Supply-side Strategies in Affordable Housing

Chatham County Board of Commissioners Meeting | July 21, 2025

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Chatham County | Housing Officer

Presentation Outline

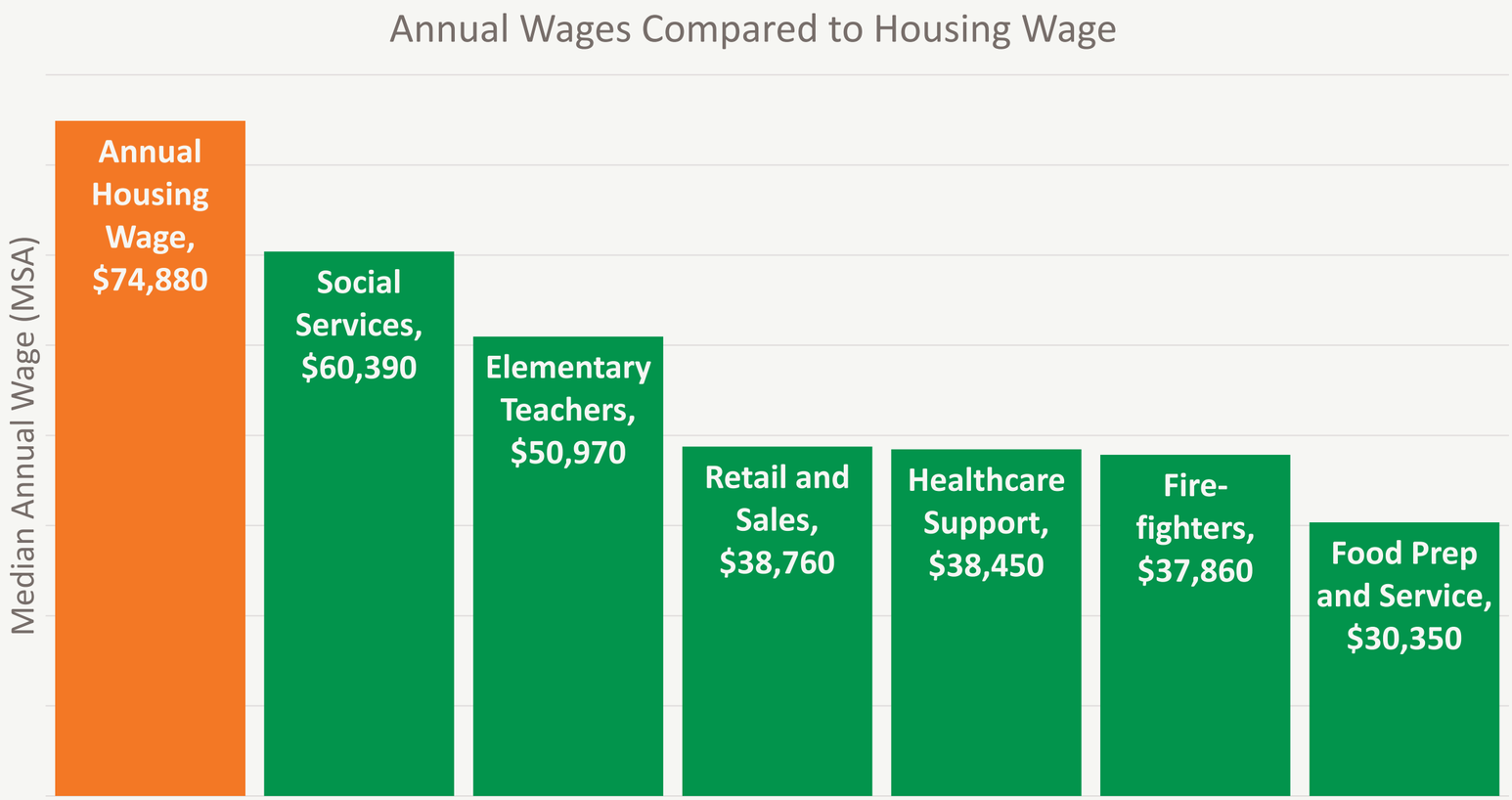
- Why we act
  - Alignment with county goals
  - Data highlight - migration and commuting
- Success stories
- Ongoing efforts

Why We Act

Housing is a County Priority

Goal 9	“Provide equitable access to high-quality education, **housing and community options for all.**”
Goal 4	“Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and **reduce out-commuting.**”
Goal 3	“**Promote a compact growth pattern** by developing in and near existing towns, communities, and in designated, well planned, walkable, mixed-use centers.”

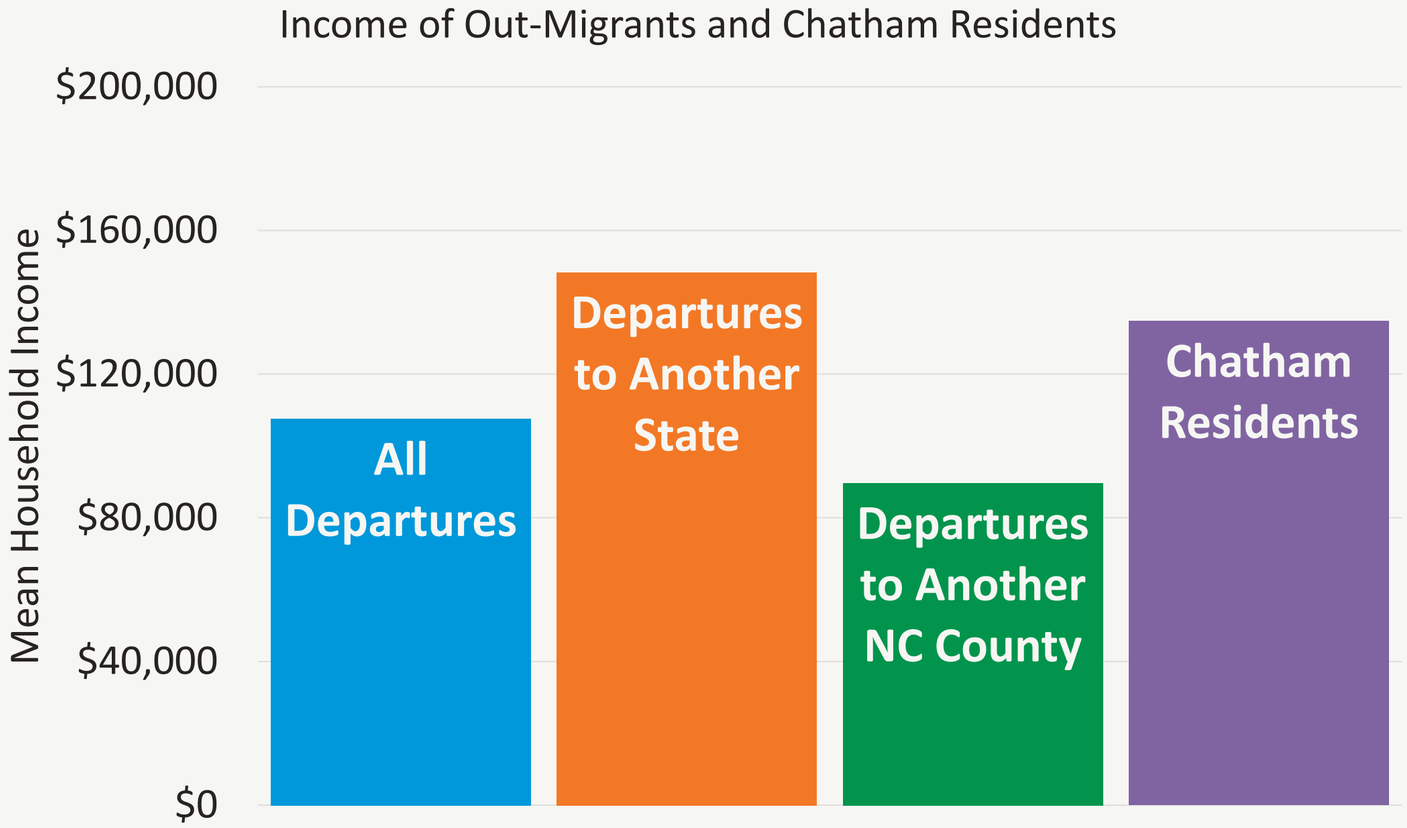
Can Our Communities Live Here?



Many employment sectors key to our community and economy pay less than a household needs to afford a standard, decent rental unit

U.S. Bureau of Labor Statistics, Occupational Employment and Wage Statistics

Who Is Moving Out?

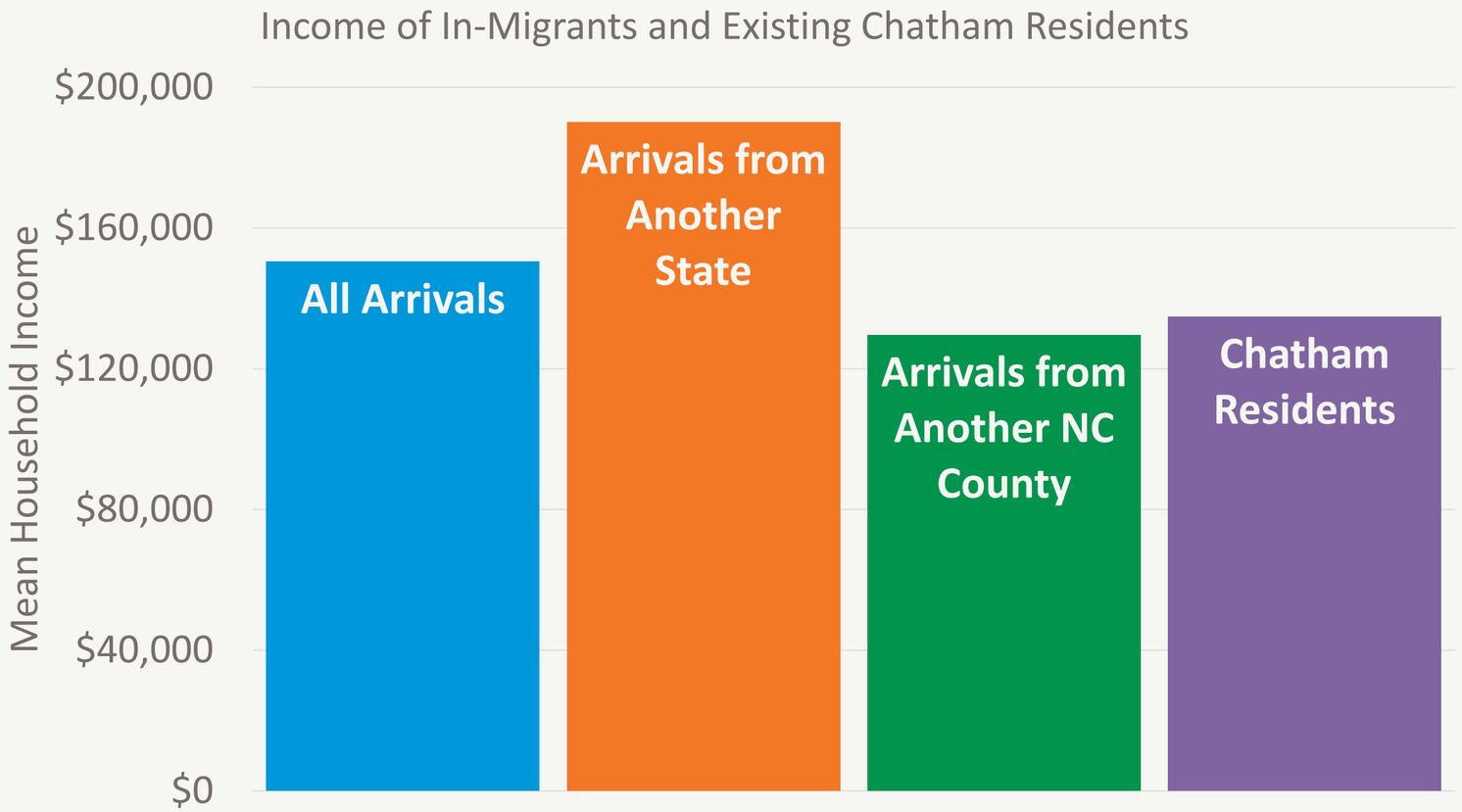


Those leaving Chatham for other NC counties earn much less than existing residents and new arrivals

Departures will not only be due to cost, but those who cannot afford to compete in the local housing market may be forced to relocate

IRS.gov SOI Tax States, U.S. Population Migration Data

Who Is Moving In?

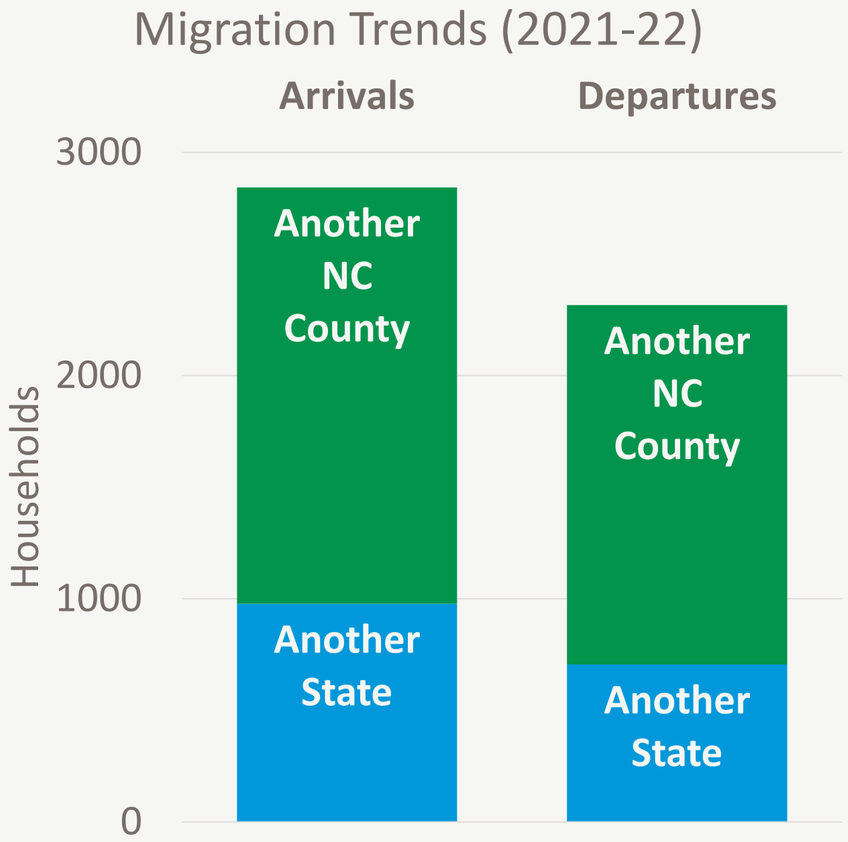


Those arriving from other states earn much more than resident households

Increased demand for housing, and ability to pay it, increases costs

IRS.gov SOI Tax States, U.S. Population Migration Data

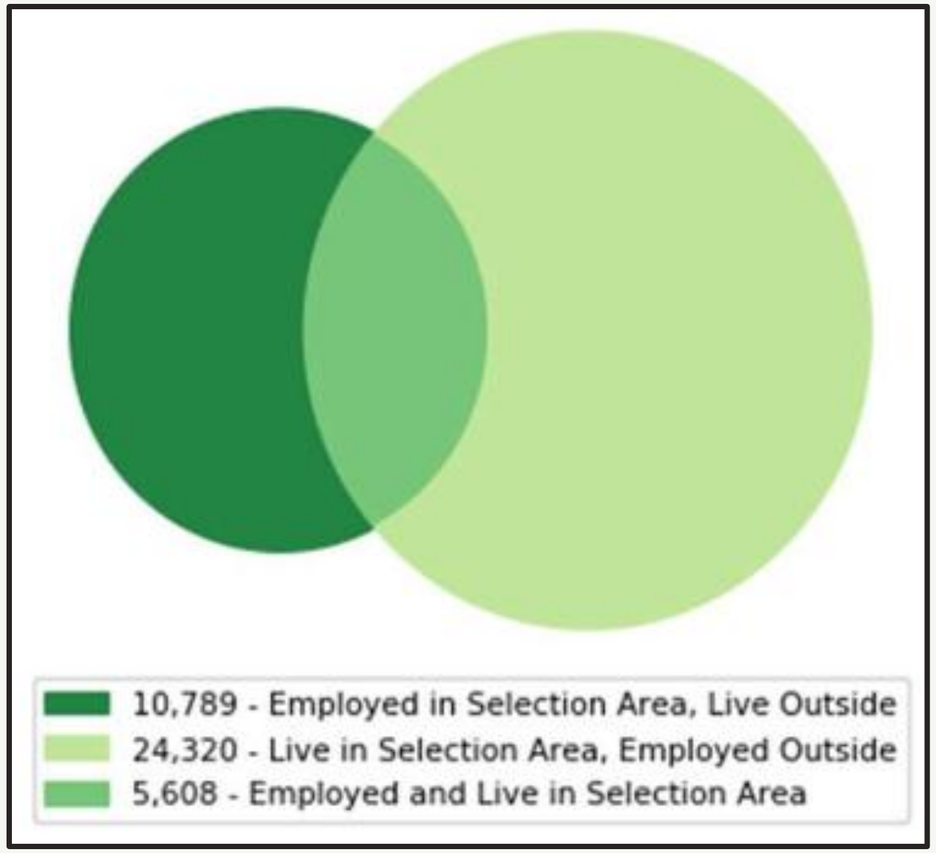
How Do The Two Compare?



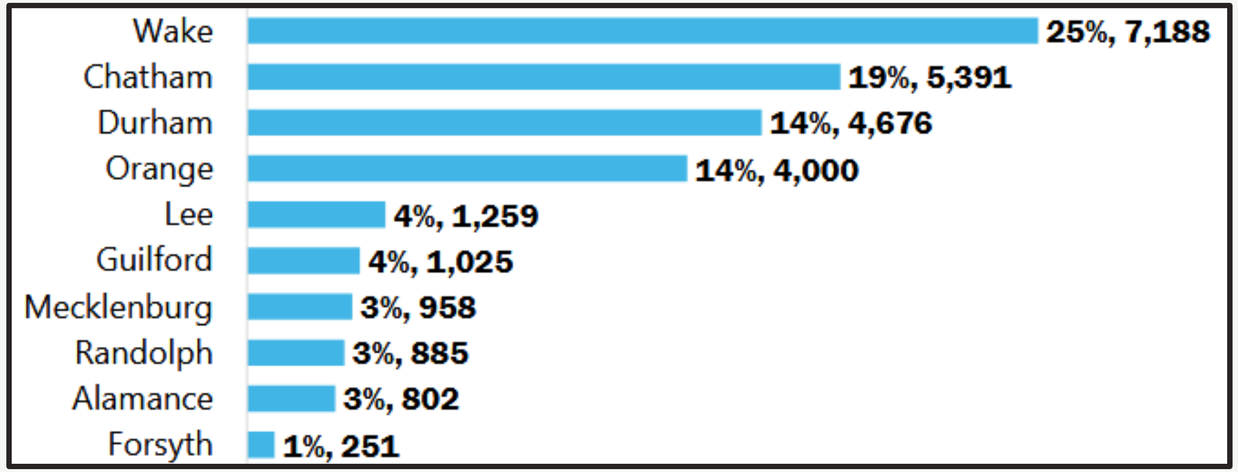
- Migration contributes a large share of Chatham's population growth
- About 2/3 of both in and out migration is within North Carolina

IRS.gov SOI Tax States, U.S. Population Migration Data

Where Do Chatham Residents Work?

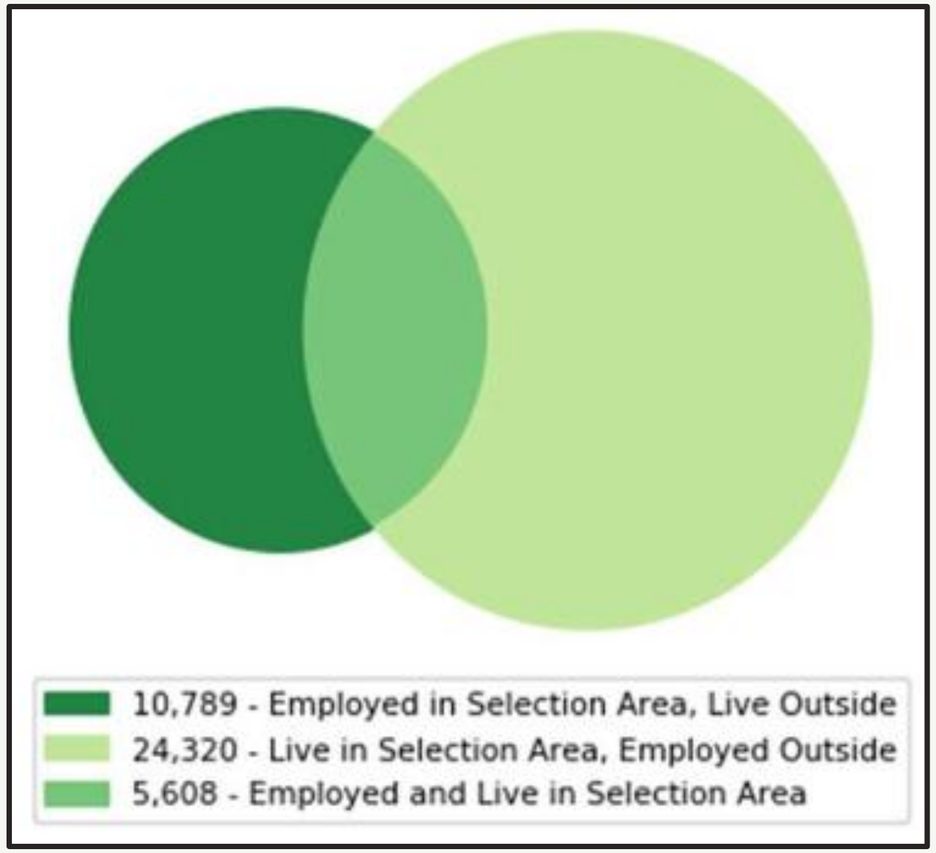


80% of employed Chatham residents work elsewhere, shaped in part by high resident educational attainment rate

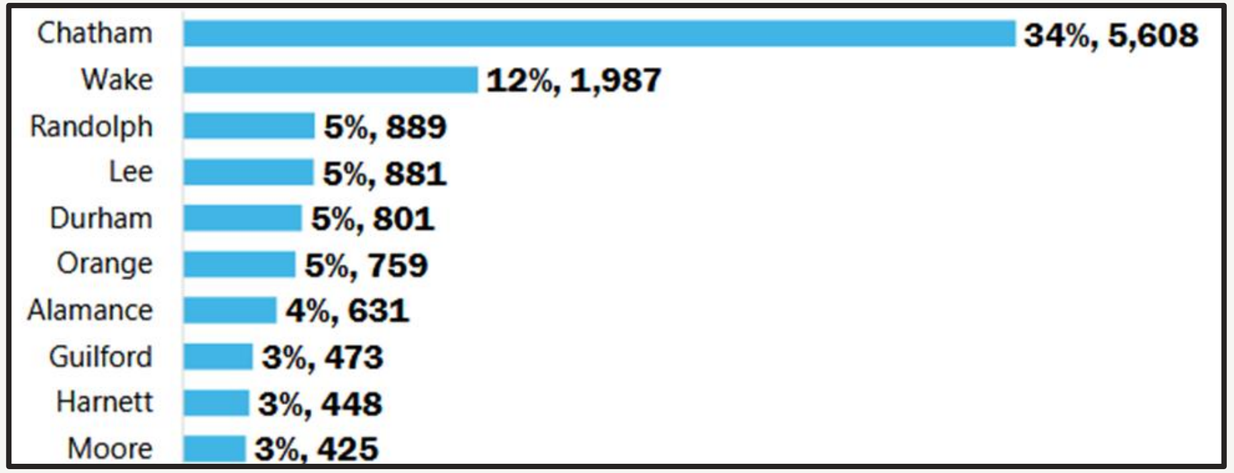


Chatham Chamber of Commerce 2025 Databook

Where Do Chatham Employees Live?

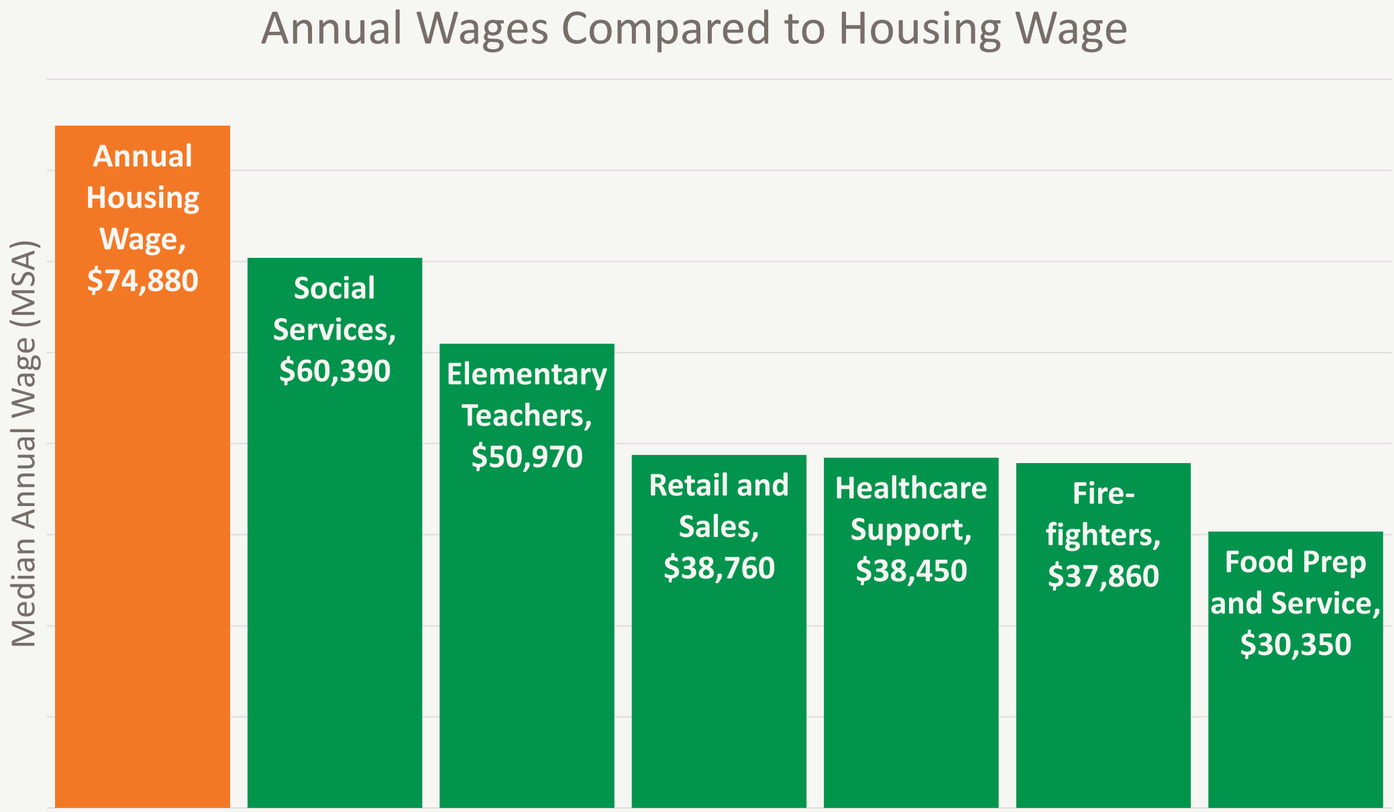


60% of employees within Chatham County live elsewhere, shaped in part by mismatch between wages and housing costs



Chatham Chamber of Commerce 2025 Databook

…So, What Should We Do?



- **Supply-side interventions: support expanded housing options everywhere along the income spectrum**
- Demand-side interventions: help residents build stability and long-term resilience

U.S. Bureau of Labor Statistics, Occupational Employment and Wage Statistics

Success Stories

New Rental Opportunities

- Oak View at Siler City has created opportunities for residents to afford their own quality rental units
- Rents are affordable for households ranging from 30%-60% AMI, or $35,000-$70,000
- We are actively pursuing a comparable opportunity!

New Ownership Opportunities

Ongoing contract regarding the Vickers Village development:

- 10 units (5% of development) will be available for purchase at a price affordable to low- and moderate-income buyers
- This affordability is made possible as a combination of:
  - Developer contribution
  - County subsidy and incentives
  - Waived fees and other costs

Example of housing opportunities possible through partnerships

Preserving Existing Stock

- 89 homes repaired 2022-2024
  - 62 homes with resident aged 55+
  - 34 homes with a residents with a disability
  - 28 homes with a veteran resident
- Treat deferred maintenance, improper repairs, and expired materials or fixtures

Before

After

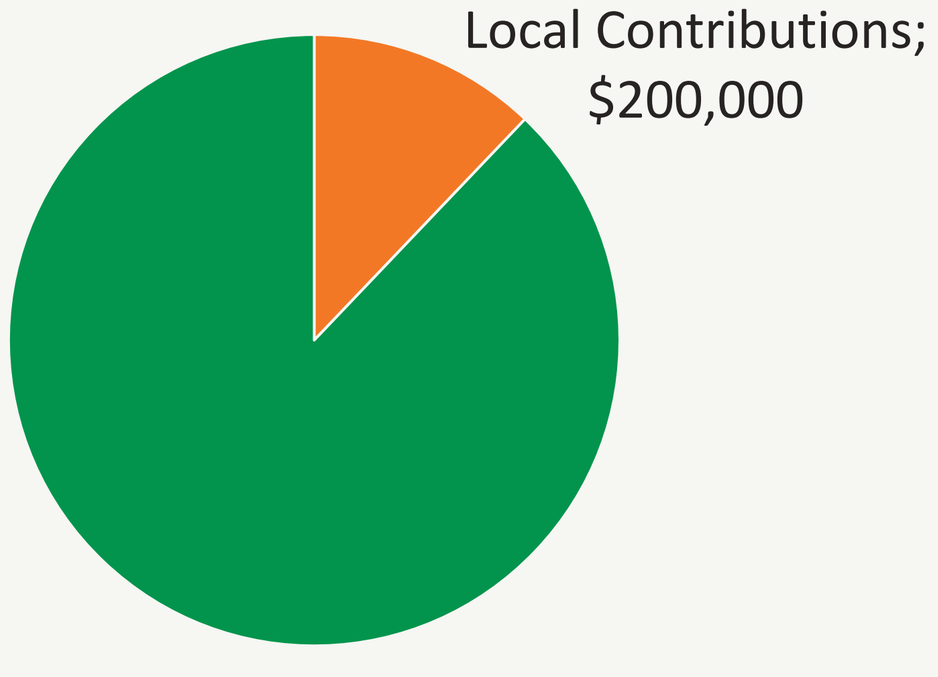
Preserving Home HTF Reporting for FY23 and FY24

Preserving Existing Stock

Repair partners leverage a mix funds in coordination with County support

- USDA Rural Development Grants
- NC Housing Finance Agency Urgent Repair Funds
- Duke Energy's Helping Home Fund

Repair Funds in Chatham, 2022-2024



Preserving Home HTF Reporting for FY23 and FY24

Ongoing Efforts

Development Support

Opportunity Incubation

- Support landowners considering development in including affordable housing
- Encourage appropriate affordability tools

Resource Connections

- Connect current developers with county tools that make affordability work
- Identify and apply strategies and lessons learned from peer local governments

Support for Affordability Commitments

- Assist in understanding affordable housing commitments
- Build connections to partners that can support commitments

Peer and System Assistance

Engaging Rental Owners

- Rental opportunities are a service and supply issue
- Encourage acceptance of various programs and incentives

Resource Connections

- Identify opportunities to align existing networks and new efforts
- Example: connection between Opioid Committee and Chatham Housing Collective

Alignment with Municipalities

- Build connections
- Support effective and aligned policy
- Align efforts for greatest impact

Impact Maximization

Trust Fund Management

- Dedicated capacity to managing the Housing Trust Fund and facilitating awards
- Support development and improvements in line with county goals

Incentive Support

- Ensure that housing incentives achieve their intended goals
- Support adaptation of existing policy or new policy development when appropriate
- Assess peer practices for potential impact here

Partnerships for Growth

- Leverage diverse housing organizations within the Triangle and nearby areas
- Connect with communities impacted by our changing housing stock, support impact and involvement