



Legislation Text

File #: 23-137, Version: 1

Affordable Housing Advisory Commission Funding Recommendation

PURPOSE: The purpose of this agenda item is for the Town Council to consider approving recommended funding for two nonprofit applications to the Affordable Housing Special Revenue Fund.

DEPARTMENT: Housing and Community Services

CONTACT INFORMATION: Anne-Marie Vanaman, Interim Housing and Community Services Director, amvanaman@carrboronc.gov <<mailto:amvanaman@carrboronc.gov>>

COUNCIL DIRECTION:

Race/Equity Climate Comprehensive Plan Other

Racial Equity: A full assessment using the Racial Equity Assessment Lens of the Affordable Housing Special Revenue Fund has been completed and reviewed by the Racial Equity Commission. A summary of this assessment can be found in Attachment C.

Comprehensive Plan: Chapter 3. Affordable Housing. Goal 4: Maintain and improve the quality of Naturally Occurring Affordable Housing (NOAH) and “missing middle” opportunities.

Goal 5: Support efforts with Orange County to ensure that all homeless individuals and families have access to safe housing, appropriate services, and a path to permanent housing. Specifically, Strategy 5.3: Prevent homelessness.

INFORMATION: In the April 1, 2023 application cycle, two requests were received and forwarded to the Affordable Housing Advisory Commission (AHAC) for review.

On April 19, 2023, the AHAC discussed the applications from EmPOWERment and Rebuilding Together of the Triangle (RTT). The AHAC voted to make the following funding recommendations to the Town Council:

EmPOWERment - Recommendation: Fully Fund - \$64,020

Requested \$64,020 to support homeownership retention, housing stabilization, and financial counseling for six low-income households who live in an affordable, but aging, townhome development. The units require new siding and roofing after years of deferred maintenance. To support these necessary repairs, the HOA issued a one-time fee of \$9,700 per unit, an unforeseen and significant burden for residents who are low-income and/or on a fixed income, and one that places them at risk of losing their homes due to foreclosure. Due to the high fee amount per household, funds could not be applied for through the Emergency Housing Assistance program, nor could the homeowners obtain or afford a bank loan. Moving forward, new HOA management has developed a new plan for long-term maintenance which will not result in an unmanageable lump sum fee again.

Rebuilding Together of the Triangle (RTT) - Recommendation: Fully Fund - \$9,200

Requested \$9,200 to support aging-in-place, specifically by improving the accessibility of the bathroom for an elderly homeowner. The project involves a bathtub-to-shower conversion in a home built in the 1990s.

Climate Impact:

The primary focus of the EmPOWERment request is housing stabilization and homeownership retention for low-income households. However, the fees will support a large repair project in the townhome community. Replacement of siding and new roofing will likely improve energy efficiency and extend the life of the units.

The primary focus of the RTT project is to support aging-in-place by improving accessibility of the bathroom for an elderly homeowner. Wherever possible, RTT incorporates weatherization and energy efficiency improvements and universal design. They work closely with Central Piedmont Community Action and their weatherization program to maximize the benefit to homeowners, and they utilize funding from Orange County's climate action tax to support additional improvements in weatherization not covered by state weatherization program guidelines.

The AHAC's recommendation can be found in Attachment B. Funding requests can be found in Attachment D. **FISCAL IMPACT:** Sufficient budget funds are available in the Town's Affordable Housing Special Revenue Fund for these grants. If the requests are fully funded, the FY2022-23 AHSRF budget balance will be \$126,683. There are no more application cycles this fiscal year, but applications of \$5,000 or less will still be accepted by Housing and Community Services and presented to the Town Manager for consideration.

RECOMMENDATION: The Town Manager recommends that the Town Council consider approving the funding recommendation. A resolution for approval is provided in Attachment A.