

Affordable Housing in Chatham County

January 2019 BOC Retreat

Agenda

- **Key Issues: Affordability, Quality & Supply**
- **What are we doing?**
- **2019 Affordable Housing Tasks**
- **Housing & Community Development Vision**

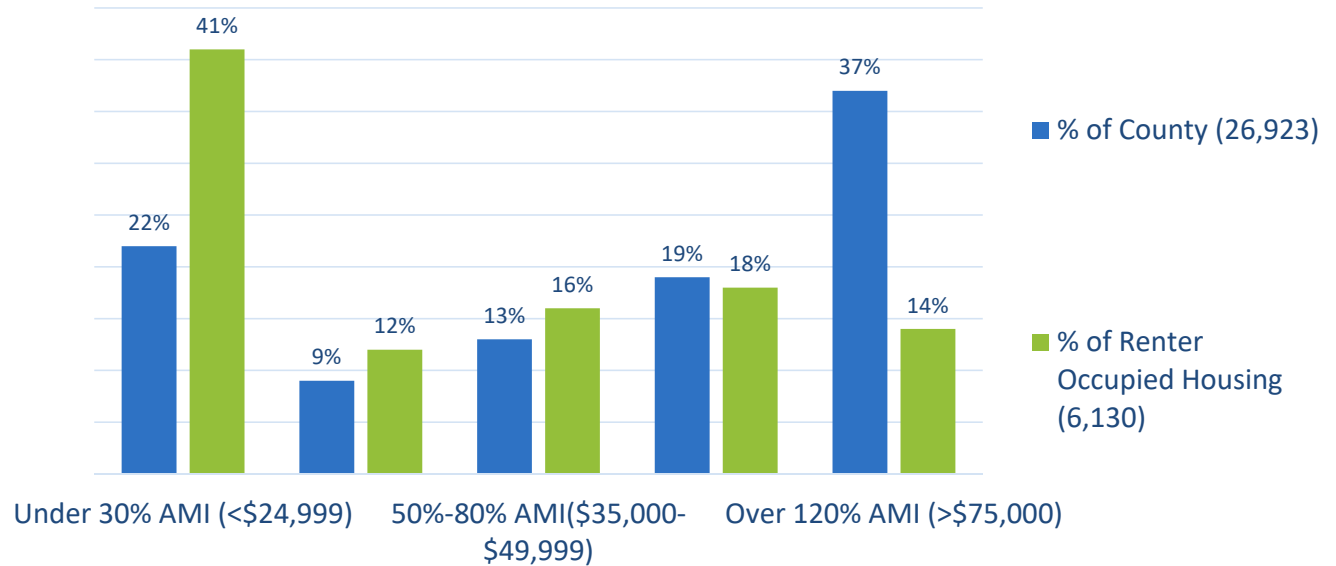


Key Issues

Affordability, Quality, and Supply

Key Issues:

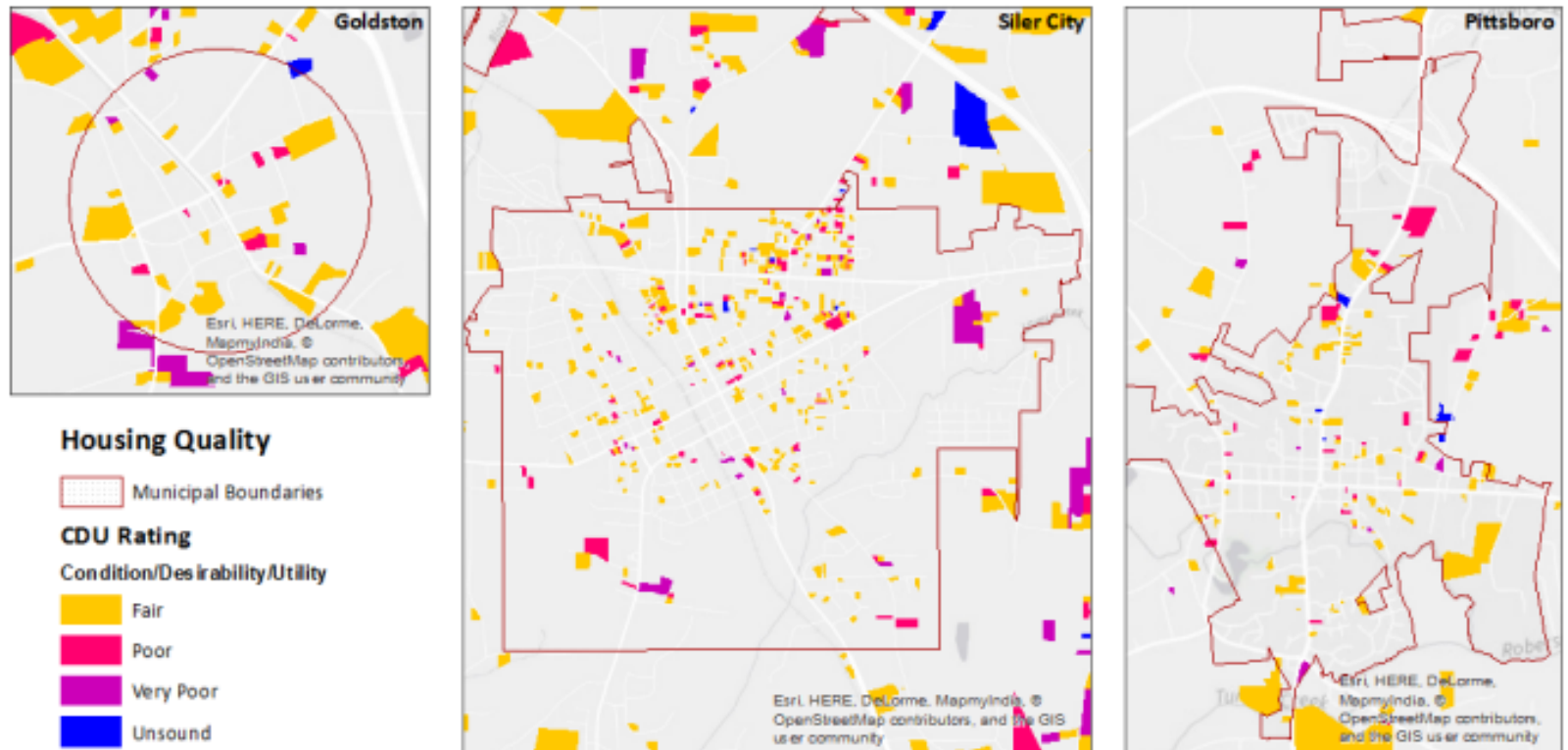
Affordability



- 49% of renter households in Chatham County are making less than 30% of AMI
- 66% of renter households are making less than 80% of the AMI (less than \$50,000) and are cost-burdened
- 41% of all renter households in Chatham County are cost burdened
- Housing and Transportation Index estimates that the typical household in Chatham spends 32% of their income on housing and 28% on transportation, totaling 60%. The recommended threshold is 45%.

Quality

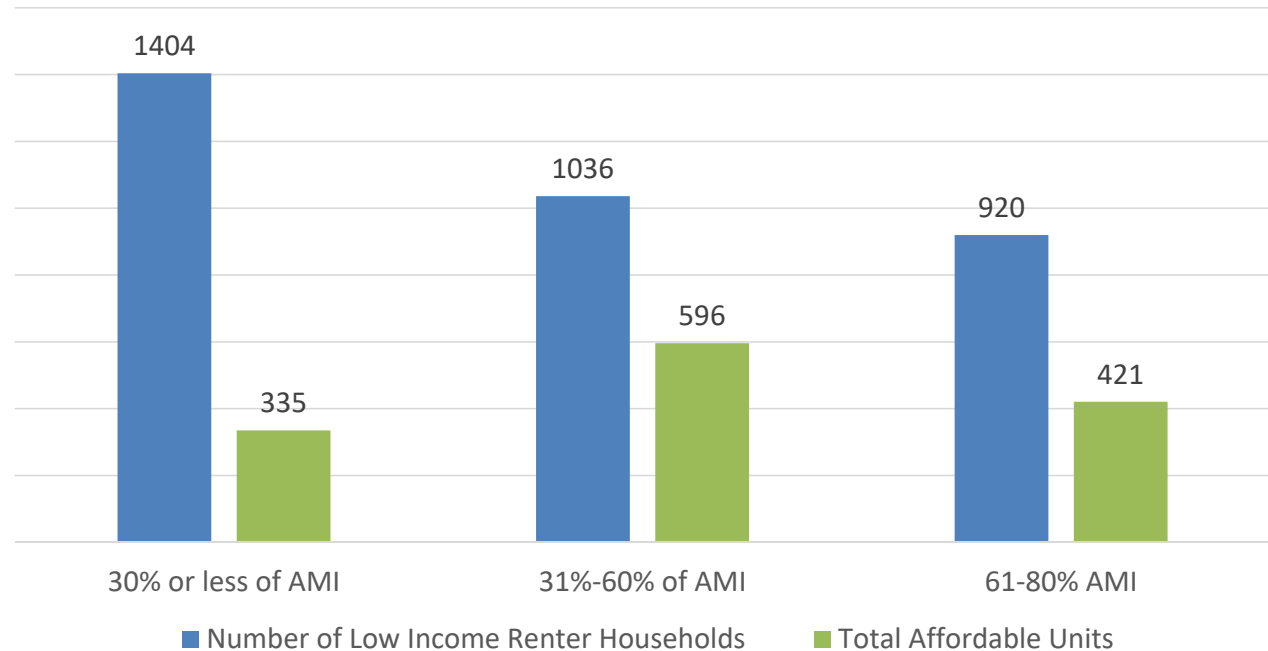
AFFORDABLE RENTAL HOUSING REPORT AND STRATEGY TOOLBOX



Source: Page 31. Affordable Rental Housing Report & Strategy Toolbox

Key Issues

Supply



There is a gap of **1,995 affordable rental units in Chatham**

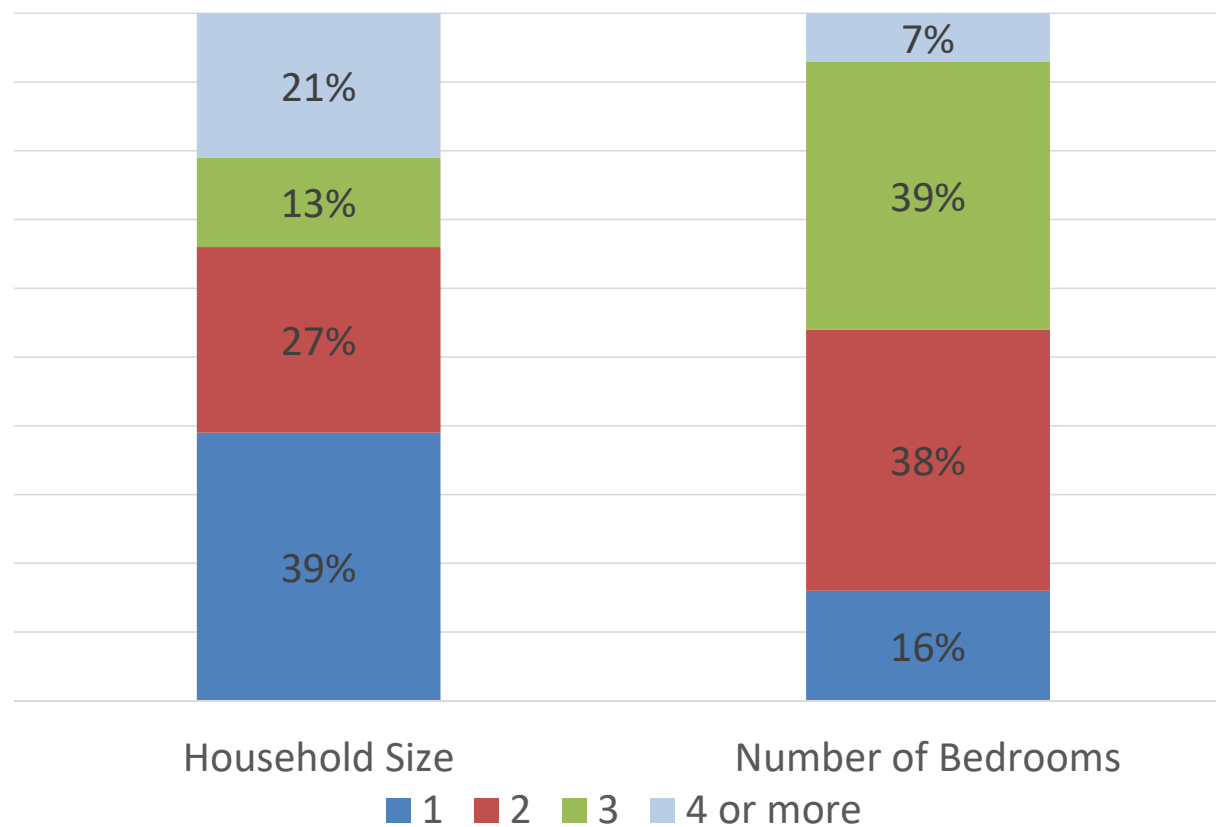
1,404 units of that gap is housing for households making between 0 and 30% of AMI

80% of the housing stock is single-family homes, 15% are mobile homes.

Source: Page 7 and 27 Affordable Rental Housing Report & Strategy Toolbox

Key Issue

Supply



Source: Page 28 Affordable Rental Housing Report & Strategy Toolbox



What are we doing?

AHAC - Year in Review

JAN	FEB	MARCH	APRIL	MAY	JUNE
<i>canceled</i>	Presentation from Siler City Planning Director, Discuss Housing Trust Fund	Rebuilding Together, Siler City Neighborhood Assessment, Foreclosed Property	Adopted Neighborhood Assessment, Review Housing Trust Fund Guidelines and Location Policy	Fair Housing Overview and Hispanic Liaison Presentation	Chatham County Comprehensive Plan Implementation Workshop
JULY	AUG	SEPT	OCT	NOV	DEC
Habitat for Humanity, Review Revised Housing Trust Fund Guidelines and Location Policy	Siler City Minimum Housing Code and Review Housing Quality Brochure	Housing Authority presentation, Landlord Forum Planning, Review Potential Landlord Incentives	Pittsboro Task Force presentation, Discuss Chatham County website and periodic inspections research	UNC's Development Finance Initiative and Opportunity Zones	Council on Aging Master Aging Plan, Elect New Officers



Policies, Programs, and Efforts

Policies	Programs	Efforts
Reimbursement Policy for Impact Fees (amended December 2018)	Housing Trust Fund	Applied for \$750,000 in CDBG money
Housing Trust Fund Guidelines (passed September 2018)	Safe House for Victims of Domestic Violence with Chatham Family Violence Prevention Services & Chatham Housing Authority	Community engagement with Landlords about Section 8 & Fair Housing
	Emergency Hotel Assistance with Central Piedmont Community Action – CPCA	Engagement with housing efforts in municipalities (Pittsboro Affordable Housing Task Force & Siler City BIC)
	Fair Housing Counseling	



2019 Affordable Housing Tasks

2019 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

In progress

- Internal process for effectively managing the Housing Trust Fund
- Designing intentional and consistent Community Engagement – Quarterly Conversations
- Moving towards preparing the Chatham County Location Policy for adoption
 - Pittsboro/Pittsboro Affordable Task Force (feedback given)
 - Town of Siler City (meetings being scheduled)
 - Town of Goldston

Horizon Issues

Determining how to address emergency housing needs?

Example: Central Piedmont Community Action

How do we address housing quality issues at the county level?

Example: Engaging with landlords through programming and incentives to maintain and/or rehabilitate properties – October 2018 Landlord forum



Housing & Community Development Vision

Chatham Housing & Community Development Vision

Investment & Development

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Housing Trust Fund is a BIG step towards proactively investing in affordable housing for our community. Currently the priorities of the Housing Trust fund are:

- 1) To increase the supply of affordable housing near resources like grocery stores, public transportation, schools, jobs, and healthcare
- 2) To reduce and avoid undue concentrations of poverty and subsidized housing
- 3) To incentivize development of affordable and workforce housing for low-and moderate-income households
- 4) To promote diversity and vitality of neighborhoods

Potentially Missing:

Investment in programs that reduce housing instability and address emergency housing needs (Johnson Mobile Home Park, CPCA)

Chatham Housing & Community Development Vision

Investment & Development

Community Engagement & Education

Fair Housing
Housing Quality Issues
Development Opportunities
Policies that promote and incentivize development

ALL require community engagement and education across stakeholder groups

Quarterly Conversations
Developing a more accessible portal to our “affordable housing program” via the website

Chatham Housing & Community Development Vision

Investment & Development

Community Engagement & Education

Effective Policy & Program Infrastructure

Housing Trust Fund guidelines
Reimbursement Policy
Location Policy (pending)

Building flexible, effective policies that meet our communities needs.

Implementing strong programs leveraging investment, and what we learn through community engagement and education.

Policies cannot be immune to change. Evaluation has to happen after each year or so to ensure our program is not creating more barriers than already exist and that we remain flexible and are able to adapt to our community's already varied needs.

Chatham Housing & Community Development

Investment	Engagement & Education	Policy & Program Infrastructure
Housing Trust Fund \$200,000	<p>Landlord Forum</p> <p>Quarterly Conversations</p> <p>Fair Housing Counseling</p> <p>Participating in town committees and other community efforts (Siler City BIC, Pittsboro AHB, Aging Plan)</p>	<p>Housing Trust Fund Guidelines</p> <p>Reimbursement Policy</p> <p>Location Policy</p> <p>**Emergency Hotel Stays – CPCA **</p> <p>Safe House with Chatham Housing Authority</p>

Questions?