



Affordable Housing Plan

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