

Affordable Housing Update December 2021 - Projects

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

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 (Perry Place/Merritt Mill)	24 to be added	The Town contributed \$357,208 to the purchase of the land and approved ~\$30,000 in fee waivers for the project. The North Carolina Housing Finance Agency awarded tax credits for the project in August 2020. CASA conducted a contest to name the community; Perry Place was the winner, named after Velma Perry who was a Northside leader and activist. The property was conveyed to an LLC created by CASA in September 2021, as required by the LIHTC project.	Site preparation is underway. The anticipated timeline has been extended with a current expected place in service date of 12/23. Applications are not being accepted currently, but an interest list is being maintained.	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, (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, and in October 2021 granted an additional \$20,000. Rehabilitation and repairs are underway and are expected to be complete in winter 2022, after having been delayed due to COVID and supply chain issues. Opening is expected by March 2022.	Goal 2.1 Increase 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. 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. The public hearing was held on September 28, 2021 and the rezoning was granted.	In October 2021 the Council approved the AHAC's recommendation to allocate \$60,000 from the AHSRF to support project costs. The contracting process for the land conveyance and grant funding is underway.	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 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 16, 2021.	Construction is expected to be complete in early 2022 after facing pandemic-related delays.	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 - Rebuilding Together of the Triangle (RTT), Hope Renovations	2 homes are currently undergoing repairs	In the fall of 2021, AHSRF grants were awarded to Rebuilding Together of the Triangle and Hope Renovations to conduct significant repairs on two homes on King and Roberts St. Both homes are to receive weatherization as part of the projects.	Hope Renovations has completed their portion of the work on the King St. home. RTT conducted repairs will begin in the new year. It is possible that pandemic and supply chain issues may impact the pace of repairs.	1.3 A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc. +opportunities to decrease utility payments. 1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.
Development of Manufactured Home Preservation and Relocation Policy	N/A	On May 4th, 2021 Town Council discussed manufactured home parks in Carrboro and directed staff to work with regional partners to develop a collaborative draft MHP preservation strategy. Chapel Hill, Carrboro, Hillsborough, and Orange County have collaboratively developed a draft strategy document. The Comprehensive Plan's draft Affordable Housing Visions, Goals, and Strategies document also includes manufactured home initiatives.	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 have been collected from all regional advisory boards. The draft strategy is undergoing final review by the HOME Collaborative before being presented to the Town Council in February.	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	The owner of Sustainable Properties, LLC is interested in preserving the property's use for affordable housing and would like to prevent the displacement of the current residents. Owners, town staff, and some members of the Orange County Affordable Housing Coalition have held multiple meetings to discuss possibilities to develop/preserve the property for affordable housing.	Town staff, the owner, and affordable housing partners meet regularly to strategize and collaborate on possible preservation and redevelopment models/opportunities. Meetings with ROC USA have taken place to explore an option of transitioning the MHP to a resident owned community. Staff is also following up with LIHTC developers as well.	2.5 Examine the current marketplace for mobile and modular homes

Emergency Housing Assistance - CDBG-CV	115 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 2021.	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. As of December 31, 2021 \$561,395.65 has been utilized. Regional workgroup discussing long term needs; funding and programmatic changes.	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 Spring 2022.	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.	On January 19, 2022, the AHAC will review the final draft affordable housing section of the plan and make a recommendation to the Council to adopt the plan. Staff have provided comments as well.	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. In December, Orange County held a Landlord Briefing to provide information on countywide housing programs.	Carrboro shared event information with landlords and is working closely with the new management staff of Carolina Spring on a variety of topics. Continue to share 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

Tenant Advocacy	N/A	In response to a marked increase in resident complaints, staff are developing a tenant advocacy program. This will work to educate tenants about their housing rights and responsibilities, explain the town's ability to intervene, and provide support to tenants who are experiencing challenges with their rental housing.	In early 2022, staff will work with the AHAC to review and revise this program before bringing it to Council.	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 an outreach plan for the Rogers Road community which was presented to the AHAC for feedback in June. Staff developed a revised information packet based on this feedback and will work with RENA, Planning, and the Communications Director to do additional outreach this winter and spring. A Regional staff workgroup is working on a revised interlocal agreement to extend the timeline for funding for this project.	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 has drafted a plan that integrates the Affordable Housing Goals and Strategies, Comprehensive Plan feedback, and guidance from previous Council meetings. On January 19, 2022, the AHAC will conduct a second review of the draft and Council will be presented with the plan on February 8, 2022.	<p>1.1 Increase number of homeownership units that are permanently affordable in Carrboro.</p> <p>1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.</p> <p>2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.</p> <p>3.1 Concerted Land Use Planning</p>
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.	The Town Manager presented an update to the Town Council on October 19, 2021. The draft plan for the use of ARPA funding will be presented to Council in winter 2022. This will include feedback from nonprofits and funding for housing needs as noted in this report and from staff knowledge of possible future development.	<p>1.1 Increase number of homeownership units that are permanently affordable in Carrboro.</p> <p>1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors.</p> <p>2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI.</p> <p>2.4 Reduce erosion of rental housing quality and affordability</p>