

# Chatham County Affordable Housing Advisory Committee **Annual Report 2021**

Susan Levy, Advisory Committee Chair  
January 18, 2022



# Today's Objectives



## **Review**

Review the  
Goals,  
Mission and  
Responsibilities  
of AHAC



## **Inform**

Inform the  
BOCC of 2021  
AHAC Activities  
and Successes



## **Present**

Present Data on  
Housing Needs  
and Progress



## **Share**

information  
with BOCC of  
Activities for  
the Coming  
Year



## **Receive**

Receive  
Questions or  
Feedback from  
BOCC

# AHAC Mission & Responsibilities

Understand	Understand the Chatham County Affordable Rental Housing Strategy Toolbox and help implement priorities
Review	Review affordable housing policies & procedures and provide recommendations and comments to advise County leadership
Provide	Provide feedback and assistance in developing additional strategies to support affordable homeownership opportunities and transitional housing in Chatham County.
Promote	Promote opportunities related to affordable housing like fair housing workshops, RFPs and surveys.
Submit	Submit an “Advisory Committee Summary Annual Report” to the Chatham County Board of Commissioners.

# AHAC Goals

- 1. Increase the number & diversity of affordable rental options.**
- 2. Preserve legally-binding affordable housing.**
- 3. Preserve existing naturally occurring affordable housing.**
- 4. Ensure rental quality.**
- 5. Support low-income renters.**
6. Foster healthy communities.
7. Improve economic mobility.



# 2021 Activities & Accomplishments

- Continued updates to Housing Trust Fund Application and scoring guidelines
- Engagement with and education from affordable housing developers
- Researched critical housing issues and solutions
- Crafted new partnerships and affordable housing models for County
- Supported Town of Pittsboro in reviewing housing incentive policy and Chatham Park Housing Element (staff)
- Received grants from new funding sources (USDA, Federal Home Loan Bank: \$640K!)
- Provided input on UDO

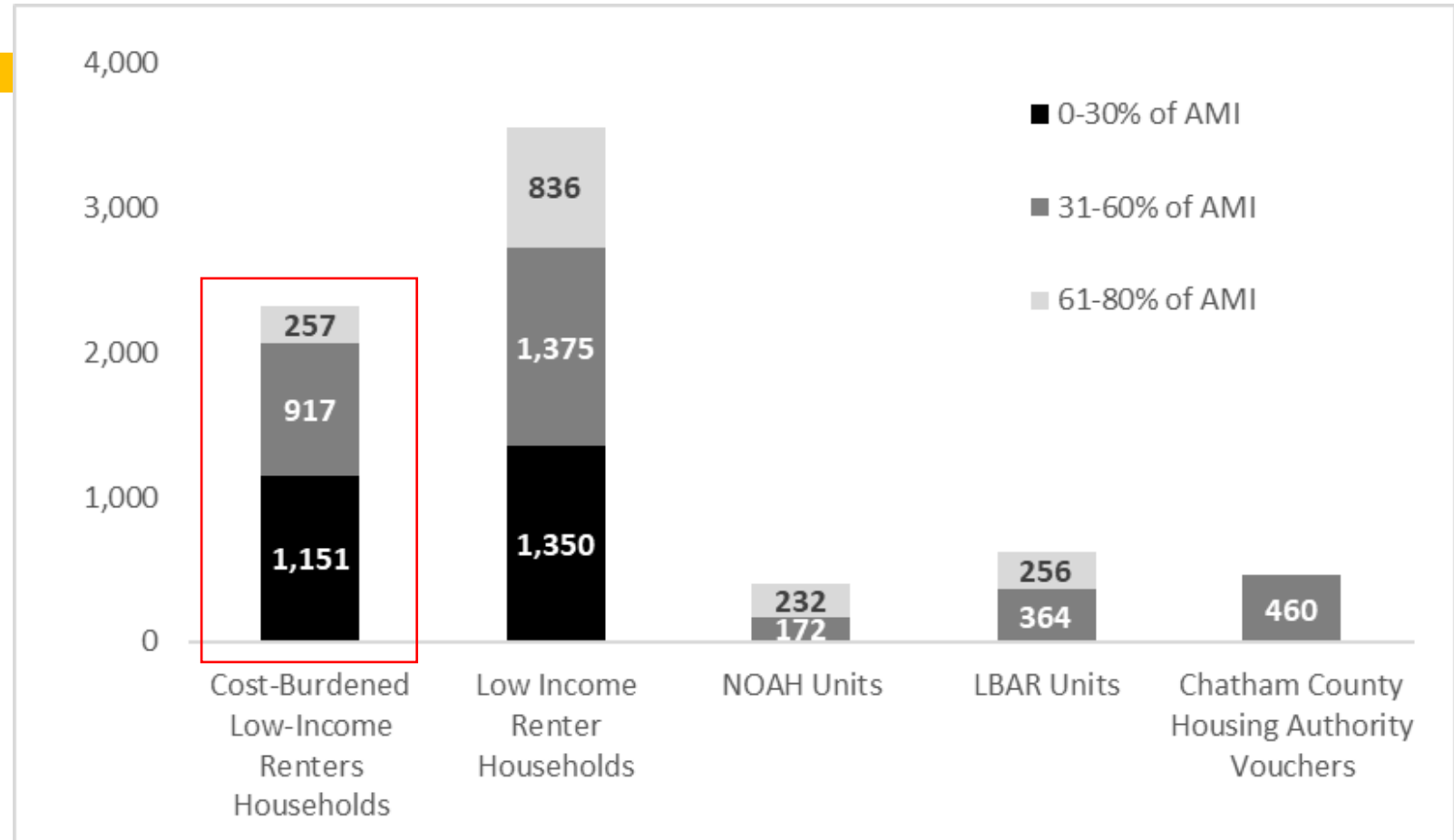
# Data Considerations

- Data used is primarily an estimate based on the American Community Survey 5-year datasets, which are reflective of information from several years out.
- Data for affordable housing inventories and resources like Housing Choice Vouchers have limitations from data sources.
- More recent economic conditions, such as the COVID-19 pandemic, are not necessarily reflected in the data used for this annual report.

# 2021 Data Update: Affordable Rental Units Needed

**2,325**  
Affordable  
Rental Units  
Needed

Despite increases in  
affordable units, the need  
**continues to grow** as  
Chatham County grows

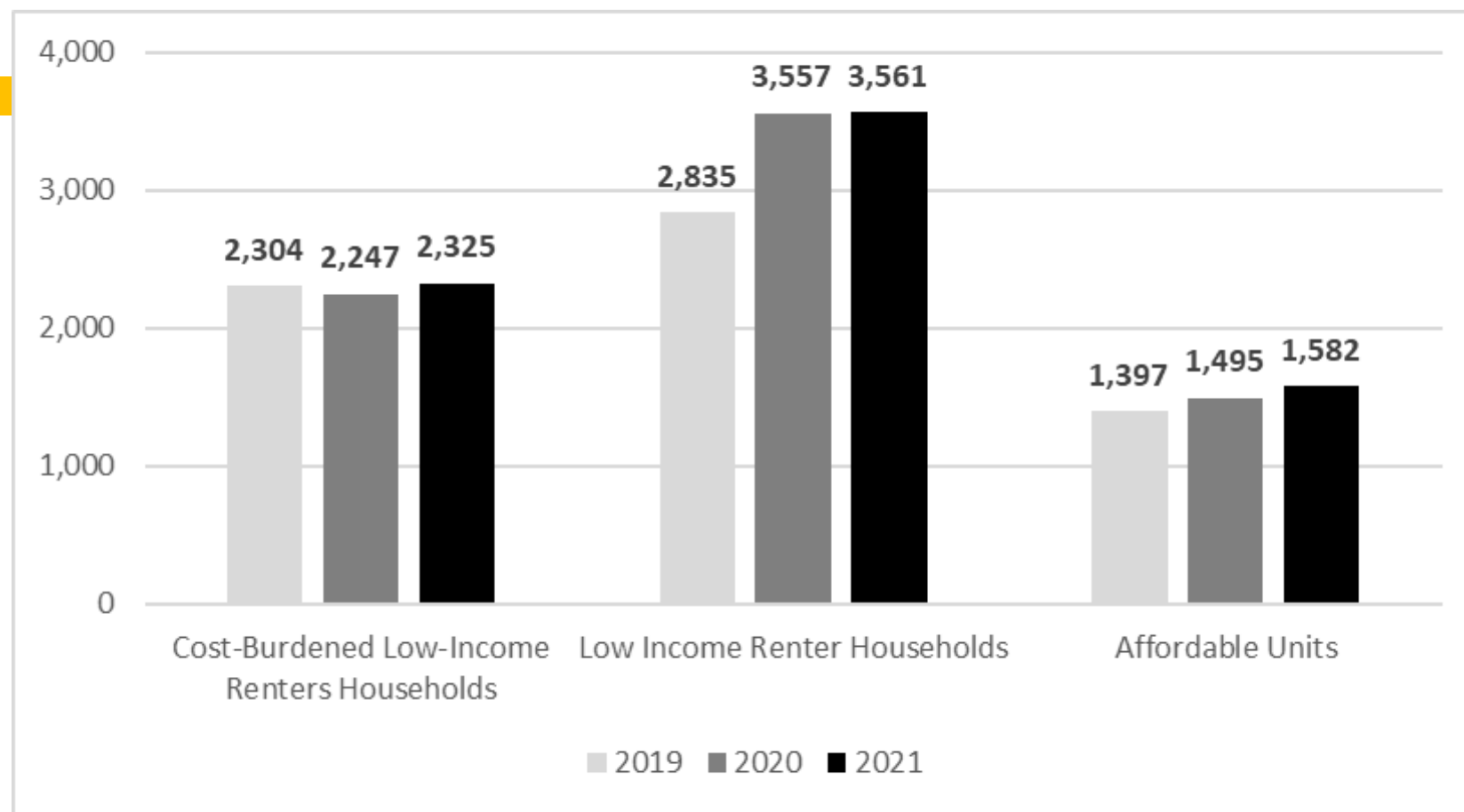


# Rental Need & Affordable Supply

## 2019-2021

Gap between the number of low-income renter households and affordable units **continues to widen.**

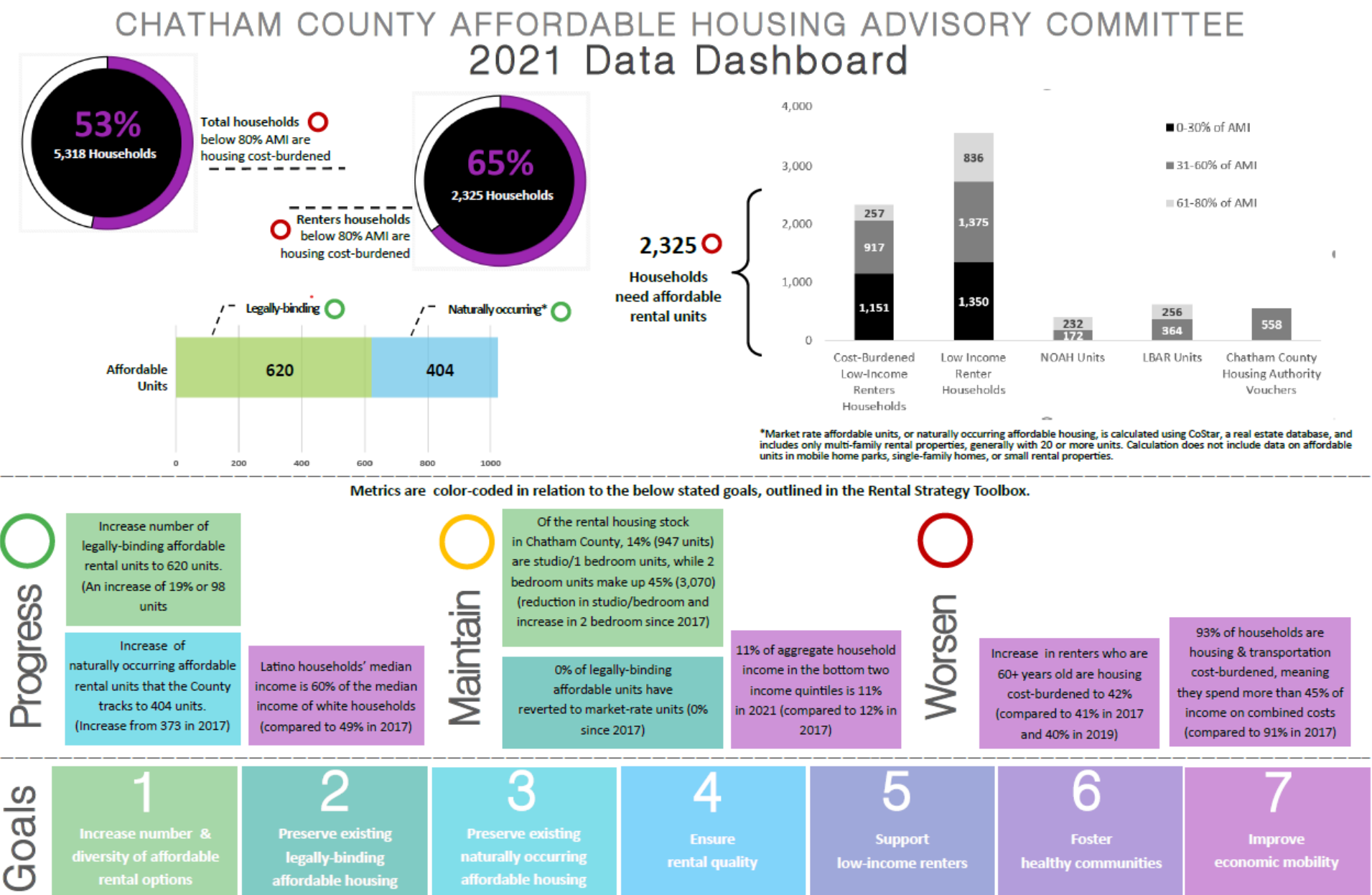
**More than a 25% increase** in low-income renter households between 2019-2021.



Source: Census American Community Survey 5 Year estimates



# 2021 Affordable Housing Advisory Committee Data Dashboard





# Data Update Highlights for 2021

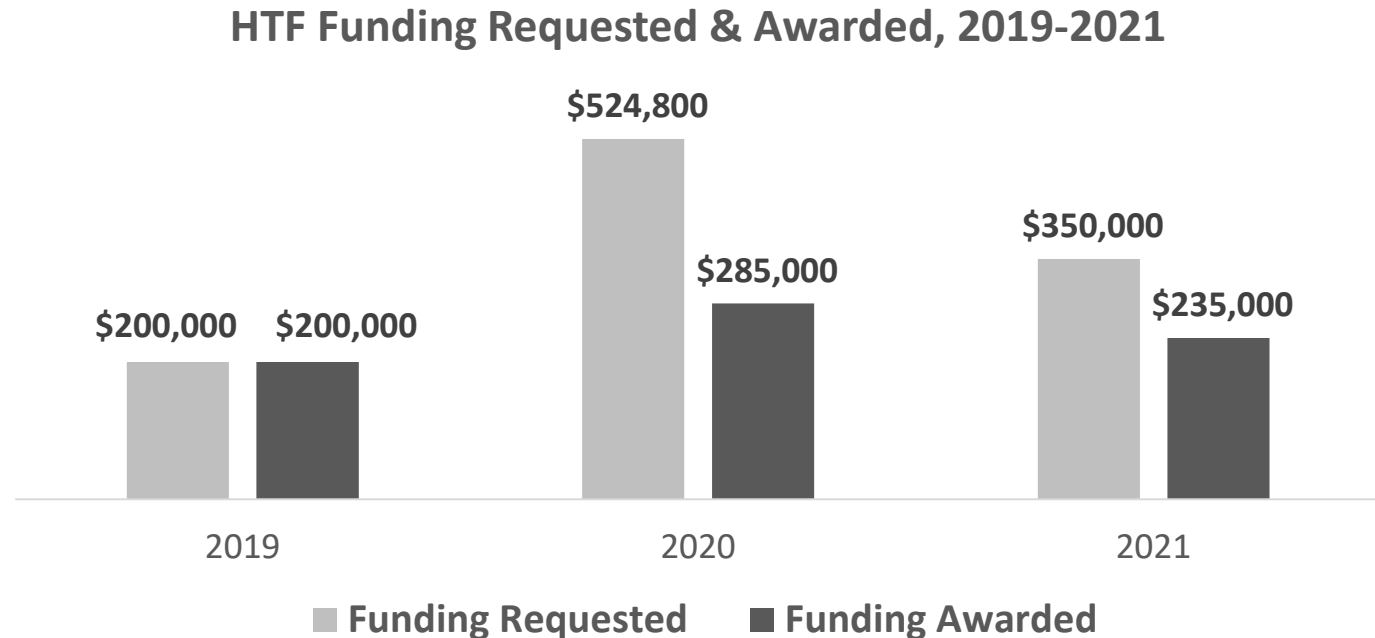
- Number of naturally occurring and legally binding affordable housing units increased by nearly 50 units.
  - Number of households assisted through rental, mortgage, and utility assistance programs increased, as did the amount of funding and types of funding sources due to the COVID-19 pandemic.
  - Median income for Black and Hispanic households is still substantially lower (50% and 60%, respectively) of that for White households.
  - Number and percentage of cost-burdened low-income renter households (and seniors in particular) continues to increase at a steady rate.
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# Housing Trust Fund, 2021

- **Chatham Habitat for Humanity – New Construction**
  - Pinecrest Drive Community
  - \$75,000
  - 8 units
- **Rebuilding Together of the Triangle – Housing Preservation**
  - Emergency Critical Home Repairs
  - \$100,000
  - 50 units

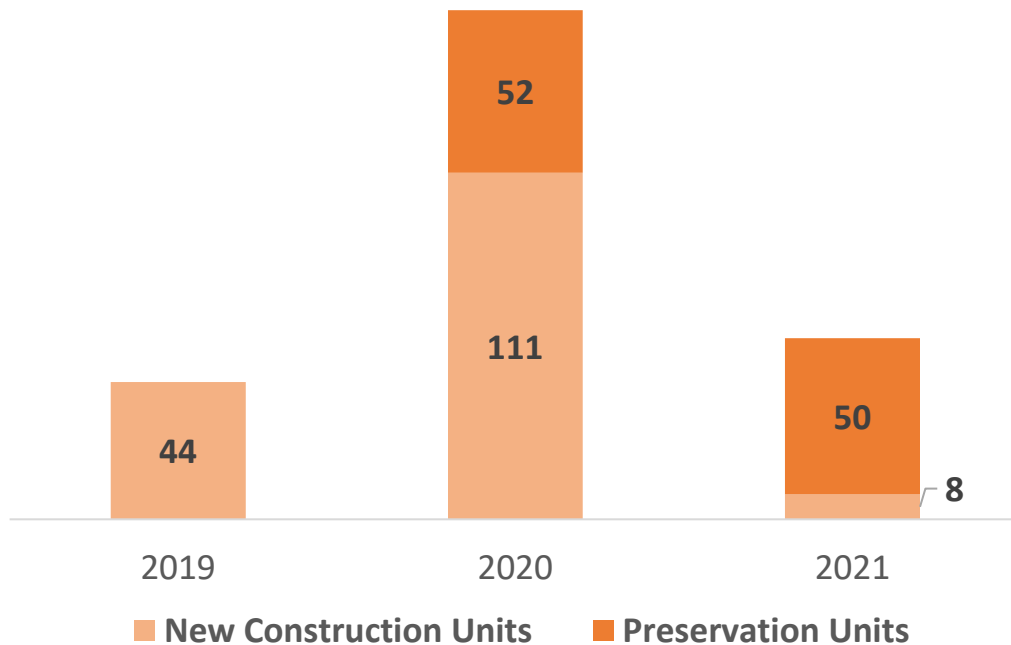
# 2019, 2020, 2021 Investment

Aside from 2019, where one application was received and fully funded, the Housing Trust Fund continues to receive funding requests far and above the available funds awarded.



# 2019, 2020, 2021 Investment

Number of Units Funded  
by Type of Project



Over the last two years, awards include funding for new construction and preservation projects.

- New construction projects have typically requested funding for acquisition or infrastructure for both for sale and rental units.
- Preservation projects have been entirely focused on urgent repair and rehabilitation of owner-occupied homes.

HTF Year	Average Investment (weighted)/Unit
2019	\$4,545
2020	\$1,748
2021	\$2,586

Looking Ahead...

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# This Coming Year

- Update the 2017 Affordable Rental Housing Toolbox.
  - Transform the updated toolbox into a strategic action plan.
  - Implement a process to invest Article 46 Sales Tax revenue to achieve short-and long-term housing goals.
  - Remain engaged with UDO development process.
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# Feedback for the Future

As we wrap up the fourth presentation of the AHAC Annual Report, we would like to take a moment to request feedback from you.

- What would you like to hear more about or see AHAC involved with?
- What concerns or questions do you have about Affordable Housing?
- As we update our 2017 Toolbox and transform it into our strategic plan, what would you like us to consider for the next 1-3 years?