



Transylvania County Community Land Trust

MEETING TRANSYLVANIA COUNTY'S HOUSING NEEDS

May 9, 2017

Transylvania County Community Land Trust

- 501(c)/(3) Non-profit Organization formed in 2008
- Nine volunteer board members with no government staff
- Study community assets, make recommendations and facilitate dialogue regarding permanent affordable housing opportunities, with particular interest on workforce housing.
- NC State General Assembly enacted legislation to allow the City of Brevard, the Town of Rosman, Transylvania County, and the Transylvania County Board of Education to partner with the Land Trust to construct and provide affordable housing for city and county employees and for public school teachers.

The most significant housing issues within the county:

- Rent burden / affordability
- Limited availability

-The Bowen Report, Transylvania County Section, page 36

Affordability Housing Gap

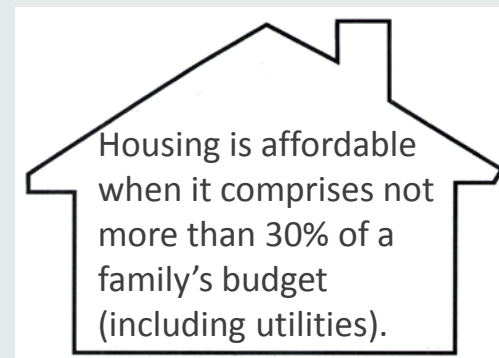
	Renter Occupied		Owner Occupied	
	#	%	#	%
Cost/Rent Burdened >30% of income spent on housing & utilities	1,322	39.9% (National = 36%)	1,969	18.5%
Severely Cost/Rent Burdened >50% of income spent on housing & utilities	626	18.9%	855	8.0%
Sum	1,988	58.8%	2,824	26.5%

- Sources: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Renter & Other Concerned About Losing Housing?

Nearly half of Transylvania County respondents are concerned about the stability of their housing situation.

- Sources: Transylvania County Community Land Trust October 2016 Survey



Affordability Housing Gap Illustrated

Housing is considered affordable if cost (rent plus utilities) doesn't exceed 30% of gross income.

	Annual Income	Monthly Income	30% of monthly income	Average monthly utilities (2)	Affordable monthly rent	Median 2-bedroom rent (3)	Monthly Housing Affordability Gap
County Median Income (1)	\$44,114	\$3,676	\$1,103	\$250	\$853	\$925	(\$72)
Beginning Teacher	\$37,975	\$3,165	\$949	\$250	\$699	\$925	(\$226)
Beginning Deputy Sheriff	\$33,528	\$2,794	\$838	\$250	\$588	\$925	(\$337)
Minimum Wage	\$15,084	\$1,257	\$377	\$250	\$127	\$925	(\$798)

(1) County Median Income data from US Census.

(2) Utilities calculated at \$250/month based on average of HUD allowances using natural gas heat, Duke Energy and City of Brevard water, sewer and garbage services. Does not include telephone/internet at \$50/per month.

(3) Median 2-bedroom rent was arrived at by a survey done of properties offered on January 2, 2017 in Transylvania County online and in the Transylvania Times.

Available Rentals (on December 8, 2016)

\$850/month
without utilities



- Facebook

\$500/month without
utilities



- Facebook

\$1600/month without
utilities



- Norma Clayton Realty Website

Projected Availability Housing Gap for 2020

- Additional Rental Units Needed = 375
 - 187 family households
 - 188 senior households

- Additional Owner Units Needed = 494
 - 81 family households
 - 413 senior households
 - In 2016, there were 104 residential units built with an average value of \$381,235

-The Bowen Report, Transylvania County Section, pages 33-35

Workforce housing is a key component of a healthy community

- Boosting workforce housing is a reliable strategy for lasting community revitalization and economic development.
- Commercial redevelopment without including sufficient workforce housing doesn't meet the needs of incoming businesses.
- Workforce housing promotes a more stable workforce.

-The Resilience Strategy Guide by Storm Cunningham, Publisher, Revitalization News, December 7, 2016.

Have you experienced difficulties in recruiting and/or retaining employees because of housing issues?

“Working with existing businesses, we frequently hear owners and employees discuss the need for more workforce housing. To support the long-term economic health of the county, we realize that there must be more affordable housing choices supported by both new private and public investment.”



Have you experienced difficulties in recruiting and/or retaining employees because of housing issues?

“Yes - both from my days running The Greystone Inn in Lake Toxaway and from what I have heard from members over the past 3 years in my position with the Chamber. It is particularly a problem with recruiting in the \$30,000 - \$45,000 range. The problem seems to be both affordability and availability for both home purchases and apartments. This is also a real challenge for lower income hourly jobs since there is little low end rental opportunity.”



- *Transylvania Chamber of Commerce, Clark Lovelace*

Have you experienced difficulties in recruiting and/or retaining employees because of housing issues?

“Many employees already have housing in Transylvania County or a neighboring county such as Henderson (40 – 50 employees), Buncombe (10), and Haywood (4). Attracting department heads is more difficult because of the limited amount of housing stock and the price.”



- *Transylvania County, Sheila Cozart*

Have you experienced difficulties in recruiting and/or retaining employees because of housing issues?

“Absolutely. Finding employees that do not have a housing problem or concern is a major challenge.”

- Tore's Home, Tore Borhaug

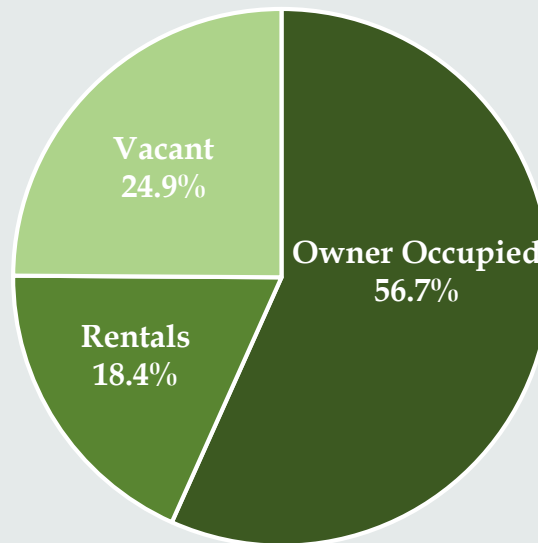
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Quality of Life... with Assistance

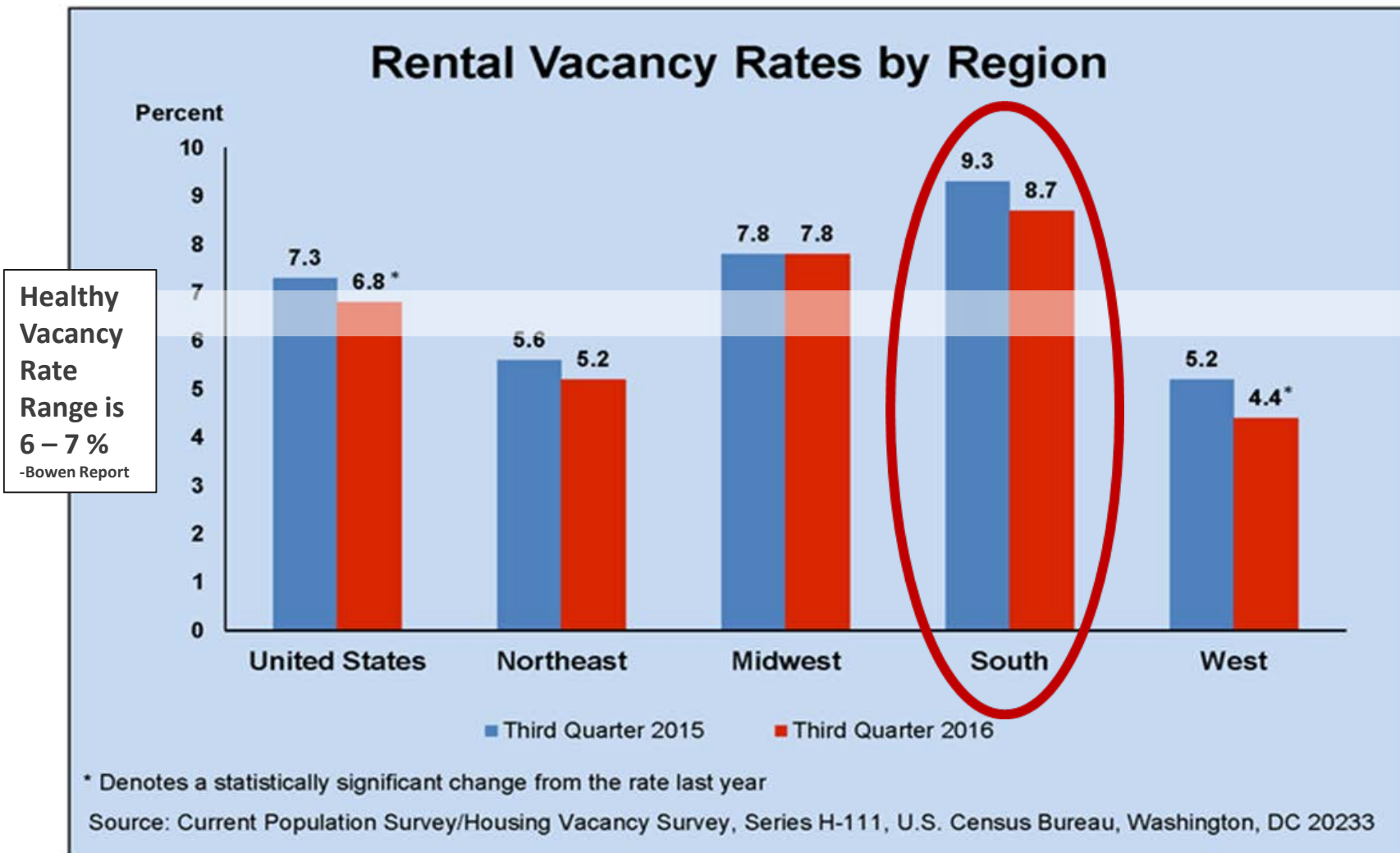
Market is not Addressing Need

- No significant growth in the number of residential units.
- No new multifamily housing built since the 1980's, other than tax-credit/subsidized housing.
- The tourism industry is taking potential properties out of the long-term rental pool.
- The need for 1-person rental units is expected to grow by 5% through 2020.



- There were 19,163 existing housing units in 2010.
- 66.3% of vacant houses are seasonal residences and not used as long or short term rentals.

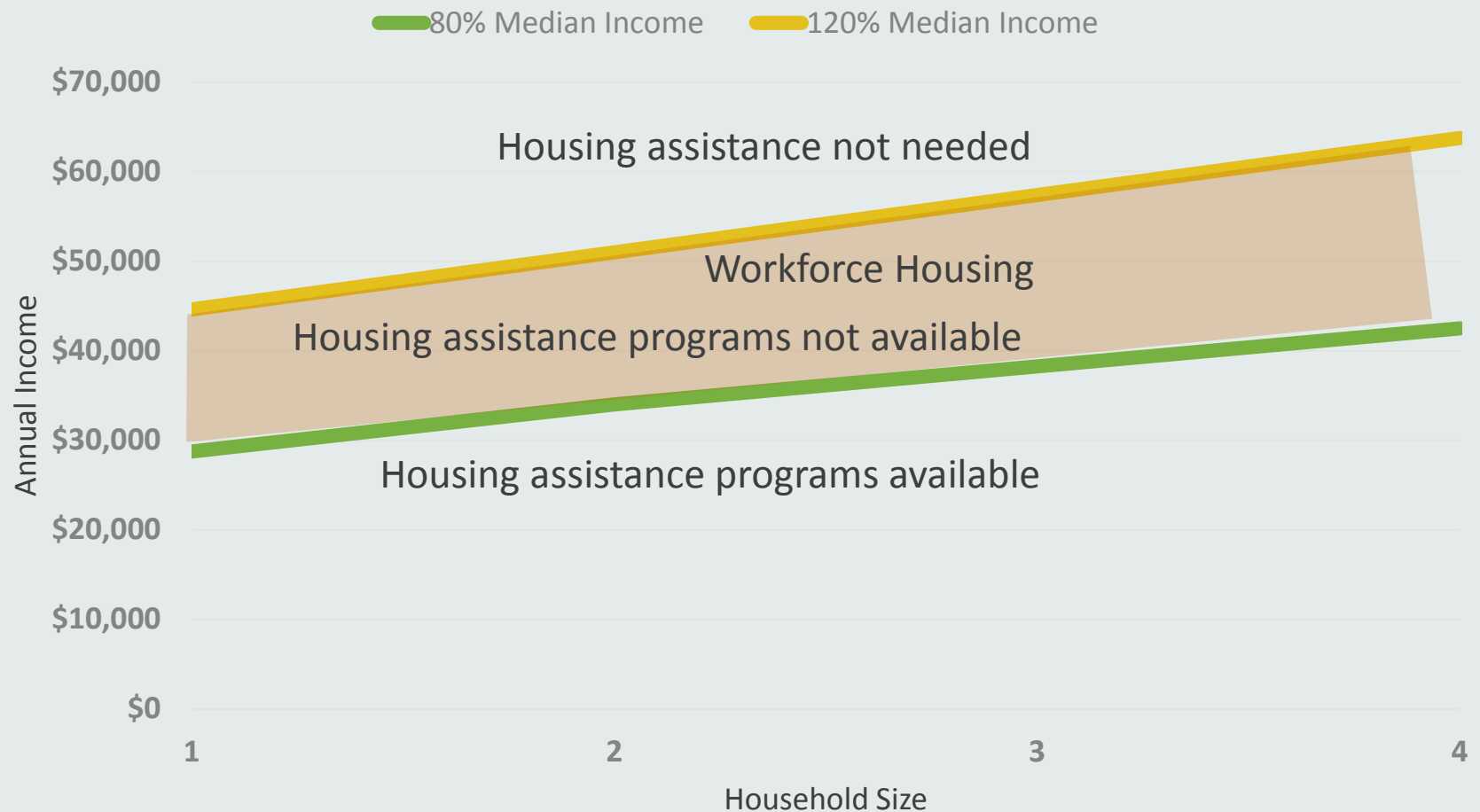
Market is not Addressing Need



Transylvania County Vacancy Rate = 0.8%

Southern US Vacancy Rate = 8.7%

Housing Assistance Gap



-HUD FY2016 Income Limits Documentation System Summary for Transylvania County

Call to Action

Commit resources (funding) to develop an actionable plan to increase workforce housing over the next ten years.

- Additional data gathering
- Define existing impediments to development of workforce housing
- Provide menu of options for elected official to consider to mitigate impediments, and incent/attract workforce housing development
- Adopt goals for increases in workforce housing units

Consistent with County Strategic Plan

- **GOAL 5:** The community's quality of life includes resources that promote health, transportation connectivity, a sense of place, cultural heritage and public safety.
 - ✓ Strategy 5B: Provide resources, infrastructure and services that improve public health, mental health, wellness and safety to insure a vibrant community.
 - Action Item: Evaluate affordable housing and make plans to address needs including temporary housing needs.

Resources & Data Sources

- US Census Data
- The Asheville, North Carolina Regional Housing Needs Assessment known as “The Bowen Report” prepared by Bowen National Research for the City of Asheville Community and Economic Development Department dated February 6, 2015. The region includes the counties of Buncombe, Henderson, Madison, and Transylvania
- The Transylvania County Community Land Trust Survey, October 2016
- The Resilience Strategy Guide by Storm Cunningham, Publisher, Revitalization News

Thank You

Questions