

Chatham County Affordable Housing Advisory Committee Meeting

[February 2, 2023 | 6:00pm-8:00pm]

Cooperative Extension Conference Room, Chatham County Ag & Conference Center (1192 US-64 BUS,
Pittsboro, NC 27312)

Attendance:

- Members: John Foley, Susan Levy, Richard Poole, Anita Badrock, Alirio Estevez
- Staff: Lindsay Whitson (TJCOG), Jack Watson (TJCOG), Leah Dyson (Chatham County)
- Public: Sharon Hartwell

1. Welcome and Check-In

Susan Levy opened the meeting by welcoming those present and everyone in attendance introduced themselves.

2. Public Comment

There was no public comment.

3. Adoption of Meeting Minutes from January 5, 2023

There was a motion to approve the minutes by...

4. HTF updates:

- Scoring Process
 - TJCOG can handle initial scoring.
 - Followed by a virtual team review with interested individuals.
 - Quorum of AHAC needed to approve and forward recommendations.
- Next Steps
 - TJCOG will contact applicants in April or May for approval or denial of application.
 - TJCOG will follow up by asking applicants about their experience following the application process – to continue to make this a more formalized process.
 - It is worth discussing who we are notifying when the application goes out? What steps can we take to ensure that people are informed of what's going on and able to participate? This process should be more straightforward and formalized in future years.
- Comments Regarding Scoring Guide and Process
 - In the future it would be helpful to have a clear definition of bus stop—Chatham doesn't offer fixed route services.
 - AHAC should decide whether we need to have two rounds of funding each year.

5. Visioning session – identify priorities for the upcoming year

- AHAC last completed a visioning session in March of 2022.
- The AHAC were asked what they viewed as some of their **strengths** this past year?
 - Managing a second cycle of HTF funds was a success, seeing as it was the first time doing so.
 - Continue to discuss and improve the HTF process.
 - Making some progress on homelessness.
- The AHAC were asked what they viewed as some of their **weaknesses** this past year?
 - Data around housing development is not timely and should be updated more often.
 - Being proactive rather than reactive is challenging but is an area in which the Committee could strive to do better.
- Solutions to weaknesses:
 - Collect more information from the planning department, including building permit information, requirements, affordable housing development in new construction.
 - In a perfect world, we would know when affordable housing units are approved at the planning level and every open project.
 - Develop a 101 Brochure informing developers of affordable housing options in the Chatham area, including incentives. Work with the Planning Department to learn about how they could contribute to this effort or how we could better support them.
- Important things to think about:
 - Our definition of cost-burden is 30% of income because that is HUD's definition, while the county average is 32% of income. How do we address this?
 - We need to bring building trends in the county to the attention of county commissioners. Currently, 1,000 of 22,000 recent new construction have been affordable, that's less than 5%.
 - Chatham is attracting a lot of high-paying jobs and building lots of housing for people making over 120k. How do we encourage housing that's affordable/accessible to working class folks?
 - How can we leverage the anticipated growth and expanded utilities to create more affordable housing options?
 - We could engage planning departments to learn their strategies of leveraging growth for affordable housing opportunity.
 - Request presentation on development and affordable housing in progress?
 - Provide an orientation to new commissioners and share information on housing issues in the region, legal rules/acronyms, and other good things to know.
 - Invite commissioners to AHAC meetings so they can start building a stronger connection with the affordable housing issues in the county.
 - Invite commissioners to affordable housing groundbreakings.
- Website updates: include more detailed information and resources.
- Mobile home and modular home units

- How many mobile home parks are there in the county? Which ones are at risk of development and displacement?
 - Are there ways the county can help people in mobile homes avoid displacement?
- Consider more specific/stricter zoning or rules around changing zones for a property, especially mobile home properties. Orange County has rules like this.
- Identify more lands that could work for module/mobile homes.
- Senior Housing Task Force kind of collapsed, not much support for this group or veterans and there certainly should be.
- Functional/technical ideas:
 - The first Thursday of the month at night still works well for people.
 - Reimagining current subcommittees could be helpful to get more involvement in different housing-related topics.
 - We currently have limited face time with county leadership and other advisory committees—could be good to increase this.
- Outreach:
 - Could do more outreach at events like fairs.
 - We need more enthusiastic and diverse members of AHAC.
 - Consider efforts to reach out to more partner organizations.
 - Consider providing stipends to attract people with lived experience or consider other ways to get input from this population.
 - We can do more to reach people that don't speak English.
 - Increase recruitment efforts in the community.
- Consider pre-approved design plans similar to Raleigh's standards as a method to increase housing affordability by making the development process easier for developers. Other methods include California's strategy to have towns where all developers follow the same restrictions so it's easier to scale.
- New businesses such as Wolfsped and VinFast could be outlets to provide more financing for affordable housing inventory in the county. Working to get endorsements from some commissioners and support for this funding, especially through Chatham Home Trust, could be beneficial.
- Workforce housing including housing for teachers:
 - Looking to build more apartments in the county to support workers.
 - Dare County built apartments specifically for teachers.

6. Updates

- a. Updates – Richard Poole
 - Important to start connecting with the Council of Aging to talk about senior housing as an aspect of affordable housing.
 - UDO updates to prereview regulations. Richard is attending the next meeting.
 - Home sharing examples in different communities.
- b. Housing and Homelessness Working Group Updates
 - Worked recently on a vision and values session with consultant (Partners for Impact).

- Working on a mission statement and identifying what qualitative data is important to share.
 - More information to be shared at the next meeting.
- c. Point in Time Count (PIT)
- Recorded six unsheltered individuals the night of the PIT but there will probably be more individuals counted for by the time the final count is released.

Next AHAC Meeting- {In Person}

March 2, 2023 – 6-8pm, Cooperative Extension Conference Room, Chatham County Ag & Conference Center, 1192 US-64 BUS, Pittsboro, NC 27312

Staff Contacts:

Leah Dyson, Housing and Community Development Officer – 919-545-8398 | leah.dyson@chathamcountync.gov
 Jack Watson, Triangle J Council of Governments, Housing Planner – 919-558-9394 | jwatson@tjog.org

Chatham County

Affordable Housing Advisory Committee Meeting Schedule 2022-2023

AHAC will meet every 1st Thursday of the month unless specified otherwise in the calendar below OR on the following webpage: <https://www.chathamcountync.gov/government/appointed-boards-and-committees/affordable-housing-advisory-committee>

Date	Meeting or Event Type	Location
August 4, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
September 8, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Holmes Meeting Room Chatham Community Library 197 NC-87 Pittsboro, NC 27312
October 6, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
November 3, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
December 1, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
January 5, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312

February 2, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
March 2, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
April 6, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
May 4, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
June 1, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
July 2023		NO MEETING
August 3, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312