

ADVISORY COMMITTEE SUMMARY ANNUAL REPORT

NOTE: Attach current list of members and identify officers.

Name of Committee:	Affordable Housing Advisory Committee	
Date of Presentation:	December 18, 2023	
Time Period Covered:	January 2023 – December 2023	
Name of Chairperson:	Susan Levy	
# of Meetings Held During Period (including any special meeting or community input)	8 (official meetings were not held in January, April, July, or November of 2023)	
<p>MISSION & GOALS – Summarize concisely the committee’s mission (charge), key goals, objectives and measures below. You also may attach as a separate document, but limit to no more than one page single-spaced.</p> <p>Relaunched in fall 2017, the Chatham County Affordable Housing Advisory Committee (AHAC) makes recommendations to the Chatham County Board of Commissioners for procedures and policies around affordable housing. The Committee will be instrumental in implementing the Chatham County Affordable Housing Strategy Toolbox, as well as administering the Housing Trust Fund application review and award process.</p> <p>Charge and Responsibilities:</p> <ul style="list-style-type: none"> • Reviewing affordable housing policies and procedures and providing recommendations and comments to advise County leadership. • Understanding the Chatham County Affordable Rental Housing Strategy Toolbox and helping to implement its priorities. • Providing feedback and assistance in developing additional strategies to support affordable rental, homeownership, supportive, and transitional housing in Chatham County. • Helping to promote opportunities related to affordable housing like fair housing workshops, RFPs, and surveys. • Submitting an “Advisory Committee Summary Annual Report” to the Chatham County Board of Commissioners. • Participation in the Housing Trust Fund application and awarding process. <p>Priority Goals:</p> <p>In its sixth year, the Committee has focused on the continued implementation of seven priority goals, improving the process for the County’s review and award of funds from the Housing Trust Fund, and strategically planning next steps. The seven priority goals include:</p> <ul style="list-style-type: none"> • Increasing number and diversity of affordable rental options • Preserving existing legally binding affordable housing • Preserving naturally occurring affordable housing (NOAH) • Ensuring rental quality • Supporting low-income renters • Fostering healthy communities • Improving economic mobility 		

ACCOMPLISHMENTS & ACTIVITIES – Summarize concisely below the committee’s major accomplishments and activities of the past year. This should include reports, research, projects, public input, etc. Be sure to identify how they relate to specific goals, objectives or measures. You also may attach as a separate document but limit to no more than one page single-spaced.

In AHAC’s sixth year, activities focused on Housing Trust Fund application and award process, researching and learning more about specific affordable housing challenges and opportunities, and collaboration with County staff and other stakeholders. Seven new members were appointed to the Advisory Committee and three new member orientation sessions were held.

Activities, Reports, & Policies Drafted and/or Completed (*relevant goals shown in italics*):

- **Housing Trust Fund** – The Trust Fund received five applications during the 2023 cycle, requesting a total of \$565,616. Awards totaling \$334,562 were committed to create and/or preserve affordable housing in Chatham County. The Housing Trust Fund has \$300,000 available for this year’s upcoming funding cycle. The Committee will review these applications and provide recommendations to the Board in either January or February 2023. (*Increase number and diversity of affordable housing options, preserve existing legally-binding and naturally occurring affordable housing*)
- **Established Focus Areas** – Due to the anticipated growth and development within Chatham County, AHAC members have identified several focus areas for the upcoming calendar year. These include mobile home park preservation, a continuation of efforts around the Unified Development Ordinance (UDO) recommendations, identifying existing buildings and/or land that may be suitable for affordable housing development, and researching potential sources of outside funding. Several of these focus areas will involve interlocal collaboration and collaboration between different Chatham County departments. (*Addresses all priority goals and promotes education about the needs, challenges, and opportunities in the county*)
- **Unified Development Ordinance Project** – AHAC members are engaged with Planning Department staff and the consultants working on the UDO efforts to provide feedback on affordable housing-related items affecting the development of the UDO. AHAC will provide feedback as the UDO development process continues. Three of AHAC’s members have joined the Planning Board’s UDO Subcommittee as ex-officio members and participate in their meetings. (*Increase number and diversity of affordable housing options, preserve existing legally-binding and naturally occurring affordable housing, ensure rental quality*)
- **Strategic Planning** – Alongside Minnesota Housing Partnership (MHP), a nonprofit that supports housing and community development opportunities across the country, Chatham County hosted a three-day strategic planning retreat in August. Six AHAC members participated in the event and will “champion” three of the goals identified through the strategic planning process. These goals include: (1) developing and strengthening sustainable funding sources that meet Chatham’s housing needs; (2) communicating to increase understanding and generate support; and (3) reducing development barriers and increase usable incentives. (*Addresses all priority goals and promotes education about the needs, challenges, and opportunities in the county*)
- **Exploring Partnerships and Models for the County** – Staff remains engaged with Community Home Trust, a non-profit land trust organization that has historically served Orange County, NC, and is now expanding into Chatham County, NC. Chatham County’s partnership with Community Home Trust has been several years in the making, and we will soon see the impact of these efforts with ten permanently affordable homeownership opportunities

incorporated within a development currently in progress – Vickers Bennett. This achievement serves as a model for future partnerships between both for-profit and nonprofit housing developers. *(Increase number and diversity of affordable housing options, preserve existing legally-binding and naturally occurring affordable housing)*

BARRIERS & CHALLENGES – Identify any barriers or challenges that make it difficult for the committee to achieve goals or objectives. Limit to the space provided below.

Despite continued efforts of the County and the Advisory Committee, the need for affordable housing in Chatham County continues to grow. Housing costs for both renters and homeowners have increased exponentially since the pandemic with relief remaining far out of sight. In March of 2023, Chatham’s median home price was approximately \$600,000; in September, this rose to \$650,000.

Even with Article 46 Sales Tax Revenue, available funding is far below what is necessary to meet Chatham’s affordable housing needs. As of June 2023, the City of Raleigh estimates that the current average subsidy required to create one affordable rental unit (e.g., one single apartment) at 60% AMI is \$159,000; this is over half of the annual Housing Trust Fund allocation and, at a 60% AMI affordability rate, is still out of reach for our most vulnerable families. Without tax credit incentives, the Urban Institute estimates the total cost of one affordable housing unit at 30% AMI to be \$254,476. The rent affordable to these families is even further from covering the cost of building and operating this housing.

AHAC and the County have an opportunity and a responsibility to think creatively about how to address housing needs, especially as they relate to stability, safety, and health of extremely low-income residents. The requests for funding as seen through the last few rounds of the Housing Trust Fund indicate that the need remains greater than the availability. Increased funding, as well as new and innovative approaches to creating and preserving affordable housing within the County, will be key as we enter 2024.

RECOMMENDED CHANGES: Please list any recommendations to the Board of Commissioners related to the changes in the advisory committee’s membership, mission, goals, objectives or other related issues.

We have two seats that have been vacant for approximately one year with several qualified applicants still interested in joining the Advisory Committee. Otherwise, the committee intends to continue focusing on the seven priority goals this coming year.

OTHER INFORMATION: Provide any other information or observations that the Board of Commissioners should know about. Provide in the space below.

County staff and Central Pines Regional Council (CPRC) continue to make efforts developing critical partnerships, pursuing external funding opportunities, and otherwise progressing towards the goal of improved housing quality and affordability for all residents of Chatham County.

Current Members of Affordable Housing Advisory Committee as of December 18, 2023

Current Vacancy(ies):

1 – District 5

1 – At-Large

	Name	Position	District
1	Susan Levy	Chair	3
2	John Foley	Vice-Chair	2
3	Alirio Estevez	Member	1
4	Gail Friedman	Member	1
5	Sharon Taylor Gray	Member	2
6	Gary Cox	Member	3
7	Mary Gillogly	Member	4
8	Tiffany Stuflick	Member	4
9	Stephanie Dixon	Member	5
10	VACANT	Member	5
11	Chip Price	Town of Siler City Appointee	Siler City
12	Kyle Shipp	Town of Pittsboro Appointee	Pittsboro
13	Kent Jones	Town of Goldston Appointee	Goldston
14	VACANT	Member	At-Large
	Jack Watson	Staff – CPRC	STAFF
	Hunter Fillers	Staff – CPRC	STAFF
	Lindsay Whitson	Staff – CPRC	STAFF
	Leah Dyson	Staff Liaison – Chatham County	STAFF
	Bryan Thompson	Staff – Chatham County	STAFF