

Chatham County Affordable Housing Advisory Committee Meeting

| June 1, 2023 | 6:00pm-8:00pm |

Old Chatham Agricultural Center (65 E Chatham St, Pittsboro, NC 27312)

Attendance

- Members: Gail Friedman (with CHC), Tiffany Stuflick, Mary Gillogly, Richard Poole, John Foley, Sharon Taylor-Gray, Kyle Shipp, Susan Levy, Alirio Estevez
- Staff: Jack Watson (TJCOG), Lindsay Whitson (TJCOG), Jamie Andrews (TJCOG), Leah Dyson (Chatham County), Bryan Thompson (Chatham County)
- Community: Katie Kenlin (county commissioner)

Public Comment

- No public comment

Adopt Minutes from the May meeting of AHAC (Consent agenda)

- Jack didn't bring them so everyone booed him

TJCOG Presentation of Affordable Housing preservation and creation methods from other communities (see powerpoint here:

https://tjocg.sharepoint.com/:p:/g/Departments/Planning/ERozCyt1KppKn6BnHjsCUp8BNpD_3YNekONz48ZXjEvptw?e=dqxnIT)

- CREATION:
 - Follow up on zoning incentives that other communities have done.
 - Zoning determines where different land uses are permitted and can create opportunities for new housing development!
 - Overlay districts apply specific restrictions or permissions, such as historical districts.
 - Conditional districts require applications and specific exceptions/changes, usually in response to conditions and requirements.
 - Location policies can support development of affordable housing in specific areas, especially in desirable areas.
 - We should consider following up on this idea! There's been some discussion about four years ago but hopefully we can get some more steam behind it. Looking to bring more information and recommendations to an August meeting so that this proposal can be shared and hopefully adopted by Chatham County and constituent communities.
 - Other incentive options: Cash incentives for developers and the restrictions that are included according to GS 157.

- Pittsboro incentives outline several tiers of affordability and require affordable rents for 30 years. Incentives can also help to make the site/plan review and approval process easier and faster.
- Chapter 157 requires that governments offering incentives demonstrate return on investment in affordable housing over time.
- We can start using the Housing Trust Fund to incentivize not just affordable housing but affordable housing in desirable areas/under desirable conditions. This will become more frequent as HTF applications become more competitive.
- Some communities offer fee reimbursement to incentivize development.
- Raleigh incentivizes use of tax credits to support development of new housing, especially in concert with the Low Income Housing Tax Credit. See a breakdown of LIHTC with an example from Michigan here:
https://www.youtube.com/watch?v=ijnkAA4AjzM&ab_channel=CEDAM

- PRESERVATION:

- Overview of Orange County's manufactured home action plan, and similar methods that could be used in Chatham.
 - Mobile homes, manufactured homes, and modular homes were built under different regulations and are these of differing ages and quality.
 - Mobile home park owners can raise rents at will and that can force an individual to move.
 - Many park owners are approaching retirement age and preparing to sell, which leaves a lot of people without sustained affordable housing.
- Manufactured home owners need resources to protect themselves and respond when manufactured home parks are in crisis. We count 1933 lots/hookups for manufactured homes in Chatham County.
 - Lots of Latino residents and lower-income residents live in Mobile/Manufactured Home Parks (MHPs) so it's important to provide protections for residents.
 - Pittsboro and Siler City have specific (thought not exclusive) MHP districts, but Chatham County has no districts.
 - Other MHP residents have purchased their park from their prior owners.
 - NCHFA may be able to offer assistance with purchasing and advocacy
 - Relocation Assistance Packages
 - Mobile Home Park residents need time to respond when an owner seeks to sell.
 - Legal Aid has been working with communities to inform owners of their rights.
 - Changing the definition of high-density in the county is worth exploring because that has excluded the creation of more mobile home parks in Chatham County. This could support further development of MHPs in the county.
 - RV parks in Moncure are also an important source of affordable housing with similar potential issues.
- A handful of LIHTC projects and HTF projects are having their affordability requirements expire soon. We should identify strategies to keep those units affordable in the longer term. that are expiring soon, discuss strategies to preserve these units.

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- Projects could apply for further HTF or LIHTC support to extend their affordability windows.
- AHAC could provide extra incentives to LIHTC projects in determining HTF funding. This could help increase value for our inputs.
- Housing Choice Vouchers also make housing affordable for Chatham County residents.
 - These may be less effective than we'd hope if landlords don't participate.
 - AHAC, commissioners, and the Housing Authority can do more to engage with landlords, including offering insurance, direct payment, and other incentives.
 - Prior to COVID, we were researching minimum housing code and both Pittsboro and Siler City have minimum housing codes. Code enforcement does not guarantee affordability. You ask a landlord to fix a roof, the next thing you know is they raise the rent.
- Homework:
 - John is reaching out to Braxton Manor and Cateland Place. We need to research if these properties are owned by non-profits or a for-profit owner.
 - Manufactured Home and Policy and creation of new parks – Tiffany, Alirio, Sharon (likes it from the ownership perspective; ownership is the key and the only way to go).
 - Recruitment of landlords and expansion of housing choice
 - Zoning/UDO/around the creation side of more affordable housing – tiny home
 - UDO representative committee (planning board subcommittee on UDO) – Gail and John; they were meeting monthly but now it is based on call (i.e. the consultant may need to have something for review)

General interest!

1. Richard is retiring!
 - a. Potential replacements for Vice Chair
 - b. Potential replacements for UDO representative
2. Community Updates

Next AHAC Meeting- {In Person}

August 3, 2023 – 6-8pm, Cooperative Extension Conference Room, Chatham County Ag & Conference Center, 1192 US-64 BUS, Pittsboro, NC 27312

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