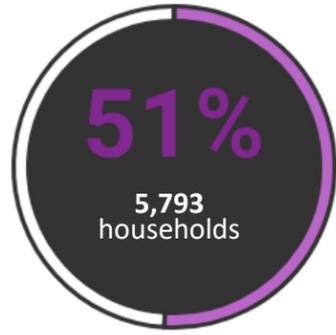# CHATHAM COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE
2019 Data Dashboard
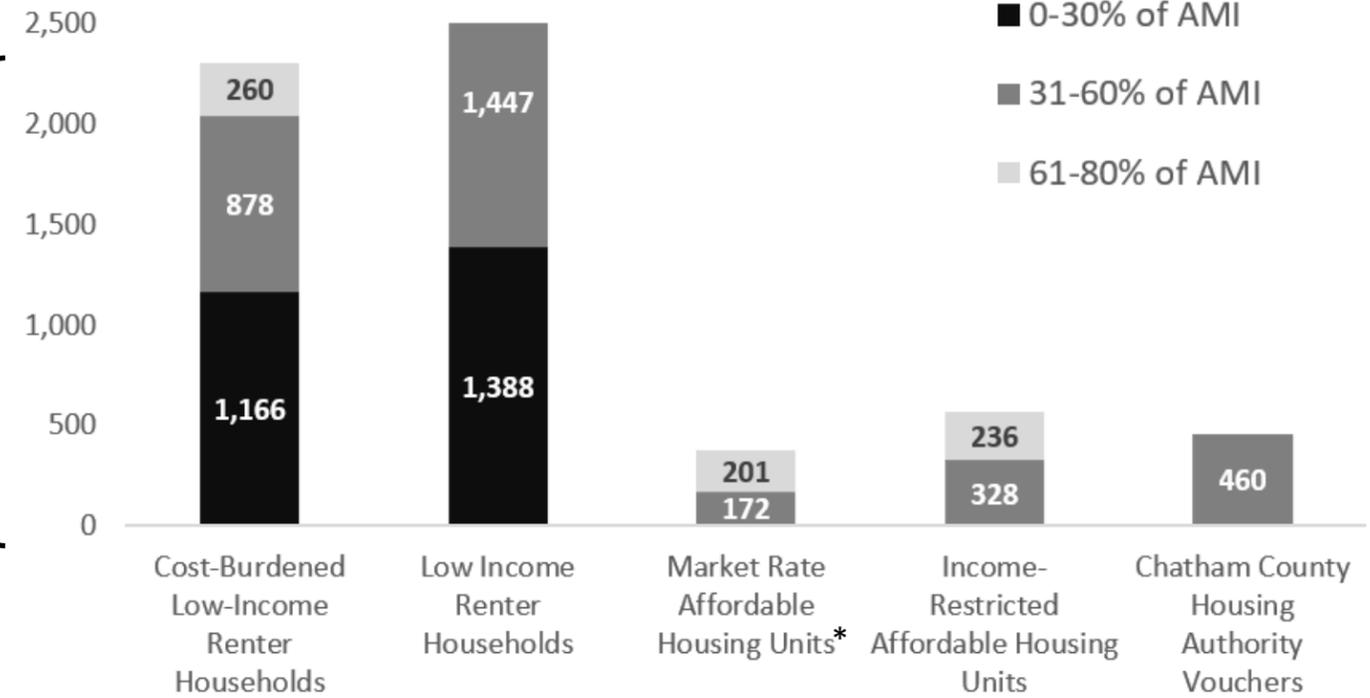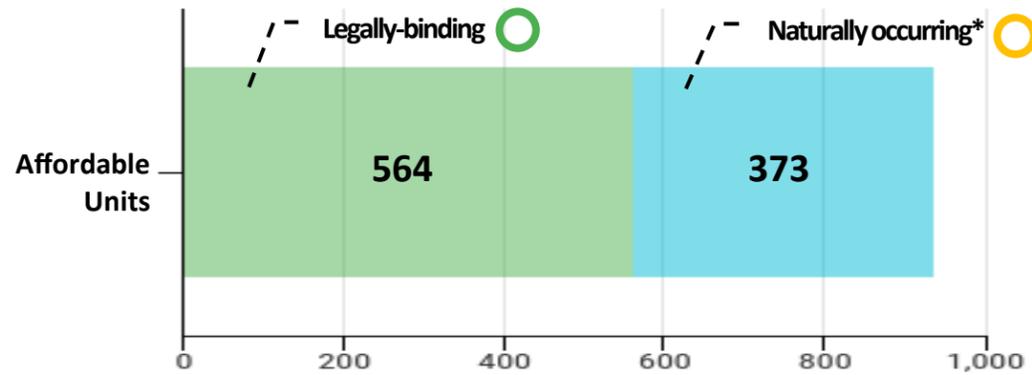
51%
5,793 households

Total households below 80% AMI are housing cost-burdened

64%
2,304 households

Renters households below 80% AMI are housing cost-burdened

Affordable Units

Legally-binding: 564
Naturally occurring*: 373

2,304 Households need affordable rental units

Legend:
- ■ 0-30% of AMI
- ■ 31-60% of AMI
- □ 61-80% of AMI

	Cost-Burdened Low-Income Renter Households	Low Income Renter Households	Market Rate Affordable Housing Units*	Income-Restricted Affordable Housing Units	Chatham County Housing Authority Vouchers
61-80% of AMI	260		201	236	
31-60% of AMI	878	1,447	172	328	460
0-30% of AMI	1,166	1,388			

*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 ○

Increase number of legally-binding affordable rental units to 564 units. (An increase of 8% or 42 units between 2017-2019)

Decrease in renters who are 60+ years old are housing cost-burdened to 40% (compared to 41% in 2017 and 43% in 2018)

Maintain ○

96% of Section 8/Housing Choice Vouchers provided by the Chatham Housing Authority are currently in use (440 of 460 vouchers are under contract)

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

There has been no loss of naturally occurring affordable rental units that the County tracks since 2017. (373 units since 2017)

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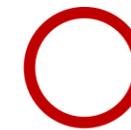
Worsen ○

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) (compared to 16% or 985 for studio/1bedroom units, 38% or 2,351 units for 2 bedroom in 2017)

Latino households' median income is 50% of the median income of white households (compared to 49% in 2017)

93% of households are housing & transportation cost-burdened, meaning they spend more than 45% of income on combined costs (compared to 91% in 2017)

Goals

1	2	3	4	5	6	7
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
2019 Data Dashboard

Goal	Metrics & Desired (Trend)	2017 Baseline Data	2019 Data Update	Target Goal
Increase number & diversity of affordable rental options	1. Number of legally-binding affordable units ⭕	1. 522	1. 564	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: 14% (909), 2bd: 45% (3,030)	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% (6,753)	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. 96%	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. 4 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. 45	3. 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. 1,082 in FY19	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. 20 in FY19	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. 93%	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. 64% (2,304)	3. No target
	4. Proportion and number of total households below 80% AMI who are housing cost-burdened 🔴	4. 51% (5,596)	4. 51% (5,465)	4. No Target
	5. Proportion of renters who are 60+ years old & cost burdened 🔴	5. 41%	5. 40%	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. 0.50	6. No target
	7. Ratio of median income of Black households to median incomes of white non-Hispanic households ⭕	7. 0.46	7. 0.40	7. No target
	8. Proportion of residents who commute outside of the county for work 🔴	8. 59%	8. 58%	8. No target

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** The number of units considered in poor, very poor, or unsound condition in Siler City has not changed since 2018, as data from the tax assessor's office will not be updated until after the next round of tax assessments in 2020.