



Affordable Housing Advisory Commission Meeting

October 16, 2019

7:00 PM

Town Hall



Agenda

- I. Welcome (7:00)**
- II. Consider Approval of September Meeting Minutes (7:05-7:10)**
- III. CEF Presentation, discussion & recommendation (7:10-7:30)**
 - a) Amount of funding per rental deposit assistance**
 - b) Administrative costs**
- IV. October Application Review (7:30-7:50)**
- V. Review and discuss the feedback/priorities from the Oct. 1 CBOA meeting (7:50-8:20)**
 - a) Special Projects Information**
- VI. Additional comments/updates/questions (8:20-8:30)**
 - a) Shelton Station – Quinton**
- VII. Next Regular meeting on November 18th**



The Affordable Housing Special Revenue Fund Rental & Deposit Assistance Guidelines

The Town of Carrboro's Affordable Housing Special Revenue Fund supports housing stabilization for households earning 60% or below of the area median income (AMI)* and who need assistance in obtaining safe, decent affordable housing in Carrboro. Households must apply through a partnering nonprofit: <https://www.townofcarrboro.org/DocumentCenter/View/6060/Local-Nonprofit-Housing-Partners-List?bidId=>

Specifically, funds can be used:

- To provide rental and/or utility deposit grants for Housing Choice Voucher, Permanent Supportive Housing (PSH), Rapid Re-housing, HUD-VASH and Housing Opportunities for Persons w/ AIDS (HOPWA) recipients relocating to rental units in Carrboro because their current rental units are no longer accepting a housing subsidy listed above.
- To provide rental and/or utility deposit grants for those who have been assessed by the Coordinated Entry process as it relates to homelessness and have identified safe, decent, and affordable housing.
- To provide rental and/or utility deposit, utility connection or rental payment grants for those experiencing extenuating circumstances.

The maximum amount awarded is \$1,000, and applications are accepted year-round. However, please note that funds are limited and applications toward the end of the fiscal year (June 30) will not be granted if funds have been expended.

Incomplete applications will be returned.

Income Level	1 person	2 people	3 people	4 people	5 People	6 people	7 people	8 people
30% AMI	\$17,850	\$20,400	\$22,950	\$25,450	\$27,500	\$29,550	\$31,600	\$33,600
50% AMI	\$29,700	\$33,950	\$38,200	\$42,400	\$45,800	\$49,200	\$52,600	\$56,000
60% AMI	\$35,640	\$40,740	\$45,840	\$50,880	\$54,960	\$59,040	\$63,120	\$67,200

* Based on 2019 Area Median Household Income for a family of four, \$84,800.

Required Attachments

- Copy of Housing Choice voucher or other subsidy documentation.
- Official documentation of the deposit amount(s) for rent and/or utilities.
- A signed copy of the lease, or a signed copy of the Orange County Request for Tenancy, or official documentation showing the applicant has been approved for housing in the Town of Carrboro.

For Coordinated Entry Applicants only:

- Official documentation of the deposit amount(s) for rent and/or utilities.
- A signed copy of the lease or official documentation showing the applicant has been approved for housing in the Town of Carrboro.
- Copies such as paystubs, benefit letters, etc. to document 1 month of income. (Preferred.)

OR

- Signed statement below by nonprofit official verifying that the applicant meets the income eligibility requirement. (Acceptable if extenuating circumstances prevent applicant from producing copies.)



AHSRF Application Checklist (for requests over \$5,000)

Applicant: Rebuilding Together of the Triangle

Funding Cycle: October 2019

Type of Project: Critical Repair

Amount Requested: \$28,625

Eligibility Criteria Checklist	Criteria Met?
The project is located within Town of Carrboro limits or ETJ.	Yes
The project addresses at least one funding priority area identified by the Town.	Yes
Requested funds will be used for at least one Town approved activity (permitted uses of funding).	Yes
Project benefits households earning 115% AMI or less.	Yes
The application is complete, including all required attachments, and is submitted on or before the established deadline.	Yes

Note: If application fails to meet all applicable criteria, the application is ineligible for consideration.

Income Group (Area Median Income)	Number of Beneficiaries	% of Total Beneficiaries
<30% of the AMI	4	50%
31%-60% of AMI	4	50%
61-80% of AMI		
81-100% of AMI		
101-115% of AMI		
TOTAL		

Note: Priority is given to households earning 80% AMI or below for homeownership and to households earning 60% AMI or below for renters.

Summary of Request: Rebuilding Together of the Triangle (RTT) is a non-profit organization that “seeks to make a sustainable impact on preserving and revitalizing homes and communities, assuring that low-income homeowners, from the elderly and disabled to families with children, live in warmth, safety, and independence.” They work “to preserve affordable homeownership and revitalize neighborhoods by providing home repair and renovation services free of charge to those in need.”

RTT collaborates with the Towns, County, the Handy Helper Program of the Orange County Department on Aging, and nonprofits through the Orange County Home Preservation Coalition to provide assistance to low-income homeowners whose homes require modifications or repairs to remain safely in their homes and/or to age in place.

RTT verifies the income from all applicants in the form of last year's income tax statements, payroll stubs, and social security or disability statements. Pension and/or veterans benefits statements, alimony or child support statements, AFDC statements, rental income receipts, etc.

They request funding to conduct critical repairs, weatherization, and enhancements for accessibility on four Carrboro homes:

- Project 1 – \$12,927
 - Anonymous has been a Town resident for over 25 years, and is dealing with challenges associated with a chronic condition that limits her mobility. She is committed to staying at home even while her health deteriorates, and still tries to work in her front garden whenever she is able. This project consists primarily flooring and subfloor repair, drainage, and modifications for accessibility into the home.
- Project 2 – \$8266
 - Anonymous was born her in family's home and has lived there ever since. This project is focused primarily on ceiling repair, structural issues, flooring and asbestos removal throughout the home.
- Project 3 – \$2688
 - Anonymous built her home in 1988, and has loved being a member of the Carrboro community. She has done a great job maintaining her home, but as she has gotten older, several maintenance items have gotten away from her due to age and limited income. This project consists mostly of flooring and electrical repairs.
- Project 4 – \$4744
 - Anonymous is elderly, and a long-time resident of the neighborhood. She recently and tragically lost her son, and she struggles with serious arthritis, but is committed to staying at home. This project consists of roof replacement, drywall repair and flooring repair.

Affordable Housing Prioritized Strategies
Identified by the Board of Alderman
October 1, 2019

- **Affordable Housing Special Revenue Fund**
 - Reevaluate and adjust special revenue fund categories
 - What percent is recurring expenses?
 - Rental/utility assistance less than 8K of Fund
 - **Chaney:** proportion of interlocal agreements could affect commitments from SRF to support operating costs

- **Community Conversations:**
 - **Foushee:** Community conversations... pursuing with AHAC; lead the way
 - **Haven-O'Donnell:** More community input; more people into the conversation.
 - Latino population as high as 14% now currently 9%
 - Cost burden per household; median household income
 - Do rentals make sense to the community?
 - What about co-housing communities?

- **Critical Repairs and Climate Action** (energy efficiency improvements)
 - **Slade:** contact organization and county to see how we can promote energy efficiency for low-income homes.
 - **Slade:** look at plan and find ways to incorporate climate action

- **Housing for 30% AMI and under:**
 - **Haven-O'Donnell:** Rapid Response Housing: would love more stock available.
 - **Seils:** Partnership to End Homelessness; use Gap Analysis; all jurisdictions would have to be on board and committed to funding the gap
 - Section 8 Housing
 - The Landings, one of few taking Section 8 housing
 - **Foushee:** Naturally Occurring Affordable Housing (NOAH); identify and preserve naturally occurring affordable housing; Section 8 housing
 - **Lavelle:** Mobile Home Displacement
 - concerned about Rocky Brook - mobile homes
 - An interest of Gabe's; could also be a community conversation topic
 - Learned at Collaborative/Coalition meeting that Carrboro has NO mobile home displacement and relocation plan.
 - **Gist:** more focus on rental housing; not everyone needs to or wants to own; work with realtors; tiny homes as transitional housing

- **Policy:** Work with developers, ordinance changes and incentives, housing policy
 - **Foushee:** Would like to see Board work on policies and ordinances where possible. Lead the way.
 - **Lavelle:** rental registry
 - Adjusting Parking Requirements: assess and possibly incorporate into Comprehensive Plan

- **Town-Owned Land:** Rapid acquisition - coordinating with funding partners
 - **Chaney:** What if every piece of public property has some piece of affordable housing on it. Examining public properties for opportunities
 - **Haven-O'Donnell:** tiny/pee wee homes used as rental and transitional housing. Ways to work with real estate with own properties to create space...
 - **Lavelle:** public parcels for creative affordable housing; big bold ideas. Work with school system to work on their parking lots and put housing above their parking lots.
 - **Haven-O'Donnell:** co-housing or collaborative housing. We model the way with that. Artists and seniors