

Affordable Housing Update 10/1/2021 - Projects

By 2024, increase the number of homeownership and rental units that are permanently affordable in Carrboro:

Homeownership Goal = 85 affordable units. As of July 2021, there were 75 affordable units.

Rental Goal = 470 affordable units. As of July 2021, there were 379 rental units affordable to individuals and families earning less than 60% AMI.

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 fall 2021 and completion of the project is expected in 2022. 3. The property was conveyed to an LLC created by CASA in September 2021, as required by the LIHTC project.	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. Rehabilitation and repairs are underway and are expected to be complete in early fall 2021.	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)	3 to be added	3 small homes to be constructed on the Hill St. Town-owned parcel. Homes will be affordable to households under 30% AMI. A stream buffer variance was granted on June 16, 2021. On June 22, 2021 the Town Council authorized the conveyance of the property to Pee Wee Homes contingent on the rezoning and provisions of permanent affordability to extremely low income residents, as recommended by the AHAC in February, 2021. A neighborhood information meeting was held in August. Joint review was held on September 2nd and the Public Hearing on September 28th. The rezoning was granted.	Pee Wee has requested funding from the AHSRF in the October cycle. This request will be reviewed on 10/20/21 and the AHAC recommendation will come before Council on 10/26/21. Staff will be setting up a meeting with Pee Wee project manager to discuss the next steps in terms of permitting.	2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI. 2.4 Reduce erosion of rental housing quality and affordability. 3.1 Concerted Land Use Planning

Development of Owner Occupied Housing - Habitat for Humanity (Northside - Cobb St.)	4 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. Construction is expected to be complete in fall 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.
Preservation of Affordable Housing Stock/Rehab & Repair - EmPOWERment, Jackson Center, Rebuilding Together of the Triangle (RTT), Hope Renovations	19 homes maintained and repaired in FY21	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. Coalition partners will explore efforts to streamline the funding request process and repairs to mobile homes. On April 21st, the AHAC recommended funding for Empowerment to renovate rental units. The Council approved this recommendation on April 27th.	The pandemic has slowed the pace of the renovations. Work was 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.	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. On May 4th, Town Council discussed manufactured home parks in Carrboro and directed staff to work with regional partners to develop a collaborative draft MHP preservation strategy. Empowerment held 3 workshops over the summer for MHP residents interested in home buying.	The Comprehensive Plan's draft Affordable Housing Visions, Goals, and Strategies document includes manufactured homes. Chapel Hill, Carrboro, Hillsborough, and Orange County have developed a draft strategy document. The draft plan has been shared for feedback with the respective Town and County Managers, the HOME Collaborative, and the Housing Coalition. The plan was shared with the AHAC in September, and comments will be collected from all regional advisory boards before the item comes to Town Council.	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. Subsequently, additional affordable housing partners, including representatives from ROC USA and LIHTC developers, met to strategize and collaborate on a preservation or redevelopment model.	Town staff contacted the owner in April to restart discussions and a meeting with nonprofit affordable housing providers was held on July 16th. The park is currently operating well and the owner is not in a hurry to sell. The owner is interested in preserving the property's use for affordable housing and would like to prevent the displacement of the current residents. A follow up meeting for the providers and Town was held on September 8th to continue the exploration of viable options, including Low-Income Housing Tax Credits and a resident owned	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. Will be removed from next report.	2.4 Reduce erosion of rental housing quality and affordability.
Emergency Housing Assistance - CDBG-CV	67 households	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. Orange County has utilized these funds for Carrboro residents since May. As of October 1, 2021 \$349,313.76 has been utilized.	Staff is monitoring grant compliance. Funds are disbursed to the County on a reimbursement model and requisitioned from the Department of Commerce. Council is receiving quarterly reports.	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 and Economic Development Director have assessed the program guidelines. Staff held initial discussions and are exploring parameters around this fund. A draft plan is anticipated to be completed in fall 2021.	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.	The AHAC will review the draft affordable housing section of the plan before the public hearing for the draft Comprehensive Plan in November.	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. Over the summer staff met with residents and the property managers of Carolina Spring and Community Home Trust (The Landings) to discuss resident concerns and to share information.	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 continue to track vulnerable neighborhoods, and potential lots for purchase. Current market pressures and limited funding prevent action on these properties at this time.	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.	Two households are fully connected.MPA Summer intern drafted and outreach plan for the Rogers Road community which was presented to the AHAC for feedback in June. Staff will work with RENA, Planning, and the Communications Manager to do additional outreach this fall.	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).	Staff will draft a policy that integrates the Affordable Housing Goals and Strategies outlined in the Comprehensive Plan, once the Plan has been approved.	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
Draft Plan for the use of American Rescue Plan Act funds for Affordable Housing and Human Services.	N/A	Town staff is developing a draft strategy for the use of American Rescue Plan funds.	Staff will update the Town Council on in fall 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. 2.4 Reduce erosion of rental housing quality and affordability

Affordable Housing Update 10/1/2021 - Collaboration

Group	Group Mission	Activity	Topics/Future Work	Housing Goal
Orange County Affordable Housing Coalition	The Orange County Affordable Housing Coalition is an association of individuals and organizations working together to provide housing opportunities for all in Orange County, NC. The mission is to foster collaboration among providers and advocates to support affordable housing development and preservation in Orange County.	Participate in monthly group meetings. Keep non-profit partners up to date on projects in Carrboro.	Manufactured home subcommittee formed; Carrboro staff are members of this subcommittee as well as the Development Review subcommittee. Advise Coalition of upcoming development projects and opportunities.	1.1 Increase number of homeownership units that are permanently affordable. 2.2 Increase the number of rental units that are permanently affordable.
Orange County Affordable Housing Coalition - Development Review Subcommittee	Engage group in review of Carrboro developments at the appropriate time.	Participate in monthly meetings.	Discuss development plans or opportunities in Carrboro as they arise. Focus on Pee Wee over the summer and early fall.	3.2 Improve opportunities for developers and potential partners to identify affordability in a project.
Orange County Affordable Housing Coalition - Manufactured Home Subcommittee	Develop resident engagement messaging and messaging delivery systems. Participate in developing a regional policy for manufactured home park preservation and relocation, if needed.	Carrboro staff meets monthly with the subcommittee.	1. Developing role within the framework of a regional manufactured home policy. 2. Exploring best methods and practices of resident engagement.	1.1 Increase number of homeownership units that are permanently affordable in Carrboro. 1.3 Decrease barriers to homeownership retention, particularly among seniors. 3.6 Reduce utility costs
Orange County Local Government Affordable Housing Collaborative	Reviews HUD's HOME Investment Partnerships Program applications that fund a wide range of activities including construction, acquisition, and/or rehabilitating affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people. Expanded mission in 2017 to increase collaboration and information sharing around affordable housing issues within the county.	Staff from Carrboro, Hillsborough, Chapel Hill, and Orange County meet monthly. Elected Officials (with staff) meet quarterly.	1. Recommended funding plan for FY21/22 HOME funds in March, including \$100,000 for Pee Wee Homes project in Carrboro. 2. The Collaborative reviewed a draft of the regional, manufactured home policy in August. 3. Work on an approach to a Countywide housing plan.	Addresses all goals: 1. Affordable homeownership 2. Affordable Rentals 3. Overarching priorities, such as land use planning, identified funding sources, developer incentives, housing strategies, and acquisition of land.

Orange County Home Preservation Coalition	The Orange County Home Preservation Coalition is a county-wide network of organizations in Orange County, NC working together to improve accessibility and affordability of home repairs and preservation projects to Orange County Residents.	Participate in monthly meetings with local home repair organizations, representatives from the TJCOG, Orange County Department on Aging, and jurisdictional funding partners.	Stay abreast of Carrboro homes that are in the process of being repaired or assessed for repairs. The OCHPC will create a subcommittee to work on streamlining available funds and funding criteria to help meet the great need in manufactured home parks. OCHPC is discussing "complex cases" homes that have unique circumstances or require more work than the Coalition can provide.	1.1 Increase number of homeownership units that are permanently affordable in Carrboro. 1.3 Decrease barriers to homeownership retention, particularly among seniors. 3.6 Reduce utility costs
Triangle J Council of Governments	TJCOG is a key player in regional efforts that span cross-jurisdictional boundaries, including transportation planning, development and land-use coordination, water resources and infrastructure, sustainability, and regional economic development strategies.	Housing Practitioners Group met last in the spring of 2020. Meetings have been postponed so that staff can address pandemic response efforts.	Staff is part of their effort to create a regional housing strategy. Exploring the use of an online tool to track regional affordable housing inventory. Will bring information to the Council as the strategy is developed.	1.1 Increase number of homeownership units that are permanently affordable. 2.2 Increase the number of rental units that are permanently affordable.

Carrboro Affordable Housing Advisory Commission	The AHAC is tasked with furthering the Town of Carrboro's housing mission, which is to provide opportunities for safe, decent and affordable housing for all residents no matter their age, ability or income level.	Monthly meetings.	Reviewed annual affordable housing progress. Gave feedback on multiple iterations of the draft Comprehensive Plan document for Affordable Housing. Made funding recommendations for the AHSRF to the Town Council in January and April 2021. Recommended the Town donate 106 Hill Street to Pee Wee Homes for affordable rental housing for households earning 30% AMI or below, if variance and rezoning approved. Will review funding applications in October and briefly reviewed the draft plan of a regional strategy for manufactured home park preservation in September.	3.4 Ensure implementation of the Affordable Housing Strategy.
Orange County Master Aging Plan Housing Workgroup	The Orange County Affordable Housing Coalition is an association of individuals and organizations working together to provide housing opportunities for all in Orange County, NC. The mission is to foster collaboration among providers and advocates to support affordable housing development and preservation in Orange County.	Participate in quarterly meetings.	Update the 2017-2022 Master Aging Plan (Year 4 Implementation Plan). Engagement in affordable housing projects that could benefit seniors. Town staff continued engagement with Carolina Spring.	1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.
Northside Neighborhood Initiative	Engage group in review of Carrboro developments at the appropriate time.	Participate in regular meetings.	Advocate for affordable housing in the Northside and Lloyd-Broad communities. Continue support of Pee Wee Homes to build 3 units on town-owned land on Hill St.	1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.

Long Term Recovery Group	The Long-Term Recovery Group was established to inform and shape decisions about recovery by bringing together stakeholders of diverse backgrounds and expertise. The Long-Term Recovery Group is made up of smaller working groups, called Recovery Support Functions.	Project Management Team meets weekly. Provide input for affordable housing considerations and solutions during the long-term pandemic recovery process.	Presented Long-Term Recovery Plan to Council on May 4th for review and comment. Response letter to elected official expected in October, possible endorsement in November. To be used as a guiding document for ARPA.	Draft Plan addresses Carrboro's established housing goals.
Partnership to End Homeless - Leadership	The Orange County Partnership to End Homelessness (OCPEH) is a coalition of service providers, local governments, and community members who work together to coordinate funding and bring best practices to the work of ending homelessness in Orange County. The Leadership Team is the governing body of the Orange County Partnership to End Homelessness and as such makes policy to prevent and end homelessness in Orange County.	Leadership Team meets monthly. Housing staff are not members of the leadership team, but attend meetings for informational purposes.	Corey Root, Partnership to End Homelessness Manager, presented the yearly summary and gaps analysis to the AHAC on March 17th and Town Council on April 13th. She was hired as the Orange County Housing and Community Director this summer. Rachel Waltz will manage the OCPEH program.	The Comprehensive plan process is examining how issues of homelessness fit in with established goals & strategies and recommend changes based on assessment.
Partnership to End Homeless - Project Review	To review, score and make recommendations for ESG funding applications and review grantee progress toward goals.	Meets as needed.	Received presentations from grantees in the spring. Applications for ESG grants have been released. Committee reviewed and recommended funding in September.	Same as above.
Big, Bold Ideas Committee on Affordable Housing	Create a plan to provide 1,500 new units of affordable housing by 2026.	Led by the Chamber of Commerce, Carrboro staff, along with representatives from the other Orange County Jurisdictions, the University, developers (non and for profit), and others; have been meeting regularly to collaborate and provide input on regional affordable housing goals.	The committee developed a series of Affordable Housing Recommendations. Now they are seeking additional feedback on these recommendations, creating a communications plan, and finalizing the report.	There are many overlapping goals. 1.1 Increase number of homeownership units. 2.1 Increase the number of rental units. 3.3.B Develop a dedicated funding source; explore a public private fund.