



Affordable Housing Advisory Committee **Annual Report, 2019**

Susan Levy, Advisory Committee Chair

November 18, 2019

Presentation Overview

Mission, Responsibilities

A Year in Review

Activities & Accomplishments

Housing Needs, Goals, Progress

Looking to the Future

Mission & Responsibilities

- We review affordable housing policies & procedures and provide recommendations and comments to advise County leadership
- We understand the Chatham County Affordable Rental Housing Strategy Toolbox and help implement priorities
- We provide feedback and assistance in developing additional strategies to support affordable homeownership opportunities and transitional housing in Chatham County
- We help to promote opportunities related to affordable housing like fair housing workshops, RFPs, and surveys.
- We will submit an “Advisory Committee Summary Annual Report” to the Chatham County Board of Commissioners

A Year in Review

Oct	Nov	Dec	Jan	Feb	March
<p>Learned More About Pittsboro Affordable Housing Task Force</p> <p>Hosted Landlord Forum and Fair Housing Training</p>	<p>Learned About Opportunity Zones from UNC's Development Finance Initiative</p>	<p>Learned About the Importance of Aging in Place from the Council on Aging</p>	<p>Discussed and Planned for Future Community Engagement Strategies</p>	<p>Discussed Housing Trust Fund Guidelines and Application</p>	<p>Began Creating Housing Trust Fund Application</p>
April	May	June	July	August	Sept
<p>Reviewed Draft Housing Trust Fund Application and Began Creating Scoring Criteria</p>	<p>Refined Scoring Criteria and Timeline for Housing Trust Fund</p>	<p>Reviewed and Finalized Scoring Criteria and Application for Housing Trust Fund</p>	<p>Hosted First Chatham County Housing Hangout</p>	<p>Reviewed Emergency Housing Funds Policy and Discussed Affordable Housing Presentation to Educate Community Members</p>	<p>Received an Updated about County's UDO Process and Refined Community Education Presentation</p>

Activities & Events

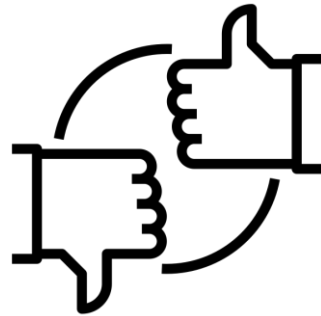
1. Hosted Landlord Forum, including Fair Housing Training
2. Participated in Siler City Chicken Festival
3. Convened County and town staff, elected officials, housing non-profit organizations, community members, and Advisory Committee members for a Housing Happenings Social
4. Participated in the Council on Aging Faith Summit



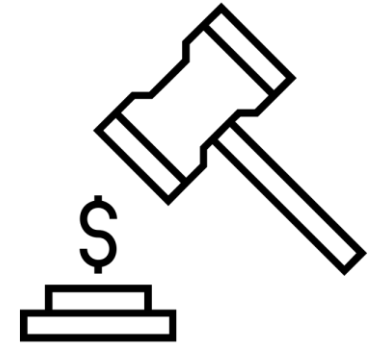
Housing Trust Fund Schedule, FY20



Applications
accepted between
August 30 and
November 1, 2019



Staff and AHAC
review and score
applications, provide
recommendation
between November
and December



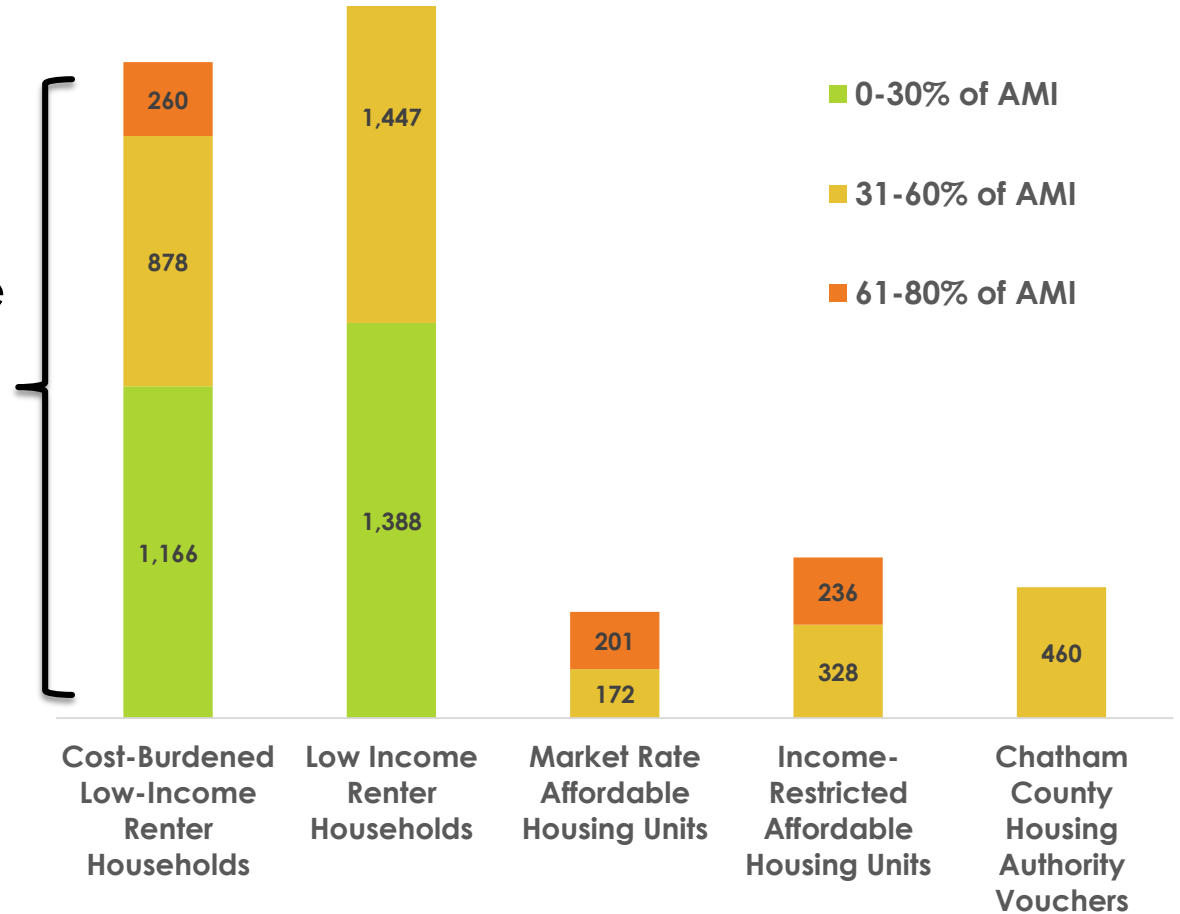
Board of
Commissioners
makes final decision
at December Board
Meeting



Update on Affordable Housing Needs, Goals and Progress

Need for Affordable Housing

2,304
Affordable
Rental
Units
Needed



Goals

01

Increase the number & diversity of affordable rental options

02

Preserve legally-binding affordable housing

03

Preserve existing naturally occurring affordable housing

04

Ensure rental quality

05

Support low-income renters

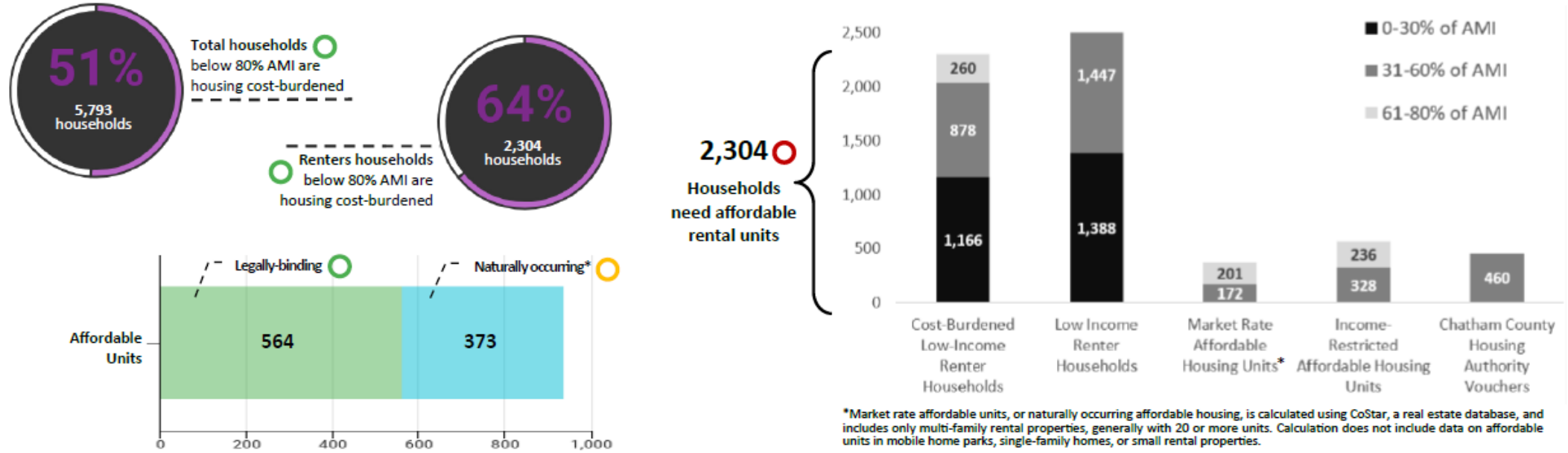
06

Foster healthy communities

07

Improve economic mobility

CHATHAM COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE 2019 Data Dashboard



Metrics are color-coded in relation to the below stated goals, outlined in the Rental Strategy Toolbox.

Progress	<p>Green Increase number of legally-binding affordable rental units to 564 units. (An increase of 8% or 42 units between 2017-2019)</p>	<p>Yellow 96% of Section 8/Housing Choice Vouchers provided by the Chatham Housing Authority are currently in use (440 of 460 vouchers are under contract)</p>	<p>Light Blue There has been no loss of naturally occurring affordable rental units that the County tracks since 2017. (373 units since 2017)</p>	<p>Red Of the rental housing stock in Chatham County, 15% (930 units) are studio/1 bedroom units, while 2 bedroom units make up 40% (2,490) (compared to 16% or 985 for studio/1bedroom units, 38% or 2,351 units for 2 bedroom in 2017)</p>	<p>Purple Latino households' median income is 50% of the median income of white households (compared to 49% in 2017)</p>
	<p>Purple Decrease in renters who are 60+ years old are housing cost-burdened to 40% (compared to 41% in 2017 and 43% in 2018)</p>				

Goals	1	2	3	4	5	6	7
	Increase number & diversity of affordable rental options	Preserve existing legally-binding affordable housing	Preserve existing naturally occurring affordable housing	Ensure rental quality	Support low-income renters	Foster healthy communities	Improve economic mobility

Data Update Highlights

Priority Goal	Metric and Goal	Outcome – 2017- 2019
1. Increase number & diversity of affordable rental options	Increase number of legally-binding affordable units by 100 units in three years.	Increase number of legally-binding affordable rental units to 564 units. (An increase of 8% or 42 units between 2017-2019)
2. Preserve legally-binding affordable housing	Proportion of legally-binding affordable units that have reverted to market rate. Goal: No units revert to market rate.	No legally-binding affordable units have funding that expired between 2017-2019.
3. Preserve existing naturally occurring affordable housing	Maintain the number of naturally occurring affordable housing units.	Zero loss of naturally occurring affordable housing units between 2017-2019 – 373 units exist in the County.

Data Update Highlights

Priority Goal	Metric and Goal	Outcome – 2017- 2019
4. Ensure rental quality	Reduce the proportion of rental properties in poor condition.	Cannot identify change in proportion of rental properties considered in poor condition as data was not updated during the last year.
5. Support low-income renters	Improve tracking of data for households that receive security deposit assistance or rental assistance from Chatham County Housing Authority, Salvation Army, or Central Piedmont Community Action, Inc.	Continued to work with partners to collect and track data. Total households that received assistance from those organizations decreased between 2017-2019.



Looking to the Future

Moving Forward

The Affordable Housing Advisory committee would like to **continue focusing on the five priority goals for this upcoming year. Some additional deliverables/priorities for this coming year include:**

1. Review and provide recommendations for Housing Trust Fund applications
2. Review applications for Emergency Housing Funds
3. Work to adopt a County-wide location policy
4. Research and propose next steps for landlord incentives
5. Community presentations for AHAC members to use