



Affordable Housing Advisory Commission Meeting
October 19, 2022
7:00 PM
Town Hall



Agenda

- I. Welcome (7:00)**
- II. Consider Approval of the September 2022 Meeting Minutes (7:00-7:05)**
- III. Carrboro American Rescue Plan Act (ARPA) Funds for Affordable Housing - Presentation (7:05-7:30)**
- IV. Draft AHSRF Racial Equity Assessment - Discussion of Recommendations (7:30-8:10)**
- V. Additional Comments/Questions (8:10-8:30)**
 - a) Housing & Community Services Updates
 - b) CDBG-CV Closeout and Public Hearing
 - c) Nonprofit Guest Presenters
 - d) Next meeting November 16th

*To attend, or to view the advisory board meeting if virtual, please email Zequel Hall at zhall@townofcarrboro.org. Requests to attend the meeting shall be made at least 24 hours before the meeting start time.



RACIAL EQUITY ASSESSMENT

AFFORDABLE HOUSING SPECIAL REVENUE FUND APPLICATION PROCESS

5 “POCKET” QUESTIONS

What are the racial impacts?

Who is or will experience burden?

Who is or will experience benefit?

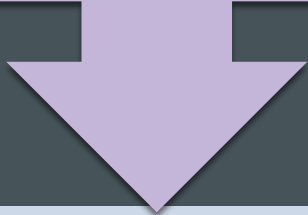
What are the root causes of inequity?

What might be the unintended consequences of this action or strategy?



ROOT CAUSES OF INEQUITY

Intentional, structural racism: Enslavement, Jim Crow, Lack of Reparations, Denial of Representation and Attacks on Voting, Redlining, Justice System, Education System, Healthcare System, Banking Practices, Employment Practices, Inherent Bias



This systemic structure continues to create disparities in:

Income, opportunity, education, employment, health, experience of justice system

Generational wealth – homeownership, high tax burdens, enslaved people and their descendants never compensated

High rental costs, often for substandard housing

AHSRF ANALYSIS



FUNDING



ELIGIBILITY & USE

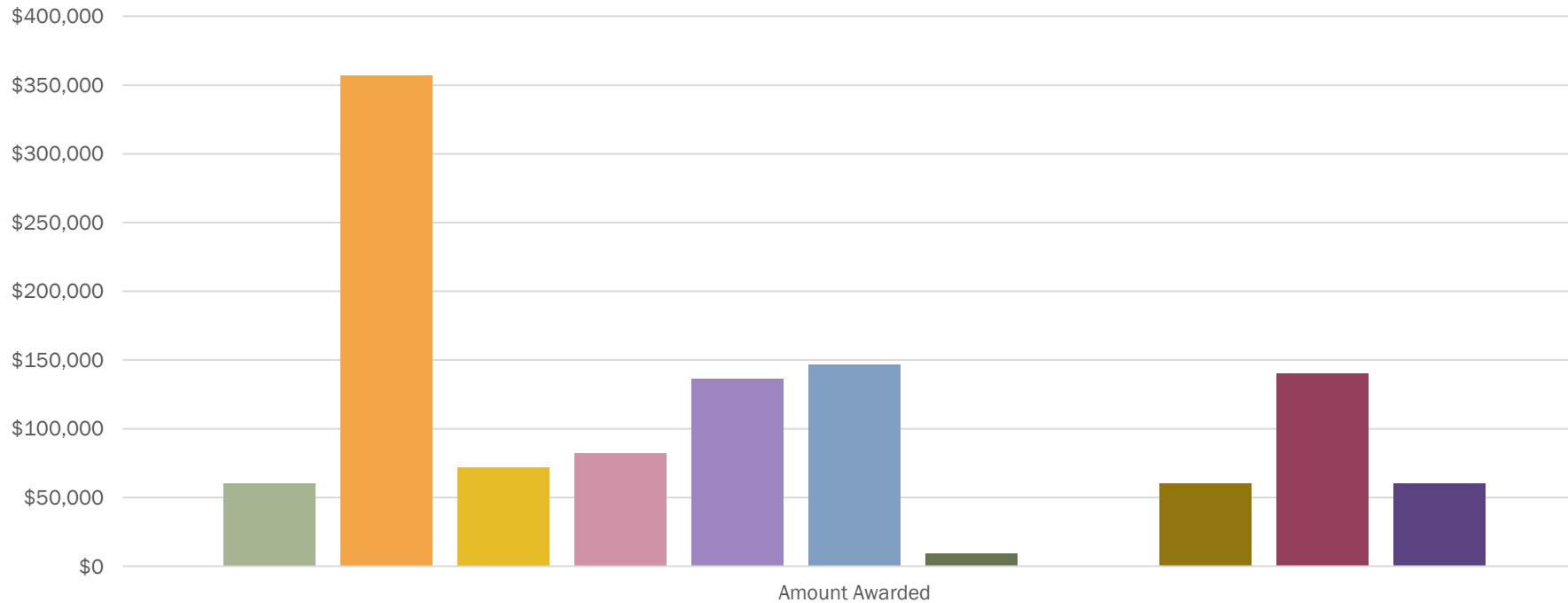


APPLICATION
PROCESS

AHSRF GRANT PROCESS

RACIAL EQUITY ASSESSMENT: DATA ANALYSIS

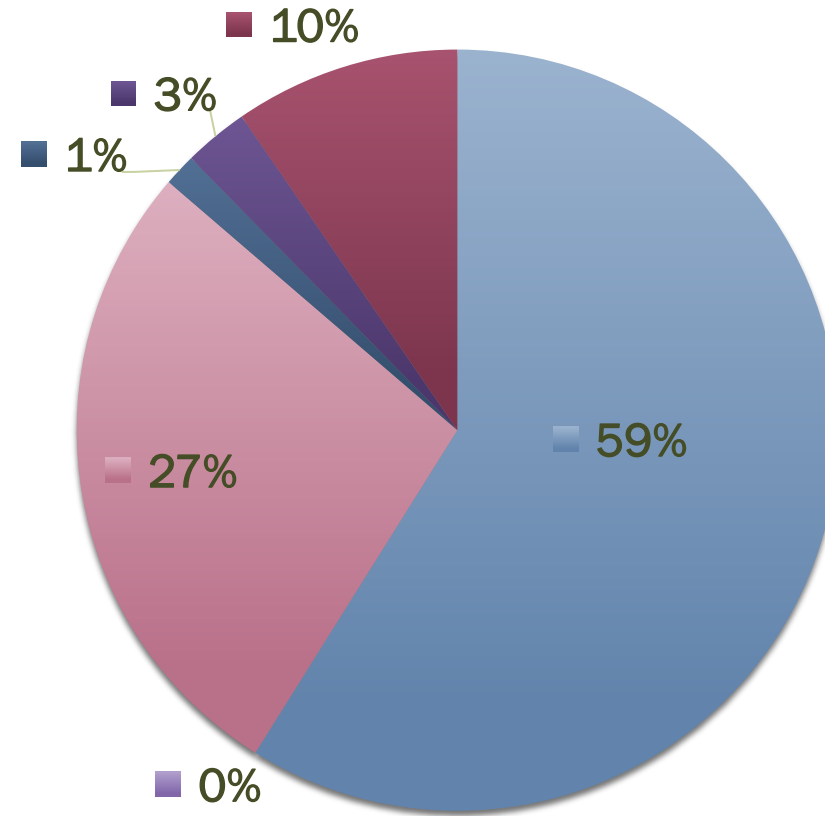
Total AHSRF Contribution for the Preservation and Creation of Affordable Housing by Organization



- AAS-C
- CASA
- Self-Help
- Community Home Trust
- EmPOWERment
- Habitat for Humanity
- Hope Renovations
- Marian Cheek Jackson
- Pee Wee Homes
- Rebuilding Together
- WCHA

Agency	Amount Awarded
AAS-C	\$60,500
CASA	\$357,208
Self-Help	\$72,248
Community Home Trust	\$82,392
EmPOWERment	\$136,583
Habitat for Humanity	\$146,783
Hope Renovations	\$9,059
Marian Cheek Jackson	\$290
Pee Wee Homes	\$60,000
Rebuilding Together	\$140,593
WCHA	\$60,000
Total	\$1,125,656

Total Households
Served Through AHSRF
Grants by Race/Ethnicity



■ African-American ■ Asian ■ White ■ Mixed Race ■ Other ■ Hispanic/Latinx

FUNDING

Dedicated Source -*Special Revenue Fund, an amount equal to a 1.5¢*

Payment in Lieu

Other: interest income, donations, grants, etc.

AHAC Comments . . .

- *Annual funding through property taxes creates a burden for working-class homeowners, especially in historically Black neighborhoods*
- *Increasing taxes will exacerbate the wealth gap. Fuels gentrification and continue to make housing unaffordable*
- *Fund growth may become unsustainable in the long-term, causing a reduction in the amount of funding available*



ELIGIBILITY & USE



Carrboro Residency

Maximum Eligible Income
115% AMI or less

Requirements

Apply Through a Nonprofit
Must Be Unable to Obtain a Loan
Own & Occupy the Property
(repairs)
Current on Property Taxes
(or have a payment plan)

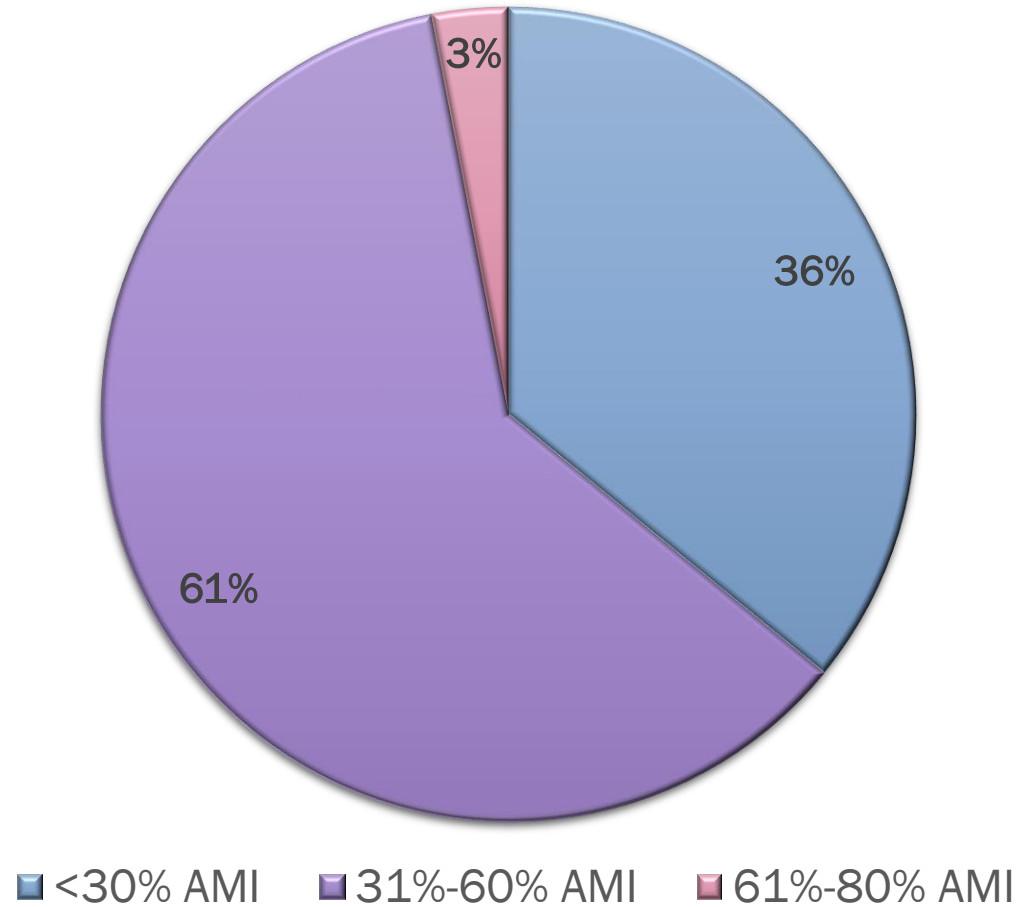
Funding Prioritized For

Homeowners - 80% AMI or less
Renters - 60% AMI or less

Homeowners Must Have

A Clear Title
Proof of Insurance
Home Has 20 Year Anticipated Life
After Repairs

AHSRF Population Served by Income Level



ELIGIBILITY & USE

Costs Associated with Development and Acquisition

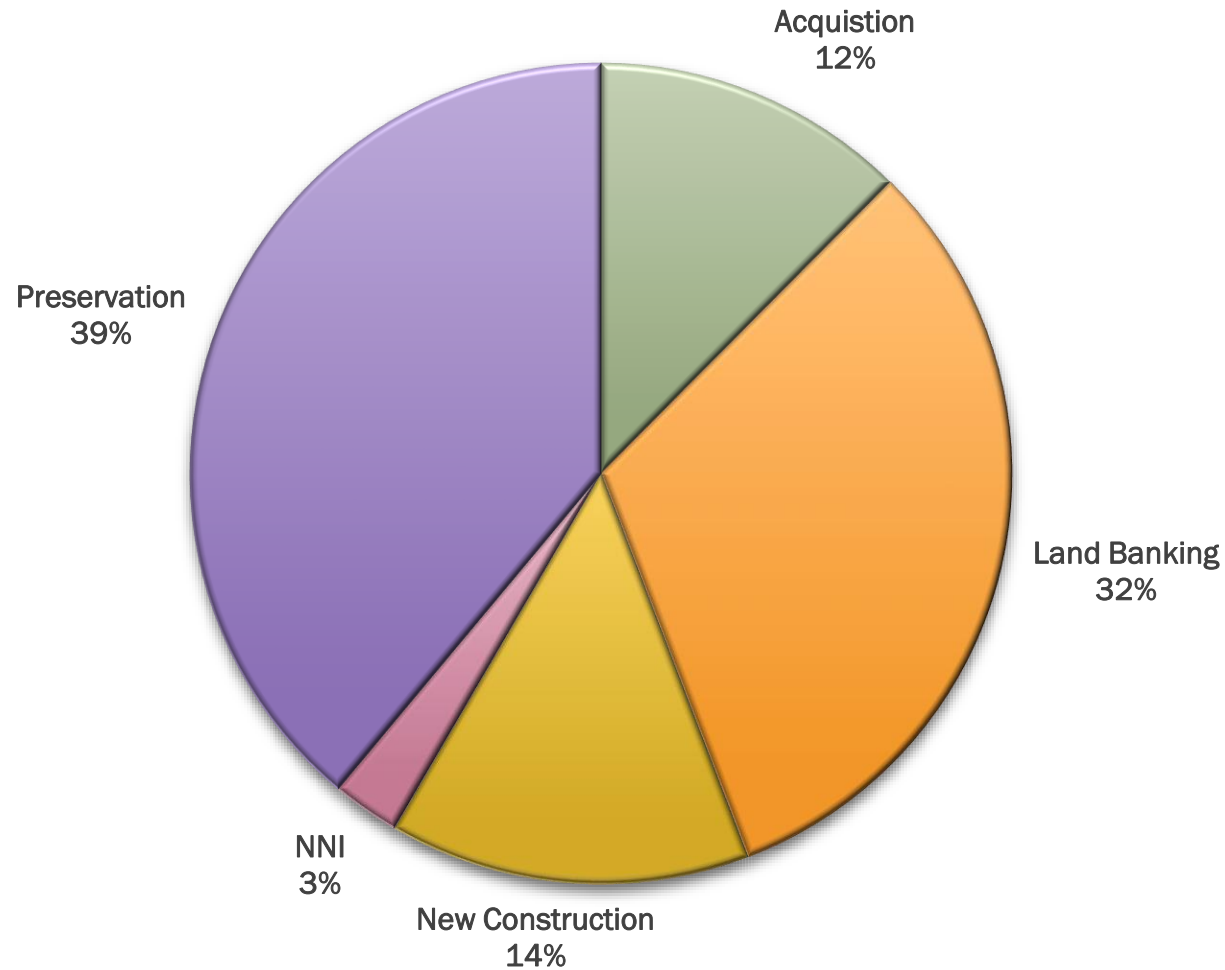
Repairs, Rehabilitation, Weatherization (owner-occupied or nonprofit-owned units only)

Housing Stabilization (EHA) rent, deposits, fees, mortgage, utilities, relocation costs

No Funding for Programs



AHSRF Grants Awarded by Project Type



Amount Funded by Project Type

Acquisition
\$140,000

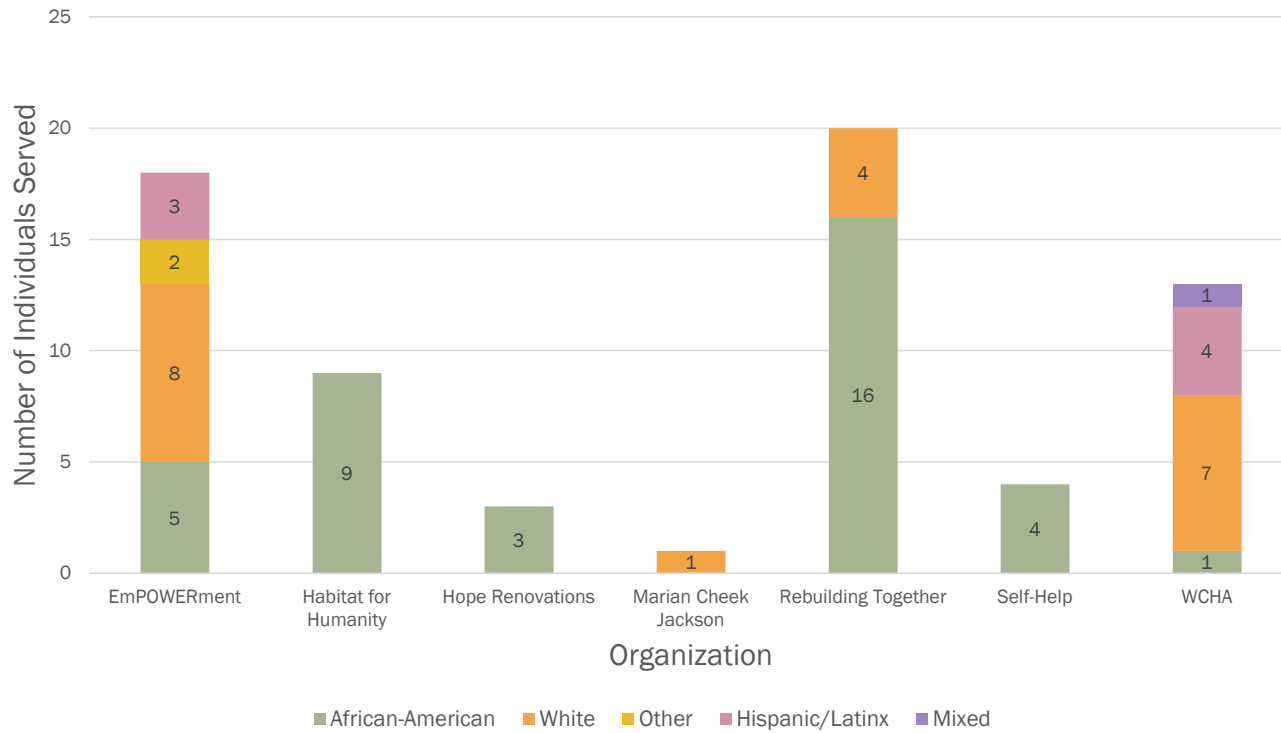
Land Banking
\$357,208

New Construction
\$160,000

Northside Neighborhood Initiative
\$30,000

Preservation
\$438,449

AFSRF – Race/Ethnicity Served by Organization



AHAC Comments . . .

- *Application and eligibility criteria address some of the systemic obstacles and exploitations designed to keep BIPOC and the labor class oppressed, marginalized and without upward mobility. What are other ways to mitigate the harm done?*
- *Housing and service providing organizations, their staff who operate programs, and their clients who benefit from the services that are provided as a result of the special revenue fund. Those organizations who have recurring commitment benefit the most regardless of the level of satisfaction of their residents.*
- *Eligibility is based upon nationally recognized criteria that considers household size and income . . .*
- *Greater than half of eligible recipients identify as being African –American, Hispanic/Latinx, Asian or other/mixed race. I see this demographic as being who will continue to primarily experience benefit.*
- *. . . Would like to see non-profits leverage their real-property assets to obtain equity . . .*

APPLICATION PROCESS

- 3 cycles: October, January, April
- Nonprofit agencies
- AHAC reviews & recommends
- Council approves funding
- EHA – through Orange County
- Annual reporting

AHAC COMMENTS . . .

- *Some folks may be left out because the application process is so long and tedious, when organizations have enough to do.*
- *Application process burdens folks not connected to nonprofits, as well as those nonprofits who must complete the application each time they apply for funding.*





AHAC RECOMMENDATIONS