



COMMUNITY DEVELOPMENT

CITY OF DURHAM

Proposed Affordable Housing Investment FY20-FY24

Final 9/6/19

Revisions to Original Proposal

1. Increased funding for eviction diversion
2. Increased support for new homeownership opportunities
3. Incorporation of estimated bond issuance costs
4. Reduced investment in multifamily rental new construction to partially offset increases



Updated Housing Investment Program

		Spending with Housing Bond					Total FY20- FY24
		FY2020	FY2021	FY2022	FY2023	FY2024	
Homelessness	Emergency Shelter and Rapid Rehousing	606,722	676,722	726,722	726,722	726,722	3,463,610
	Homeless System Investments	850,000	1,000,000	1,000,000	1,000,000	1,000,000	4,850,000
	Technical assistance and capacity building	-	75,000	75,000	75,000	75,000	300,000
	HOPWA Assistance	368,445	368,445	368,445	368,445	368,445	1,842,225
Multifamily Rental	Downtown Revitalization Plan/DHA	3,156,852	15,312,355	17,524,628	15,959,458	6,952,554	58,905,847
	Downtown Plan Acceleration/New 4% LIHTC	-	5,000,000	5,000,000	6,000,000	-	16,000,000
	Multifamily Production/Preservation	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000
	Preservation outreach	40,000	80,000	80,000	80,000	80,000	360,000
Neighborhood Stabilization	Small Scale Production/Preservation	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
	Home repair and rehabilitation	800,000	950,000	950,000	950,000	950,000	4,600,000
	Property tax outreach/homeowner education	130,000	130,000	130,000	130,000	130,000	650,000
	Downpayment Assistance/IDAs/HO Counseling	350,000	1,500,000	1,500,000	1,500,000	1,500,000	6,350,000
	Eviction Diversion	350,000	500,000	500,000	500,000	500,000	2,350,000
	CDD/OEWD/DHA Employment Pilot	684,000	726,000	1,058,000	-	-	2,468,000
Leveraged Financing Pilots	Durham Affordable Housing Loan Fund P2	1,500,000	-	-	-	-	1,500,000
	NOAH preservation/ADUs	-	2,000,000	1,500,000	-	-	3,500,000
Salaries, Oper. & 108 Loan	Salaries and Operating Expenses	3,047,013	3,161,430	3,284,359	3,412,100	3,544,841	16,449,743
	Bond issuance costs	1,000,000	-	-	-	-	1,000,000
	Section 108 Loan	573,644	572,343	576,286	570,209	574,121	2,866,603
TOTAL		19,956,676	38,552,295	40,773,440	37,771,934	22,901,683	159,956,028

Anticipated Results

- Nearly 1,600 new affordable rental units created
- Over 800 affordable rental units preserved, including public housing, existing income restricted housing and naturally-occurring affordable housing (NOAH)
- At least 400 homeownership opportunities created through a combination of construction of affordable homes and downpayment assistance for low income home buyers
- At least 1,700 homeless households living in emergency shelter moved into permanent housing
- Over 3,000 low income renters and homeowners stabilized (through eviction diversion, emergency rental assistance, property tax assistance and repair/rehab funding)



Economic Impact

- Additional \$443 million in capital leveraged by City investment
- \$130 million in contracting opportunities for minority and women-owned enterprises created
- Nearly 3,000 jobs expected to be supported as a result of the construction, operations and resident spending over the life of the housing created*

** Note: Estimate based on the new multifamily housing units projected to be built as a result of the City's five-year investment, using the calculator found at <https://www.weareapartments.org/calculator/>*



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Financial Cost

- Total investment of approximately \$160 million, including new bond proceeds and existing local and federal housing funds
- Up to \$95 million dollars in investment from a new affordable housing bond if approved by voters
- Anticipated increase in property tax rate of 1.6 pennies to pay off bonds (approximately \$37 per year or \$3/month for the average homeowner)