Affordable Housing Strategy Statement:
The Town of Chapel Hill's goal is to increase the availability of and access to housing for households and individuals with a range of incomes, from those who are homeless to those in middle-income households. The Town of Chapel Hill will work with for-profit and non-profit housing providers to offer a variety of housing opportunities that will promote socioeconomic diversity; provide individuals with the ability to remain in Chapel Hill through different stages in their lives; and support employee recruitment and retention.

Goal Statements

1) Support solutions and programs that offer affordable housing options along the entire continuum of housing need
   a) Research and quantify the number, type, and location of affordable housing units that are needed and desired by the community
   b) Maintain a commitment to providing affordable homeownership opportunities
   c) Focus on the development of affordable rental housing for a variety of lifestyles, which includes studio units, supportive housing units, universal access units, and units for families
   d) Support the reuse and redevelopment of property that can be developed into affordable housing
   e) Research, develop, and identify funding sources for a middle-income housing program, such as a revolving loan fund
   f) Support the ability for senior citizens to age-in-place or transition to affordable housing within the community
   g) Work with affordable housing providers to develop a sustainable housing maintenance program
   h) Develop a policy for the acceptance of an Inclusionary Zoning Ordinance payment-in-lieu option

2) Advocate for a sustainable community that balances economic vitality, social equity, and environmental protection
   a) Ease the residential tax burden by increasing the non-residential tax base consistent with the principles of the Town's Comprehensive Plan
   b) Evaluate the impact that adopted policies and regulations, such as the zoning regulations, neighborhood conservation districts and the urban services boundary, have on housing cost and development
   c) Link affordable housing policies with transportation needs and costs
   d) Work with community partners to support the rights of renters and landlords
   e) Develop affordable, off-campus student rental housing along transportation corridors in order to reduce the conversion of single-family properties into student rental units
   f) Address the development pressures on the Pine Knolls and Northside neighborhoods by supporting a housing and cultural preservation program in the neighborhoods

3) Pursue creative partnerships on a local and regional level
   a) Continue efforts to streamline the Town's development review process to reduce the cost of development
   b) Research and assemble incentive packages that encourage the development of mixed-income housing
   c) Identify and develop local funding sources
   d) Explore innovative solutions to reduce the cost of non-mortgage related housing costs such as energy expenses, homeowner association dues, and taxes
   e) Expand the financial support available to non-profit housing providers both for operating and project expenses
   f) Consider solutions that include partnering with the County, other municipalities, and major employers

Adopted by the Town Council on June 13, 2011