



# Housing & Community Services

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Housing and Community Services works to implement the Town's affordable housing goals, to strengthen the network of community nonprofits, and to connect Carrboro's most vulnerable residents to vital services.

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Year in Review  
FY 2021-2022

# Foundations

There is a home for everyone in Carrboro. Carrboro is affordable, safe, and welcoming for all people who want to live in the community. The Town works to prevent displacement of existing residents, advance racial equity and accessible housing, has a full range of affordable options for all life stages and types of households, particularly low- and moderate-income and historically disadvantaged households, and that the Town prioritizes resources to meet affordable housing goals.

## CARRBORO CONNECTS COMPREHENSIVE PLAN

### Housing & Community Services

### Racial Equity Work



- In collaboration with Chapel Hill, an in-depth racial equity assessment of the Human Services funding program was launched.
- The assessment was completed in Fall 2022 and key findings were presented to the Human Services Advisory Commission. Implementation of initial recommendations will begin with the FY24 application cycle.
- The racial equity assessment of the Affordable Housing Special Revenue Fund was also launched, and key findings will be presented to the AHAC in Fall 2022.

# AFFORDABLE HOUSING





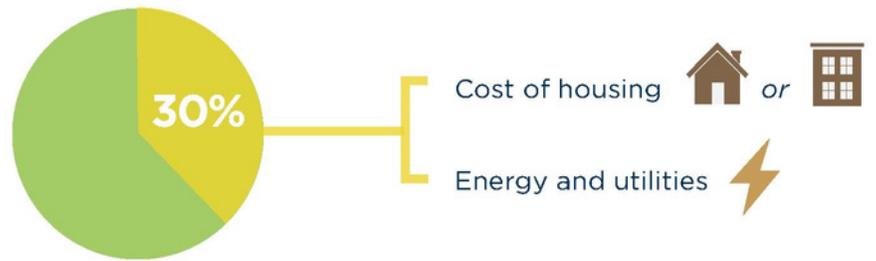
# Community Housing Data

Source: North Carolina Housing Coalition



# The 2021 Housing Need in Orange County

Housing is affordable when it comprises no more than **30% of the family's budget**. Families that spend more than this on housing are **cost-burdened**.



**30%** of Orange County are **cost-burdened**  
15,817 households

**Renters** who have difficulty affording their homes:



**48%**

9,553 households

**Homeowners** who have difficulty affording their homes:



**19%**

6,264 households

## Average Annual Salaries

**\$45,360** income needed to afford a two-bedroom apartment



Food prep and service  
**\$26,300**



Childcare  
**\$26,530**



Retail sales  
**\$26,690**



Healthcare  
**\$32,270**



Construction  
**\$32,590**



Teacher  
**\$49,780**



Police officer  
**\$53,080**

*\*Statistics from the American Community Survey and the Bureau of Labor Statistics.*

**\$86,400** Area Median Income (AMI) for Orange County

**Affordable communities are healthier communities with opportunity for all**

The mission of the North Carolina Housing Coalition is to lead a movement to ensure that every North Carolinian has a home in which to live in dignity and opportunity.

**Be part of the solution. Find out how:** 919.881.0707 | [nchousing.org](http://nchousing.org)

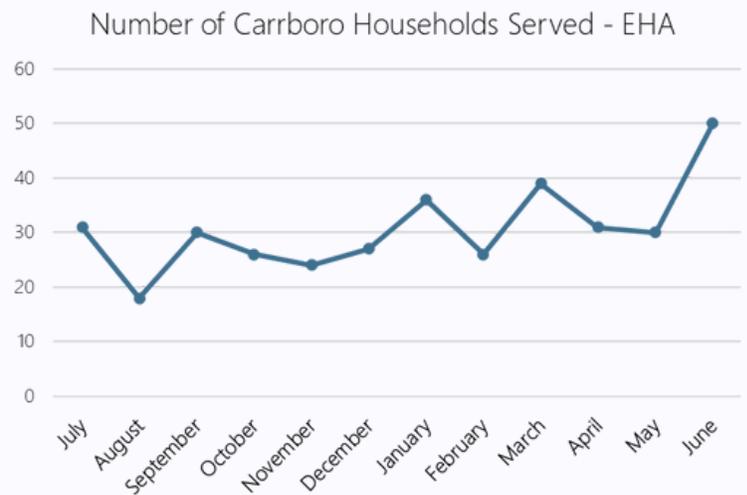
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Administered by Orange County

# Emergency Housing Assistance



Carrboro continued the successful collaboration with Orange County, Chapel Hill, and Hillsborough for the Emergency Housing Assistance (EHA) program and utilized the Town's \$900,000 CDBG-CV for Carrboro residents.

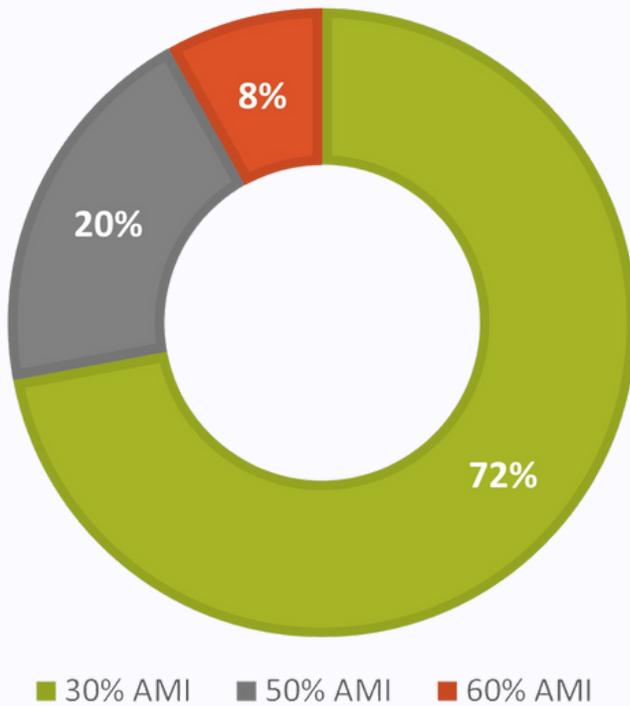


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- Carrboro Residents received over \$1.5 million in assistance to support rent, mortgage, and utility payments.
  - Town expended \$734,095 in CDBG-CV funding.
  - Housing Assistance supported 283 Carrboro households.
  - \$5,591.03 / household in average assistance.

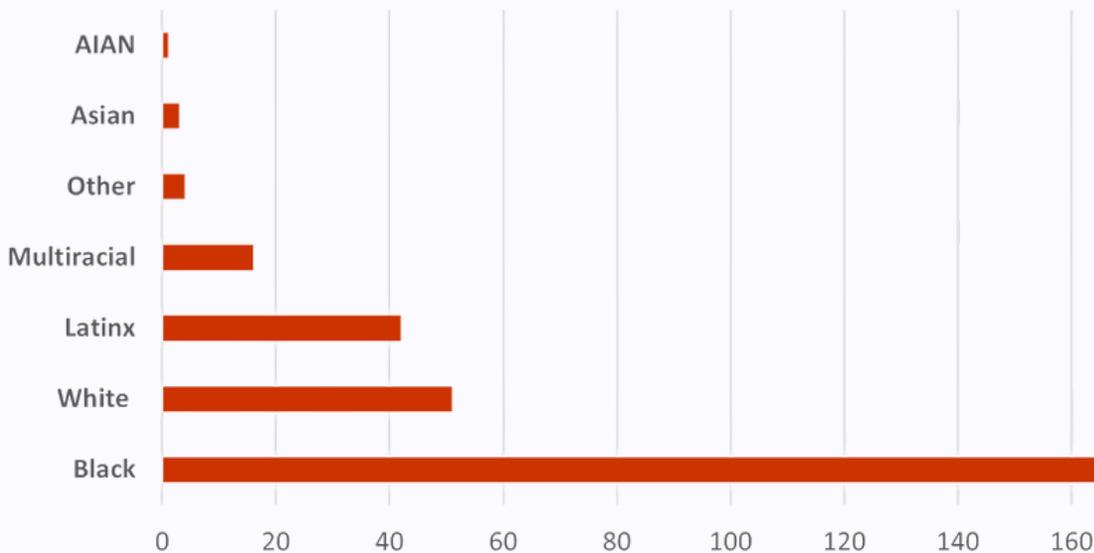
# Who is being served by EHA?

## PERCENTAGE OF HOUSEHOLDS SERVED BY INCOME

FY21-22



## NUMBER OF HOUSEHOLDS SERVED BY RACE FY21-22

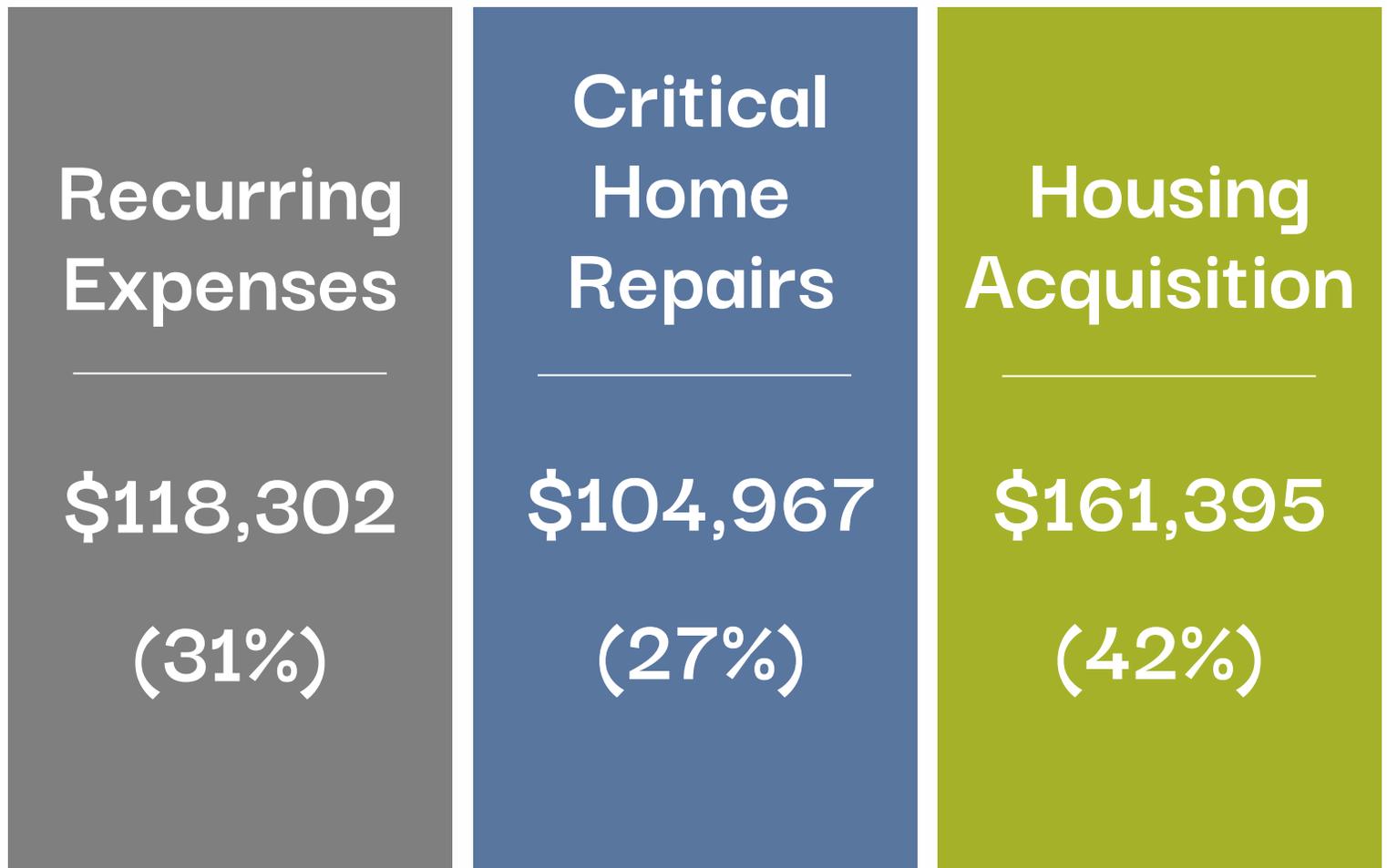


# Affordable Housing Special Revenue Fund

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The Affordable Housing Special Revenue Fund (AHSRF) is a dedicated revenue source of funds to advance the Town's goal of increasing and improving the stock of affordable housing within Carrboro and its planning jurisdiction.

In FY 2021-2022, a total of \$384,664 was allocated.



Percentages based on total AHSRF funds allocated in FY 2021-2022

# Affordable Housing Special Revenue Fund

## \$384,664



Projects	Details	Outcome
Rebuilding Together of the Triangle	Provided \$19,312 to conduct critical repairs	1 home preserved
Hope Renovations	Provided two small grants (\$2,752 and \$2,903) to conduct critical repairs	2 homes preserved
Pee Wee Homes	Provided \$60,000 for construction costs and a fee waiver	3 small homes will be created - Rental
EmPOWERment	Provided \$100,000 to acquire a townhome	1 unit added to the affordable housing stock- Rental
Weaver Community Housing Association	Provided \$60,000 for asbestos removal	10 apartments preserved
AIDS Alliance Services - Carolinas	Provided \$20,000 for rehabilitation	Permanent Supportive Housing (Reported in the prior year)
Recurring Expenses	Provided \$118,302 to support housing and services for the unhoused	HOME program, Community Home Trust, OC Partnership to End Homelessness

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# Progress toward Affordable Housing Goals



Increase the number of homeownership units that are permanently affordable in Carrboro. By 2024, 85 units will have been added.

Increase the number of rental units that are permanently affordable in Carrboro. By 2024, 470 units will have been added.

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**75**  
ownership  
units  
added

**380**  
rental  
units  
added

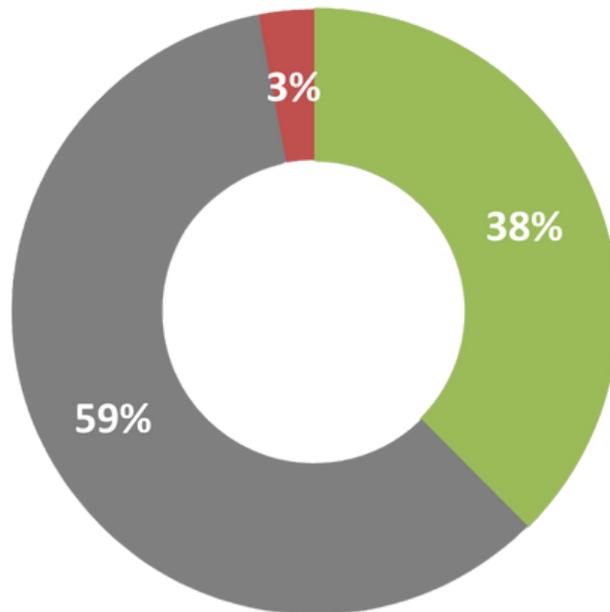
**64**  
homes  
preserved

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# Who is served by the AHSRF?

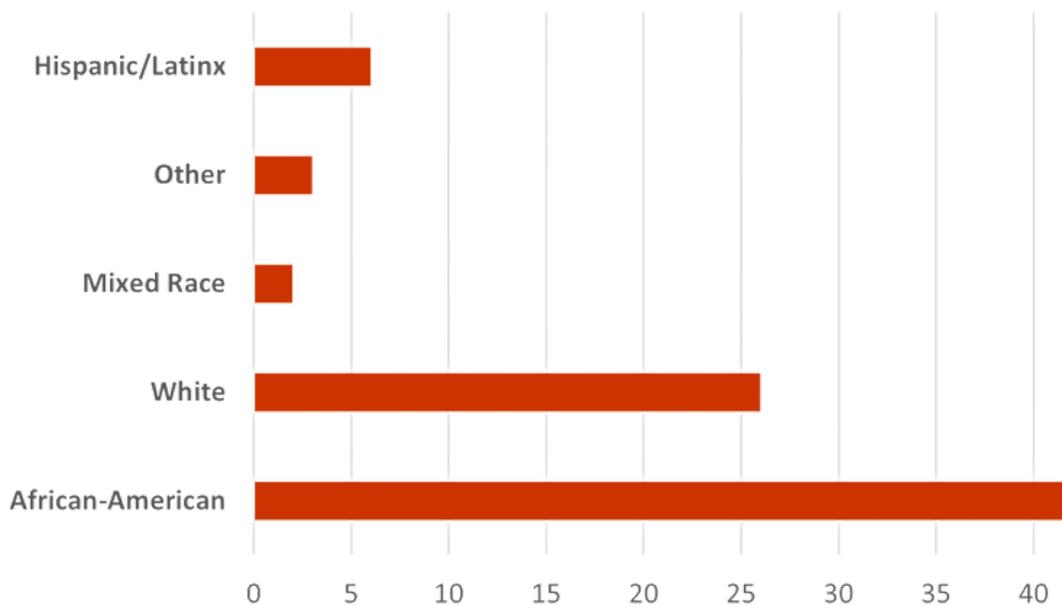
AFFORDABLE HOUSING SPECIAL REVENUE FUND  
RACIAL EQUITY ASSESSMENT DATA - All Years

## HOUSEHOLDS SERVED THROUGH AHSRF GRANTS BY INCOME



■ <30% AMI   ■ 31%-60% AMI   ■ 61%-80% AMI

## HOUSEHOLDS SERVED THROUGH AHSRF GRANTS BY RACE/ETHNICITY





## Plans, Processes, & Reports

- Employee Housing Assistance - Report (with HR)
- Racial Equity - Assessments
- Regional Manufactured Home Preservation and Displacement Prevention - Plan
- Town Land Use for Affordable Housing - Process
- Tenant Education & Resources - Plain Language Review
- Weatherization of Homes Owned by Low-Income Households - Report



# Human Services



# The Human Services Program

Funds programs that improve education, livelihood security, and health outcomes for all residents. The program's overarching goal is to achieve economic and social wellbeing and opportunities to thrive for all residents, particularly those who are low-income or otherwise disenfranchised. To achieve this goal, the program focuses on three strategic objectives:

**Children improve  
their education  
outcomes**



**Residents increase  
their livelihood  
security**



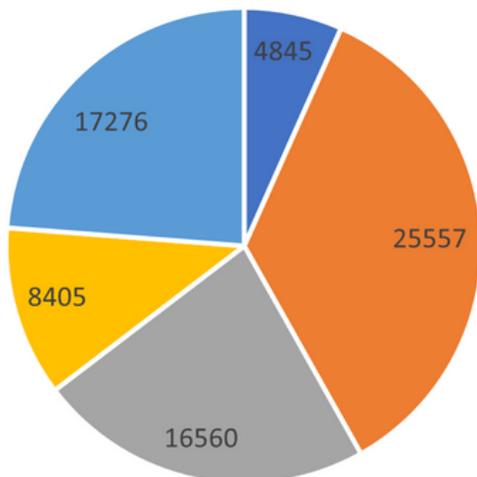
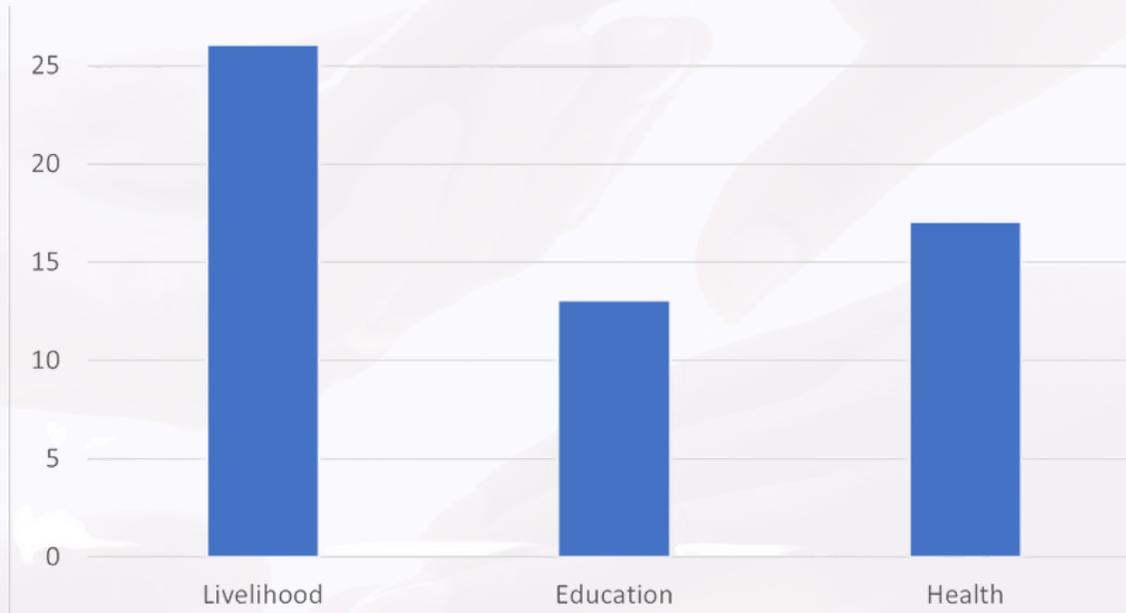
**Residents improve  
their health outcomes**



# Who was served by Human Services Funding?

FY 21-22

**Number of Programs by Objective**  
FY21-22



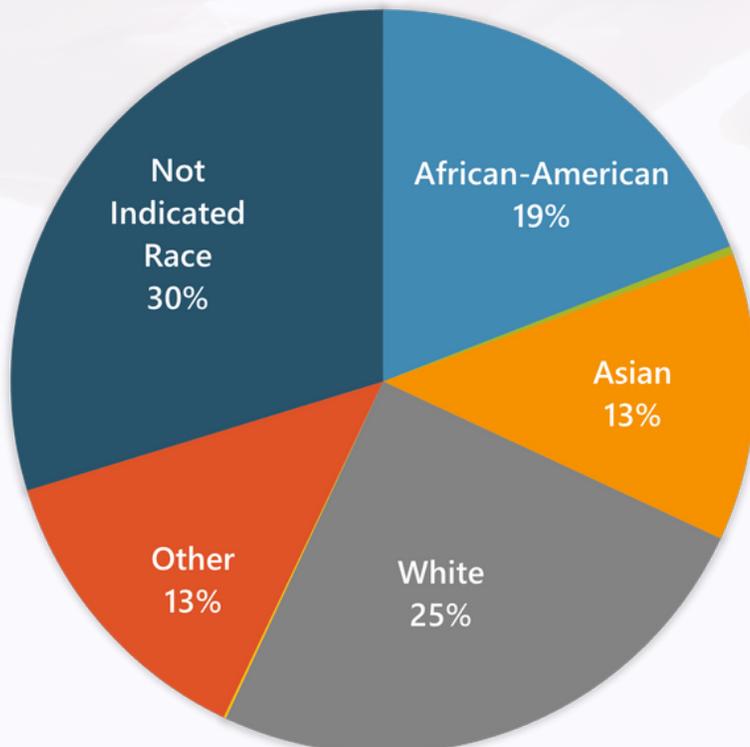
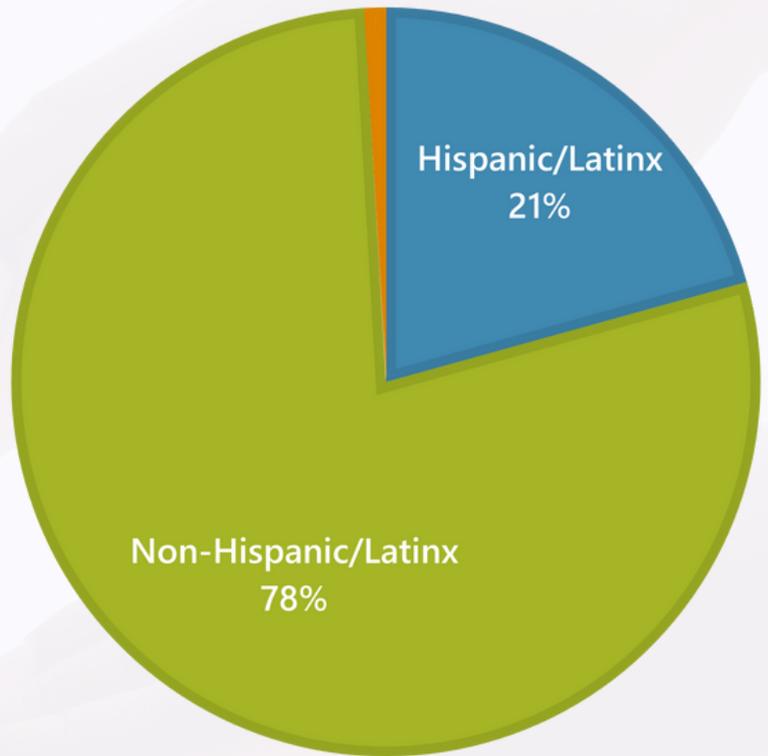
**NUMBER OF INDIVIDUALS  
SERVED BY AGE**  
FY21-22

■ 0-5 Years ■ 6-18 Years ■ 19-50 Years ■ 51+ Years ■ Unknown Age

# Who was served by Human Services Funding?

FY 21-22

PERCENTAGE OF HOUSEHOLDS  
SERVED BY ETHNICITY  
FY21-22



PERCENTAGE OF HOUSEHOLDS  
SERVED BY RACE  
FY21-22

# Looking Ahead

## Human Service Funding FY 22-23



**\$654,986**

**Funding Requested**



**50**

**Nonprofits Funded**



**\$274,000**

**Funding Awarded**



**7**

**New Nonprofit  
Agencies Applying**



## COMMUNITY PARTNERS

### Human Services

Art Therapy Institute  
Big Brothers Big Sisters of the Triangle  
Boomerang Youth  
CH-Carrboro Public School Foundation  
Orange County Meals on Wheels  
Chapel Hill Training & Outreach-Kidscope  
Charles House Association  
Child Care Services Association  
Club Nova Community  
Community Empowerment Fund  
Compass Center  
Diaper Bank  
Dispute Settlement Center  
Duke Homecare and Hospice  
El Centro Hispano  
El Futuro  
EmPOWERment  
Exchange Club Family Center  
Freedom House Recovery Center  
Grow to Life  
Hope Renovations  
IFC for Social Service  
Marion Cheek Jackson Center  
OE Enterprise  
Orange Co Literacy Council  
Orange Co Partnership for Young Children  
Orange Co Rape Crisis Center  
Orange County Dept on Aging  
Orange County Living Wage  
Oxford House  
Piedmont Health Services  
Piedmont Wildlife Center  
Planned Parenthood South Atlantic  
PORCH  
Rebuilding Together of the Triangle  
Refugee Community Partnership  
RENA-Rogers Eubanks Neighborhood  
TABLE  
The ARC of the Triangle  
Transplanting Traditions Community Farm  
E3 Camp  
Family Reading Partners  
Farmer Foodshare  
Friends of the Mountain to Sea Trail  
Pee Wee Homes  
Senior Care of Orange  
Reintegration Support Network  
Triangle BikeWorks  
OC Disability Awareness Council  
Voices Together  
Volunteers for Youth  
Public Gallery of Carrboro

### Affordable Housing

CASA  
Central Piedmont Community Action  
Community Home Trust  
EmPOWERment  
Habitat for Humanity of Orange County  
Hope Renovations  
Marian Cheek Jackson Center  
Northside Neighborhood Initiative  
Orange County Department on Aging  
Orange County Housing Department  
Orange County Partnership to End Homelessness  
Pee Wee Homes  
Rebuilding Together of the Triangle  
Self Help  
Town of Chapel Hill Affordable Housing and Community Connections  
Town of Hillsborough  
Triangle J Council of Governments

## AFFORDABLE HOUSING ADVISORY BOARD

Betty Curry

Bobby Funk

Lindsay Griffin

Quinton Harper, Chair

Heather Nash

Amy Singleton, Vice Chair

Damon Seils, Town Council Liaison

## HUMAN SERVICES COMMISSION

Janet Archer, Chair

Earleen Burch

Vicky Cruz

Quinton Harper

Josie Hartman

Wes Knepper

Ronni Zuckerman

Barbara Foushee, Town Council Liaison

## HOUSING & COMMUNITY SERVICES STAFF

Rebecca Buzzard, Director

Zequel Hall

Anne-Marie Vanaman

Fiscal Year  
2021-2022

