

# Affordable Housing Program Update



College Town. Lake Town. *Your Town.*

Affordable Housing Update  
Cindy Reid, Town Attorney  
August 27, 2019



# Agenda

- Policy Goal
- Programs and Implementation Tools
- Habitat Targeted Rehab Program Update
- Impacts
- Village at South Main Proposal
- Next Steps



# Policy Goal

## 2018-2019 Strategic Plan

“The Town of Davidson will preserve existing affordable housing, and other indicia of inclusion, and work with a variety of partners to create new available, affordable workforce and elderly housing.”

\*Affordable housing for the Town of Davidson is defined as incomes between 50% and 120% of AMI



# Programs and Implementation Tools 2018-2019

- Payment-in-Lieu/New Units
- Down Payment Assistance
- Davidson Housing Coalition Partnership
- Habitat for Humanity Targeted Rehab
- Davidson Housing Coalition – Veterans House
- Land and House Purchases/Potential Community Land Trust
- Hope-to-Home - Ada Jenkins Teaching House



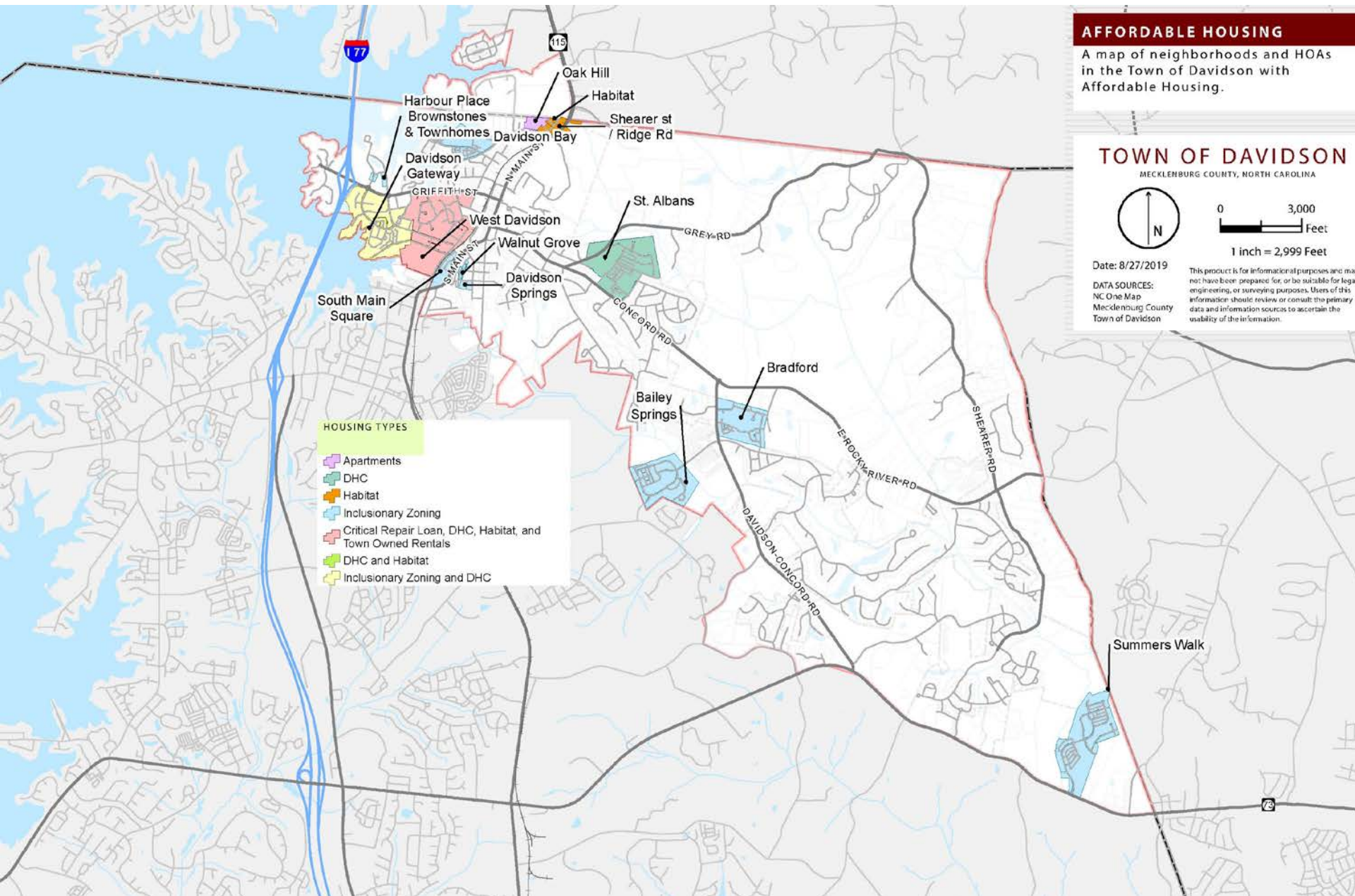
# Habitat for Humanity



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# Cumulative Impact



# Village at South Main Developer Proposal

- Mkt value \$240,000 (appraisal ordered)
- Discounted to \$170,000
- Reduction in price (\$70,000) and soft costs applied to South Main Square PIL (\$79,650 for 3 units)
- Example: Buyer purchases for \$170,000, which is a reduction of \$70,000. Buyer requires \$5000 in closing costs (soft costs). Total reduction in price plus soft costs is \$75,000 per unit (\$225,000 for all three townhomes) Developer contributes \$79,650 and the remaining \$145,000 would be contributed from other PIL funds. These funds come from other developers and can only be used for affordable housing. A total of 8.5 PILs gets 3 new affordable townhomes in the prime downtown area.
- Deed restricted and available to households earning up to 80% of the AMI.



# Next Steps

- September work session update from Ada Jenkins and Davidson Housing Coalition for Board of Commissioners
- October 1 Community Land Trust Conversation
- October joint meeting between Town Board and Housing Committee

