

Town of Carrboro Affordable Housing Goals and Strategies

The Town of Carrboro is devoted to providing opportunities for safe, decent and affordable housing for all residents no matter their age, ability or income level. The Affordable Housing Advisory Commission was created in 2017 to review goals, strategies and LUO policies and to make recommendations to further affordable housing goals to the Town Council. Progress toward the Town's Affordable Housing Goals and Strategies is reviewed annually by the Affordable Housing Advisory Commission (AHAC) and the Town Council.

Goal	Strategies	Target Completion Date	Partners/Resources Needed	Updates and Plans
1. Affordable Homeownership (Target income range is 60%-115% AMI)				
1.1 Increase number of homeownership units that are permanently affordable in Carrboro. 2024 goal is to have 85 affordable ownership homes. In July 2021, there were 75 affordable homeownership units.	A. Gather more data from the developers about what percentages will work to both incentivize them and respond to the market condition.	FY2024	Developers, Orange County Affordable Housing Coalition, non-profit housing developers, staff	1. The Habitat development on Cobb St. adds 4 permanently affordable units for homeownership to households earning 60% AMI or less. 2. The Comprehensive Plan Task Force includes representation from developers and the plan may recommend potential changes to the density bonus to incentivize additional development.
	B. Request that the BOCC continue to fund impact, permitting fees for non-profits.	Ongoing	Orange County	County is working closely with jurisdictions on affordable housing projects.
	C. Analyze modifying the ordinance to reflect a model that will both incentivize developers and respond to market conditions. Ex. Expedited development review process.	FY2021-22	Orange County Affordable Housing Coalition, non-profit housing providers, staff	1. Based on findings of 1.1A in conjunction with the Comprehensive Plan. 2. The Comprehensive Plan may recommend new development incentives, such as expedited review, and strengthening existing incentives such as parking requirement modifications.
	D. Identify/build dedicated subsidy source to assist with land trust transactions.	Completed		1. The Affordable Housing Special Revenue Fund is a dedicated funding source to support affordable housing initiatives, including subsidizing land trust transactions. The Town Council has dedicated 1.5¢ of property tax revenue to affordable housing - ~\$337,500 per year. 2.The exploration of an affordable housing bond, which includes community education, is an expected recommendation in the Comprehensive Plan.
1.2 Fully evaluate and reduce housing density restrictions to slow the climb of housing prices and diversify housing stock, particularly in high transit areas.	A. Schedule a community discussion to examine open space requirements and their implications on housing prices and the feasibility for inclusion of affordable units.	Ongoing	For and non-profit housing providers, citizens, environmental advocates, recreation advocates, Town and County elected officials	1. Based on findings of 1.1A, reevaluate and incorporate findings into The Comprehensive Plan. The Comprehensive Plan Task Force held several community meeting and pop up events to discuss affordable housing. Public input was incorporated into the draft plan. Open space requirements have been discussed.
	B. As a component of the parking plan, determine whether modifications to parking requirements could materially affect homeownership prices, development opportunities, and density. Unbundled parking for condominiums and townhouses should be included in this analysis.	FY2021-22	Staff, Comp. Plan committees	1. Reevaluate for Comprehensive Plan 2. The Comprehensive Plan is expected to recommend investigating parking requirements in LUO and exploring options for reducing parking requirements for affordable housing projects.
	C. Explore opportunities to modify zoning and land-use ordinances related to in-fill residential, connected housing, zero lot-line housing, and mixed-use developments.	Ongoing	Staff, intern, graduate planning workshop students, development community	1. With 1.2A above, reevaluate and incorporate completed study findings into Comprehensive Plan. 2. In FY2020-21, Land Use Ordinance Amended Relating to the Historic Rogers Road Neighborhood 3. The Comprehensive Plan is expected to recommend conducting a thorough review of the Land Use Ordinance to identify opportunities to increase the number and diversity of affordable units.

1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors	A. Develop and implement a clear set of priorities and policies for the use of dedicated funding that includes opportunities to support this goal.	Ongoing	Affordable Housing Advisory Commission, Town Council, Orange County Affordable Housing Coalition, Consolidated Plan partners	1. Update the Affordable Housing Fund Guidelines with recommendations in the Comprehensive Plan once adopted. In addition to seniors, the Comprehensive Plan is expected to add historically marginalized populations. 2. Subcommittees of Orange County Affordable Housing Coalition formed specifically to address housing for 30% AMI and under group and mobile home displacement. 3. Engagement in Orange County Master Aging Plan Committee informs affordable housing priorities. 4. Racial Equity Analysis of policies, practices and procedures will inform the
	A1. Down payment assistance for families participating in local homebuyer education programs.	Ongoing	Federal and state funding for down payment assistance	1. Council approved the Buyer Identified Homeownership Program an staff worked with CHT to implement. 2. In June 2021, Town Council set aside \$50,000 to explore an Employer Assisted Housing program, which could provide down payment assistance. Human Resources and HCS staff are examining approaches to this program and plan to bring to Council soon.
	A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc. +opportunities to decrease utility payments.	Ongoing	Affordable Housing Advisory Commission, Town Council and staff, Orange County Preservation Coalition	1. Annually award grants from the Affordable Housing Special Revenue Fund to nonprofits conducting critical repairs, improvements in energy efficiency and/or universal design upgrades on behalf of qualifying individuals. In FY2020-21, 18 units were repaired, weatherized or rehabbed through this fund. In addition, the Orange Community Residence House is being renovated and will reopen to provide 7 permanent supportive housing units. 2. Participation in OWASA's Affordability Outreach Program to decrease water bill payments for residents. 3. Engagement in Orange County Preservation Coalition 4. Working with the Environmental Sustainability Coordinator to access climate action funds for local projects and tie in climate action and housing goals.
1.4 Continuously improve public transit access, with a particular eye to moderate-income homeownership communities and developments with an affordability component.	A. Determine whether subsidizing transit access should be an approved use for dedicated housing funds.	Ongoing	Orange County Affordable Housing Coalition, Town Council, Consolidated Plan partners	With 1.3 above. Not currently an approved use of funds in the Affordable Housing Special Revenue Fund but access to pubic transit is measured when reviewing applications to the Affordable Housing Special Revenue Fund.
	B. Partner with CHT, and homeowners associations to identify and pursue opportunities to fund or otherwise make practical greater transit service to growing areas, including feeder systems to main routes.	Ongoing	Chapel Hill Transit, Transit Partners Committee, developers, HOAs, GoTriangle	1. "Provide geographic equity" and "Support transit-oriented land use" are long term goals of the Orange County Transit Plan. 2. In FY21, Chapel Hill Transit's Short Range Transit Plan (SRTP) increased weekend service routes. 3. The Comprehensive Plan is expected to recommend considering proactive rezoning for greater density near transit nodes and Park & Rides and investigating a transit overlay zoning district to allow for greater density.
	C. Play a leadership role at local and regional transit 'tables' to ensure future transit priorities and policies support affordable housing goals.	Ongoing	Transit Partners, DCHC MPO	1. Council Member Seils, Council Member Haven-O'Donnell and Town staff serve on the Partners Transit Committee 2. Carrboro Transit Partners connected CHT to both Carolina Spring and IFC to facilitate inclusion of their client's needs in the SRTP. 3. Facilitated the repair and replacement of bus stops along major transit corridors and near communities with affordable housing.
2. Affordable Rentals (Target income is 60% or less of AMI)				

2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI. 2024 goal is to have 470 affordable rental units. By July 2021, there were 379 affordable rental units.	A. Modify ordinance to reflect a model that will both incentivize developers to include affordable units in their rental developments while also responding to market conditions.	FY2024	Developers/Property Owners, Orange County Affordable Housing Coalition, Town Council, Staff	1. With 1.1 and 1.2 plans 2. Aids Alliance Services - Carolinas is renovating the Orange County Residence House on North Greensboro Street to provide 7 units of permanent supportive housing. The renovation has been supported by Town's Affordable Housing Special Revenue Fund. Renovations should be complete by the end of 2021. 3. 3 small rental homes approved on town-owned land on Hill Street.
	B. Work with Orange County, the University, and other landowners to examine, identify and reserve one or more tracts for future LIHTC and/or HUD-restricted rental communities.	Ongoing	Local governments, property owners, University	1. Staff created a map to identify possible LIHTC parcels and met with a developer to analyze the map. 2. Have worked with OC and Chapel Hill to identify publicly owned land that could be suitable for affordable housing development 3. CASA LIHTC development off Merritt Mill Road approved in 2018, and in 2020 CASA was awarded a 9% LIHTC project. Construction began in 2021. 4. As part of the Chamber's Big Bold Ideas affordable housing committee, staff has been working with officials from the University, and other partners to discuss future affordable housing growth and priority parcels.
	C. Better position the town for future affordable rental development / redevelopment opportunities by cultivating relationships with experienced non-profit affordable rental housing developers.	Ongoing	OC Housing Coalition, NC Housing Coalition, DHIC, CH-Carrboro Chamber of Commerce Big Bold Ideas Group	1. Staff engaged with nonprofit affordable housing agencies in OC and state level. Continuously working to build relationships. 2. Staff participate in monthly Orange County Affordable Housing Coalition Meetings and serve on its subcommittees. 3. Staff convened a group of non-profits to brainstorm possibilities for a parcel of land that currently has affordable housing and is at risk of
2.2 Reduce negative effects of parking requirements on rental prices.	A. Fully examine research and data regarding parking density and "bundling" to determine best approaches to achieve this goal.	Ongoing	Planning staff, Comprehensive Plan Committees	The Comprehensive Plan is expected to recommend investigating parking requirements in the LUO and exploring options for reducing parking requirements for affordable housing projects.
	B. Utilize Town's parking management policy to support this goal.	Ongoing	Planning staff, Comprehensive Plan Committees	Reevaluate with Comprehensive Plan.
2.3 Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.	A. Examine and consider reducing restrictions on accessory dwelling units. This strategy has the potential to support homeownership affordability by enabling homeowners to generate income to support their homeownership costs.	Ongoing	Developers, Orange County Affordable Housing Coalition, non-profit housing developers, planning staff	With 1.1, 1.2, and 2.1 plans 1. Research and consider tiny homes and modular homes in this strategy, in progress, Orange County Affordable Housing Coalition 2. In FY21, Pee Wee Homes requested a rezoning to build 3 tiny homes on Town-owned 106 Hill Street. The public hearing was held in September 2021. The Town will donate the property to Pee Wee Homes with deed restrictions guaranteeing affordability.
2.4 Reduce erosion of rental housing quality and affordability	A. Research effective voluntary rental registry models and determine the efficacy of a similar program in Carrboro. If feasible, determine opportunities to implement a registry or rating system through a non-profit or other civic organization, with Town support.	FY2021-2022	Orange County Affordable Housing Coalition, staff	1. Can be explored further through the OCAHC. 2. In conjunction with the new Communication and Outreach Director, staff members are working on better communication strategies with both renters and management companies. This tactic forms relationships and increases transparency and accountability and could pave the way for ready acceptance of a registry.
	B. Require all landlords with more than one unit of rental property to register for a business privilege license, and examine use of business regulations to enforce better stewardship of housing and neighborhoods.	FY2021-2022	Orange County Affordable Housing Coalition, staff	Can be explored. See #2 above.
	C. Gather and examine rental housing data to better anticipate and monitor opportunities/conditions for redevelopment/rehabilitation.	Ongoing	OC Housing Coalition, Orange County HHRC/Chapel Hill (Consolidated Plan partners), Triangle J Council of Govt.	Publicly available housing data has been collected and analyzed to gain a better understanding of the housing and affordable housing market in Carrboro. Reviewed annually. Comprehensive Plan has updated data and an issues and opportunities report.
	D. Convene landlords and property managers on an annual (regular) basis to build positive relationships, educate about Carrboro's housing expectations and policies, and encourage transparency about redevelopment/rehab/sale plans.	Ongoing	Orange County Affordable Housing Coalition, staff	1. Master leasing being explored and evaluated by Orange County Affordable Housing Coalition. 2. Staff initiated landlord outreach at the beginning of the COVID-19 pandemic and continues sharing information such as EHA and building relationships. Staff also assists constituents, when feasible, with housing and landlord issues.

2.5 Examine the current marketplace for mobile and modular homes.	A. Educate the Town Council about the difference between the housing styles and regulations that apply.	FY2021-2022	The Towns and County, Orange County Affordable Housing Coalition, Orange County Collaborative, staff	1. Draft regional plan to preserve existing home parks and mitigate displacement is under review and will be presented to Council in fall 2021. 2. OCAHC recreated the mobile home subcommittee for FY2020-21. 3. Staff researched and presented an overview of Carrboro manufactured home parks to Town Council on May 4, 2021.
3. Overarching Priorities				
3.1 Concerted Land Use Planning/small land use plan for three high priority/high potential areas.	A. Identify the three high priority/potential areas that are ripe for development or re-development. Could include: downtown, Jones Ferry Corridor, Estes Drive.	Ongoing	Affordable Housing Advisory Commission, Town Council, and staff	1. Staff worked with Northside Initiative and Pee Wee Homes to determine feasibility of building 3 tiny homes tiny homes on a Town-owned parcel in the Northside community. 2. Four Habitat for Humanity homes to be built on Cobb St. in 2021. 3. Due to COVID-19, a recorded webinar was created to share the results of the environmental assessment of the Greene Tract. 4. Town-owned land development strategy worked on this summer and will be brought to AHAC this fall.
	B. Consider the current planning processes that are underway and share coordination and overlap.	FY2021-2022	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff, Comprehensive Plan Committees	An expected goal of the Comprehensive Plan is to improve the development process to support the creation of more affordable housing. This could include the Planning and Zoning department working closely with Housing and Community Services to facilitate affordable housing projects. The Summit Report, HOME Consolidated Plan, Big Bold Ideas Housing Goals, Master Aging Plan, amongst others, are all considered and created/updated in partnership with community partners.
3.2 Improve opportunities for developers and potential partners to identify affordability in a project.	A. Include members of OCAHC in initial development review to encourage creative solutions/opportunities for affordable housing to be integrated into projects, and/or identify best opportunities to secure payment-in-lieu.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	1. Staff provides information to OCAHC on proposed developments to allow an opportunity to receive their input . The OCAHC has an active Development Review Committee and non-jurisdictional members advocate on behalf of affordable housing.
3.3 Develop dedicated funding source--in partnership with county and peer municipalities	A. Explore the parameters of an AH Bond.	Ongoing	HOME Consortium, Consolidated Plan Partners, Orange County Affordable Housing Coalition, and Downtown Housing Improvement Corporation (DHIC).	1. The Town's Affordable Housing Special Revenue Fund currently provides \$337,500 annually to support affordable housing projects. 2. Federal CARES funding has been used to provide emergency housing assistance to Carrboro renters affected by COVID and the Town applied for and received \$900,000 in CDBG-CV funds for rental assistance. The Town Council will consider how to allocate \$6.7M in American Rescue plan Act Funds in fall 2021. Rental assistance is a possible use, especially as the pandemic does not show signs of abating.
	B. Explore a public private fund for example TCF.	Ongoing		Staff is in discussions with the Chamber Big Bold Ideas Affordable Housing Sub-Committee and UNC about the creation of such a fund for regional housing priorities.
	C. Find out about tax deduction.	Completed		CASA is building a tax credit development on Merritt Mill Road, supported by Affordable Housing Special Revenue Fund. The County is examining their tax appraisal and assessment policy.
	D. Look to identify complimentary external funding that could be better leveraged with municipal participation.	Ongoing	Orange County Affordable Housing Coalition, local governments, staff	Additional funding opportunities, including federal and state grants, are assessed through the Orange County Affordable Housing Coalition and local government staff. The coordination between the County, Carrboro and Hillsborough with CDBG-CV funding is a prime example, bringing \$2.4M in rental assistance into the community.
	E. Assessment of the most cost effective strategies-if we had a pot of money what is the best way to use it.	FY21-22	Staff, Comp. Plan committees	The Comprehensive Plan will examine this topic and is expected to lay out best and cost effective housing practices to incorporate into strategy documents.
3.4 Ensure implementation of the Affordable Housing Strategy	A. Affordable Housing Advisory Commission meets monthly.	Ongoing		Town Affordable Housing Advisory Commission established in 2018 and meets monthly. Includes a Council liaison and a staff liaison.
	B. Ensure operationalization and monitor progress of affordable housing plan by staffing at least 1/2 time.	Ongoing		Staffing has been expanded and a new Housing & Community Services Department Created.

	C. Continue to look at data and continuing to understand it-existing stock-number of affordable units and distribution-including transit access, non-motorized travel, overlaid with the distribution of housing.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	1. Staff collects data on existing permanent affordable housing and updates on an annual basis 2. Creating a GIS map which strives to reflect current affordable housing and its proximity to resources 3. Comprehensive Plan will provide updates to all items noted in 3.4 C
3.5 Provide greater incentives for developers to include affordable housing in their projects	A. Expedited review for projects that include affordable housing component.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, Comprehensive Plan Committees, staff	With 1.1, 1.2, 2.1, and 2.3 plans 1. Include Affordable Housing Advisory Commission in review process. 2. The Comprehensive Plan is expected to recommend new developer incentives, such as expedited review, and strengthening existing incentives such as the density bonus.
	B. Ask 3-5 developers to do an assessment of the costs for all of the LUO requirements-how much does this increase the cost per unit, or the rent per unit.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, Comprehensive Plan committees, staff	1. With 1.1, 1.2, 2.1, and 2.3 plans 2. In FY2020-2021, the AHAC held one meeting with a private developer - for a concept plan review. 3. Developers are part of the Comprehensive Plan process.
	C. Evaluate the provision of public sector assistance for infrastructure in exchange for the provision of some percentage of affordable units (scaled).	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	With 1.1, 1.2, 2.1, and 2.3 plans 1. The Town will provide possible infrastructure support to the Peewee Homes project, which will have an affordability deed restriction.
3.6 Reduce utility costs	A. Work with OWASA, explore grants for energy efficiency.	Ongoing	OWASA, staff	1. Extension of Rogers Road sewer completed in June 2019. Providing public assistance to eligible households. 2. Emergency Housing Assistance funds have been used to supporters who are behind in their utility payments. 3. Staff are revisiting the Energy Efficiency Revolving Loan Fund for use with housing projects.
3.7 Acquisition of land/property-be proactive with OWASA in the land or parcels they are saying they will offer to municipalities first-Start to engage with them	A. OWASA-example but there are other options.	Completed	OWASA, staff	1. Staff has worked with OWASA to identify and evaluate potential sites. 2. All sites in Carrboro are mission critical and are not available to be sold or used for affordable housing.
	B. Consider condemned properties -provide an incentive for homeowner to sell loan fund for Habitat, Empowerment to allow for the property to be renovated and fixed up.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	Staff has researched the process for acquiring condemned properties for the use of affordable housing but further work is needed to determine incentives and possible policy changes. The market has thus far precluded this as a viable option.