




Affordable Housing Update



Budget Retreat FY 21



TABLE OF CONTENTS

- 
- 01 **Review of Goals & Key Data**
 - 02 **The Housing Spectrum + HTF Impact**
 - 03 **Housing Pipeline**
 - 04 **Existing program +
Gaps & Possibilities**

Affordable Housing Update: Review Of Chatham Housing Goals

Affordable Housing Toolbox (2017)

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



Plan Chatham Goal 9

Provide equitable access to high
quality education, housing and
community options for all

100 new affordable units a year



Affordable Housing Update: Review

Chatham County is a part of the Durham-Chapel Hill (MSA)

The area median income for Chatham County is \$84,800

For a family of 4 earning 80% AMI – that's **\$67,850**

Of households making less than \$50,000 a year – **51% are cost burdened**

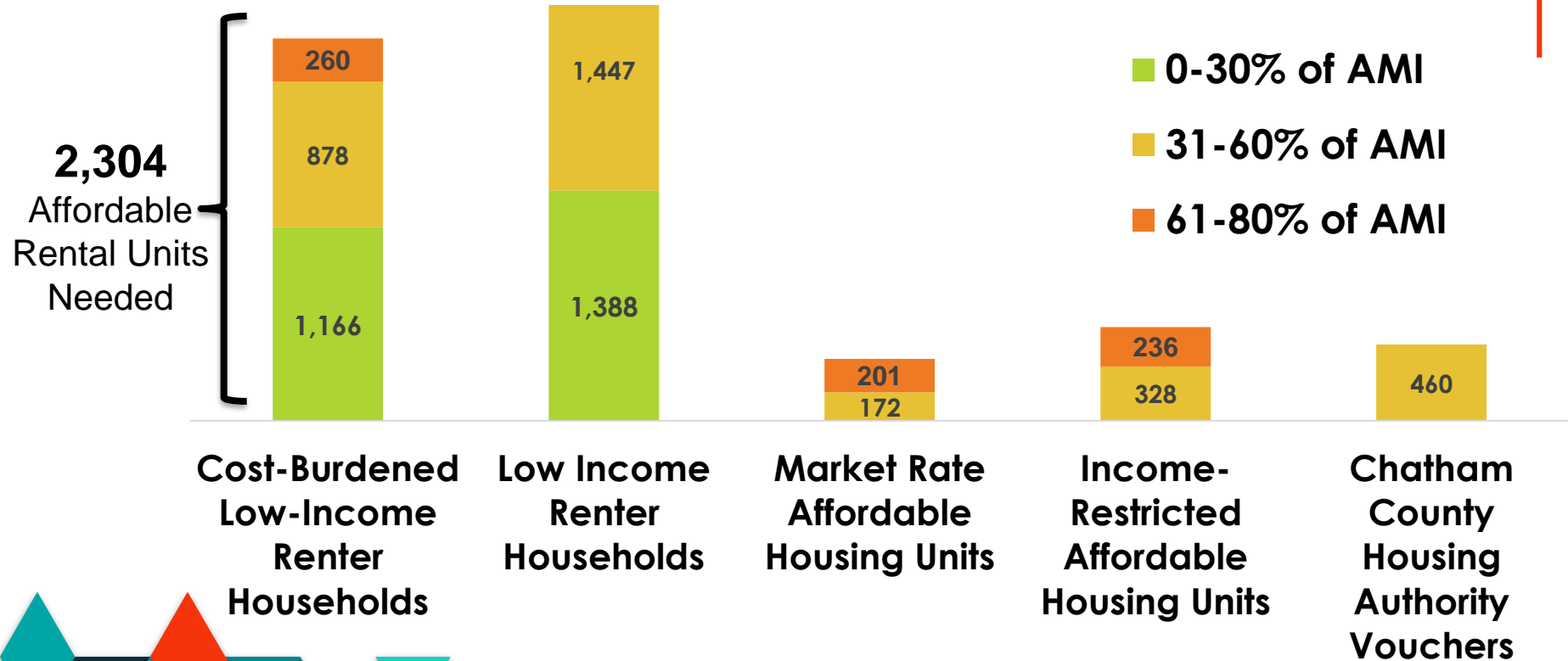
More than 1/3 of households in Chatham County have an annual income of less than \$50,000. Of these households, **33% are renters.**



Affordable Housing Update: Review of Key Data

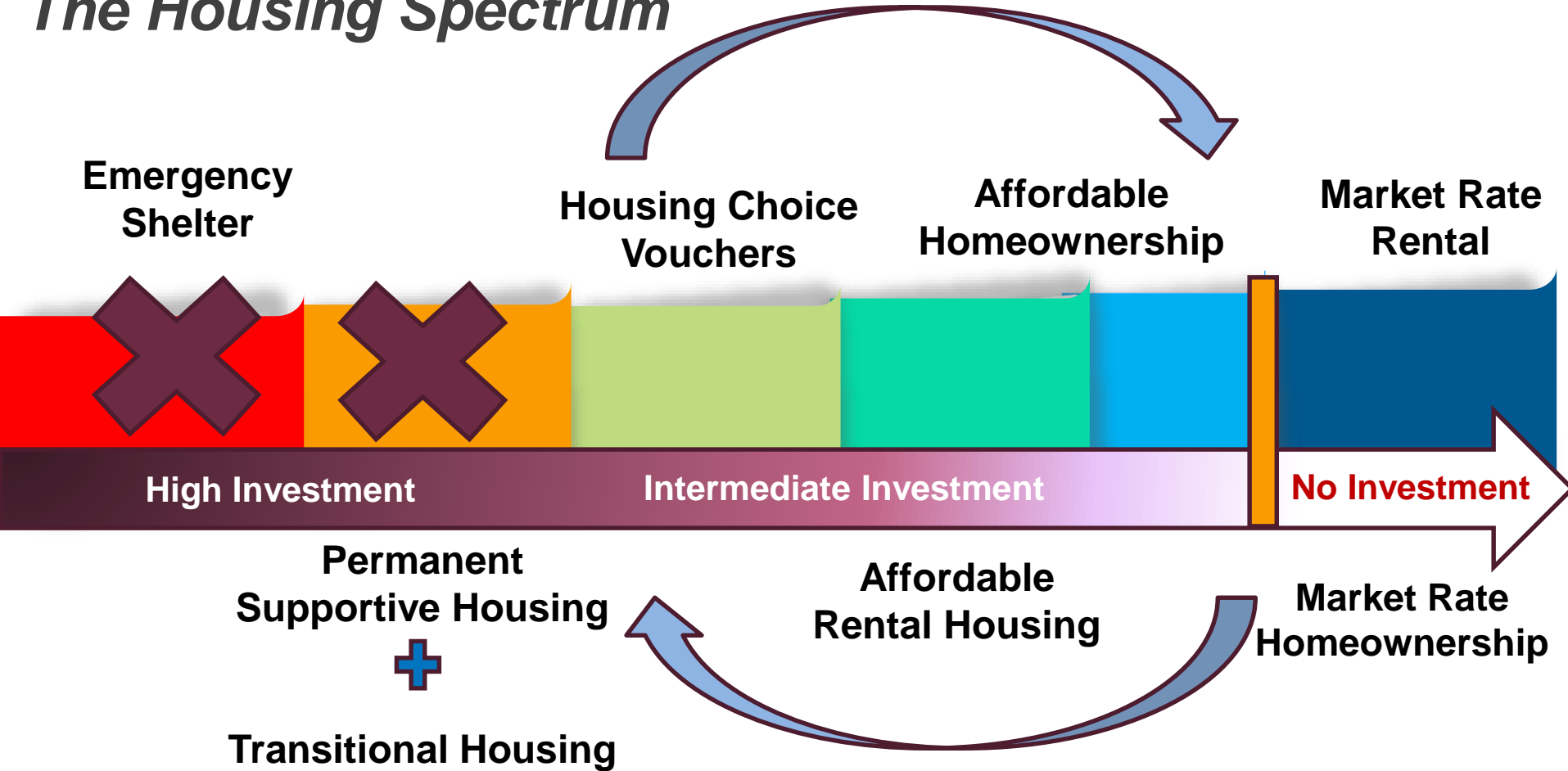
	Median Household Income *past 12 months*	Difference from Chatham County
Chatham County, NC	\$63,531	
Town of Pittsboro	\$45,469	-28%
Town of Siler City	\$33,445	-47%
Town of Goldston	\$67,857	7%

Affordable Housing Update: Review



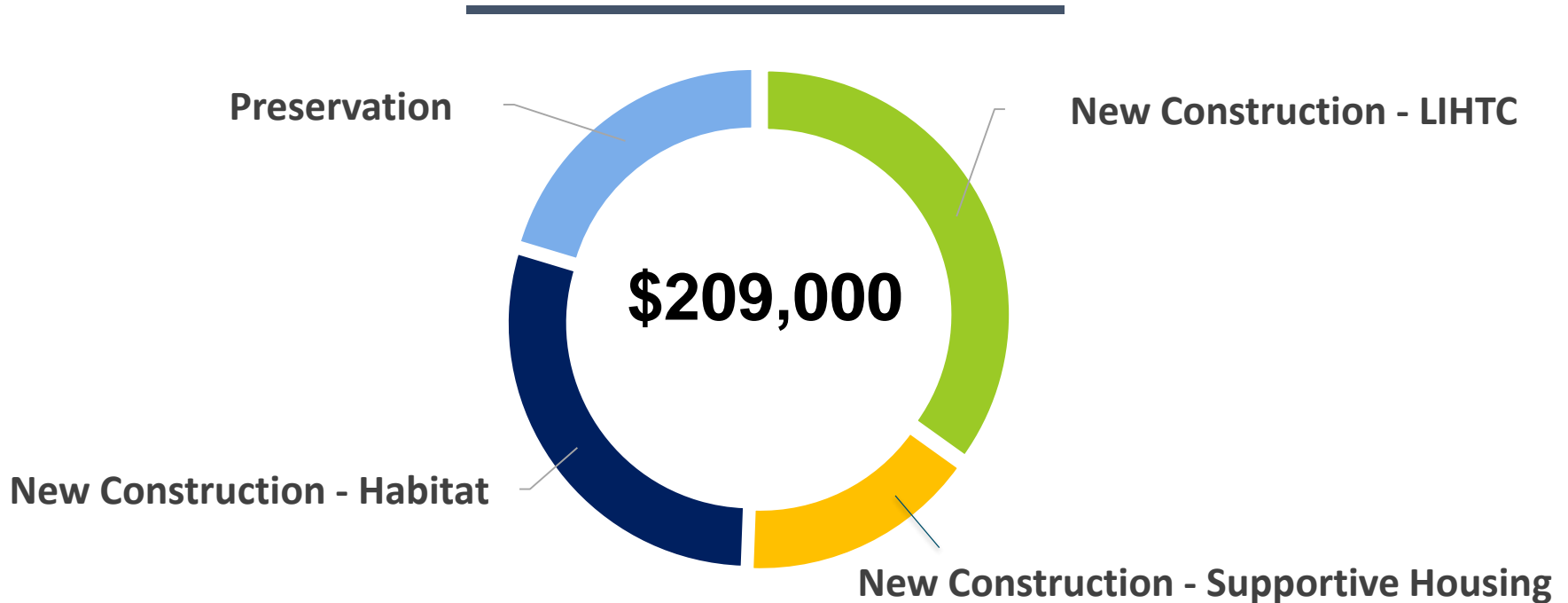
In 2017 the GAP was 1,995 units

The Housing Spectrum



Affordable Housing Update: Housing Trust Fund Impact

Total Requested: \$344,000





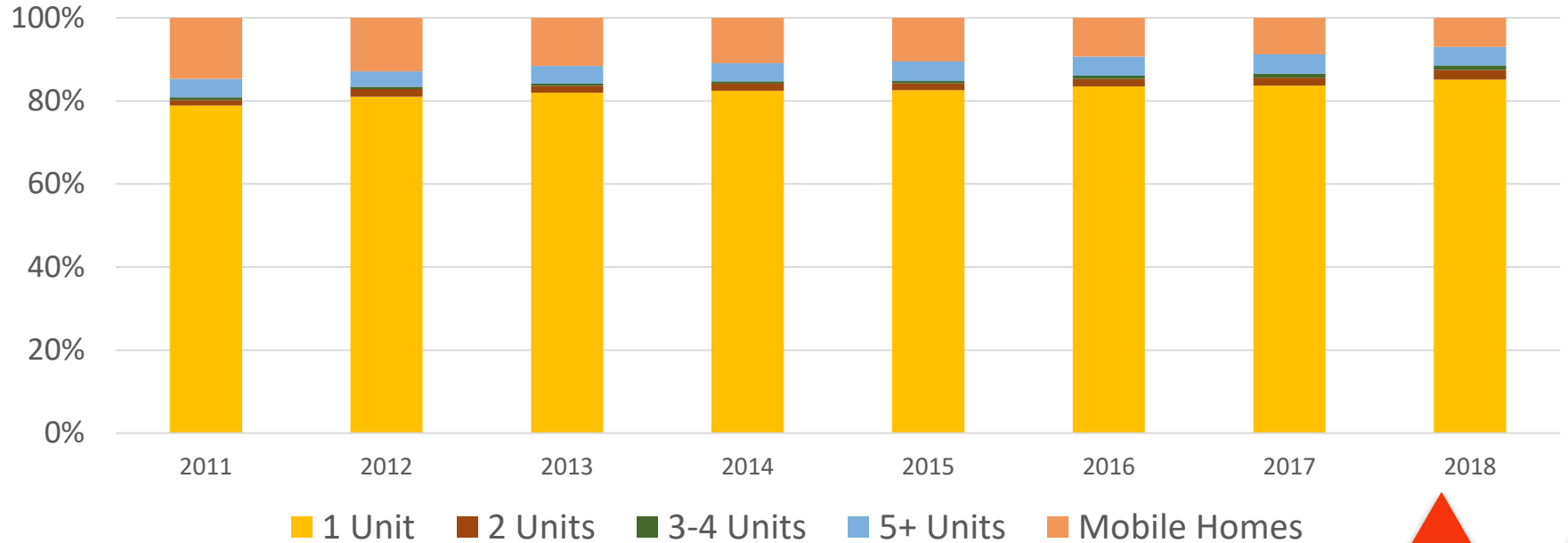
Chatham County Housing Pipeline



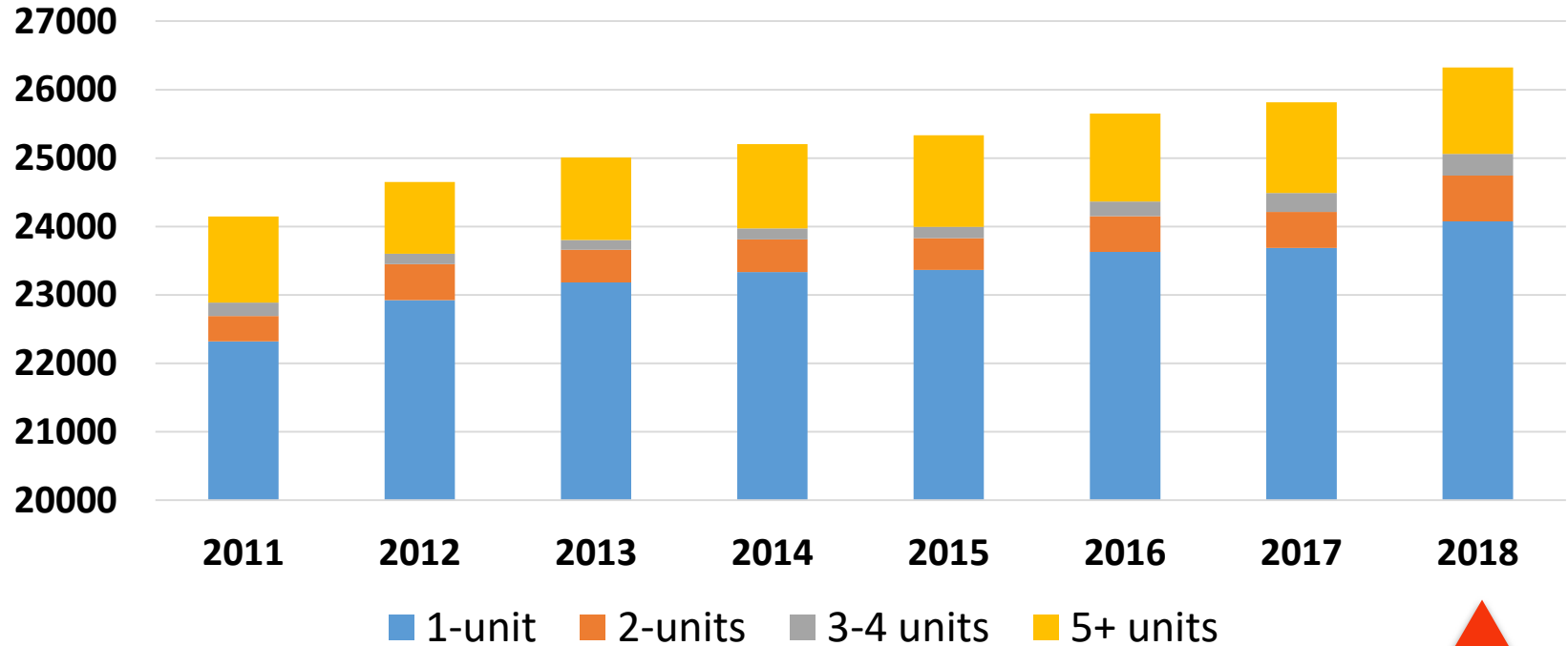
Housing Units by Type in Chatham County (2011-2018)

1 unit = Single Family

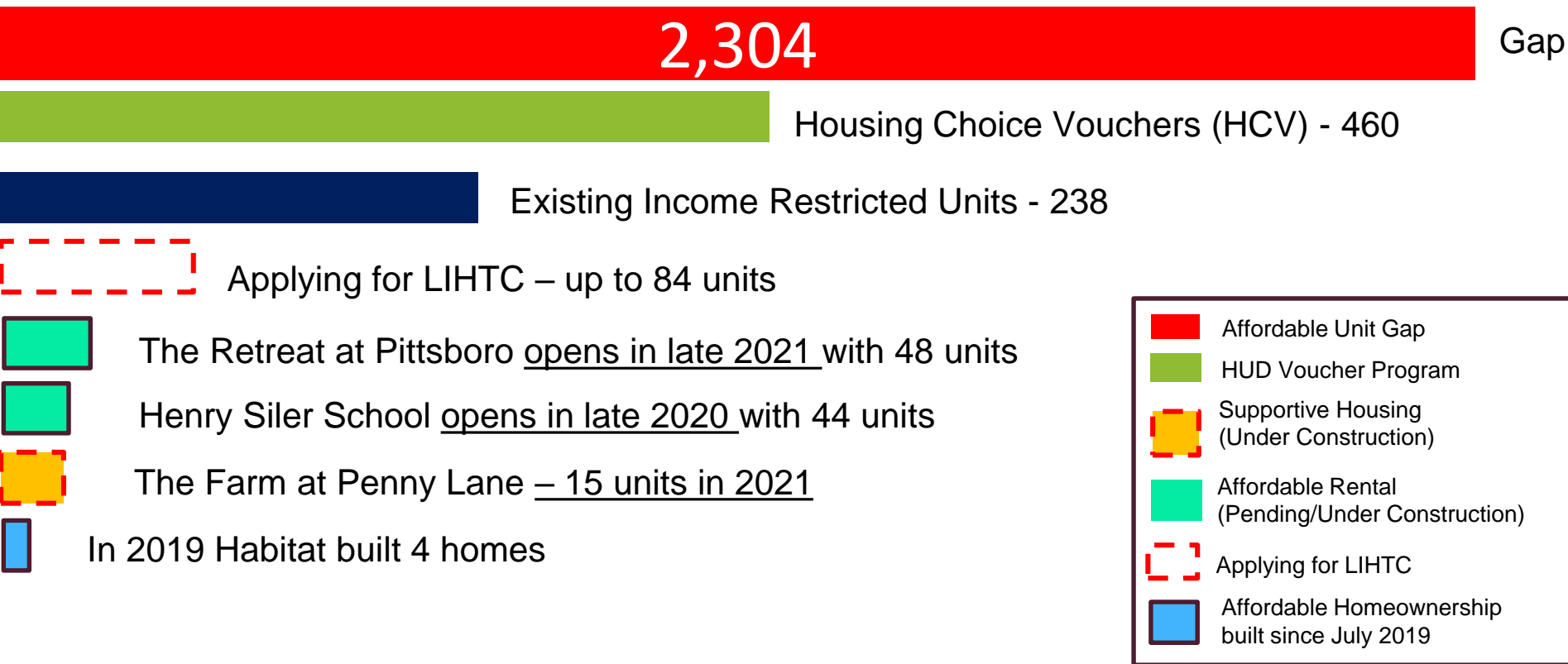
Housing Units by Type, Chatham County



Housing Unit Growth – by Unit Size



Affordable Housing Update: Chatham Affordable Pipeline





Chatham Affordable Housing Program

Existing Programs & Gaps & Possibilities

Investment & Development

Community Outreach

Effective Policy & Program Infrastructure



Chatham Housing & Community Development Vision

Investment & Development

Existing Capacity

Housing Trust Fund (\$200,000)
Emergency Housing Fund (\$50,000)
Reimbursement Policy (Project Dependent)

The Gaps/Possibilities: **Investment Capacity**

Land/Property Acquisition
Infrastructure Support
Robust program support
Varied policy incentives



Chatham Housing & Community Development Vision

Community Outreach

Existing Capacity

- Fair Housing materials
- Website Improvement
- Increased visibility

The Gaps/Possibilities: Outreach Capacity

- Consistent style of messaging and resources
- Variety of materials
- Legal limitation
- Logistical limitation



Chatham Housing & Community Development Vision

Effective Policy & Program Infrastructure

Existing Infrastructure

Housing Trust Fund Guidelines
Emergency Housing Fund Policy
DV GAP House
Reimbursement Fee Policy
Affordable Housing Advisory Committee
TJCOG Contract

The Gaps/Possibilities: **Infrastructure Strength**

Connection to Investment Capacity
Capacity to consistently support or coordinate
services for homelessness



Affordable Housing Update: Summary

Investment & Development

Community Outreach

Effective Policy & Program Infrastructure

- Our program is only **2 years old!**
- The need is not going away, it is **increasing**, and it is affecting people, their families, their health and wellbeing, social and economic mobility, and organizations and businesses across the county
- We are **steadily** building our affordable housing pipeline
- Although we cannot take on everything on the housing spectrum at the same time, we **CAN** make an impact on affordable rental and affordable homeownership supply with **consistent investment** - Example: The potential impact of a dedicated revenue source such as **Article 46**



The image features a white background with the word "Questions?" centered in a dark gray, sans-serif font. In the four corners, there are abstract geometric patterns composed of various colored triangles (red, orange, teal, and dark blue) arranged in a way that creates a 3D effect, resembling stacked cubes or a complex tessellation. The triangles are of different sizes and are scattered around the central text, with some appearing to float or be part of a larger structure.

Questions?