

Affordable Housing Retreat Proposal

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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?