

Affordable Rental Housing in Chatham County

Aspen Romeyn



Overview

- ▶ Affordable Housing Retreat Priorities
- ▶ Affordable Rental Task Force
- ▶ Key Issues
- ▶ Goals & Metrics
- ▶ Priority Strategies
- ▶ Next Steps



Affordable Housing Retreat

October 2015

“What is the problem we are trying to solve?”

- ▶ Expanding safe housing, lack of; opportunities for low-wage earners
- ▶ How to update and monitor affordable housing needs
- ▶ Fewer entry-level homes, new development is higher-end
- ▶ **Not enough in 30% of income rental range in Pittsboro and Siler City**
- ▶ Not enough for purchase in Pittsboro and Siler City
- ▶ Cannot accommodate those who need attention of Family Violence Rape Crisis Center
- ▶ **Lack of visibility of those providing services, not currently serving as a resource connecting those needing services with those organizations**
- ▶ Looking at symptoms; underlying problem is lack of good-paying jobs in county

Affordable Rental Task Force

September 2016 – July 2017

- ▶ Time-limited task force focused on affordable rental housing
- ▶ Charged with using research, data, and expertise available to:
 - ▶ Identify affordable rental housing challenges that are present in Chatham County and its municipalities.
 - ▶ Engage with developers, landlords, and community groups to better understand market conditions and potential incentives.
 - ▶ Compile short-, medium-, and long-term strategies and best practices that will address affordable rental housing challenges in the Chatham County housing market.

Representation	Member
Chair, Council on Aging	Dennis Streets
Chatham County	Mike Dasher
Chatham Alternate	Jim Crawford
Goldston	Tim Cunnup
Pittsboro	Pamela Baldwin
Pittsboro Alternate	Bett Wilson Foley
Siler City	Chip Price
Siler City Alternate	Larry Cheek

Affordable Rental Task Force

Meeting Framework

November 2016 | Introduction & Overview

- ▶ Defined common language, identify problems and priorities

January 2017 | Population & Outcomes

- ▶ Defined success – identify key outcomes and goals
- ▶ Included feedback from a developer focus group

March 2017 | Incentives & Investment

- ▶ Guest speakers from Development Finance Initiative and Brick Capital CDC in Sanford shared strategies that local governments can use to facilitate affordable housing

May 2017 | Preservation & Acquisition

- ▶ Guest speaker, Director of the Greensboro Housing Coalition, talked about the Minimum Housing Code as a tool to improve housing conditions
- ▶ Reviewed local revenue generation strategies and opportunity sites for affordable housing

June 2017 | Review Potential Strategies

- ▶ Guest speaker, Director of the Community Home Trust, talked about the land trust model as a tool to preserve housing affordability once it is built
- ▶ Reviewed and refined all potential strategies, goals, and performance metrics

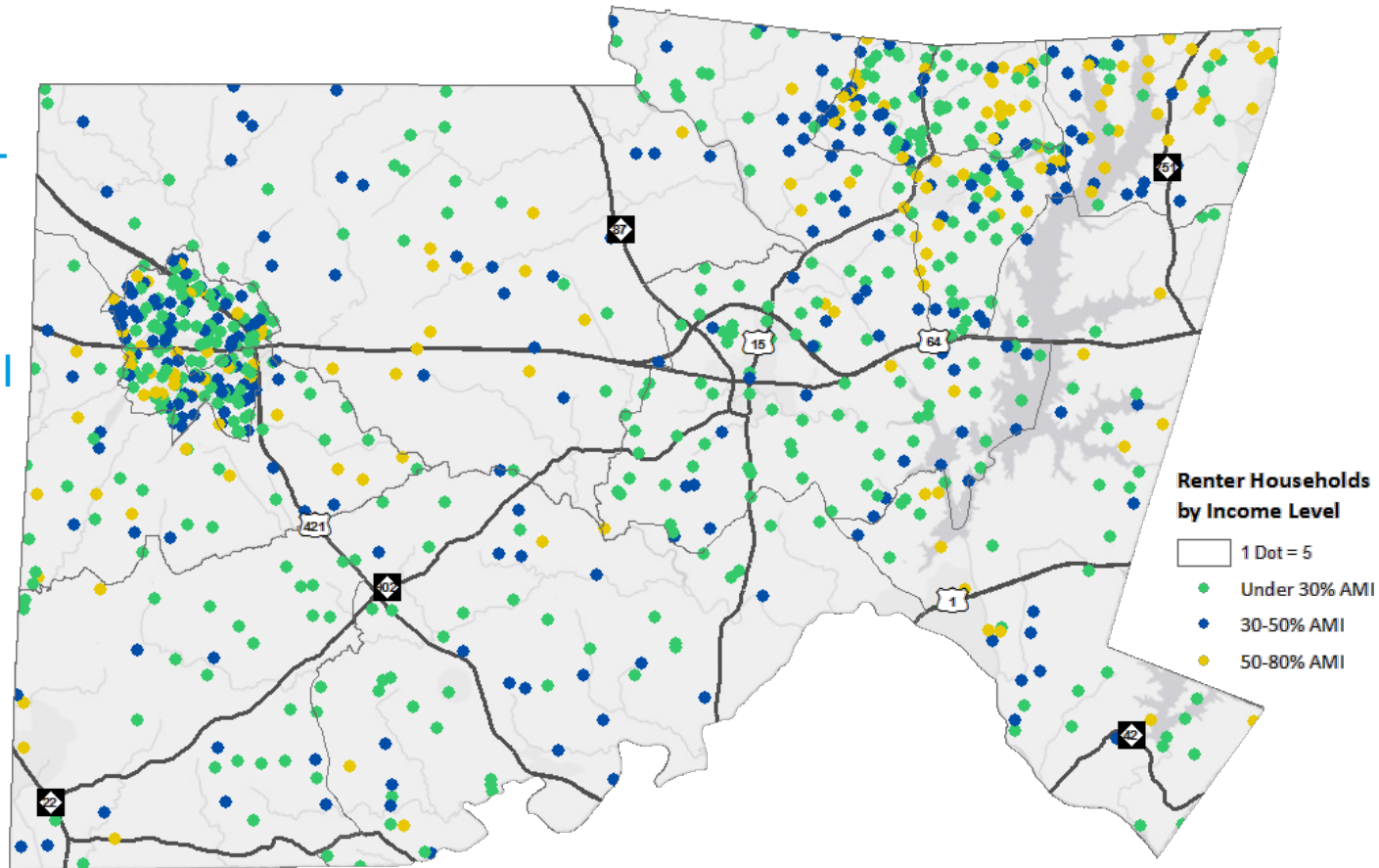
July 2017 | Finalize the Strategy Toolbox

- ▶ Discussed implementation, partnerships, accountability, and measures of success

Key Issues

There is an estimated gap of 1,995 affordable rental units.

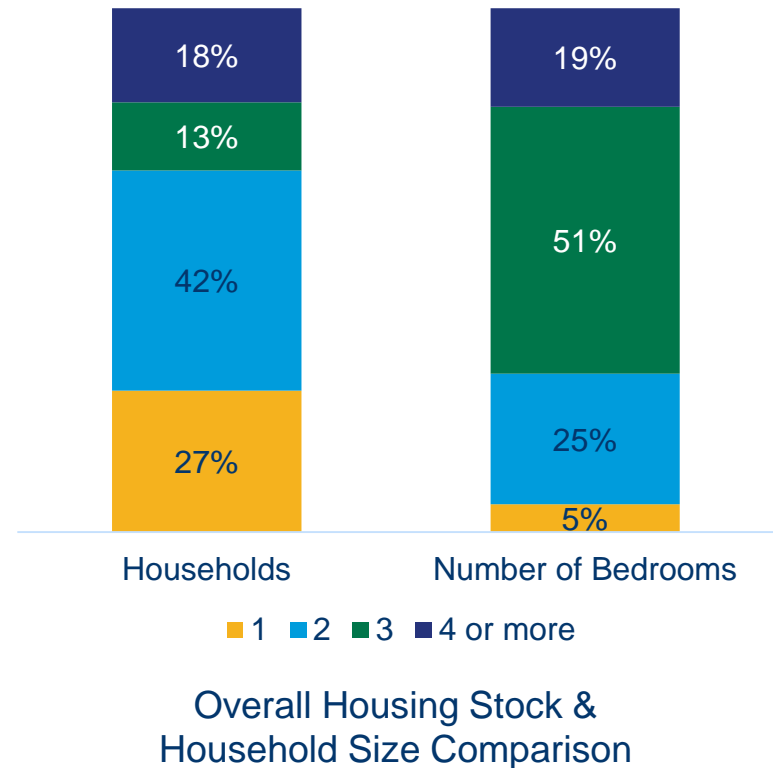
- ▶ 49% of renter households are cost-burdened
- ▶ 66% of renter households making less than 80% of AMI are cost-burdened
- ▶ There are roughly 1,404 renter households making 30% or less of AMI, but only 335 units affordable to that income bracket



Source: 2011-2015 5-Year American Community Survey

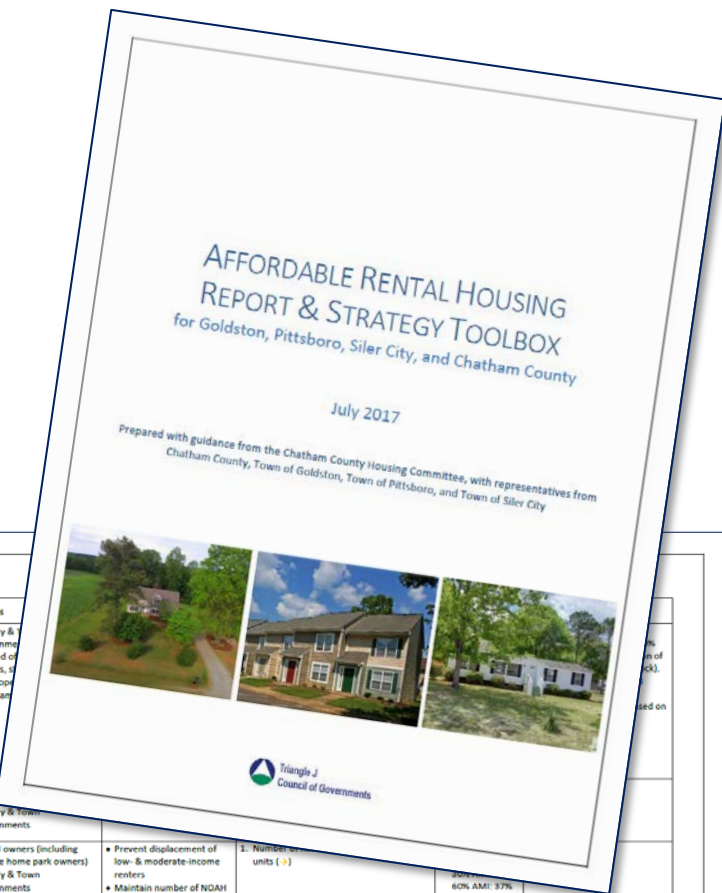
Key Issues

- ▶ Median renter household income is \$30,742
- ▶ Large and rapidly growing older adult population
 - ▶ **43%** of older adult rental households are cost burdened
- ▶ **39%** of renter households are one-person households, yet just **16%** of rental units are one-bedroom or studios
- ▶ The typical household spends **32%** of their income on housing and **28%** on transportation
- ▶ In Siler City, poor housing quality and a large proportion of residents for whom English is not their first language



Identified Goals

1. Increase the number and diversity of affordable rental options
2. Preserve existing legally-binding affordable housing
3. Preserve naturally occurring affordable housing (NOAH)
4. Ensure rental quality
5. Support low-income renters
6. Foster healthy communities
7. Improve economic mobility and equity



AFFORDABLE RENTAL HOUSING REPORT AND STRATEGY TOOLBOX			
II. Goals Matrix			
Goals	Policy Strategies	Program & Partnership Strategies	Partners
Increase number & diversity of affordable rental options	<ul style="list-style-type: none"> Encourage affordable housing provisions in large planned developments Establish a Housing Trust Fund Establish a Location Policy Allow for the development of missing middle housing Reduce parking requirements Utilize property tax exemptions 	<ul style="list-style-type: none"> Identify publically-owned developable land and issue RFPs for development Conduct outreach to landlords about Section 8 program 	<ul style="list-style-type: none"> County & Town governments Selected boards, commissions, and committees Developers Chatham County Housing Committee
Preserve existing legally-binding affordable housing	<ul style="list-style-type: none"> Establish a Housing Trust Fund to help finance a renewal of affordability period 	<ul style="list-style-type: none"> Track units Advocate for renewal of affordability period 	<ul style="list-style-type: none"> NC Housing Finance Agency County & Town governments
Preserve naturally occurring affordable housing (NOAH)	<ul style="list-style-type: none"> Establish a right of first refusal policy Establish a Housing Trust Fund Encourage developers to utilize the 4% Low-income Housing Tax Credit 	<ul style="list-style-type: none"> Track units 	<ul style="list-style-type: none"> NOAH owners (including mobile home park owners) County & Town governments NC Housing Finance Agency Developers & landlords Planning Departments/TICOG
Ensure rental quality	<ul style="list-style-type: none"> Strengthen the Minimum Housing Code Establish a program of periodic inspections Offer landlord incentives 	<ul style="list-style-type: none"> Conduct a neighborhood housing assessment in target neighborhoods in Siler City 	<ul style="list-style-type: none"> County & Town governments Nonprofits, Council on Aging Planning departments Landlords
Support low-income renters	<ul style="list-style-type: none"> Continue partnering with Chatham County Housing Authority and support security deposit program Support organizations that provide housing-related assistance and education 	<ul style="list-style-type: none"> Develop a housing resources website and hard copy versions of resource information Provide fair housing education to landlords Engage community members in need of affordable housing or assistance services 	<ul style="list-style-type: none"> Chatham Housing Authority County & Town governments Planning departments Nonprofits, Council on Aging Landlords (including mobile home park owners) Faith communities Community members

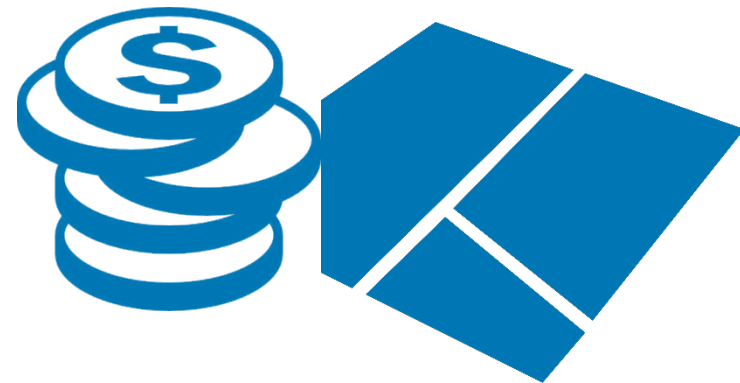
Goals Matrix

- ▶ Page 72 of the report; has all goals, strategies, partners, outcomes, and metrics in one location
- ▶ 19 metrics to measure progress across the seven goals

Goal	Strategies	Outcomes	Metric	Baseline Data	Target Goal
Increase number and diversity of affordable rental options	<ul style="list-style-type: none"> • Establish a Housing Trust Fund • Establish a Location Policy 	<ul style="list-style-type: none"> • Increase in number of legally-binding affordable units 	Number of legally-binding affordable units (↗)	522 units	100 new units in 3 years
Ensure rental quality	<ul style="list-style-type: none"> • Strengthen the Minimum Housing Code • Offer landlord incentives 	<ul style="list-style-type: none"> • Prevent displacement • Improve neighborhood conditions • Increase availability of healthy & safe places to rent 	Proportion of properties in target Siler City neighborhoods in poor, very poor, or unsound condition by tax assessor (↘)	24%	Reduce to 20% in 3 years

Strategy Toolbox

- ▶ **34** total strategies; both policy-oriented and program/partnership-oriented
- ▶ Most can be used in any of the jurisdictions
- ▶ Intended to comprehensively address issue from different angles
- ▶ No silver bullet; ideal to implement a combination of these strategies over a period of time



Chatham County Partnership Priorities

Chatham County can take the lead in convening partners and facilitating implementation of county-wide strategies:

- ▶ Develop a housing resources website and hard copy versions of resource information
- ▶ Establish a Location Policy and have each jurisdiction adopt it so it applies across the county
- ▶ Identify publically-owned developable land and issue Requests for Proposals for development
- ▶ Establish a Housing Trust Fund
- ▶ Partner with a community land trust

Priority Focus for Towns

Pittsboro & Goldston: Increase number and diversity of affordable rental options

- ▶ Development ordinance changes to facilitate new construction
- ▶ Preserve legally-binding affordable housing
- ▶ Increase availability of housing, such as through Section 8 vouchers or other incentives to build new units

Siler City: Rental quality and low-income renter support

- ▶ Strengthen the Minimum Housing Code
- ▶ Conduct a neighborhood housing assessment
- ▶ Offer landlord incentives
- ▶ Engage community members in need of affordable housing or assistance services

Next Steps

- ▶ Triangle J will provide facilitation and implementation support for the next year
 - ▶ Siler City and Pittsboro are participating and helping fund this work
- ▶ Appointment of Affordable Housing Advisory Committee
 - ▶ Charge: Review and understand affordable housing need, policies, and potential strategies; implement strategies of the Affordable Rental Task Force; provide recommendations to the County Commissioners and Town Boards; and help conduct outreach around housing issues.
 - ▶ Encompass homeownership, rental affordability, and transitional housing
 - ▶ Made up of 8-12 residents, representing different geographic areas of the county and different areas of expertise

Questions & Discussion

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