



# *The* Town *of* Davidson

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College Town. Lake Town. *Your Town.*

# Affordable Housing Steering Committee Report, March 2016

Cindy Reid, Affordable Housing Coordinator  
Dawn Blobaum, Assistant Town Manager  
John Woods, Mayor, ex officio  
Rick Kline, Town Attorney, ex officio

## Members:

Marcia Webster, DHC  
Susan Cooke, Planning Board  
Paul Clarke, Habitat  
Mike Kessler, Davidson College  
Robert Tremblay, Local Builder  
Jim Burbank, Regional Builder

Pat Williams, Real Estate Attorney, ETJ  
Amy Doughten, Owner  
Elaine Smith, Real Estate Agent  
Greg Cain, Owner



# Mission

- To establish and maintain a comprehensive affordable housing strategy.
- To promote and support the creation of affordable housing which is in keeping with the goals and objectives of the town.
- To work with and make recommendations to the Town Board concerning planning and implementation of affordable housing goals.

# Game Plan

- **Outcome: Develop an affordable housing strategy in support of Davidson's values**
- **Action steps:**
  - 1. Conduct a needs assessment to better understand what the needs are
  - 2. Include options for on-site affordable housing when rezoning for RAP. require 30% small lots and explore density bonus.
  - 3. Review options for town properties (Bailey Springs and Beaty Street)
    - a. Review with affordable housing committee and with board
  - 4. Affordable Housing committee report on payment-in-lieu funds:
    - a. Prioritize options for use
    - b. Create a financial model
- Estimated timeframe: Summer 2016 (needs assessment), Fall 2016 (implementation)



# Short Term Goals

- Prioritize use of payment-in-lieu (PIL) funds.
- Request for Proposal (RFP) for Bailey Springs.
- Conduct a housing needs assessment .
- Explore other funding mechanisms including grants and use of an Affordable Housing Trust Fund.

# Next Steps

- **Use of PIL funds:**

- Down Payment Assistance (up to \$6000 per income qualified buyer) Declining balance loan. Forgiven after 5 years. Approval by DHC and/or AFH coordinator.
- Support DHC and Habitat critical repair programs. AFH Steering Committee approval.
- Support development of a LIHTC project or purchase property for affordable housing. TB approval.
- Pay for a housing needs assessment.
- Guidelines for use on-line by June 15.



# Next Steps

- **RFP for Bailey Springs:**
  - Committee reviewed and approved in February.
  - April 1- Send to interested developers and post on the town's website.
  - May 31- Proposals due.
  - June 15- Selection of homebuilder, by committee.
  - June 28- Presentation to Town Board and award of contract.

# Next Steps

- **Housing Needs Assessment:**

- Important tool to formulate long term plan and strategy.
- Who can and cannot afford to live in this community? In what direction should the town head in providing quality housing to a broad spectrum of residents? Can our children afford to remain in, or return to Davidson as they form their own households? Do our elderly residents have adequate alternatives for remaining in the community as they age? Do we provide the types of housing that promote local economic development?
- Does this project address a real need in the community? Is that type of housing a priority? Etc.





# Next Steps

- Three firms asked to submit a proposal.
- Contract with a firm by April 30.
- 4-5 months to conduct the study.
- Review by committee and presentation to Town Board Sept-Oct 2016.
- Implementation Fall 2016

## Next Steps

- **Explore other funding mechanisms including grants and use of an Affordable Housing Trust Fund:**
  - Ongoing research.
  - Chapel Hill, Durham, Charlotte.
  - Depends somewhat on assessment.
  - Continued use of HOME and CDBG funding.
  - Partnership with banks.

# Long Term Goals

- Based on the housing needs assessment, recommend an overall strategy for implementing town goals.
- Encourage and support developers who propose affordable housing that is consistent with the goals and objectives of the town.
- Analysis of town-owned land for possible affordable housing locations.
- Revise and review affordable housing plans and the ordinance as applicable.



# Questions?



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