



Affordable Housing Retreat Proposal

Jamie Andrews | they/them
Chatham County Housing Officer
Board of Commissioners | 2026 Budget Retreat

Presentation Overview

- Goals and big questions
- Audience and public connections
- Event structure and topics
- Potential speakers

Goals and Big Questions

1. Establish housing as a system
 - How are housing supply and services linked?
 - What happens when needs aren't met?
2. Understand impacts of housing challenges on Chatham communities
 - Who receives housing services?
 - Who is affordable housing for?

Goals and Big Questions

3. Familiarize audience with existing housing interventions
 - What is Chatham County already doing?
4. Review and re-align with Strategic Housing Toolbox
 - Where have we made progress?
 - Where can we expand or put more energy?



Goals and Big Questions

5. Assess opportunities and identify next steps

- What major efforts should we pursue?
- What should we expand?
- What should we move past?

Audiences

- Commissioners are first priority
 - Ensure awareness of major trends, needs, and efforts
 - What do you want to know more about to make informed decisions?
 - What kinds of big opportunities are you interested in? Development? Services? Partnerships? Acquisition?

Other Audiences

- Peer boards from Siler City, Pittsboro, and Goldston
 - Our housing needs and future are linked, and peers are also interested in this!
- Committees and advocacy groups
 - AHAC, Planning Boards, Chatham Housing Collective, others?
- The public!
 - Residents want to know more and get involved. How do we empower those efforts?

Opportunities to Connect

- Center public reflections and input while keeping the event focused
- Build relationships and hear directly from constituents
- Strengthen connections across backgrounds with future partners

Proposed Retreat Structure

1. Where Are We?

- Housing as a spectrum and affordability
- Our context through state and local data

2. What Can We Do?

- Legal permissions in NC statutes
- Affordable Housing Strategic Plan

3. What Are We Doing?

- Current programming
- Impacts of ongoing efforts

4. What's Next?

- Opportunities for future action
- Envisioning our next efforts

Day 1 - Morning

The Housing Spectrum and Affordability

- Why we need diverse housing
- Overview of housing services
- What it means to afford a home

Refreshments break with small group conversations

The Present Moment

- State and local data
- Who is impacted by these conditions?
- What does low and moderate income mean in Chatham County?

Lunch break with to discuss with community participants

End lunch with reflections from the morning

Day 1 - Afternoon

Local Government Tools

- What services can we offer?
- How can we impact the housing supply?

2023 Strategic Plan

- How were our existing goals set?
- What did we set out to do?

Refreshments break with small group conversations

Day 1 Reflections

- Small group reflections
- Commissioner reflections
- Public comment opportunity #2
- Recess until day 2

Day 2 - Morning

Current Efforts

- What are we currently doing?
- How do we advance 2023 goals?

Refreshments break with small group reflections

Menu of Future Efforts

- How else can we advance 2023 goals?
- What ideas can we pursue or revisit?
- What will we be proud of in 3 years?

Lunch break with small group conversations

Envisioning Next Steps

- Small group reflections
- Setting the direction and next steps

Example Speakers

Name	Organization	Expertise or offerings
Stephanie Watkins-Cruz	NC Housing Coalition	<ul style="list-style-type: none"> - State and local data - State policy framework - 2023 plan development
Aaron Nelson	Chapel Hill Chamber	<ul style="list-style-type: none"> - Local housing data
Dr. Roberto Quercia	UNC Planning Dept.	<ul style="list-style-type: none"> - Housing market changes - Planning and policy for housing
Tyler Mulligan	UNC School of Government	<ul style="list-style-type: none"> - NC Affordable Housing Law - Partnership opportunities - Development expertise



Thank you!

Questions? Thoughts?