



Affordable Housing Advisory Committee Yearly Report, 2018

OCTOBER 15, 2018

Overview

Mission, Responsibilities, Goals

Activities & Accomplishments

Barriers & Challenges

Data Dashboard Update

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

Activities

- ▶ Created the Affordable Housing Resource Webpage – November 2017
- ▶ Completed the Siler City Neighborhood Assessment – April 2018
- ▶ Completed the Housing Trust Fund Guidelines – July 2018
- ▶ Drafted the Location Policy – adopted by committee July 2018, currently in review process by Towns
- ▶ Hosted the Affordable Housing Van Tour – May 2018
- ▶ Drafted the Tenant Rights – Fair Housing & Housing Quality Issues Brochure – August 2018
- ▶ Hosted a Landlord Forum on October 13th, 2018

Additionally:

- ▶ Triangle J and County staff have worked with the Pittsboro Affordable Housing Task Force and Siler City Town staff directly on projects relating to affordable housing.



The tour group listens to Richard Angino from Third Wave talk about plans for the Henry Siler School which was recently awarded Tax Credits!



Goals & Data Update

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

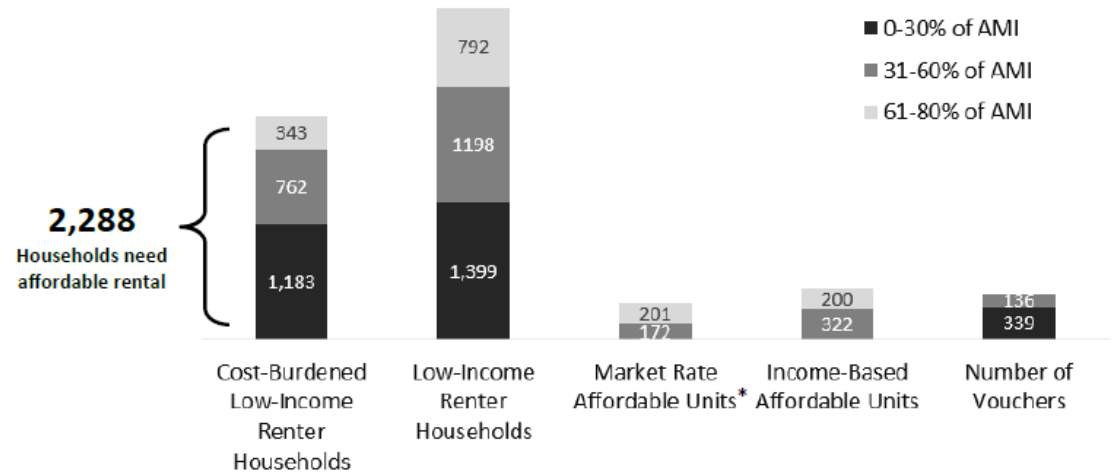
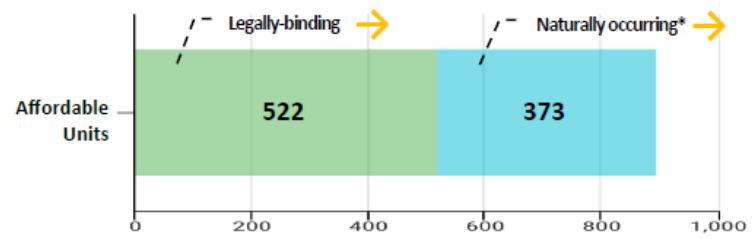
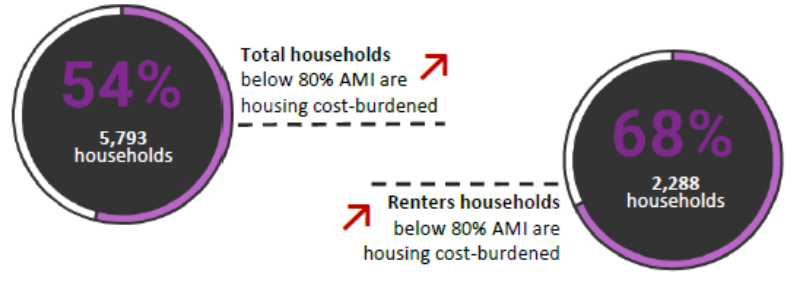
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Foster healthy communities

07

Improve economic mobility

Chatham County Affordable Housing Advisory Committee 2018 Data Dashboard



*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 ↑

5.7% of rental properties are considered to be in poor, very poor, or unsound condition by the tax assessor (compared to 6% in 2017)

21% of properties in target Siler City neighborhoods are considered to be in poor, very poor, or unsound condition by tax assessor ** (compared to 24% in 2017)

86% of households are housing & transportation cost-burdened (spend more than 45% of income on combined costs) (compared to 91% in 2017)

Latino households' median income is 68% of the median income of white non-Hispanic households (compared to 49% in 2017)

Maintain →

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

Worsen ↓

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 units) (compared to 16% (985) for studio/1 bedroom, 38% (2,351) for 2 bedroom in 2017)

43% of renters who are 60+ years old are housing cost-burdened (compared to 41% in 2017)

95% of Section 8 vouchers provided by the Chatham Housing Authority (475 vouchers) are being used in the market (compared to 100% in 2017)

Black households median income is 41% of the median income of white non-Hispanic households (compared to 46% in 2017)

17.4% of the housing stock that is within a half-mile of transit & FFV vendors (compared to 17.8% in 2017)

11% of aggregate household income in the bottom two income quintiles is 11% in 2018 (compared to 12% in 2017)

**Johnson Mobile Home Park was removed from the target Siler City neighborhoods, decreasing the number of units considered in poor, very poor, or unsound condition by 28. This accounts for much of the decrease in poor quality housing within the target neighborhoods.

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

Data Update Highlights

Goal	2018 Highlights
Increase number & diversity of affordable rental options	<ul style="list-style-type: none">• The proportion of rental housing stock that is studio/1 bedroom or 2 bedroom has increased slightly
Preserve legally-binding affordable housing	<ul style="list-style-type: none">• No loss of units

Data Update Highlights

Goal	2018 Highlights
Preserve existing naturally occurring affordable housing	<ul style="list-style-type: none">• Number of naturally occurring affordable units remained constant.
Ensure rental quality	<ul style="list-style-type: none">• Small decrease in the proportion of properties considered to be in poor, very poor, or unsound condition due to Johnson's Mobile Home Park.
Support low-income renters	<ul style="list-style-type: none">• Decrease in the number of households that received rent assistance from Salvation Army or Central Piedmont Community Action.

Housing Trust Fund

In the first year:

- ▶ Funds will assist with the redevelopment of the Henry Siler School, which will include 44 affordable housing units. This Project received a Low-Income Housing Tax Credit Award in August 2018.
- ▶ Funds are also supporting the County's work to analyze impediments to Fair Housing.

Thank you for your continued support of affordable housing in Chatham County!

The Housing Trust Fund is key to supporting our work now and in the future!



Moving Forward

Barriers & Challenges

- ▶ Rising construction costs
- ▶ A constrained housing market in the region
- ▶ Decreasing availability of federal and state funding
- ▶ Rapid population growth in Chatham County and the Triangle region

Given these big-picture barriers, the continued financial, policy, and advocacy support from the County Commissioners has been very instrumental to the progress of the Affordable Housing Committee.

Going forward this support will be vital for policy adoption and implementation.

Next Steps

The Affordable Housing Advisory committee would like to **continue focusing on the five priority goals for this upcoming year.**

1. Increase number and diversity of affordable rental options
2. Preserve legally-binding affordable housing
3. Preserve existing naturally occurring affordable housing
4. Ensure rental quality
5. Support low-income renters