

Chatham County Affordable Housing Needs Assessments

Compiled by:

The Chatham County Affordable Housing Coalition

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ANYONE WHO IS INTERESTED IN FINDING OUT MORE ABOUT HOUSING NEEDS IN CHATHAM COUNTY SHOULD CONTACT THE CHATHAM COUNTY AFFORDABLE HOUSING COALITION FOR A COPY OF THE FULL LENGTH VERSION OF THIS REPORT. (919) 545-9431 / ccahc@att.net

Executive Summary

Overall Conclusions

Chatham County sits at the crossroads of change within North Carolina. The Eastern part of the county has become a focal point for wealthy retirees and a bedroom community for families working in Chapel Hill and the Research Triangle Park. This has created a surge in high-end housing development, resulting in communities like Governor's Club, Fearington Village, Carolina Meadows, the Preserve, and Colvard Farms, as well as the proposed Briar Chapel development.

At the same time, the Western part of the county has become a magnet for Hispanic immigrants seeking work in the county's poultry processing and textile plants. By many estimates, Siler City is now more than 50% Hispanic.

While both sides of the county have been the target of rapid in-migration, the results are dramatically different. The influx of high-income families into the Eastern half of the county has led to an upsurge in the construction of high-end housing, and created serious problems of housing affordability for native Chathamites. In the Western half of the county, the massive influx of low income, and often undocumented, immigrants has put pressure on the available rental market. This has led to problems with overcrowding, substandard housing, and charges of housing discrimination.

The high level of migration has also skewed many of the county's basic demographic statistics. For example, the county has one of the highest median household incomes in the state. But the situation is very different if we take Northeast Chatham out of the equation and just look at the county's three main incorporated towns. The median household incomes in Pittsboro, Siler City, and Goldston are much more modest than that of the county, and actually fall well below the state's median household income.

The same is true of the poverty rate. The county's poverty rate is well below the state average, but the poverty rates in the three main towns are above the state average.

The value of the new homes being built in Chatham County has increased significantly over the last five years. According to the county's Building Inspection's Department the average permit value for new residential constructions has gone up 23.5%, from \$190,000 in 1997 to \$234,600 in 2001. As these numbers show, the construction market in Chatham County is catering to very high-end housing.

At the opposite end of the spectrum is the mobile home market, which accounts for 30% of the county's housing stock. While the numbers of new mobile home permits have fallen since 1998, when they accounted for 41.55% of all new construction permits in the county, the numbers are still very high.

Median house values in the county have been increasing rapidly. According to the 2000 US Census, the average house value in Chatham jumped from \$63,000 to \$127,000 between 1990 and 2000.

When compared to home values, the median sales price for the county is extremely high, but has grown relatively slowly, ranging between \$174,500 in 1998 and \$181,750 in 2001. It is interesting to note, however, that there have been significant increases at the upper end of the housing market. Between 1999 and 2001 the top sales price in the county jumped from \$960,000 to \$2,188,000.

In Pittsboro, the median home sales price increased by almost 10% between 1998 and 2001, from \$153,000 to \$168,000. At the same time, the top sales price jumped 71%, from \$365,000 in 1998 to \$625,000 in 2000.

In Siler City, the median sales price is also going up, but still remains far lower than in Pittsboro. It went up by 12% between 1998 and 2001, going from \$75,900 to \$85,000. During this same time period, the maximum home price in Siler City went from \$235,000 to \$360,000. This data is for the entire 27344 zip code.

In Goldston, the median sales price is actually lower than in Siler City, but even there it has increased 12% from 1998 to 2000, going from just \$60,000 to \$67,250. This data is, however, based on a very small number of sales and should be viewed with some caution.

Because of the increase in house values and sales prices, families have been paying an increasingly large percentage of their income towards their mortgage. The median monthly mortgage payment in Chatham County increased 69.5% between 1989 and 1999, going from \$614 to \$1041. In Pittsboro the median monthly mortgage payments went up 50.8%, in they went up 69.4%, and in Goldston they went up an incredible 94%.

All of this has led to a serious housing affordability crisis, particularly in Pittsboro. In Pittsboro, only 58.6% of the homes are owner-occupied, compared to 77.2% of homes in the county and 69.4% of homes in the state as a whole.

Part of the reason for this low homeownership rate is that the median home sales price is very high relative to the median income. In 1999, a family earning 100% of median income in Pittsboro could get a mortgage no higher than \$119,399. At the time, this was only 72.9% of the median home sales price. In 2001, only 16.3% of all home sales in Pittsboro were under \$120,000. To buy a median-priced home in Pittsboro in 2001, with 5% down, a family would need to earn \$46,866, or 131% of the median household income.

The median monthly mortgage payment in Pittsboro went from \$606 in 1989 to \$914 in 1999. During this time, the percentage of people paying only \$300 - \$499 a month dropped from 12.2% to 9.2%, while the percentage of people paying \$700-\$999 rose from 9.7% to 17.7% and the percentage paying \$1,000 to \$1,499 rose from just 2.2% to 19.9%.

According to Gary Anderson, a local builder, the lack of affordable housing in Pittsboro and the Eastern part of the county is due at least in part to an increase in land prices and permit fees. From 1998 to 2001, the average land sales price has gone from \$50,560 to \$64,500, an increase of more than 25%. At the same time, permit and tap-on fees in Pittsboro now total more than \$7,000. Mr. Anderson stated that he could no longer afford to build low-cost homes, and had switched to developing high-end housing.

There has also been an increase in rental rates in Pittsboro. A significant number of families went from paying less than 20% of their income towards rent to paying 20-24% of their income towards rent. Paying 24% of income towards rent is still very acceptable, but the fact that more families are now paying more of their income towards rent than they were in 1990 should serve as an indication that rents could be increasing relative to income.

Meanwhile, 37.9% of Pittsboro residents pay more than 35% of their income towards rent, compared to 22% of renters in the county and 26.7% of renters in North Carolina. Under the HUD Section 8

program it is unacceptable for low-income families to pay more than 30% of their income towards rent, and banks generally will not allow families to pay more than 30% of their income towards their mortgage. Thus, paying more than 35% of income towards rent should be considered unacceptable.

It is at least possible that another part of the reason for the low homeownership rate in Pittsboro is that the high rental rates have made many current investment property owners unwilling to sell their homes, thus limiting the town's supply of homes available for purchase.

The situation in Siler City is somewhat different. There housing prices have remained relatively low. The median sales price in 2001 was only \$85,000. In 1999, a family earning median income in Siler City (\$33,651) could afford to pay 144.6% of the median sales price. Even a family earning 80% of median income could afford to pay 111% of the median sales price. At the same time, however, many of the new housing developments now going into the Siler City area have sales prices starting well above the current median sales price. For example, home prices in the new Harmony Hills development range from \$90,000 to \$115,000.

Moreover, even though sales prices in Siler City remain relatively low, many working families are still priced out of the housing market. A family earning 50% of the median income for Siler City – the equivalent of a full time job at \$8 an hour – could not afford to buy a median priced home in that town. In fact, such a family could only afford to pay about \$50,000 for a home. While some homes in Siler City may be available within this price range, they are likely to be older homes in need of significant repair.

What this means is that the need for affordable housing in Siler City is somewhat different than the need in Pittsboro. In Pittsboro, there is a significant need for housing in the \$50,000 to \$100,000 range. In Siler City, the need is really for homes in \$50,000 to \$75,000 range.

There are also significant problems with substandard housing in Siler City, much of which is not reflected in the available quantitative data. Siler City also has a serious problem with overcrowding. In 2000, more than 15% of homes in Siler City were designated as overcrowded according to the US Census. This compares to only 3.4% of homes in North Carolina

Recommendations

Chatham County Affordable Housing Coalition/Habitat

1. Expand existing Homebuyer Education and Counseling programs.
2. Develop very low cost affordable housing in the Siler City area.
3. Continue to develop affordable housing in the Pittsboro area
4. Long-term projects:
 - a. Partner with other developers to seek subsidy funds for building affordable elderly and/or disabled housing.
 - b. Partner with Goldston to raise State/Federal dollars for installing a sewer system.

Chatham County

1. Organize donations of Land for Affordable Housing. Donations of unused county land and tax foreclosure land to nonprofit agencies would significantly reduce development costs on affordable housing. Free or low-cost land would also provide needed collateral for borrowing money to build homes on the land.
2. Creation of a Chatham County Affordable Housing Trust Fund to finance development and to provide second mortgage downpayment assistance.

- a. Money for Trust Fund could come from two sources:
 - i. Placing a County Affordable Housing Bond on the next ballot.
 - ii. Increasing tax rate by 0.25 – 0.33¢ and dedicating revenue to Trust Fund.
3. Provide bonuses or incentives for affordable housing in large-scale, for-profit developments. Developers could be encouraged to build affordable housing or to provide land or money for affordable housing. Incentives could also be built into the Land Use Implementation Plan for compact communities.
4. Explore the idea of adopting and enforcing a county-wide minimum housing code.
 - a. Needs to be done alongside the development of alternative housing options for people displaced by code enforcement.
 - b. Code enforcement should be coordinated with neighboring counties.
5. Make reimbursement of the Impact Fee for affordable housing into a permanent part of the County budget. Explore reimbursing other fees for affordable housing. Make reimbursement available to both for profit and non-profit developers for affordable housing.
6. Reimburse up to three years worth of property taxes to landowners who sell land to developers for the express purpose of building affordable housing, if land is sold at less than 70% of Fair Market Value.
7. Establish an Affordable Housing Commission at the County level to further explore program and policy options for addressing the need for affordable housing.

Pittsboro

1. Once Pittsboro's Sewer capacity has been expanded, provide density bonuses for affordable housing in the Pittsboro ETJ to the extent allowed by watershed regulations.
2. Organize donations of Land for Affordable Housing. Donations of unused town to nonprofit agencies would significantly reduce development costs on affordable housing. Free or low-cost land would also provide needed collateral for borrowing money to build homes on the land.
3. Provide bonuses or incentives for affordable housing in large-scale, for-profit developments. Developers could be encouraged to build affordable housing or to provide land or money for affordable housing.
4. Reimburse water and sewer tap-on fees for affordable housing to non-profit and for-profit developers.

Siler City

1. Organize donations of Land for Affordable Housing. Donations of unused town land to nonprofit agencies would significantly reduce development costs on affordable housing. Free or low-cost land would also provide needed collateral for borrowing money to build homes on the land.
2. Provide bonuses or incentives for affordable housing in large-scale, for-profit developments. Developers could be encouraged to build affordable housing or to provide land or money for affordable housing.

Definition of Affordable Housing

A unit shall be considered affordable if it can be purchased by a household that earns less than 80% of the county's median household income and that does not have to pay more than 35% of its gross household income towards housing costs. The county's median household income is NOT the same as the HUD Area Median Income. It should be determined by county staff at the beginning of each calendar year. * Could also change this to median household income by census tract – the tract in which the house to be bought is located. This would be more accurate, but also more complicated.

Summary of Quantitative Data

The median household income for the county was higher than that of North Carolina in 1999. However, the incomes for Pittsboro and Siler City were lower than the North Carolina median. The county's median income was likely skewed upwards by incomes in Northeast Chatham.

Median Household Income

Year	Chatham		Pittsboro		Siler City		N.C.	
	1989	1999	1989	1999	1989	1999	1989	1999
Median	28,539	42,851	25,300	35,800	21,987	33,651	26,647	39,184
% of	50.1%		41.5%		53.0%		47.0%	

Source: 1990 & 2000 US Census

9.7% of the county's residents were living below the poverty line in 1999. This is lower than North Carolina's 12.3%. But the poverty rates in Pittsboro and Siler City are actually higher than the state's rate. It should be noted that Siler City's poverty rate may be higher than 14.7% because the town's Hispanic population may have been undercounted in the 2000 Census.

Percent of Population in Poverty

	1989		1999	
	Number below	Percent below	Number below	Percent below
Chatham	3,702	9.7%	4,723	9.7%
Pittsboro	183	13.5%	367	18.3%
Siler City	640	13.8%	1,006	14.7%
North Carolina	829,858	12.5%	990,065	12.3%

Source: 1990 & 2000 US Census

Although the percentage of owner-occupied homes in Chatham County is much higher than the statewide average, the percentage of owner-occupied housing in Pittsboro and Siler City is very low compared to the rest of the state, and has actually fallen since 1990.

Owner/Rental Housing Stock, 1990-2000

	1990 Census			2000 Census		
	Total Occupied	% Owner Occupied	% Rental Occupied	Total Occupied	% Owner Occupied	% Rental Occupied
North Carolina	2,517,026	68.0%	32.0%	3,132,013	69.4%	30.6%
Chatham	15,293	77.1%	22.9%	19,741	77.2%	22.8%
Pittsboro	594	62.6%	37.4%	855	58.6%	41.4%
Siler City	1,896	66.3%	33.7%	2,386	59.1%	40.9%

Source: 1990 & 2000 US Census

Mobile homes make up almost 30% of the total housing stock in Chatham County.

Mobile Homes as Percent of Housing Stock – Chatham County, 2001

		Number	%
Total Housing Stock		21,197	
Mobile Homes	Single	4,111	19.4%
	Double	2,125	10.0%
Total		6,236	29.4%

Source: Chatham County Tax Assessor's Office

* Including Site-Built, Modular, Single wide mobile homes, and Double wide mobile homes

The average value of new residential constructions has increased 23.5% from 1998 to 2002. These high values reflect a penchant towards high-end construction. In looking at these numbers, however, keep in mind that they are averages and can therefore be skewed up by a few very expensive homes.

% Change of Value per permit for each residential type 1998-2002 (excluding Siler City)

		July 1998 - June 1999	July 2001 - May 2002
New Construction - Residential	# of Permits	413	408
	Value per Permit	\$189,997	\$234,590
	% Change in Value		+23.5%
Modular	# of Permits	70	68
	Value per Permit	\$98,989	\$110,967
	% Change in Value		+12.1%
Mobile Homes	# of Permits	343	183
	Value per Permit	\$30,681	\$31,350
	% Change in Value		+2.2%

Source: Chatham County Building Inspections

The median sales prices for the county was \$181,750 in 2001. In Pittsboro, it was \$168,000, and in Siler City it was \$85,000.

Median Home Sale Prices 1998-2001

	1998			1999			2000			2001	
	#	Sales Price	Percent Change in Price	#	Sales Price	Percent Change in Price	#	Sales Price	Percent Change in Price	#	Sales Price
Chatham	210	174,500	2.3%	259	178,450	0.1%	326	178,648	1.7%	353	181,750
Pittsboro	101	153,000	7.0%	129	163,750	3.5%	175	169,500	-0.9%	161	168,000
Siler City*	61	75,900	2.8%	52	78,000	12.8%	84	88,000	-3.4%	69	85,000

Source: MLS Services for Chatham County * Dowd & Harris Realty in Siler plus MLS Services for Chatham County

The following table looks at the number of lower-cost homes for sale in the county, taking into account 4% inflation per year. While there are no clear trends up or down in terms of the changes in the availability of affordable housing, there are a few things worth noting.

First, lower-cost homes never account for more than 30% of total home sales in the County. In Pittsboro, they never account for more than 16% of total sales. Second, the majority of low cost home sales in any given year have been concentrated in Siler City. In each of the last four years, between 80% and 90% of all home sales in Siler City could be classified as lower-cost. Third, if we look at sales for Chatham County without counting Siler City, then sales of lower cost homes never rise above 15.5% of total home sales.

In looking at the data for Siler City it is important to keep in mind that many Siler City area real estate agencies only recently began listing on the MLS, so it is likely that in 1998 and 1999 in particular we did not capture all of the real estate transactions in Siler City. That said, the overall price trend for Siler City has remained relatively stable throughout the four-year period in question, indicating that the data which we do have would appear to be at least reasonably accurate.

It is also important to note that only mobile homes sold through a real estate agency are included in the following table, not sales handled through a mobile home dealer. Dealers account for the vast majority of mobile home sales in the county.

Affordable Housing Sales Data for Chatham County

	1998			1999			2000			2001		
	Amount	#	%	Amount	#	%	Amount	#	%	Amount	#	%
Chatham County (including Siler City)	0-75K	36	13.2	0-78K	32	10.5	0-81K	44	11.4	0-85K	48	12.6
	76-88K	15	5.5	79-92K	19	6.3	82-96K	28	7.2	86-100K	25	6.6
	89-106K	31	11.4	93-110K	23	7.6	97-115K	46	11.9	101-120K	31	8.2
	<i>Total</i>	<i>272</i>	<i>30.1</i>	<i>Total</i>	<i>304</i>	<i>24.3</i>	<i>Total</i>	<i>387</i>	<i>30.5</i>	<i>Total</i>	<i>379</i>	<i>27.4</i>
Pittsboro	0-106K	12	11.9	0-110K	18	14.0	0-115K	24	13.7	0-120K	26	16.3
Siler City	0-75K	33	53.2	0-78K	28	52.8	0-81K	34	40.0	0-85K	37	52.8
	76-88K	14	22.6	79-92K	10	18.9	82-96K	20	23.5	86-100K	13	18.6
	89-106K	9	14.5	93-110K	7	13.2	97-115K	18	21.2	101-120K	6	8.6
	<i>Total</i>	<i>62</i>	<i>90.3</i>	<i>Total</i>	<i>53</i>	<i>84.9</i>	<i>Total</i>	<i>85</i>	<i>84.7</i>	<i>Total</i>	<i>70</i>	<i>80.0</i>
Chatham County (excluding Siler City)	0-75K	3	1.4	0-78K	4	1.6	0-81K	10	3.3	0-85K	11	3.6
	76-88K	1	0.5	79-92K	9	3.6	82-96K	8	2.6	86-100K	12	3.9
	89-106K	22	10.5	93-110K	16	6.4	97-115K	28	9.3	101-120K	25	8.1
	<i>Total</i>	<i>210</i>	<i>12.4</i>	<i>Total</i>	<i>251</i>	<i>11.6</i>	<i>Total</i>	<i>302</i>	<i>15.2</i>	<i>Total</i>	<i>309</i>	<i>15.5</i>

Source: MLS Services for Chatham County plus records of Dowd & Harris Realty in Siler City

The maximum loan for a median income family, assuming 7% interest for 30 years, should be \$145,800 in Chatham County, \$119,300 in Pittsboro, and \$111,300 in Siler City. A median income family could therefore afford to buy a median priced home in the county, but only with 20% down. A median income family in Pittsboro could not afford to buy a median priced home in that town. In Siler City, affordability is not necessarily an issue for families earning 80-100% of median income, but it is an issue for families at 50% of median – working full time for about \$8 an hour.

Percent of Median Sales Price Affordable to Family Earning Median Household Income

	100% Median Income 1999*	Max. Amount Family Can Borrow**	% of Median Home Sales Price***	80% Median Income 1999*	Max. Amount Family Can Borrow**	% of Median Home Sales Price***
Chatham County	\$42,851	\$145,874	81.7%	\$34,281	\$113,695	63.7%
Pittsboro	\$35,800	\$119,399	72.9%	\$28,640	\$92,516	56.5%
Siler City	\$33,651	\$111,330	144.6%	\$26,921	\$86,061	111.8%
	50% Median Income 1999*	Max. Amount Family Can Borrow**	% of Median Home Sales Price***	30% Median Income 1999*	Max. Amount Family Can Borrow**	% of Median Home Sales Price***
Chatham County	\$21,426	\$68,431	38.3%	\$12,855	\$36,253	20.3%
Pittsboro	\$17,900	\$55,194	33.7%	\$10,740	\$28,310	17.3%
Siler City	\$16,826	\$51,160	66.4%	\$10,095	\$25,890	33.6%

* 1999 Median Household Income

**Ratio of Housing Costs to Income = 30%; Interest Rate = 7%; Tax & Insurance = \$100 (\$80 per month below 50% of median income)

*** 1999 Median Home Sales Prices (Chatham County and Pittsboro = MLS Services for Chatham County; Siler City = Dowd & Harris Realty and MLS Services for Chatham County)

In Chatham County, a family would need to earn \$49,201 per year in order to pay the median sales prices, assuming that they put just 5% down. That is 115% of median household income. In Pittsboro, they would need to earn \$46,866, or 131% of median household income. In Siler City, they would need to earn \$26,265 or 78% of the median household income.

Income necessary to buy a house of median home sales price in 2000 – based on 3%, 5%, 10%, and 20% downpayment

	Median Home	3%	5%	10%	20%
Chatham	\$178,648	\$50,153	\$49,201	\$46,822	\$42,064
Pittsboro	\$169,500	\$47,789	\$46,886	\$44,629	\$40,115
Siler City	\$88,000*	\$26,734	\$26,265	\$25,093	\$22,750

Source: MLS Services for Chatham County, * Dowd & Harris Realty in Siler City + MLS Services for Chatham County
Ratio of Housing Costs to Income = 30%; Interest Rate = 7%; Tax & Insurance = \$100

The following table provides the average wages for employees in various sectors of the Chatham County economy. These are average wages, meaning that they also include the wages paid to management. We can assume that the wages of many production-level employees fall below this average. Even so, none of the industries listed below pay enough to enable a single-income family to purchase a median-price home in Chatham County. In fact, in most of the cases listed below, two wage earners in the same industry do not earn enough between them to buy a median-priced home. For example, a person working in the Trucking and Warehousing industry earns an average of \$27,571 per year. They can borrow a maximum of \$88,500, which is 49.5% of the county's median home sales price.

Percent of Median Sales Price Employees of Selected Chatham Industries May Borrow

Selected Industries	Number of Workers in Industry*	Average Annual Wage*	Max. Amount Employees May Borrow**	% of Median Home Sales Price*** (\$181,750)
Manufacturing				
Food Production	2,113	\$20,186	\$60,733	34.0%
Textile Manufacturing	1,493	\$25,234	\$79,750	44.6%
Lumber and Wood Products	884	\$32,825	\$108,229	60.6%
Transportation				
Trucking and Warehousing	300	\$27,571	\$88,502	49.5%
Retail Trade				
Restaurant Industry	633	\$9,180	\$22,453	12.6%
General Merchandise Stores	274	\$13,622	\$39,131	21.9%
Food Store Retail	412	\$14,546	\$42,600	23.8%
Auto Dealers & Service Stations	248	\$20,035	\$63,079	35.3%
Services				
Hotels	52	\$9,331	\$23,020	12.9%
Business Services	380	\$20,416	\$61,577	34.5%
Amusement and Recreation	203	\$20,564	\$62,193	34.8%
Auto Repair and Services	85	\$25,620	\$81,176	45.4%
Construction				
General Building Contractors	457	\$25,170	\$79,487	44.5%

* Employment Security Commission– Insured Employment and Wages in Chatham County for Year 2000.

** Ratio of Housing Costs to Income = 30%, Interest Rate = 7%, Tax & Insurance = \$80 (PITI =<\$499/Month), \$100 (PITI =\$500 - \$999/month)

*** 2000 Chatham County Median Home Sales Price – MLS Services for Chatham County.

Only County employees at pay grade 20 (GIS Manager, Soil Scientist, Investigations Captain) or hire ^{higher} can afford to buy a median-priced home in Chatham County, even with a 20% downpayment. All other employees would need to have an income-earning spouse in order to buy a median-priced home in Chatham County. This is based on figures from the county's 2002/2003 Salary Schedule, assuming each employee receives the mid-point salary for their pay grade.

Percent of Median Sales Price County of Chatham Employees May Borrow

Selected Job Titles	Average Annual Income*	Max. Amount Employee May Borrow**	% of Median Homes Sales Price*** (\$181,750)
Human Resources Aide	\$17,691	\$61,877	34.0%
Community Social Services Assist.	\$22,579	\$69,758	38.4%
Library Assistant I Office Assistant III	\$24,894	\$78,450	43.2%
Accounting Technician II Maintenance Technician Processing Assistant IV	\$27,446	\$88,033	48.4%
Utility Service Technician – Lead Practical Nurse II Public Health Educator I	\$30,258	\$98,591	54.2%
Accounting Technician III Deputy Sheriff – Corporal Public Works Technician	\$33,359	\$110,234	60.7%
Emergency Management Tech Patrol Sergeant Social Worker II	\$36,780	\$123,079	67.7%
Fire Inspector Environmental Health Specialist Land Use Administrator II	\$40,550	\$129,762	71.4%
GIS Manager Soil Scientist Investigations Captain	\$44,706	\$145,382	79.8%
Solid Waste Manager	\$49,289	\$162,503	89.4%
Chief Deputy Public Health Nurse Supervisor II Register of Deeds	\$54,340	\$174,068	95.8%
Planning Director	\$59,910	\$194,944	107.3%
Public Works Director	\$66,051	\$210,413	115.8%
Assistant County Manager Finance Director Sheriff	\$72,822	\$235,944	129.8%

* The midpoint of the appropriate pay grade from County of Chatham Salary Table, 2002-2003

**Ratio of Housing Costs to Income = 30%, Interest Rate = 7%, Tax & Insurance = \$100 (PITI = <\$1,000/month), \$150 (PITI = \$1,000 - \$1,249/month), \$200 (PITI = \$1,250-\$1,499/month), \$250 (PITI = \$1,500+/month)

*** Based on 2001 Chatham County median home sales price + MLS Services for Chatham County

The majority of Pittsboro town employees cannot afford a median priced home in Pittsboro, even with a 20% downpayment.

Percent of Median Sales Price Pittsboro Town Employees May Borrow

Job Title	Average Annual Income*	Max. Amount Employee May Borrow**	% of Median Homes Sales Price*** (\$168,000)
Maintenance Worker	\$24,253	\$76,044	45.3%
Equipment Operator	\$25,466	\$80,598	47.9%
Customer Service Representative Utility Services Specialist	\$26,739	\$85,378	50.8%
Heavy Equipment Operator	\$28,076	\$90,398	53.8%
Administrative Support Specialist	\$29,480	\$95,670	56.9%

Treatment Plant Operator			
Public Works Crew Leader	\$32,502	\$107,016	63.7%
Senior Treatment Plant Operator			
Police Officer	\$34,127	\$113,118	67.3%
Police Sergeant	\$37,625	\$126,252	75.2%
Development Administrator	\$43,555	\$141,007	83.9%
Town Clerk / Finance Officer			
Public Works Director	\$45,733	\$149,185	88.8%
Treatment Plant Superintendent			
Police Chief	\$48,020	\$157,772	93.9%

* Step 9 of the appropriate pay grade from Town of Pittsboro Salary Schedule, 2002-2003

**Ratio of Housing Costs to Income = 30%; Interest Rate = 7%; Tax & Insurance = \$100 (PITI = <\$1,000/month), \$150 (PITI = \$1,000 - \$1,249/month)

*** Based on 2001 Pittsboro median home sales price – MLS Services for Chatham County

Almost all Siler City town employees can afford to borrow enough money to buy a median priced home in the 27344 zip code.

Percent of Median Sales Price Town of Siler City Employees May Borrow

Selected Job Titles	Average Annual Income*	Max. Amount Employee May Borrow**	% of Median Home Sales Price*** (\$85,000)
Street Maintenance Worker	\$23,611	\$73,592	86.6%
Customer Service Representative Meter Reader	\$26,031	\$82,708	97.3%
Police Telecommunicator Senior Customer Service Tech	\$28,699	\$92,737	109.1%
Executive Assistant Senior Treatment Plant Operator	\$31,640	\$103,780	122.1%
Police Officer Town Clerk Tax Collector	\$34,883	\$115,956	136.4%
Community Police Officer Police Sergeant	\$38,458	\$129,379	152.2%
Police Lieutenant WTP Superintendent	\$42,400	\$136,669	160.8%
Building Codes Administrator Police Major	\$46,746	\$153,041	180%
Planning Director	\$51,537	\$163,468	192.3%
Police Chief Public Works Director	\$56,819	\$183,300	215.6%

* The midpoint of the appropriate pay grade from Town of Siler City Salary Table, 2002-2003

**Ratio of Housing Costs to Income = 30%, Interest Rate = 7%, Tax & Insurance = \$100 (PITI = <\$1,000/month), \$150 (PITI = \$1,000 - \$1,249/month), \$200 (PITI = \$1,250-\$1,499/month)

*** Based on 2001 Siler City zip code median sales price – MLS Services for Chatham County + Dowd & Harris Realty

