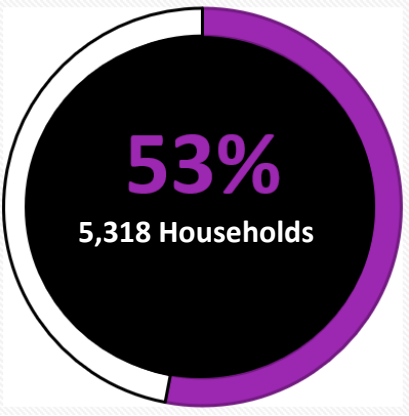
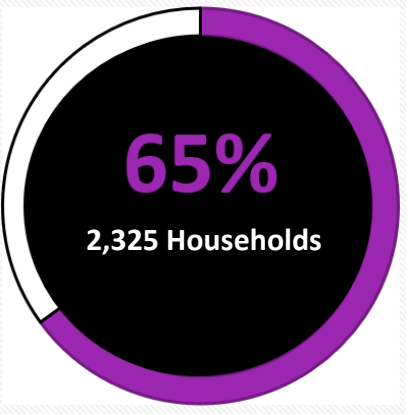


CHATHAM COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

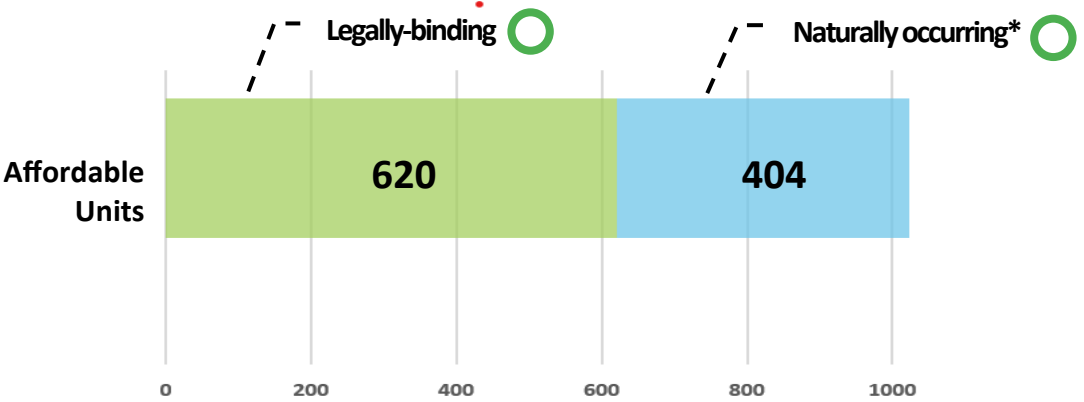
2021 Data Dashboard



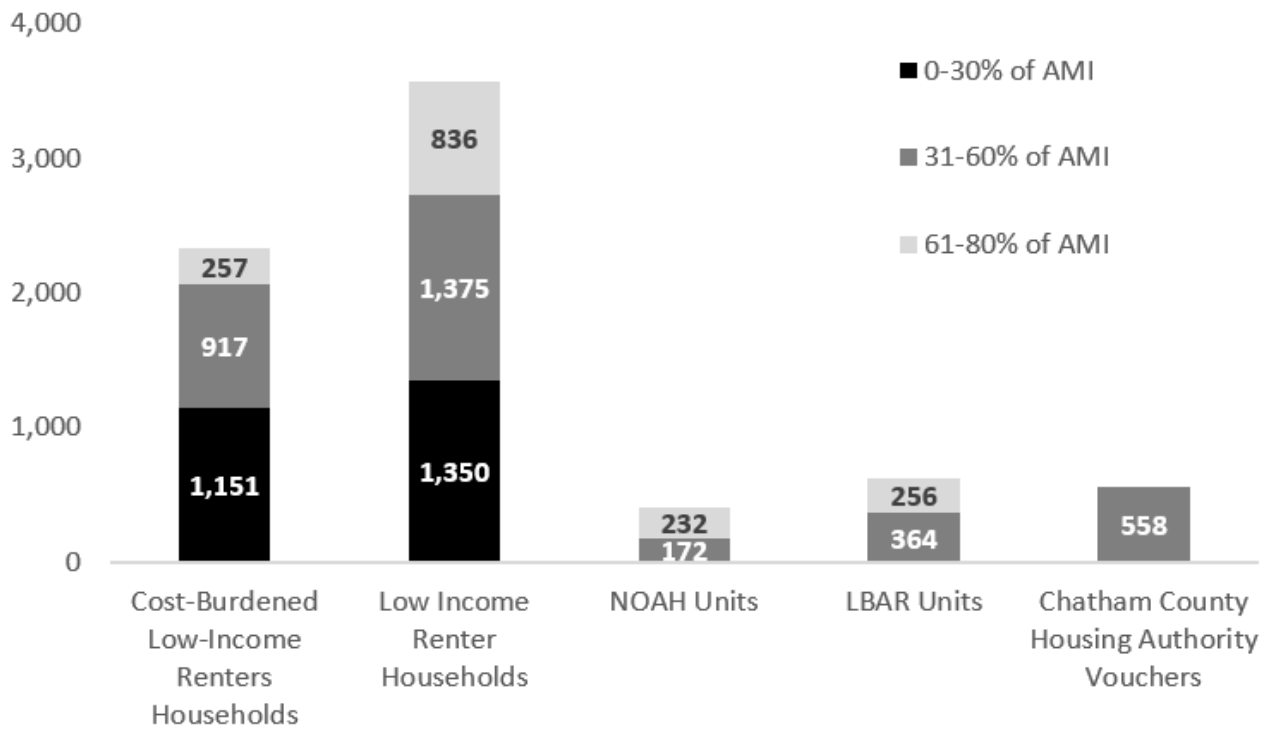
Total households below 80% AMI are housing cost-burdened



Renters households below 80% AMI are housing cost-burdened



2,325
Households need affordable rental units



*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 620 units. (An increase of 19% or 98 units)

Increase of naturally occurring affordable rental units that the County tracks to 404 units. (Increase from 373 in 2017)

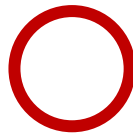
Latino households' median income is 60% of the median income of white households (compared to 49% in 2017)



Maintain

Of the rental housing stock in Chatham County, 14% (947 units) are studio/1 bedroom units, while 2 bedroom units make up 45% (3,070) (reduction in studio/bedroom and increase in 2 bedroom since 2017)

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



Worsen

11% of aggregate household income in the bottom two income quintiles is 11% in 2021 (compared to 12% in 2017)

Increase in renters who are 60+ years old are housing cost-burdened to 42% (compared to 41% in 2017 and 40% in 2019)

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

Increase number & diversity of affordable rental options

2

Preserve existing 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

CHATHAM COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

2021 Data Dashboard

Goal	Metrics & Desired (Trend)	2017 Baseline Data	2019 Data	2021 Data Update	Target Goal
Increase number & diversity of affordable rental options	1. Number of legally-binding affordable units 	1. 522	1. 564	1. 620	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. Studio/1bd: 14% (947), 2bd: 45% (3,070)	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 & fresh fruit and vegetable vendors	3. 17.8% (6,737)	4. 17.4% (6,753)	3. To be updated	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. To be updated	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%	1. 0%
Preserve existing naturally occurring affordable housing	1. Number of naturally occurring affordable units 	1. 373 units	1. 373 units*	1. 404 units*	1. Maintain baseline
		% Affordable:	% Affordable:	% Affordable:	
		Up to 30% AMI: 0%	Up to 30% AMI: 0%	Up to 30% AMI: 0%	
		31-60% AMI: 41%	31-60% AMI: 46%	31-60% AMI: 43%	
		61-80% AMI: 59%	61-80% AMI: 54%	61-80% AMI: 57%	
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. To be updated	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. To be updated	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. Update unavailable	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 (FY17-18)	2. 45 (FY19-20)	2. 81 (FY20-21)	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 (FY17-18)	1. 1,082 (FY19-20)	1. 1,285 (FY20-21 CIP and LIEAP), 54 (County emergency assistance, COVID relief funds)	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 (FY17-18)	2. 20 (FY19-20)	2. 12 (FY20-21)	2. No target. Improve tracking and partnerships with Social Services Department
Improve economic mobility	1. Share of aggregate household income in bottom two income quintiles 	1. 12%	1. 11%	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. 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. 65% (2,325)	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. 53% (5,318)	4. No Target
	5. Proportion of renters who are 60+ years old & cost burdened 	5. 41%	5. 40%	5. 42%	5. Track & try to reduce. Given projected increase in older adult population, likely will increase
	6. Ratio of median income of Latino households to median income of white non-Latino households 	6. 0.49	6. 0.50	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. 0.40	7. 0.51	7. No target
	8. Proportion of residents who commute outside of the county for work 	8. 59%	8. 58%	8. 61%	8. No target

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** On average, households spend approximately 58% of their household income on housing and transportation costs combined. Spending more than 45% of household income on those costs indicates a household is Housing and Transportation Cost Burdened. The breakdown of 93% of Chatham households being Housing and Transportation Cost Burdened is: 45-54% household income: 22.5%, 54-66% household income: 49.2%, 66-78% household income: 20%.