



COMMUNITY DEVELOPMENT

CITY OF DURHAM

Affordable Housing Implementation Committee | June 10, 2021

Government Roles in Affordable Housing



Federal Government

Funding for State and Local Governments

- Affordable housing and homeless assistance funding programs, including HOME, CDBG, ESG, HOPWA, Housing Trust Fund and Homelessness Continuum of Care
- Low Income Housing Tax Credits and New Markets Tax Credits
- COVID 19 Emergency Rental Assistance, foreclosure prevention and homeless assistance

Funding for Public Housing Authorities

- Capital and Operating Funding for Public Housing Authorities
- Tenant-based rental assistance programs (Section 8 vouchers)

Housing Finance and Homeownership Assistance

- Federal Housing Administration – mortgages for individuals and loan guarantees for affordable housing development
- Mortgage interest deduction on federal income tax

Regulatory

- Oversight of federal Fair Housing laws



State Government

Funding and Program Delivery

- Manages federal Low Income Housing Tax Credit program in NC
- Operates statewide down payment assistance funding program for low income homebuyers
- Deploys federal housing funds allocated to State to support housing development, home repair and housing assistance programs, particularly in non-urban areas

Regulatory

- Determines the scope of authority granted to local government – e.g. impact fees
- Establishes rules for all property tax relief programs
- Oversees State Building Code



County Government

Funding and Program Delivery

- Provides emergency rent, mortgage and utility assistance funded with county, state and federal funds
- Supports home repair for low income owners, particularly in unincorporated areas, funded with state and county funds
- Utilizes county-owned land for affordable housing development
- Member of the Durham Homelessness Continuum of Care and partner in operation of Entry Point Durham
- Implements property tax relief programs established by State
- COVID 19 response: emergency rental assistance, funded with federal funds

Note: Counties do not receive federal funding for affordable housing development or homeless assistance. This funding goes to local governments (in the case of larger cities) or to the state. Durham County does not have a housing department; most housing-related assistance is managed through the Department of Social Services.

City Government

Funding and Program Delivery

- Serves as HUD Local Entitlement Administrator (Participating Jurisdiction)
- Administers local dollars in support of affordable housing and homeless prevention

Regulatory

- Local land use policy (example, density) within state law framework (City County Planning Department)
- Enforces federal fair housing laws and regulations (Neighborhood Improvement Services - NIS)
- Enforces Minimum Housing Code (NIS)



Forever Home, Durham

Affordable. Livable. Inclusive.



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Forever Home, Durham

GOALS

- ✓ Build 1,600 new affordable rental homes
- ✓ Preserve 800 affordable rental homes
- ✓ Move 1,700 homeless persons into permanent housing
- ✓ Provide 400 affordable home ownership opportunities for first-time homebuyers



Forever Home, Durham

GOALS

- ✓ Help 3,000 low-income renters and homeowners remain in or improve their homes
- ✓ Create at least \$130 million in contracting opportunities for Minority and Women-Owned Business Enterprises (MWBEs)
- ✓ Support nearly 3,000 jobs as a result of construction, operations, and resident spending over the life of the housing created with *Forever Home, Durham* funding



Forever Home, Durham

FUNDING

- HUD Entitlement Funds:
 - HOME
 - Community Development Block Grant (CDBG)
 - Emergency Solutions Grant (ESG)
 - Housing Opportunities for Persons with AIDS (HOPWA)

- City Funds
 - Dedicated Housing Funds
 - 2019 Affordable Housing Bond



Forever Home, Durham

BUDGET

| CATEGORY | | ACTIVITIES | |
|-----------------------------------|----------------------|--|----------------------|
| Name | Amount | Name | Amount |
| Homelessness | \$10,455,835 | Emergency Shelter and Rapid Rehousing | \$3,463,610 |
| | | Homeless System Investments | \$4,850,000 |
| | | Technical assistance and capacity building | \$300,000 |
| | | HOPWA Assistance | \$1,842,225 |
| Multifamily Rental | \$58,905,847 | Downtown Revitalization Plan/DHA | \$58,905,847 |
| | | Downtown Plan Acceleration/New 4% LIHTC | \$16,000,000 |
| Neighborhood Stabilization | \$23,918,000 | Multifamily Production/Preservation | \$25,000,000 |
| | | Preservation outreach | \$360,000 |
| | | Small Scale Production/Preservation | \$7,500,000 |
| | | Home repair and rehabilitation | \$4,600,000 |
| Financing Pilots | \$5,000,000 | Property tax outreach/homeowner education | \$650,000 |
| | | Downpayment Assistance/IDAs/HO Counseling | \$6,350,000 |
| Program Operations | \$20,316,346 | Eviction Diversion | \$2,350,000 |
| | | Employment and Training Pilot | \$2,468,000 |
| | | Durham Affordable Housing Loan Fund P2 | \$1,500,000 |
| TOTAL | \$159,956,028 | NOAH preservation/ADUs | \$3,500,000 |
| | | Salaries and Operating Expenses | \$16,449,743 |
| | | Bond issuance costs | \$1,000,000 |
| | | Section 108 Loan | \$2,866,603 |
| | | TOTAL | \$159,956,028 |



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