


2024 Annual Report

Affordable Housing Advisory Committee






Tiffany Stuflick | she/her | Affordable Housing Advisory Committee Chair
Chatham County Board of County Commissioners | March DD, 2025


Slides and report prepared by Jack Watson, Central Pines Regional Council, and Jamie Andrews, Chatham County

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Today's Objectives

-  **Review** the Goals, Mission and Responsibilities of AHAC.
-  **Inform** the commissioners of 2024 accomplishments and activities.
-  **Present** data on Housing Needs and Progress.
-  **Preview** the AHAC activities in the coming year.
-  **Receive** questions or feedback from the commissioners.



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Review of AHAC

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AHAC Mission and Responsibilities

- Understand the Chatham County Affordable Rental Housing Strategy Toolbox and help implement priorities
- Review policies and procedures related to affordable housing
- Advise County leadership in developing strategies to support affordable homeownership, rental, and transitional housing opportunities
- Promote public awareness of affordable housing topics through fair housing workshops, RFPs, and community surveys
- Submit an annual report to the Board of County Commissioners

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AHAC Goals

- Increase the **number & diversity** of affordable rental and purchase options.
- **Preserve existing** legally-binding and naturally occurring affordable housing.
- Ensure rental **quality**.
- **Support** low-income renters.
- Foster **healthy communities**.
- Improve economic **mobility**.

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Accomplishments in 2024

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Housing Trust Fund

- Updates to Policies, Applications, and Scoring Guides
 - Applications are more accessible and the process is more efficient
- Recommendation of Awards
 - One applicant awarded funds for preservation services
 - A Strategic Housing Efforts account supports outreach and research
- Reporting and Oversight Efforts
 - Three prior recipients have met with AHAC to discuss fund use and the impact of the HTF in Chatham County
 - Denied applicants receive constructive feedback and may reapply

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Results: Oak View at Siler City

- 72-Unit affordable family housing development
- Serves families at 30-60 percent of Area Median Income
- Opened in April of 2024, now full!
- Developer, Wallick Communities, was awarded Housing Trust Fund dollars in 2022 and 2023 as a supplemental source to their Low-Income Housing Tax Credit.



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Policy Recommendations

- Unified Development Ordinance
 - AHAC supported policies friendly to affordable housing in the UDO, including density support and diversity of housing types
- Impact Fee Policy Updates
 - Recommended improvements to expand impact fee reimbursement eligibility and extend the required affordability period

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Mobile Home Communities

- Scope of Mobile Home Communities in Chatham County
 - Mobile homes are a major source of existing affordable housing
 - Their status is precarious in the face of upcoming development.
 - A working group was established to engage with residents and parks.
 - Collaborated with the planning office to find information on the number of mobile home hookups and the condition of those hookups.
- Creating an outreach plan
 - The working group created a survey of mobile home park residents and developed a distribution strategy with community partners.
 - The Strategic Housing Effort account will assist with logistics.

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Relationship Building

- Engagement with Housing Developers
 - AHAC collaborated with Chatham County Housing and Community Development Officer, Jamie Andrews, to have a consistent housing developer outreach strategy including timelines, goals, and materials.
- Deepened Partnerships Across the Housing Spectrum
 - AHAC hosted multiple groups, including past Housing Trust Fund recipients, planning board staff and members, service providers, and staff of Pittsboro, Goldston, and Siler City to build a more comprehensive understanding of the housing work being done across Chatham County and what gaps exist.

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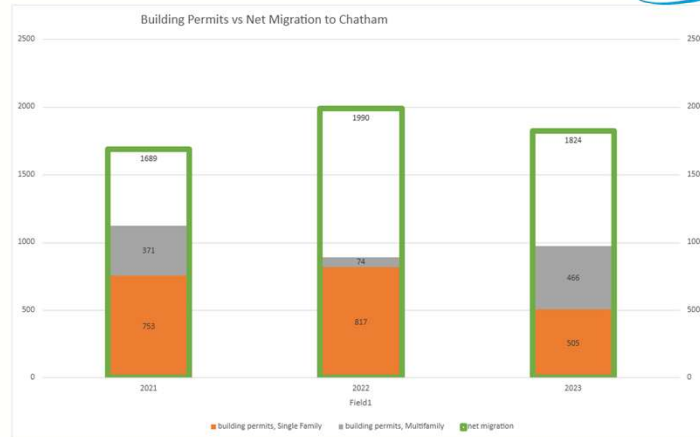
Data Updates

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Affordable Rental Units Needed



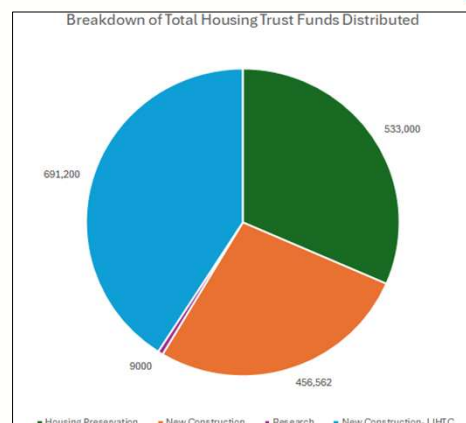
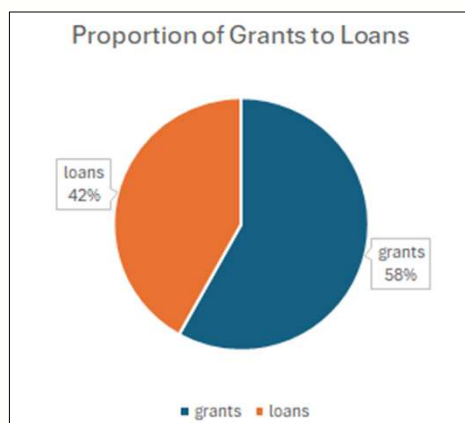
Average gap of
839 homes/year



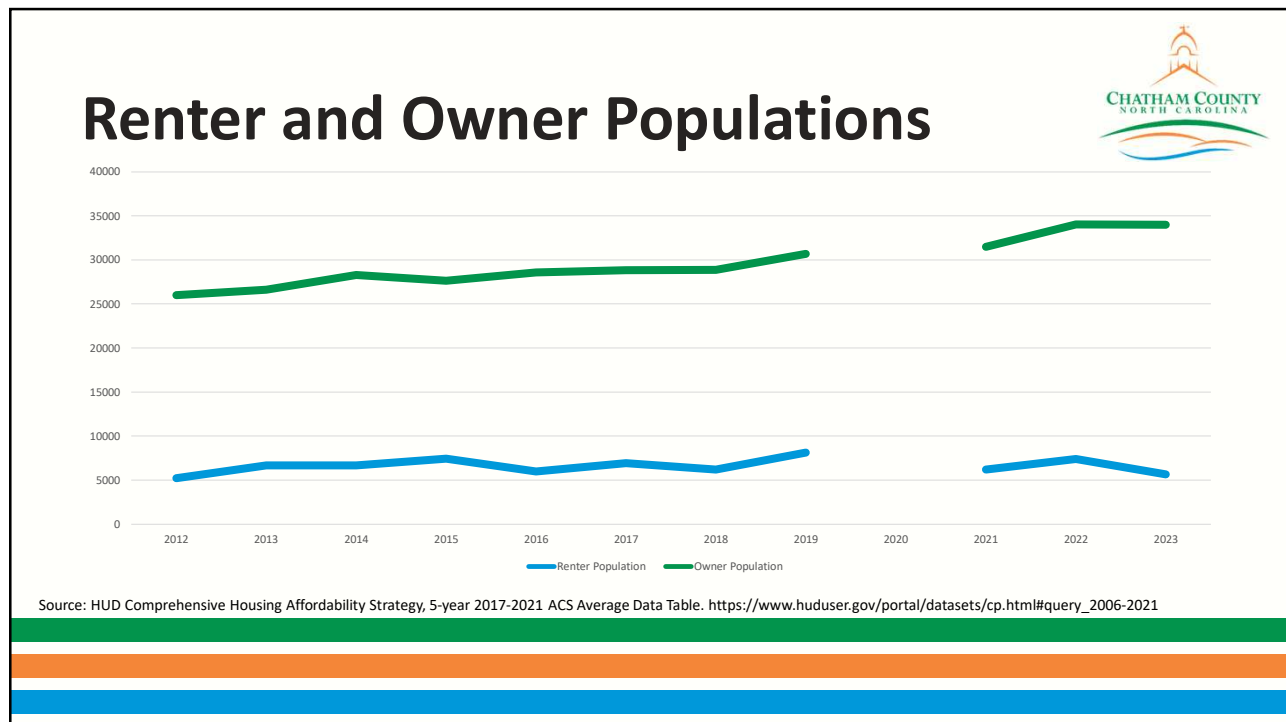
Source: HUD Comprehensive Housing Affordability Strategy, 5-year 2017-2021 ACS Average Data Table. https://www.huduser.gov/portal/datasets/cp.html#query_2006-2021

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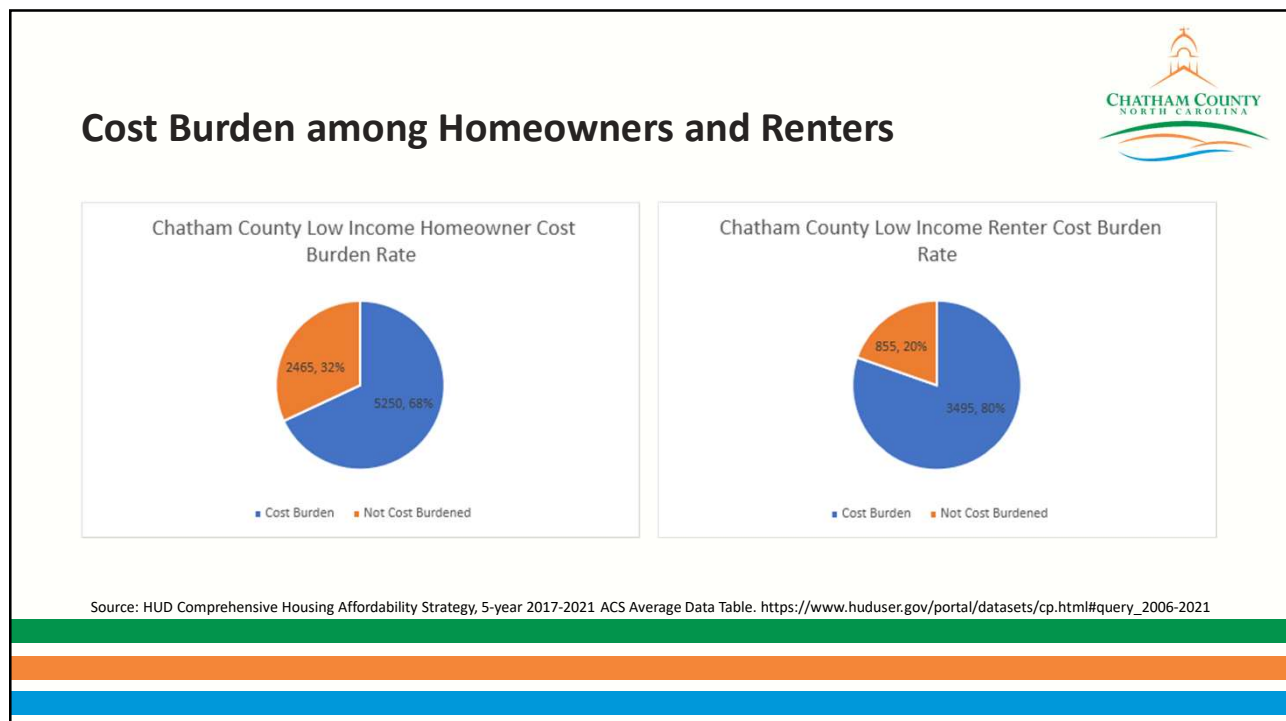
Past Housing Trust Fund Awards



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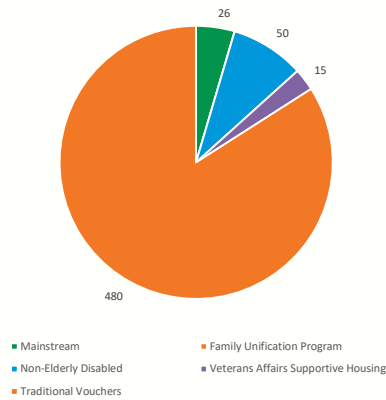


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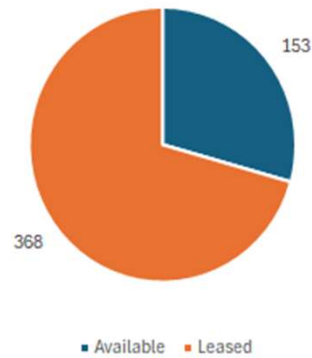
Housing Choice Vouchers



Housing Choice Voucher Type Breakdown



Voucher Lease Rate



Limiting voucher distribution at a time prevents market disruptions and price hikes

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Increasing Costs per Voucher



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General Trends

- Most low-income Chatham residents are cost burdened by their housing costs
- Trends point to increased cost burden in the future.
- Need for landlord engagement to support utilization of housing voucher assistance
- While coordination among service providers has increased impacts in the community, even more capacity and innovative strategies will be necessary to meet the needs seen in community.

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Future Activities

- More comprehensive action planning process for 2025
 - Identify member priorities and key themes
 - Develop goals and actionable strategies
 - Convene time-limited and action-oriented working groups
 - Employ Strategic Housing Effort account for outreach and research
- Strengthen Housing Trust Fund oversight and expand interest
- Build relationships within the county housing community and external housing advocates and allies
- Ensure alignment with Strategic Plan and long-term goals
- Advocate for good housing policy and actions

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