

Craven, Harnett, Onslow, and Pitt

January 10, 2022

Input Session: Group 3

Expanding Housing Options in MID Counties



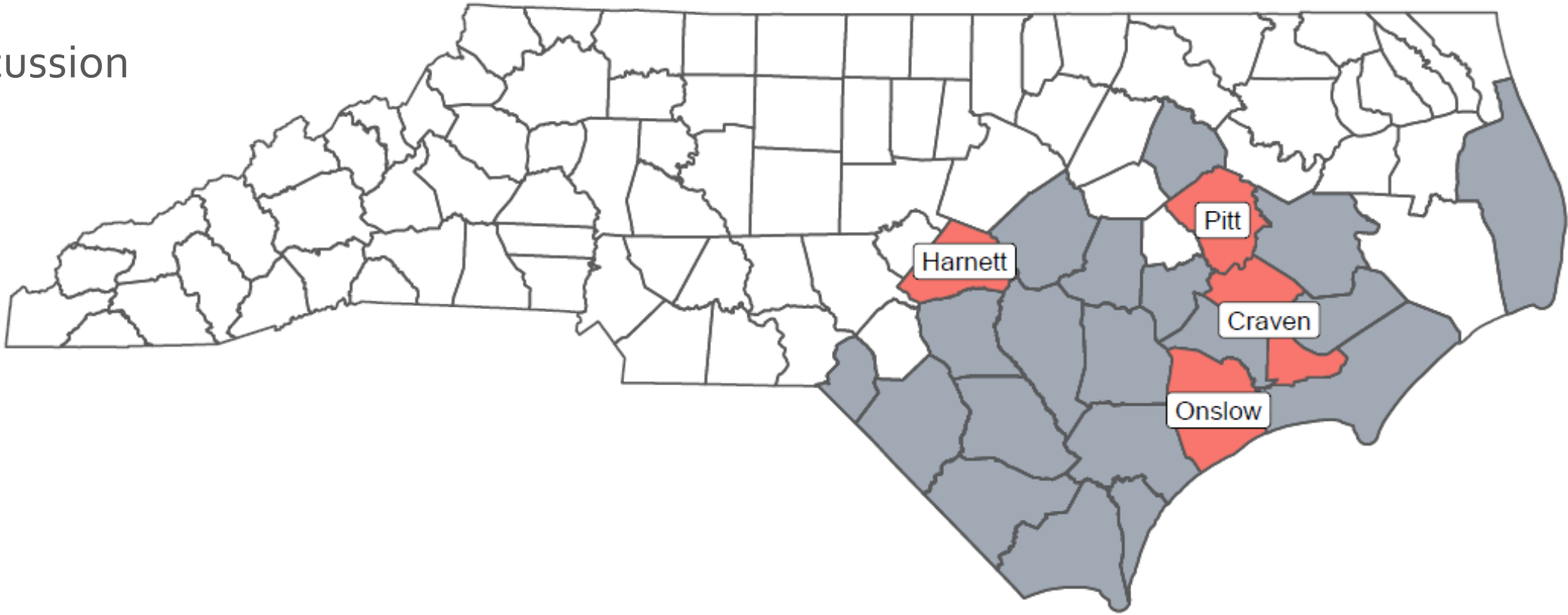
SCHOOL OF GOVERNMENT

Development Finance Initiative



Agenda

- Project Background
- Group 3 (Small Metro) Overview
- Discussion



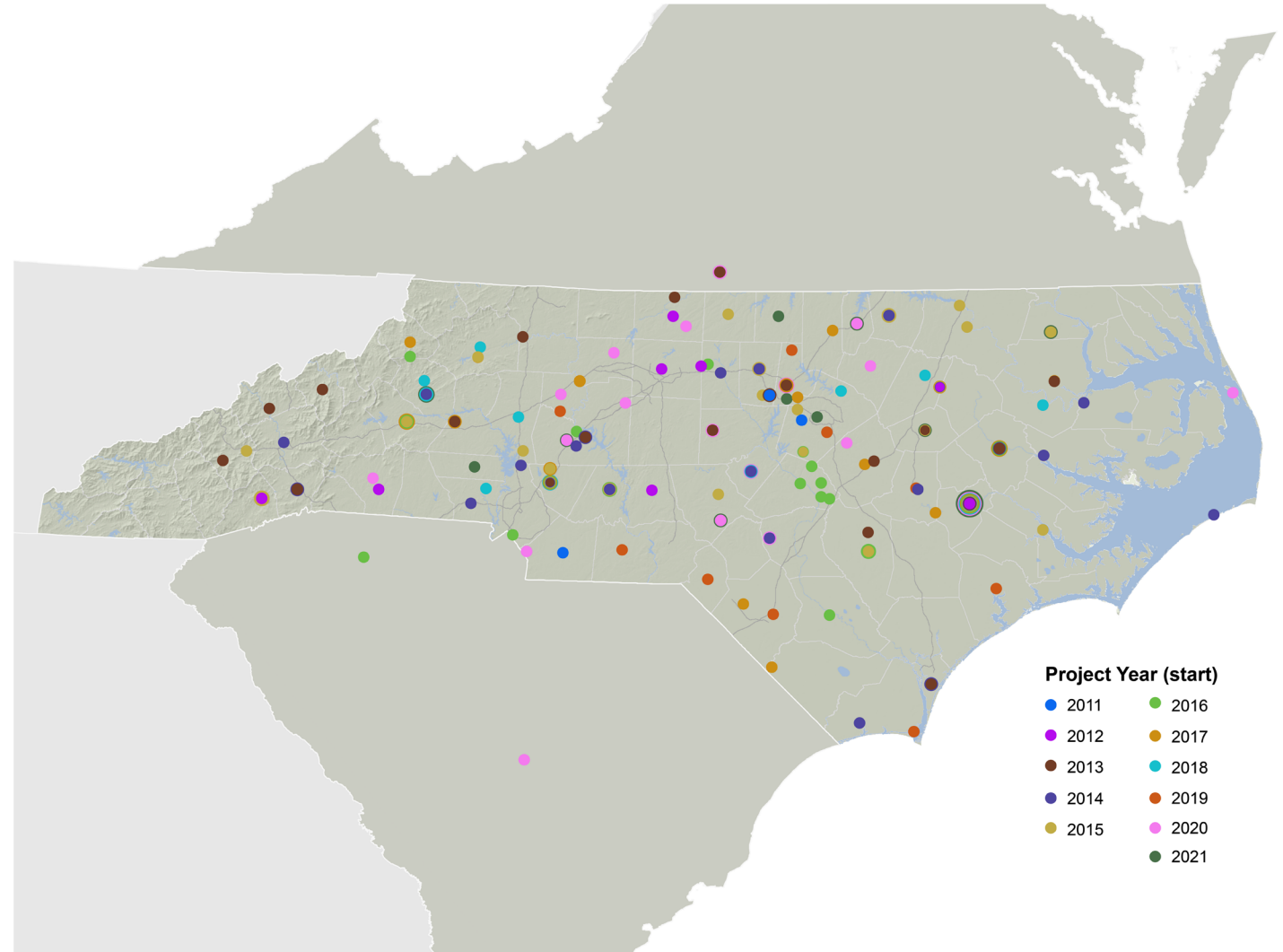
UNC School of Government



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.

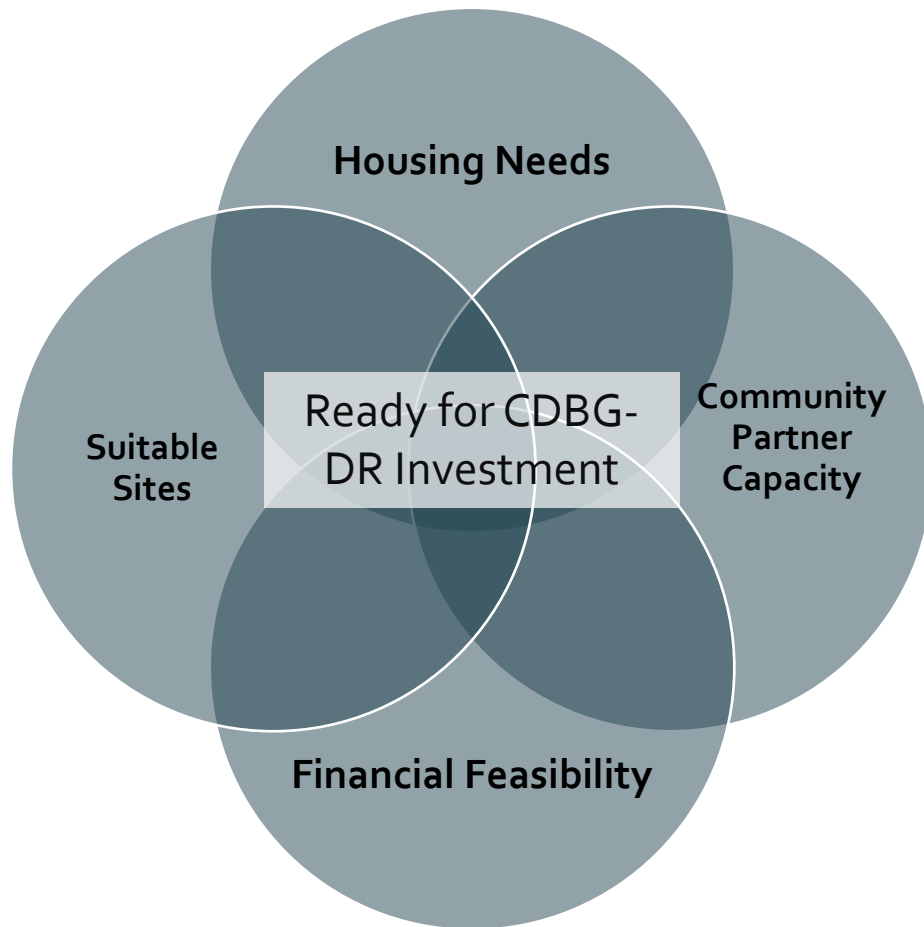
Development Finance Initiative (DFI)

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

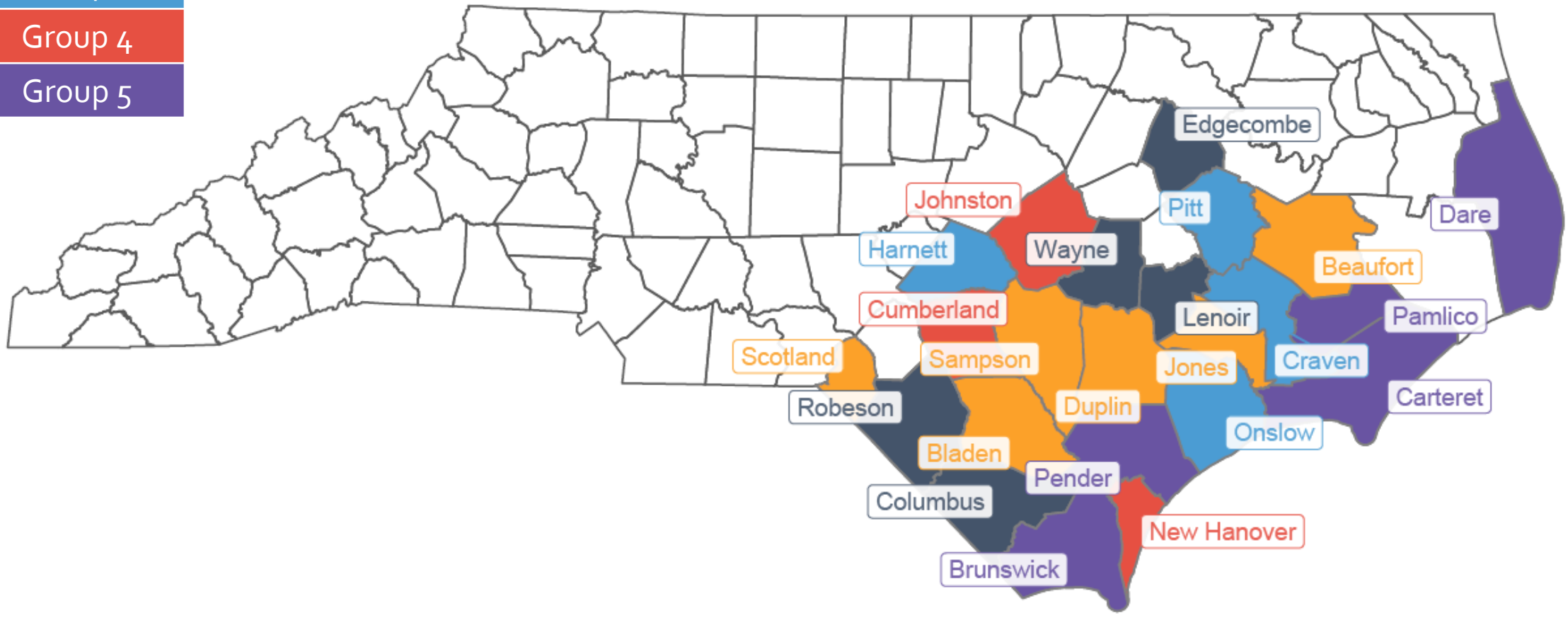
In September 2021, the North Carolina Office of Recovery & Resiliency (NCORR) engaged DFI to assist with the development of a strategy to expand and preserve rental housing options for low- and moderate- income households in 23 counties.



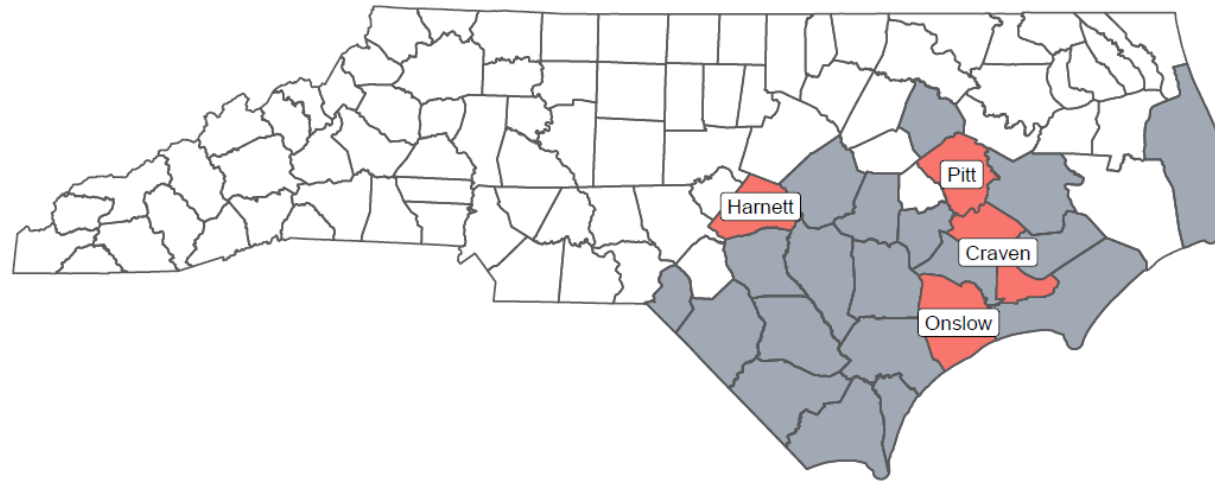
1. Identify optimal level of funding to maximize development and preservation across counties
2. Identify strategies to address local level challenges in areas without “investment-ready” projects

MID Counties by Group

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



Group 3: Small Metro/Micropolitan Counties



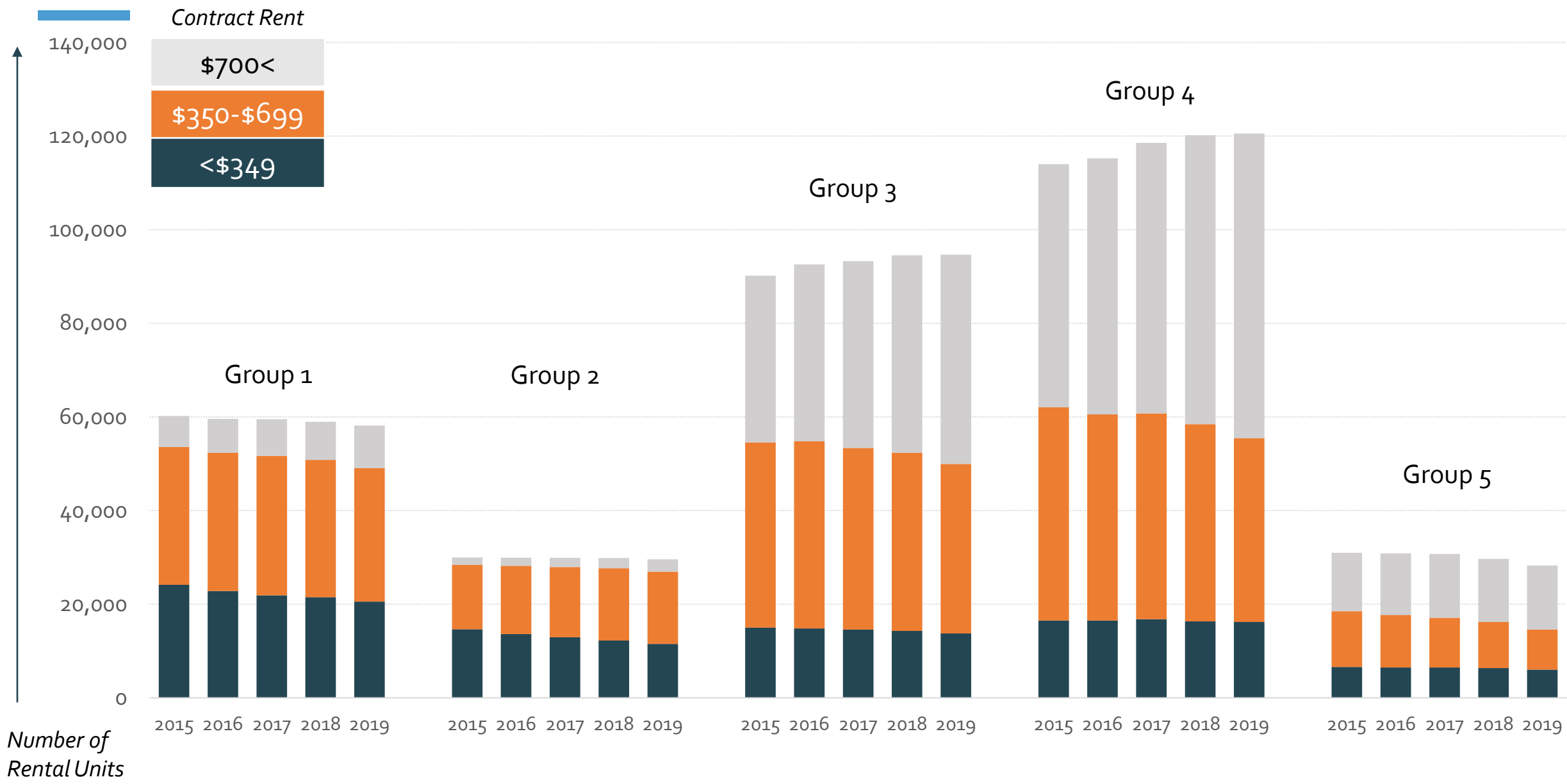
County	Population	Population Change 2009-2019*	Households	Homeownership Rate	Median Household Income	Poverty Rate
Onslow	195,069	18%	64,386	53%	\$50,278	13%
Pitt	178,433	17%	69,799	52%	\$47,437	23%
Harnett	132,283	21%	45,416	65%	\$53,554	16%
Craven	102,491	6%	41,226	63%	\$52,687	15%

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

Group 3: Small Metro Overview

- 37,500 low-income renter households are cost-burdened and/or living in substandard housing.
 - 40 percent of which are elderly households.
- Population in these counties is growing more quickly than in rural areas, creating more pressure on the rental stock.
- These counties have had moderate rental development in recent years, but the number of units with rents below \$700 is in decline.

Change in Rents and Units

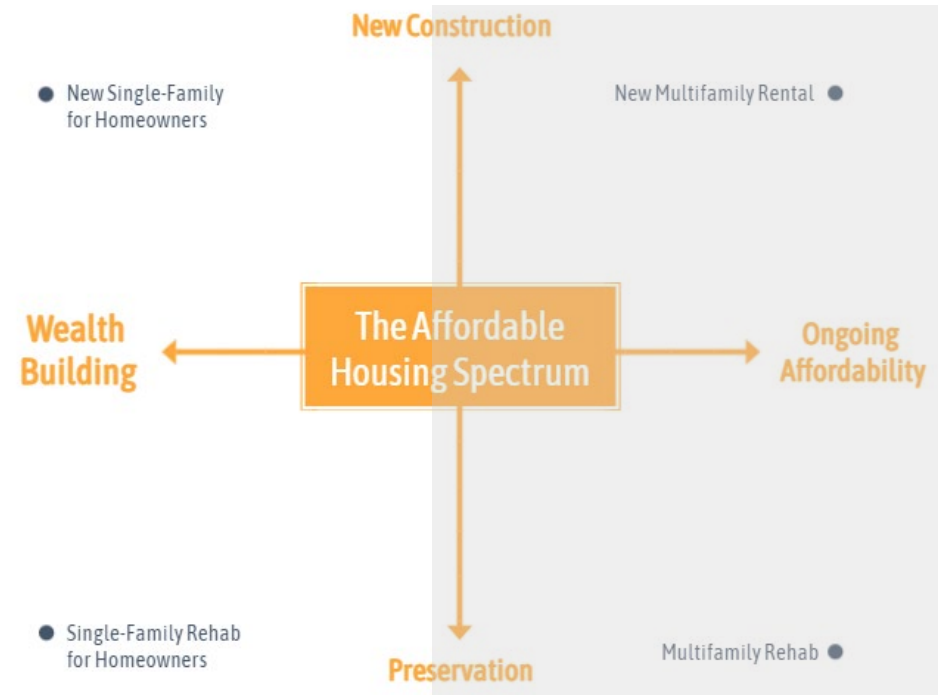


Group 3: Small Metro Overview

- 37,500 low-income renter households are cost-burdened and/or in substandard housing
 - 40 percent of which are elderly households.
- The population in these counties is growing more quickly than in rural areas, putting more pressure on the rental stock.
- These counties have seen rental development in recent years (comparable to urban areas), but the number of units with rents below \$700 is in decline.
- While there are no census tracts where over 80% of the area is within the 100- and 500-year flood zones, about 2,000 renters live in census tracts where over 80% of the area saw flooding during either Hurricane Matthew or Hurricane Florence.

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 3: Rental Priorities

New Construction

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

Preservation

- Renovation of SMMF and large multifamily properties with naturally affordable and subsidized rents
- 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..



SCHOOL OF GOVERNMENT
Development Finance Initiative

THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL