

On November 17, 2021, the Affordable Housing Advisory Commission (AHAC) reviewed the draft strategy document and provided feedback. The AHAC noted the overall significance of proactively building affordable housing and that building on Town-owned land provides the opportunity for a community-driven development process, rooted in the Town's vision that there is a home for everyone in Carrboro.

The AHAC recommended prioritizing housing for extremely low-income (30% AMI) households and elevating racial equity in affordable housing decisions, adding that Black households have been not only excluded from the private market, but are the most housing cost burdened. They also recommended extending RFP submission eligibility to private developers, rather than non-profit developers exclusively, if private developers can retain the desired affordability structure.

On January 19, 2022, the AHAC reviewed the revised draft, and supported moving forward with presenting the draft strategy document to Town Council in February 2022.

The Town's legal authority to undertake this work was confirmed on February 15, 2018, when the Town Council received a memo, Options for Developing Town Property for Affordable Housing, from the Town attorneys that concluded that the Town has the authority to use municipal-owned property to provide affordable housing in the community (Attachment C).

FISCAL & STAFF IMPACT: While anticipating the adoption of this strategy, the current Housing and Community Services budget has \$5,000 set aside for pre-development costs for town-owned property. Pending approval of the draft strategy, staff will request the estimated additional pre-development costs in the FY23 budget.

RECOMMENDATION: Staff recommends the Town Council receive the presentation, provide comments, and consider adopting the strategy (Attachment A) and implementation in spring FY22.