

Beaufort, Bladen, Duplin, Jones, Scotland, and Sampson

January 7, 2022

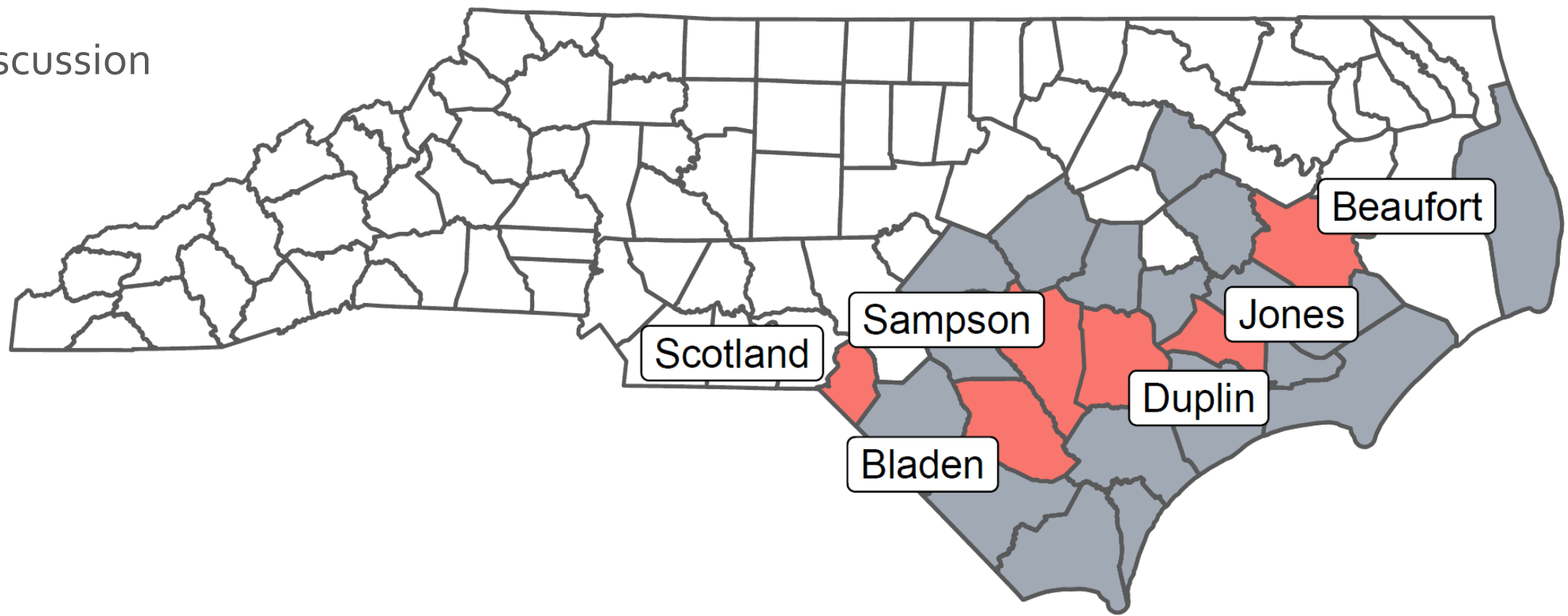
Input Session: Group 2

Expanding Housing Options in MID Counties



Agenda

- Project Background
- Group 2 Overview
- Discussion



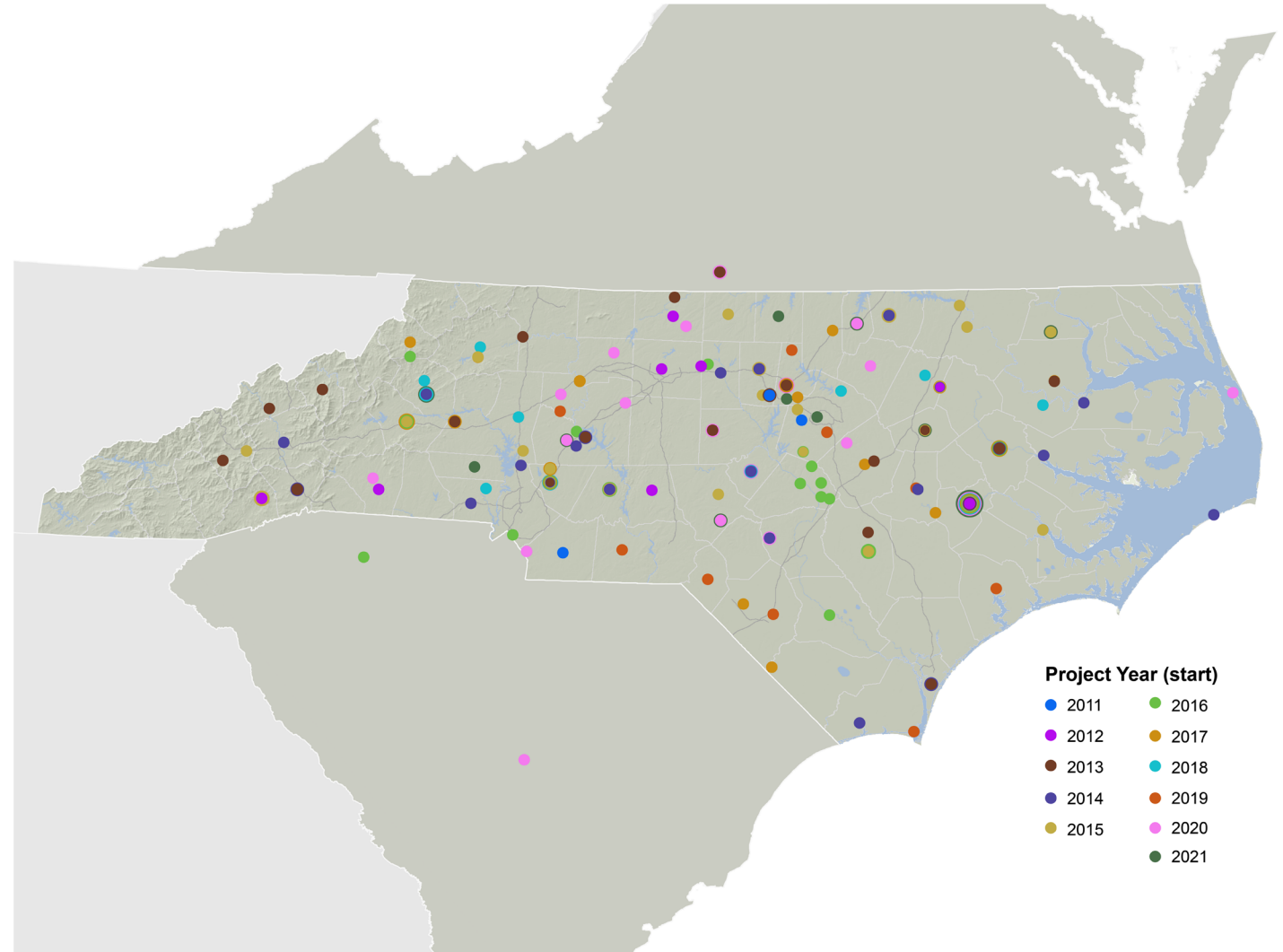
UNC School of Government



UNC Chapel Hill's School of Government is the largest university-based local government training, advisory, and research organization in the United States, and serves more than 12,000 public officials each year.

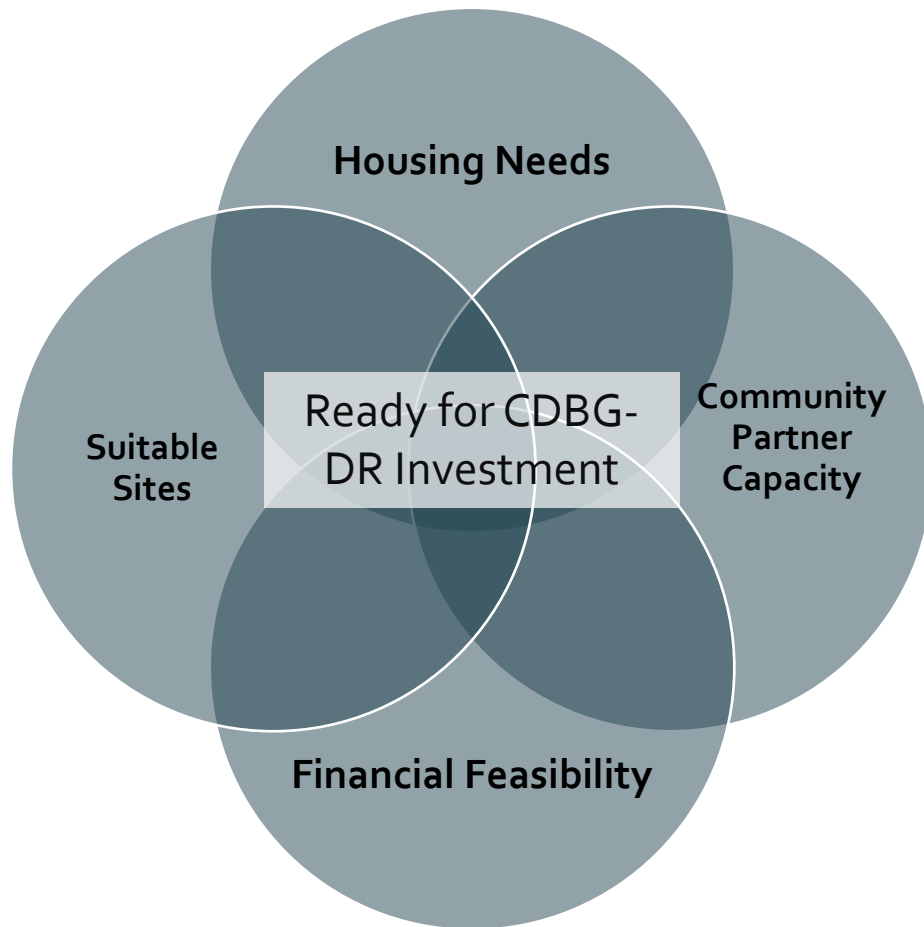
Development Finance Initiative (DFI)

DFI is a program of UNC Chapel Hill's School of Government that advises communities in NC to attract private investment for transformative projects by providing specialized real estate development and finance expertise.



NCORR Engagement

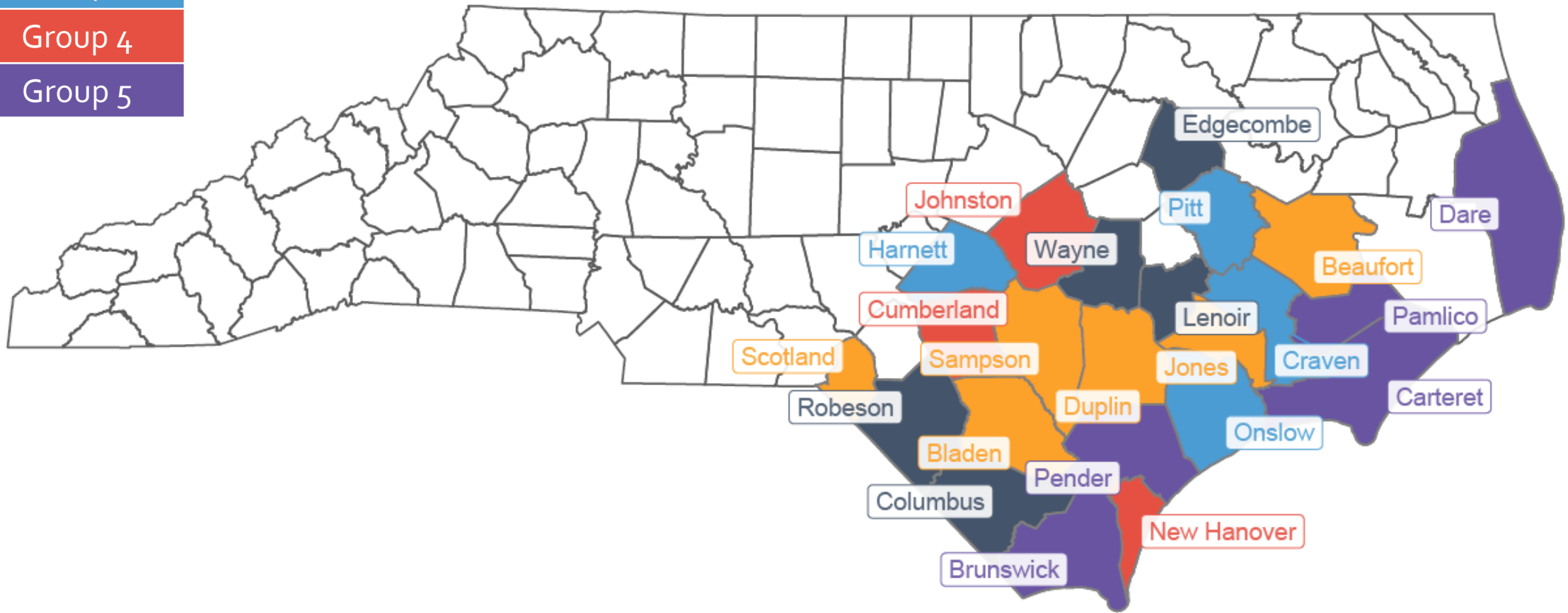
In September 2021, the North Carolina Office of Recovery & Resiliency (NCORR) engaged DFI to assist with the development of a strategy to expand and preserve rental housing options for low- and moderate- income households in 23 counties.



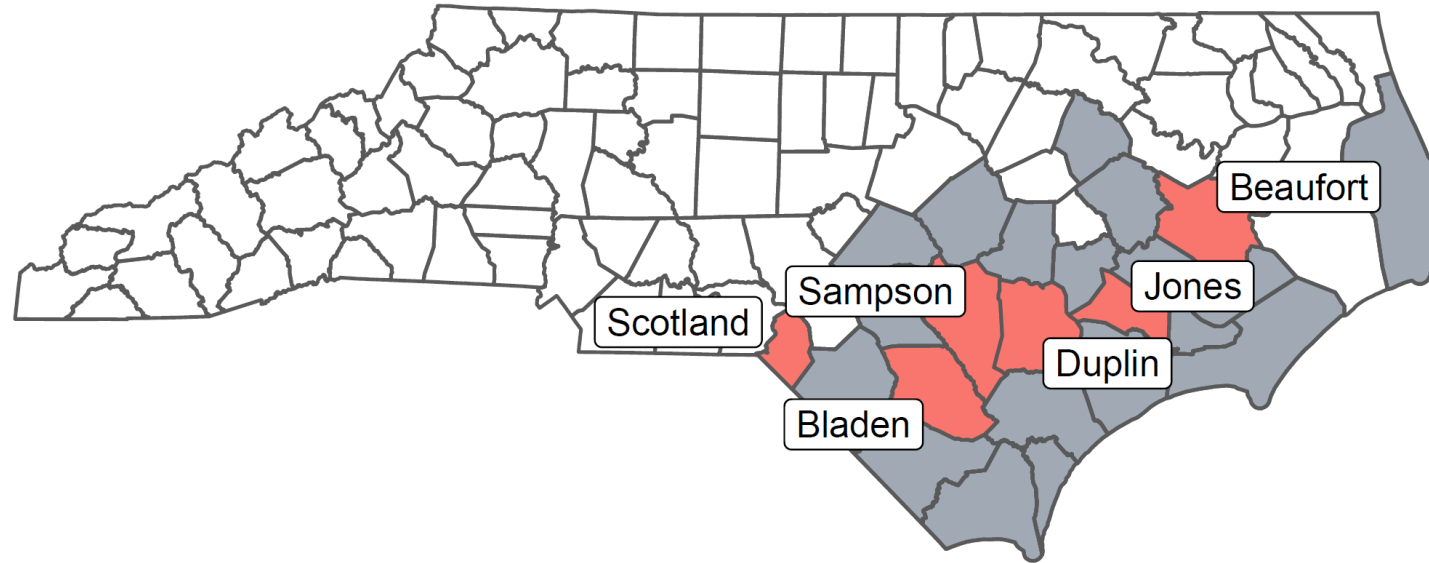
1. Identify optimal level of funding to maximize development and preservation across counties
2. Identify strategies to address local level challenges in areas without “investment-ready” projects

MID Counties by Group

- Group 1
- Group 2
- Group 3
- Group 4
- Group 5



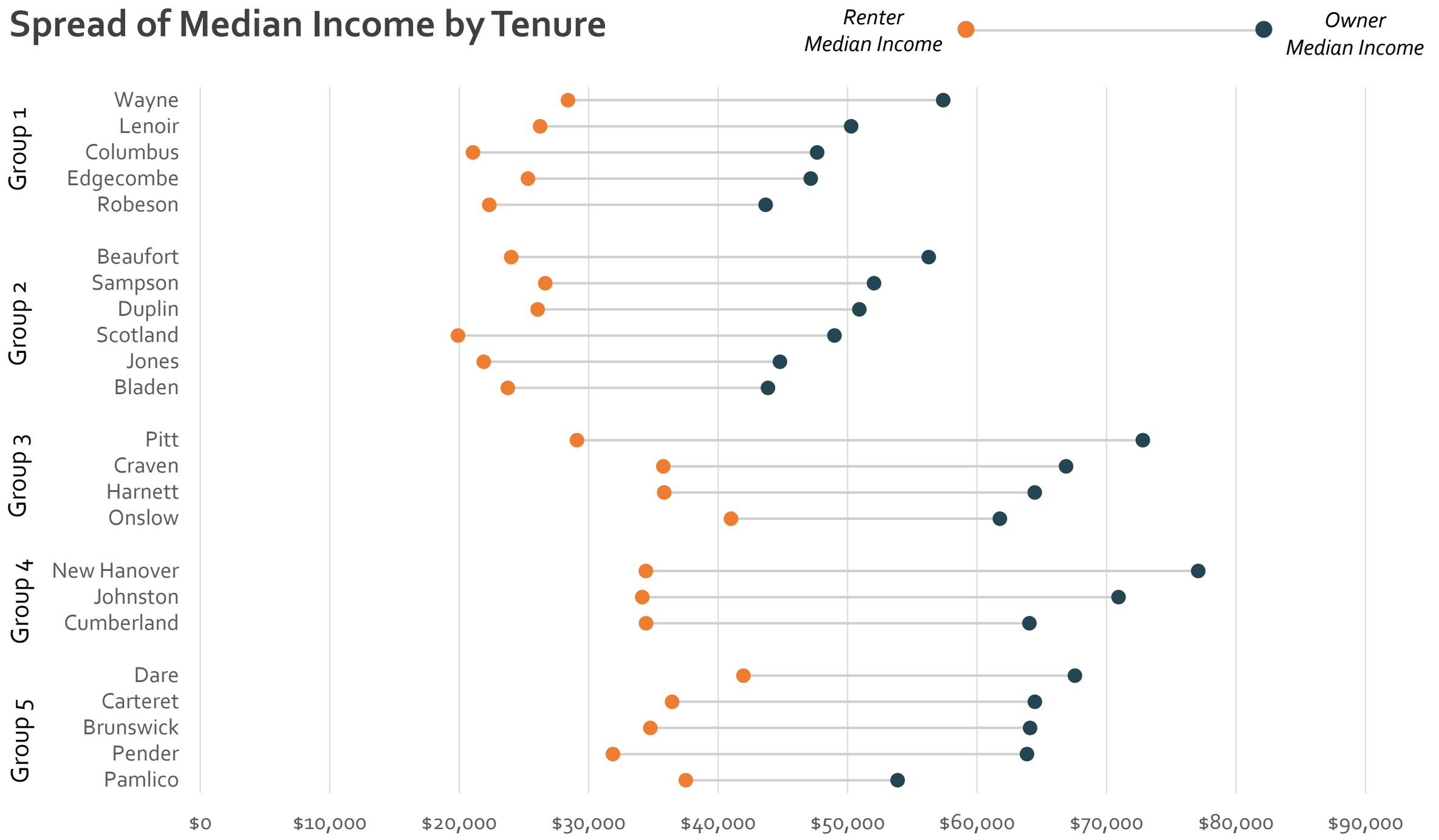
Group 2: Rural Counties



County	Population	Population Change 2009-2019*	Households	Homeownership Rate	Median Household Income	Poverty Rate
Sampson	63,385	1%	23,416	69%	\$42,151	21%
Duplin	58,967	13%	21,466	70%	\$41,764	21%
Beaufort	47,168	3%	19,701	70%	\$45,212	19%
Scotland	35,076	-4%	12,922	60%	\$37,238	27%
Bladen	33,407	3%	13,636	71%	\$36,173	24%
Jones	9,594	-4%	4,045	73%	\$38,158	24%

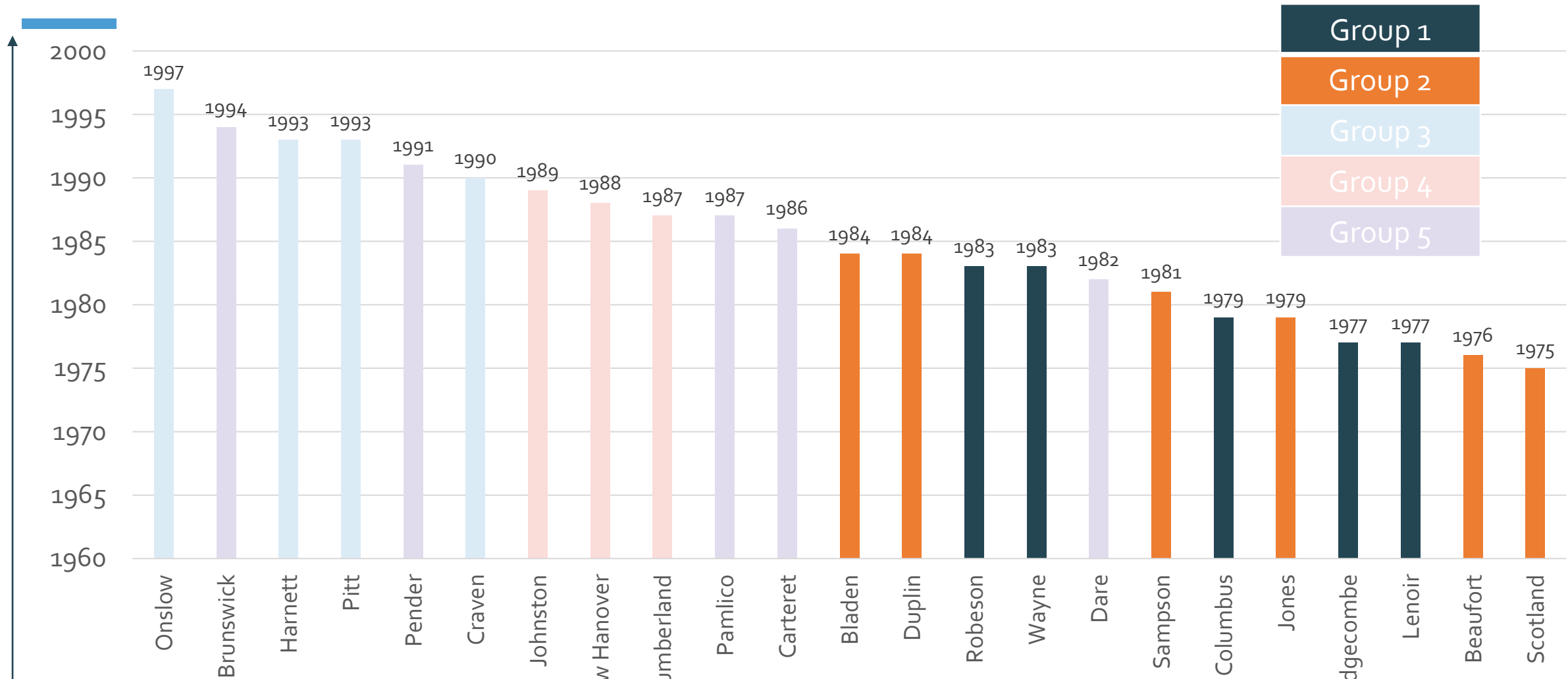
Source: 2015-2019 ACS 5-Year; *2009-2019 ACS 1-Year

Spread of Median Income by Tenure



Source: ACS 2019 (5-Year Estimates)

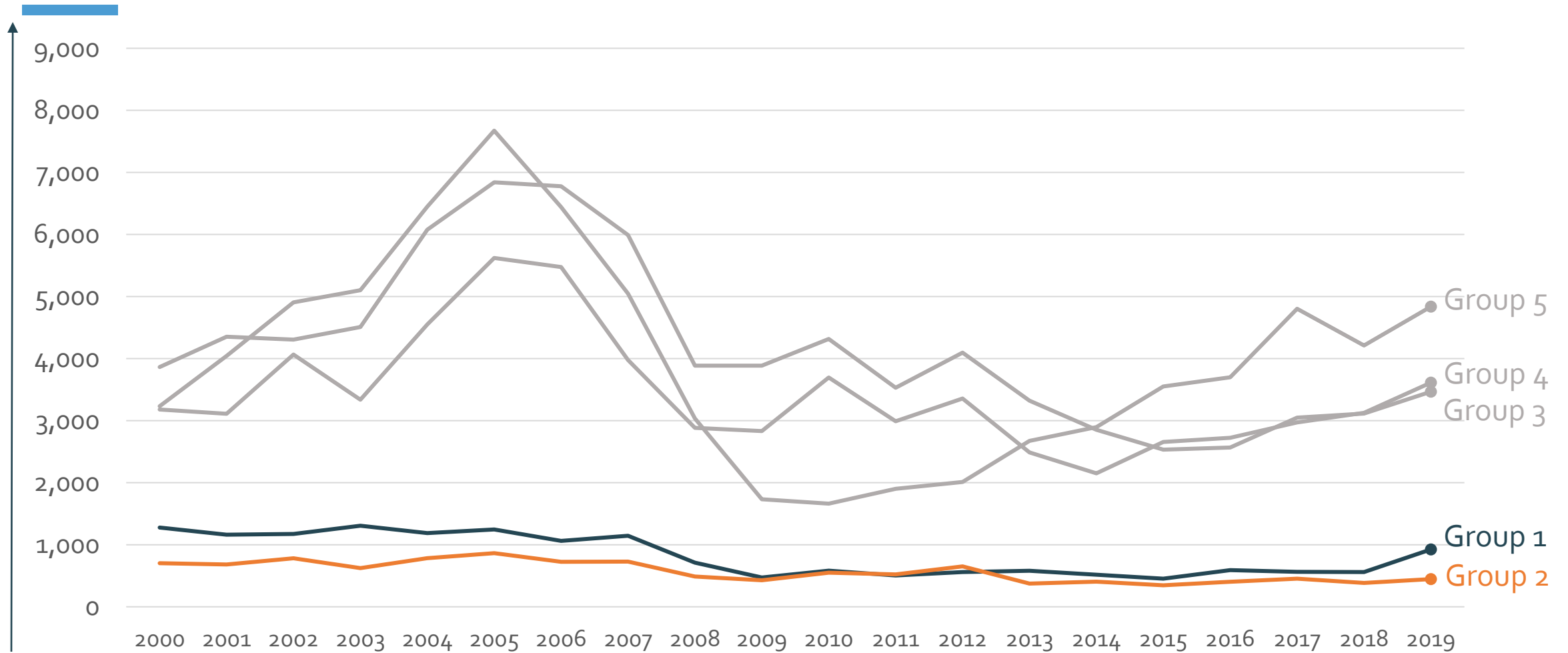
The median age of rental housing stock in rural counties is over 35 years old



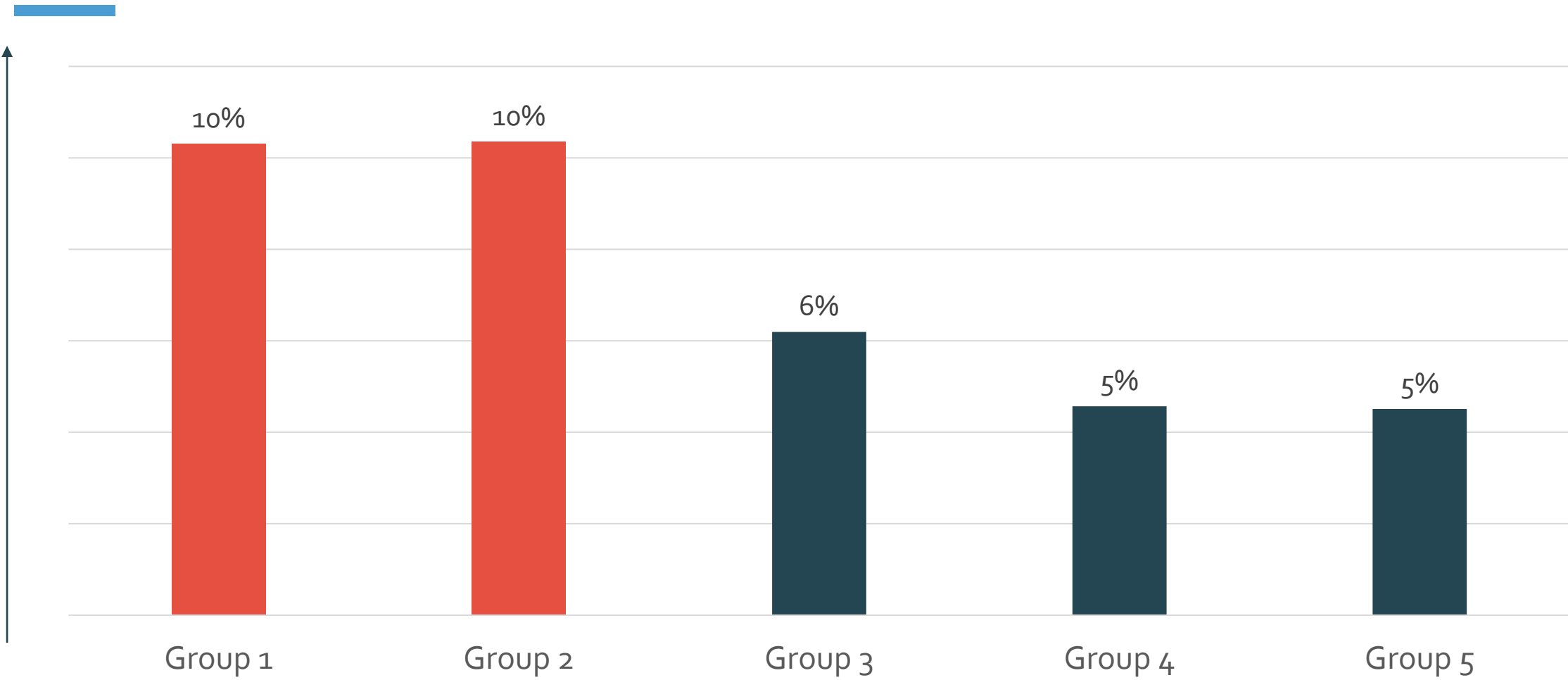
Median year rental units built

Source: ACS 2019 (5-Year Estimates)

New housing units have not been built in rural counties at the same rate



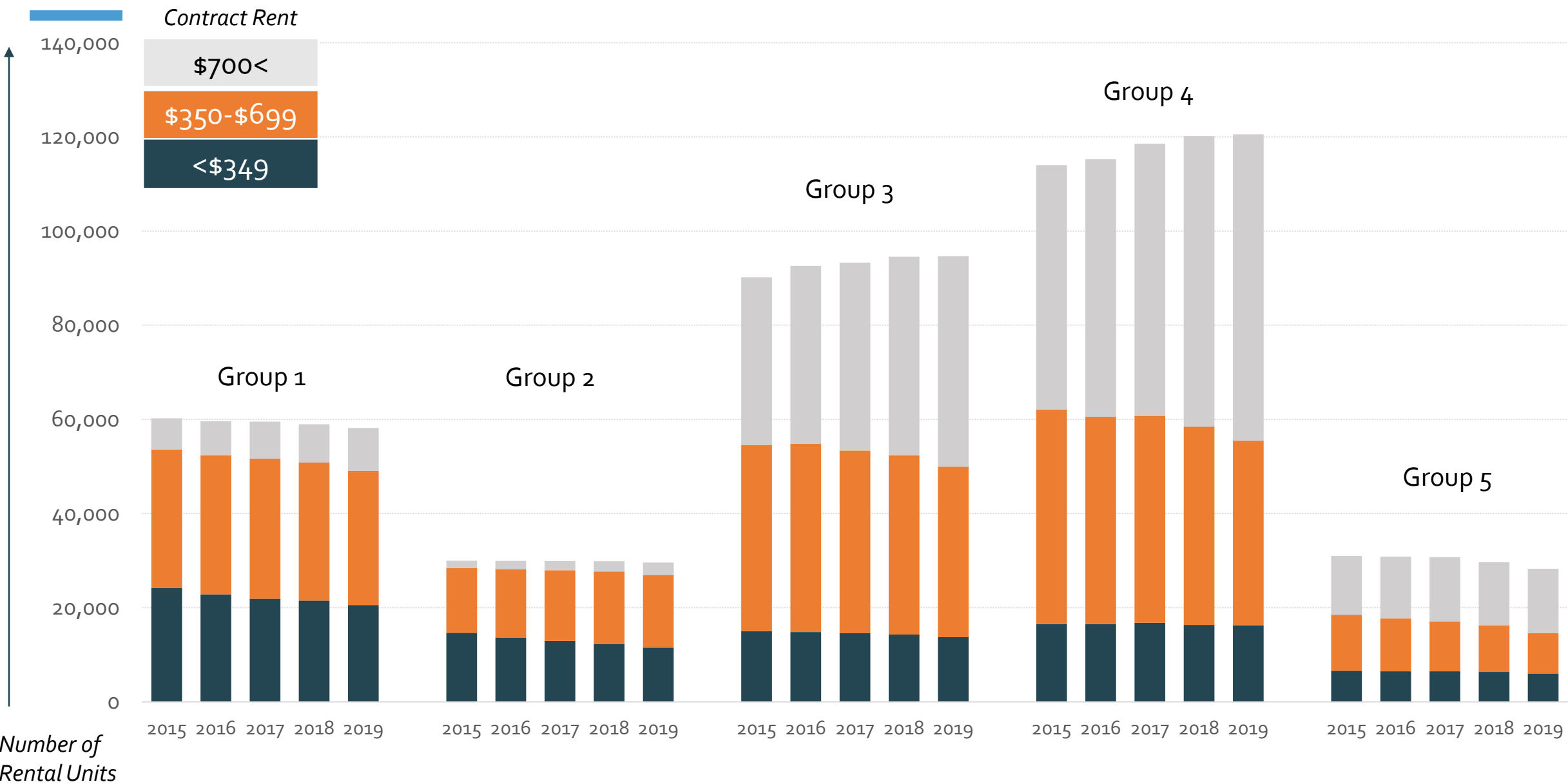
Groups 1 & 2 have the highest rates of abandoned or deteriorated housing units



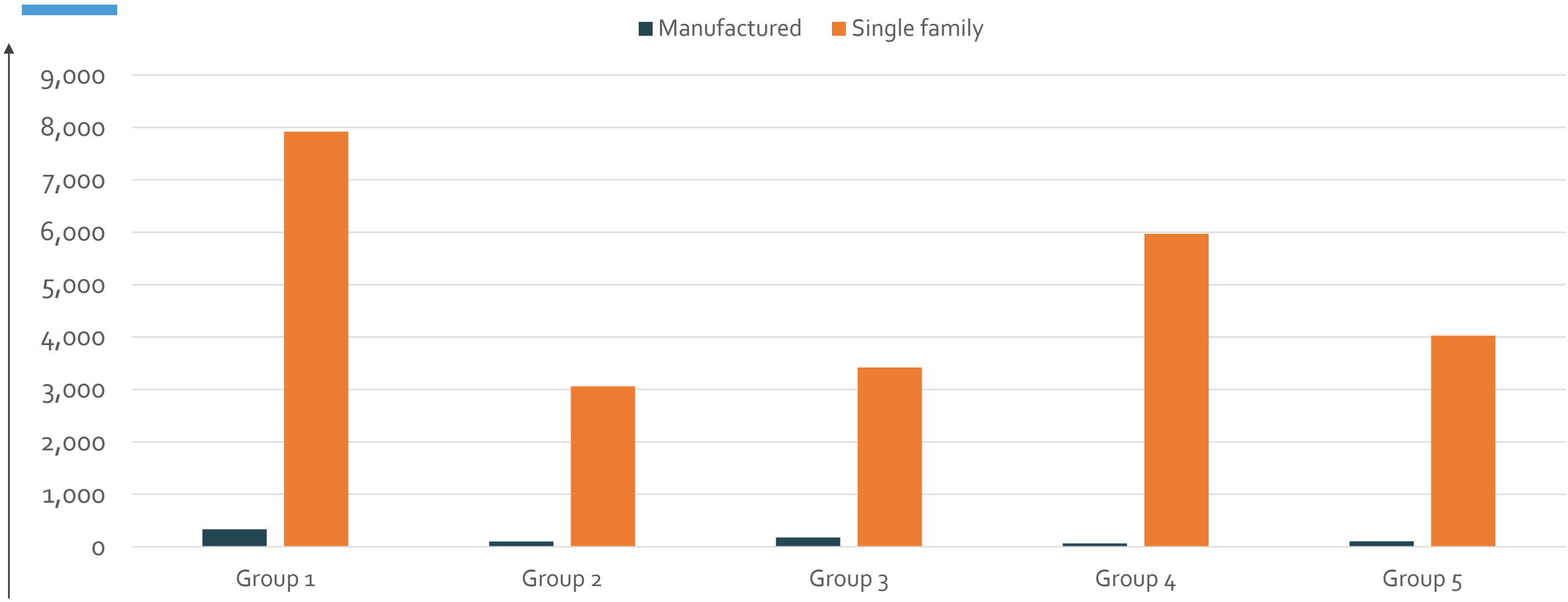
Percent of housing units that are vacant and not for sale or rent

Source: DFI analysis of 2015-2019 ACS microdata

Change in Rents and Units



of LMI elderly homeowners aging in place in older housing units in Group 2 comparable to small metros.



LMI Owners 65 years or older who have lived in current residence for at least 10 years and live in homes built before 1970

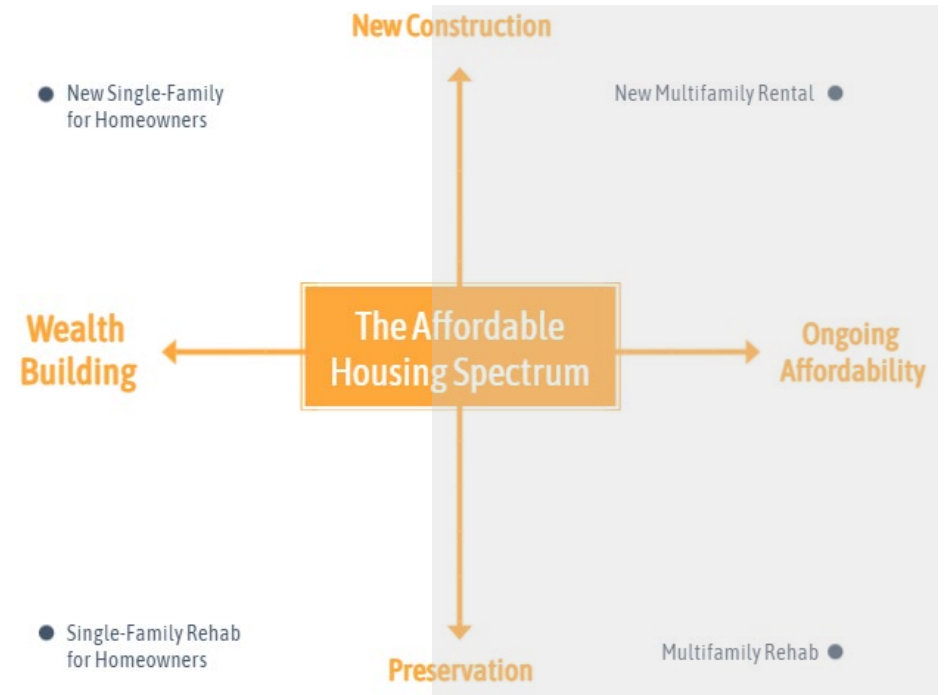
Source: DFI analysis of 2015-2019 ACS microdata

Group 2 Overview

- 13,000 low-income renter households cost-burdened and/or living in substandard housing
 - 49 percent are elderly households.
- Although rents generally lower, rents in rural areas have increased steadily despite low or even declining populations.
- Comparably low rents relative to the cost of building has suppressed the development of any residential product in recent years.
- Lack of subcontractors → inflates costs and capacity to rehab and build new.
- These counties have had the fewest new units built over the past two decades and face severe challenges related to housing quality.
- Lack of development in recent years → less local level capacity and experience planning for denser housing developments.

Priorities Across All Counties

- Rental units restricted to serve extremely low-income (ELI) (<30% AMI) households
- Rental units that serve LMI senior populations
- Preservation of unsubsidized affordable units and housing with expiring subsidies
- General increase in housing supply affordable to all income levels



Group 2: Rental Priorities

New Construction

- Large multifamily (50+ units) targeting LMI seniors
- Infill development of single family or SMMF rental units

Preservation

- Rehab and adaptation of single-family and small-medium multifamily to accommodate aging-in-place
- Rehab of SF and SMMF rental units occupied by LMI households

Questions for Discussion (Group 1)

- Tell us about unique opportunities in your group.
- Who are the people or organizations that are actively expanding rental housing options in the county or counties you work? Who are people or organizations in your community with capacity to take on development projects, if funds were available?
- What attempts at expanding housing options have worked well in your area?
- Which rental housing interventions are most likely to receive support at the local level?
- Are there any local funding sources that could couple with recovery dollars to maximize the impact – foundations, groups, churches, local government commitments, etc?

Questions?

Email Sarah Odio at odio@sog.unc.edu

Please complete the input form in the chat and share the link with potential development partners.

Thank you..



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