wee Homes. In March 2021, the Town received plans proposing to build 3 small homes on this parcel.	The parcel has development constraints including a stream buffer that runs through most of the property and is zoned for one dwelling. The plans will require a variance from the Board of Adjustment, and if the variance is granted, the property will need to be rezoned to allow more than one home. This spring, the Collaborative recommended \$100,000 in HOME funds to Pee Wee Homes in support of the Hill St. project. On April 21st, the Board of Adjustment expressed support for the project but the item was continued to the May meeting. They requested Pee Wee Homes submit an updated variance request based on BOA and public comment received during the 4/21 meeting. Staff expects a request for AHSRF funding in the October cycle.	2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI. 3.1 Concerted Land Use Planning
Development of Owner Occupied Housing - Habitat for Humanity (Northside - Cobb St.)	4 to be added	\$100,000 AHSRF grant to support the construction costs of the 4-unit development.	Construction began in April and members of the Town Council and AHAC participated in a volunteer build day on April 16th. Additional work days can be planned.	1.1 Increase number of homeownership units that are permanently affordable in Carrboro. 1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.
Preservation of Affordable Housing Stock/Rehab & Repair - EmPOWERment, Jackson Center, Rebuilding Together of the Triangle (RTT)	11-18 homes maintained and repaired.	AHSRF grant awarded to EmPOWERment to renovate and upgrade 5 rental units (4 in Hillmont and 1 in Collins Crossing.) AHSRF grant awarded to the Jackson Center for an emergency repair on Starlite Drive. RTT will complete critical repairs on 2 homes (AHSRF funded in Spring 2020). On April 13th, Orange County Home Preservation Coalition presented to Town Council.	The pandemic has slowed the pace of the renovations. Work is expected to be completed in Spring 2021 with the exception of one home. Due to illness of the homeowners, RTT will complete repairs over the summer or early fall. RTT also repaired 2 homes this Spring. The Town of Carrboro's AHSRF and the Jackson Center provided funds for the repairs. On April 21st, the AHAC recommended funding for Empowerment to renovate rental units. The Council will consider their recommendation on April 27th. If approved, 18 homes will have been repaired in FY21 to date.	1.3 A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc. +opportunities to decrease utility payments. 2.4 Reduce erosion of rental housing quality and affordability.

Development of Manufactured Home Preservation and Relocation Policy	N/A	Due to the pandemic, the AHAC delayed its discussion of the development of a manufactured home displacement policy, but revisited the topic in March and will continue to discuss this spring as regional, collaborative plans emerge. Town staff has reached out to the owner of Pine Grove to restart conversations about preserving Pine Grove for affordable housing, as well as the property manager of Rocky Brook to build relationships and engage residents.	The Comprehensive Plan's draft Affordable Housing Visions, Goals, and Strategies document includes manufactured homes and is being revised to strengthen the recommendations. The AHAC reviewed the document and provided feedback at their April meeting. Their feedback will be shared with the Comprehensive Plan Task Force in May. Meanwhile, regional discussions are taking place to create a coordinated strategy for the Towns and County. On April 27th, Town Council will have a discussion about manufactured home parks in Carrboro.	1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.
Manufactured Home Park Preservation/Displacement Prevention - Orange County/Possibly Nonprofit Partner (Pine Grove)	39 ownership units	Owners Sustainable Properties, LLC, Town staff and some members of the Orange County Affordable Housing Coalition met to discuss possibilities to develop the property for affordable housing. Initial conversations indicated financial feasibility is an obstacle.	Town staff contacted the owner in April to restart discussions and will schedule a meeting with additional partners to continue the exploration of viable options.	2.5 Examine the current marketplace for mobile and modular homes
Emergency Housing Assistance - CARES and Local Funding	164 Carrboro households	164 households diverted from pandemic-driven homelessness through the use of CARES Act funds.	Complete - awaiting additional information on the second major stimulus bill of the pandemic, American Rescue Plan, which Congress passed in December 2020 for the current 2021 year.	2.4 Reduce erosion of rental housing quality and affordability.
Emergency Housing Assistance - CDBG-CV	TBD	In Fall 2020, the Town applied to the NC Department of Commerce for \$900,000 in CDBG-CV funding for emergency housing assistance. The Town was awarded \$900,000, the maximum grant amount, in December.	The Council accepted the award and authorized staff to enter into a contract for administration with the County. Town staff met with the Department of Commerce regarding grant administration and the Town Council approved four compliance plans required by the Dept. of Commerce. Funds are expected to be released soon.	2.4 Reduce erosion of rental housing quality and affordability.
Energy-Efficiency Loan Fund	N/A	Town Housing, Economic, and Environmental Sustainability staff are working together to develop a process to access these funds for residential projects.	Environmental Sustainability Coordinator has assessed the program guidelines. Staff held initial discussions and are exploring parameters around this fund.	1.3 A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc. +opportunities to decrease utility payments. 3.6 Reduce utility costs

Comprehensive Plan	N/A	Provide input for affordable housing considerations during the comprehensive plan process. Staff contributed to the development of Carrboro Connects: Housing Issues and Opportunities and presented to the Task force. AHAC member Amy Singleton serves on the Affordable Housing committee for the Comprehensive Plan.	Conducted community presentations and workshops: OCAHC and NAACP Housing Committee in February. The AHAC reviewed the draft of the Affordable Housing Vision, Goals, and Strategies document on April 21st. Amy Singleton will provide the Task Force with their feedback in May.	3.1 Concerted Land Use Planning/small land use plan for three high priority/high potential areas. 3.2 Improve opportunities for developers and potential partners to identify affordability in a project. 3.5 Provide greater incentives for developers to include affordable housing in their projects
Landlord Outreach	N/A	Develop relationships with local landlords to easily share information with residents and encourage acceptance of vouchers.	Shared Landlord Incentive Program and Housing Helpline information with all landlords in database. Continue to make connections and meet landlords and managers.	2.4 Reduce erosion of rental housing quality and affordability
Property Tracking	N/A	Community Home Trust created an MLS query for staff to keep track of homes and land coming on the market. This will allow staff to be better positioned to land bank, prevent gentrification, and identify potential properties for affordable housing.	Staff is now receiving a weekly MLS email to facilitate the tracking of vulnerable neighborhoods, and potential lots for purchase. Staff is meeting monthly with CHT to refine our partnership and procedures with CHT to be ready to quickly purchase properties.	3.7 Acquisition of land/property
Pandemic Response	N/A	Housing & Community staff respond to community inquiries, direct residents to services, and go through step-by-step processes for help.	Residents continue to seek pandemic-relief assistance from the Town, primarily for rental and utility payment assistance. Staff stays abreast of relevant developments such as eviction moratoriums, funding opportunities, utility payment policies, etc.	2.4 Reduce erosion of rental housing quality and affordability
Rogers Road Sewer Connection Assistance	N/A	Jointly-funded effort between Orange County and the Towns of Chapel Hill and Carrboro in which the costs of new sewer connection may be fully covered at no expense property owners of “Heritage Lots with Existing Dwellings” that also qualify as Low-To-Moderate-Income (LMI) households as defined by HUD guidelines.	One household is fully connected. One household is under construction, and another is in process. Staff will work with RENA, Planning, and the Communications Manager to do additional outreach this summer.	3.6 Reduce utility costs

Develop Process for Using Town Owned Land for Affordable Housing	N/A	Staff is researching and drafting possible approaches for the development of affordable housing on Town-owned land (Crest & Pathway) to present to Council in early Fall 2021.	Work will occur over the summer with options for the Council to move forward, to be presented in September 2021.	1.1 Increase number of homeownership units that are permanently affordable in Carrboro. 1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors. 2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI. 3.1 Concerted Land Use Planning
--	-----	--	--	--