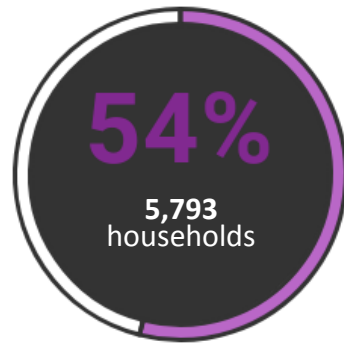
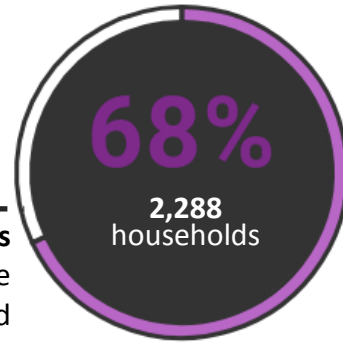


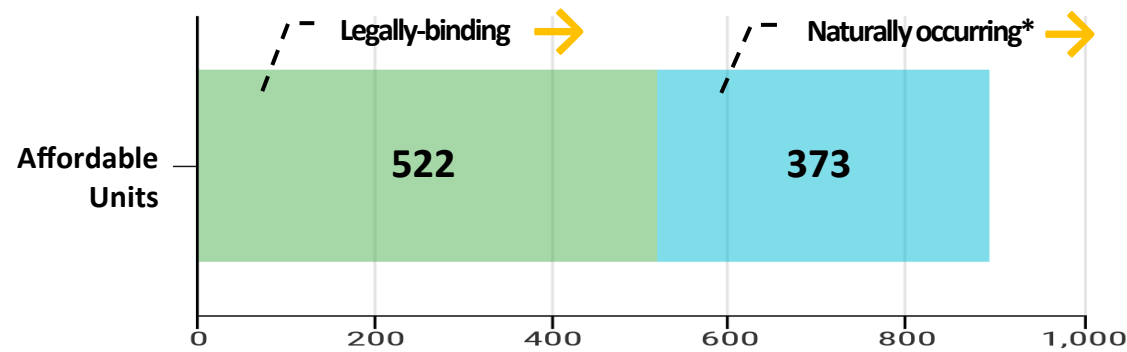
Chatham County Affordable Housing Advisory Committee 2018 Data Dashboard



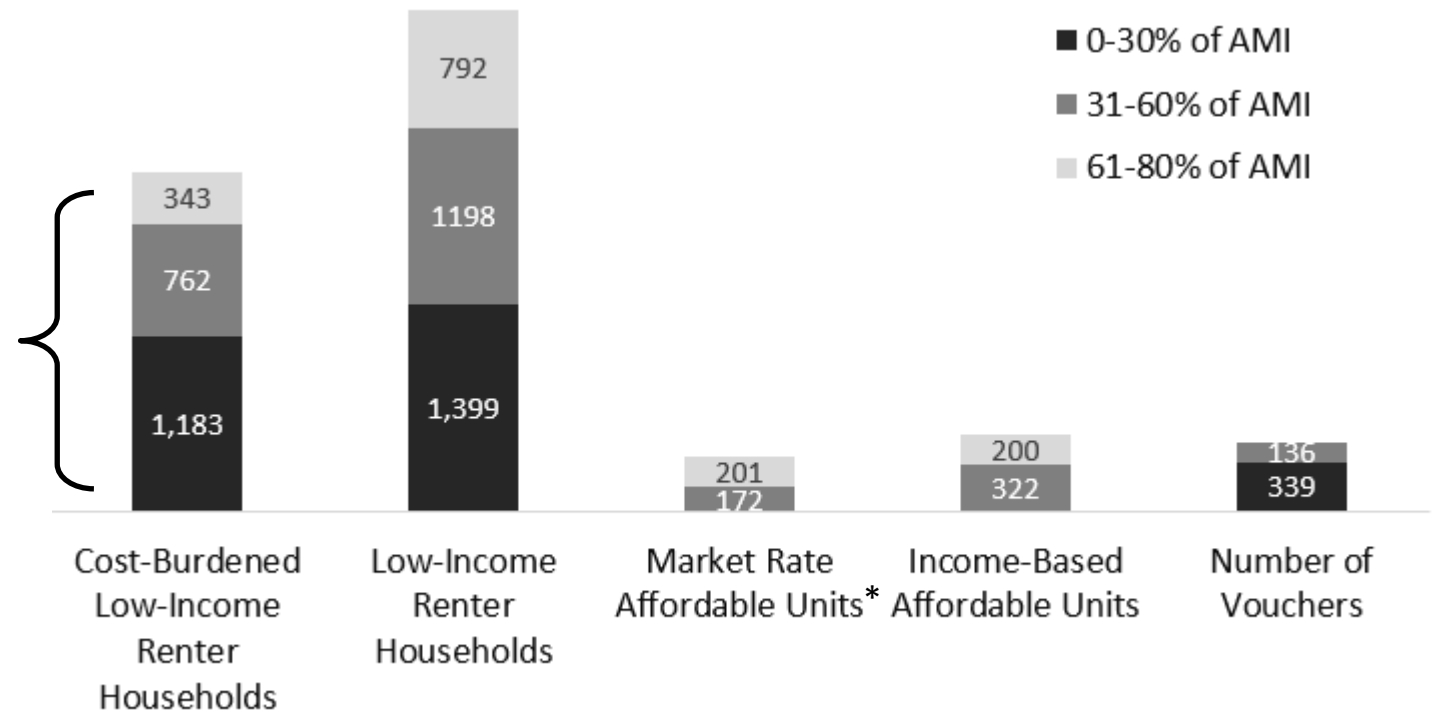
Total households below 80% AMI are housing cost-burdened



↑ Renters households below 80% AMI are housing cost-burdened



2,288
Households need affordable rental



*Market rate affordable units, or naturally occurring affordable housing, is calculated using CoStar, a real estate database, and includes only multi-family rental properties, generally with 20 or more units. Calculation does not include data on affordable units in mobile home parks, single-family homes, or small rental properties.

Metrics are color-coded in relation to the below stated goals, outlined in the Rental Strategy Toolbox.

Progress ↑

5.7% of rental properties are considered to be in poor, very poor, or unsound condition by the tax assessor (compared to 6% in 2017)

21% of properties in target Siler City neighborhoods are considered to be in poor, very poor, or unsound condition by tax assessor ** (compared to 24% in 2017)

86% of households are housing & transportation cost-burdened (spend more than 45% of income on combined costs) (compared to 91% in 2017)

Latino households' median income is 68% of the median income of white non-Hispanic households (compared to 49% in 2017)

**Johnson Mobile Home Park was removed from the target Siler City neighborhoods, decreasing the number of units considered in poor, very poor, or unsound condition by 28. This accounts for much of the decrease in poor quality housing within the target neighborhoods.

Maintain →

0% of legally-binding affordable units have reverted to market-rate units (compared to 0% in 2017)

Worsen ↓

Of the rental housing stock in Chatham County, 15% (930 units) are studio/1 bedroom units, while 2 bedroom units make up 40% (2,490 units) (compared to 16% (985) for studio/1 bedroom, 38% (2,351) for 2 bedroom in 2017))

43% of renters who are 60+ years old are housing cost-burdened (compared to 41% in 2017)

95% of Section 8 vouchers provided by the Chatham Housing Authority (475 vouchers) are being used in the market (compared to 100% in 2017)

Black households median income is 41% of the median income of white non-Hispanic households (compared to 46% in 2017)

17.4% of the housing stock that is within a half-mile of transit & FFV vendors (compared to 17.8% in 2017)

11% of aggregate household income in the bottom two income quintiles is 11% in 2018 (compared to 12% in 2017)

Goals

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

Chatham County Affordable Housing Advisory Committee

2018 Data Dashboard

Goal	Metrics & Desired (Trend)	2017 Baseline Data	2018 Data Update	Target Goal
Increase number & diversity of affordable rental options	1. Number of legally-binding affordable units (↗)	1. 522	1. 522	1. 100 new units in 3 years.
	2. Proportion of rental housing stock that is studio/1 bedroom or 2 bedrooms (↗)	2. Studio/1bd: 16% (985), 2bd: 38% (2,351)	2. Studio/1bd: 15% (930), 2bd: 40% (2,490)	2. Increase studio/1bd to 20% within 3 years (an addition of ~241 units to existing stock).
	3. Proportion of housing stock that is within a half-mile of transit & FFV vendors (↗)	3. 17.8% (6,737)	4. 17.4% (6,771)	1. Increase to 20% within 3 years. (addition of 829 units/70% of all new based on permit history)
	4. Ratio of Section 8 vouchers to Section 8 units (legally-binding & market-rate landlords) (↘)	4. 100%	3. 95%	4. Maintain at 100%
Preserve legally-binding affordable housing	1. Proportion of legally-binding affordable units that have reverted to market-rate (↘)	1. 0%	1. 0%	1. 0%
Preserve existing naturally occurring affordable housing	1. Number of naturally occurring affordable units (→)	1. 373 units	1. 373 units*	1. Maintain baseline.
		% Affordable:	% Affordable:	
		Up to 30% AMI: 0%	Up to 30% AMI: 0%	
		31-60% AMI: 41%	31-60% AMI: 46%	
		61-80% AMI: 59%	61-80% AMI: 54%	
Ensure rental quality	1. Proportion of rental properties considered to be in poor, very poor, or unsound condition by tax assessor (↘)	1. 6%	1. 5.7%	1. Reduce
	2. Proportion of properties in target Siler City neighborhoods considered to be in poor, very poor, or unsound condition by tax assessor (↘)	2. 24%	2. 21%**	2. Reduce to 20% in 3 years (~22 units)
Support low-income renters	1. Number of households that receive security deposit assistance through Chatham Housing Authority (↗)	1. 20 annually	1. 3 annually	1. 25 per year (an additional \$3,250 per year)
	2. Number of households that receive rent assistance (Salvation Army or Central Piedmont Community Action) (→)	2. 80	2. 42	2. No target. Improve tracking to better understand why assistance is needed.
Foster healthy communities	1. Number of households that receive utility or energy assistance through Chatham Social Services Department or Salvation Army (→)	1. 1,663 in FY17	1. 1,559 in FY18	1. No target. Improve tracking & use it to identify properties in need of weatherization rehab.
	2. Number of households that receive weatherization or Heating & Air Repair/Replacement (HAARP) assistance (Central Piedmont Community Action) (→)	2. 11 in FY17	2. 18 in FY18	2. No target. Improve tracking and partnerships with Social Services Dept.
Improve economic mobility	1. Share of aggregate household income in bottom two income quintiles (↗)	1. 12%	1. 11%	1. Increase
	2. Proportion of households who are housing & transportation cost-burdened (Spend more than 45% of income on combined costs) (↘)	2. 91%	2. 86%	2. Reduce by 3% in 3 years
	3. Proportion and number of renter households below 80% AMI who are housing cost-burdened (↘)	3. 66% (2,223)	3. 68% (2,288)	3. No target
	4. Proportion and number of total households below 80% AMI who are housing cost-burdened (↘)	4. 51% (5,596)	4. 54% (5,793)	4. No Target
	5. Proportion of renters who are 60+ years old & cost burdened (↘)	5. 41%	5. 43%	5. Track & try to reduce. Given projected increase in older adult population, likely will see increase.
	6. Ratio of median income of Latino households to median income of white non-Latino households (↗)	6. 0.49	6. 0.60	6. No target
	7. Ratio of median income of Black households to median incomes of white non-Hispanic households (↗)	7. 0.46	7. 0.41	7. No target
	8. Proportion of residents who commute outside of the county for work (↘)	8. 59%	8. 58%	8. No target

* Changed how 2017 calculations are represented so don't show duplicates between income levels. Market rate affordable units, or naturally occurring affordable housing, is calculated using CoStar, a real estate database, and includes only multi-family rental properties, generally with 20 or more units. Calculation does not include data on affordable units in mobile home parks, single-family homes, or small rental properties.

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