

Chatham County Affordable Housing Advisory Committee

Meeting Agenda

September 16, 2021

6:00 pm – 7:30 pm

1. **Welcome**

Ice Breaker: Tell us something about you

2. **Public Comment**

No public comment.

3. **Adopt Meeting Minutes**

The meeting minutes for August 5, 2021, were approved and adopted unanimously.

4. **Committee Updates – Staff & Towns**

County Updates

County staff working with proposed development along 15-501 applying for rezoning under the compact communities ordinance (CCO) which triggers an affordable housing requirement. One development would need to include 9-10 units, staff is currently speaking with Community Home Trust (CHT) for affordable housing – 99+ year affordability.

TJCOG Updates

TJCOG+RTT were awarded \$200,000 over three-year period for housing rehab by US Department of Rural Development's Housing Preservation Program. Most likely will be layered on top of NC Housing Finance Agency funding that TJCOG/RTT receives through the state and that is administered for Chatham (By TJCOG) – this leveraging could allow for up to \$30,000 per home for moderate rehabilitation.

TJCOG and RTT also applied for Urgent Repair Funding through NCHFA, but unfortunately, we were not selected this year – and since RTT did not receive that typical source of funding, they most likely will apply for HTF to cover these funds.

They apply for FHLB Grant program \$500,000 – This will help 23 homeowners with moderate rehabilitation throughout the County. Will hear more in November regarding whether the project was awarded.

- a) John is working with a group VRC – Meeting with Richard Angino & Sean McDowell – and a large landowner with land in North Chatham and is looking at doing a similar development



to The Retreat at Pittsboro on a 350+ acre development just west of Farrington Village. The development will be 64 to 96 units depending on what is practical. The group is also discussing affordable housing townhomes. The meeting is on the 22nd in Chatham County.

Town Updates

Town of Pittsboro

The public hearing for the ordinance is on Sept 27th, and once it goes through the planning board and goes through the town board will take about two months.

Last week – formal submission of the affordable housing element for Chatham Park – and continuing to work with them on figuring out how to get that approved.

Q– does the element include in-lieu of payments, or actual units?

A – seems to include a mix of housing and/or land

The element should be posted soon so that could be sent out once it is for feedback.

John mentioned – Pittsboro will have funding for affordable housing – so has there been discussion about whether we can layer the two? Could someone take advantage of both the county and towns?

5. Refresh-Regroup: AHAC Priorities & Direction Forward

Committee Discussion

Carolyn noted that Goal 3 has been particularly prominent – she’s seen a lot of households that are in need of things like hot water heaters – and there is a gap often because programs are unable to install the water heater until the house is up to code. Erika noted that often the issue is not only with funding, but with the availability and capacity of contractors that can address the issues.

Is there a connection with workforce development?

Could we be doing a better job with identifying NOAH properties and preserving them more formally? Some areas have early preservation warning systems – and other places have funds specifically for preservation of NOAH

Stephanie – asked for example about this system

Wake County for example uses an early warning system – to identify NOAH that is at higher risk

TJCOG currently tracks that data – mapping essentially gentrification – and see where community investments need to be targeted to have a more laser focus approach/plan to communicate with NOAH property owners.

Other places have sort of a broker on staff to keep their ear to the ground about opportunities



Susan – there was an effort in Orange County to coordinate repair and rehab efforts
Carolyn – there is an effort of coordination between churches – Chatham Homeless Shelters
Richard – someone should attend their meetings

Erika – model began in Chatham – and Orange has a significant number of partners so the need and momentum around collaboration has been a bit more successful but there is an opportunity for increased and improved coordination for referrals etc

Erika – someone from AHAC may need to attend meetings around rehab coordination in Chatham this may be useful to kind of continue the conversation

Question posed to AHAC

– What additional strategies should we be pursuing or thinking about when it comes to Goal 3 + Goal 4?

- Early Warning system to help with NOAH as well as evictions
- Engage and improve relationships with Landlords
 - Erika, interested to know HOW we could possibly do this?
 - Richard – do we have a sense of the four or five big landlords in the county?
- Mapping mobile home parks to understand both location and vulnerability levels

We did do a landlord engagement forum (2018) and there is a list that we may be able to revisit this.

Anita - Do we know where our naturally occurring affordable housing is?

And in other places there are mobile home parks that are at great risk of redevelopment - has this happened before?

John – Mentioned the Mount Aire Farms + mobile home park displacement issue

Erika - In Orange County – the planning department did an extensive research project so they could map out where they are and how to prepare for mitigating against redevelopment risk of these vulnerable communities.

Additionally, people have expressed interest in Chatham Park, and capitalizing on new development in the pipeline trying to increase the # of housing units to try and engage with those pipeline developments

John – looking at the pipeline – take for example – Cattail creek – looks like 3 acre lots, 19 lots – may not be our target for affordable units – but a Briar Chapel Phase 13, and Phase 12 may be a better option of looking into how to access those developments.

Interest – New Construction

- John, Susan, Alirio

If we could put a package together so we can put a package together so that the first outreach that exists for the developer, is they see there are potential options.



- Invite Richard Angino to a meeting to present Retreat at Pittsboro
- Invite CHT to a meeting to share more about home trust model

The group is interested in meeting with commissioners to discuss their priorities for affordable housing. John and Susan both mentioned specific interest in this. Would be good to hear what the commissioners want from this group. John will reach out to a couple of commissioners to begin to understand what they would like to see. Bryan reminded the group about the rules relating to meeting with commissioners and be careful not to have a quorum, or else it becomes a public meeting and we must abide by public meeting requirements.

Next Steps

- Staff will summarize the newer strategies and send out to everyone
- Get an update about the status of the UDO and where AHAC could plug in
- Schedule a presentation from CHT/Richard Angino/Wallick Communities
- Conversation strategies County & Pittsboro, Siler City
- Update on the development pipeline
- Commissioner outreach opportunities
- Hear from RTT and CPCA to learn how to leverage funds from local churches and get more involved
- By the end of the year
- Communicating with Pittsboro & Chatham County and thinking about hammering out a formal agreement about how we approach supporting affordable housing
- Hearing from local officials about what they want to see in us approaching that goal

Anita – asked about Siler City involvement or updates

Staff mentioned that Siler consistently works with County on various efforts, particularly facilitating and supporting the development of tax credit properties.

Susan – are we thinking about Community Home Trust to present at the October meeting? Is there a way to update the list of developments in the pipeline – and an update on where the county is in the UDO so we can understand where we need to plug in.

Staff agreed to reach out to the Community Home Trust as well as Planning about the UDO update.

6. October Meeting Logistics

- a. AHAC Regular Meeting
- b. HTF Workshops

Richard Poole motion to adjourn, Carolyn Huggins seconded – agreed to adjourn 7:45pm

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