

Brunswick, Carteret, Dare, Pamlico, and Pender

January 10, 2022

Input Session: Group 5

Expanding Housing Options in MID Counties



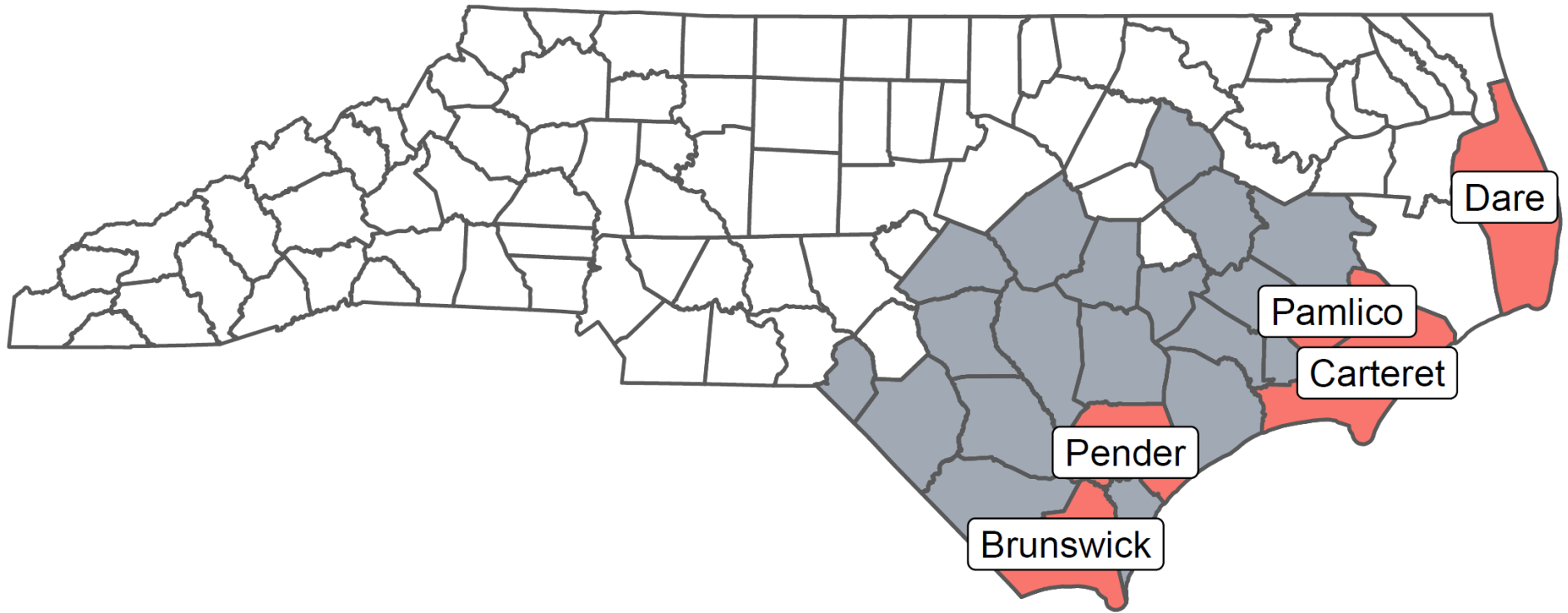
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Development Finance Initiative



Agenda

- Project Background
- Group 5 Overview
- Discussion



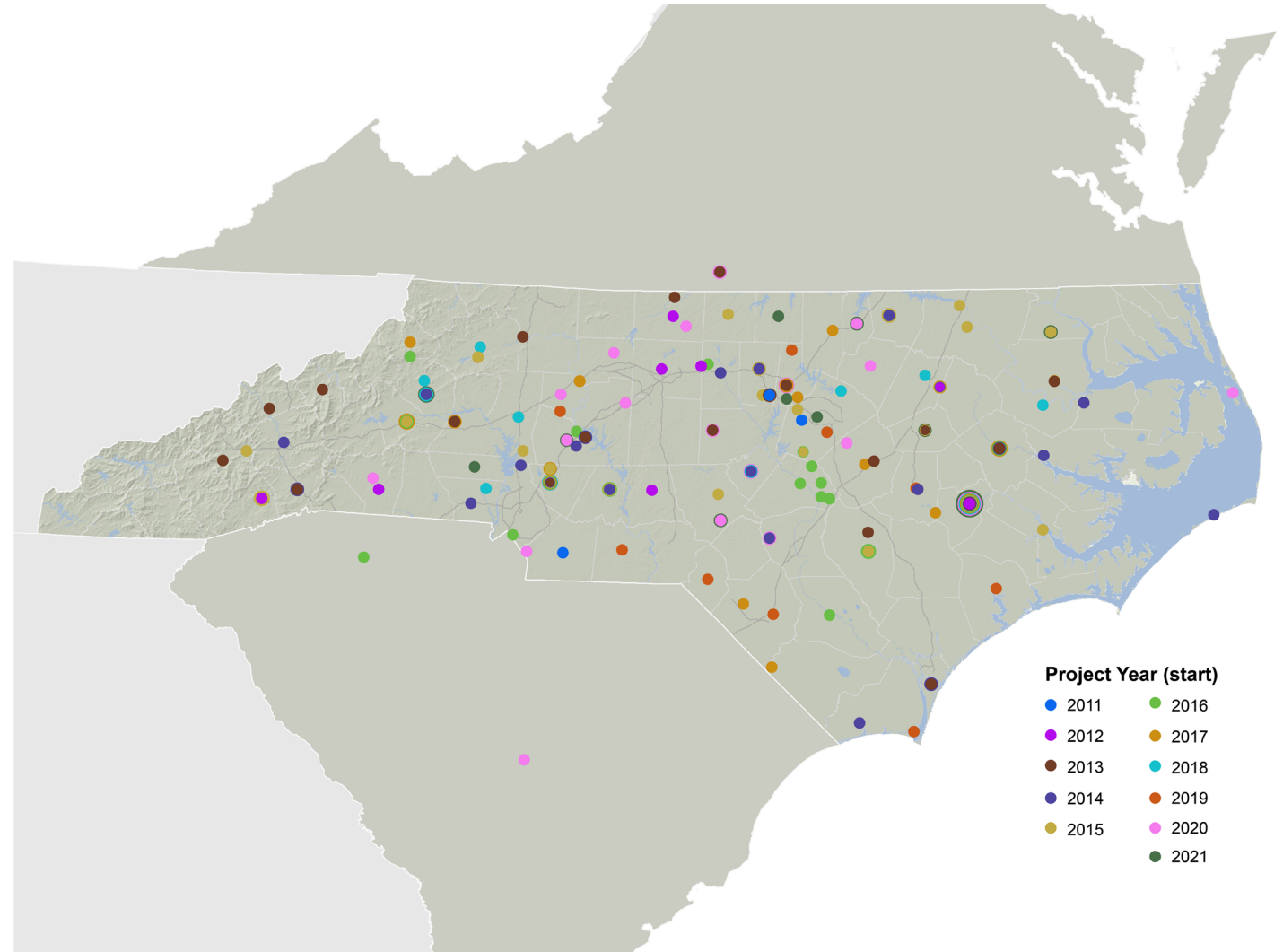
UNC School of Government



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.

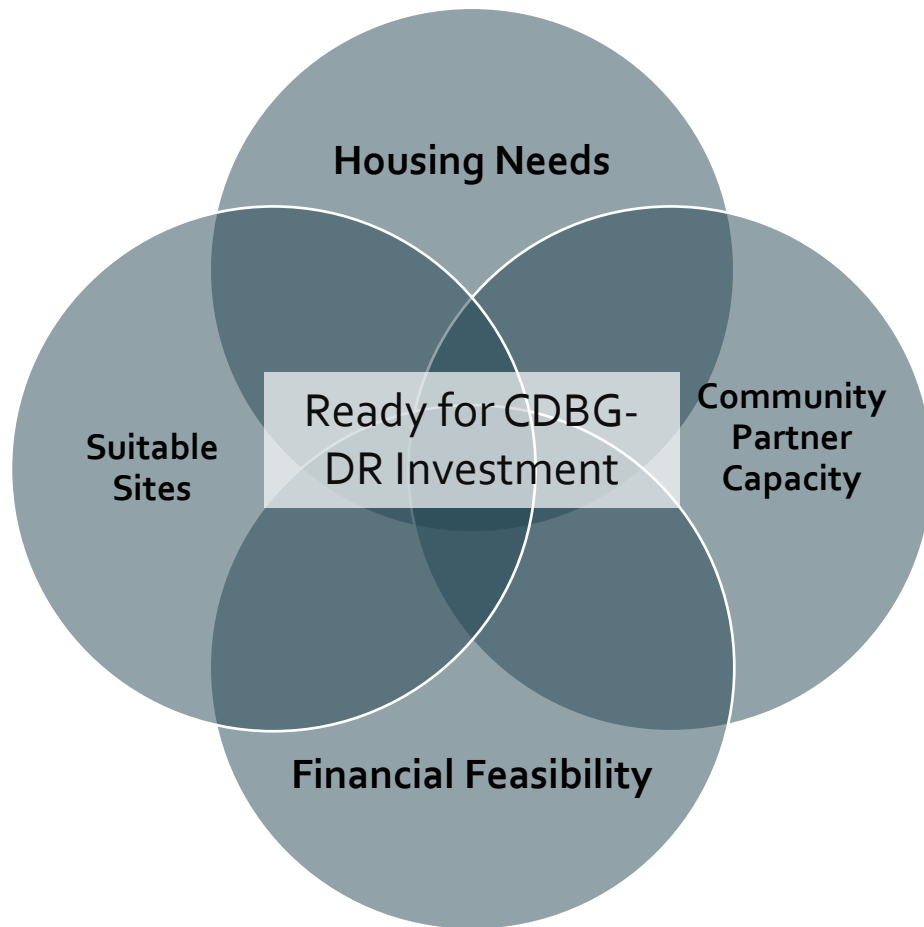
Development Finance Initiative (DFI)

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

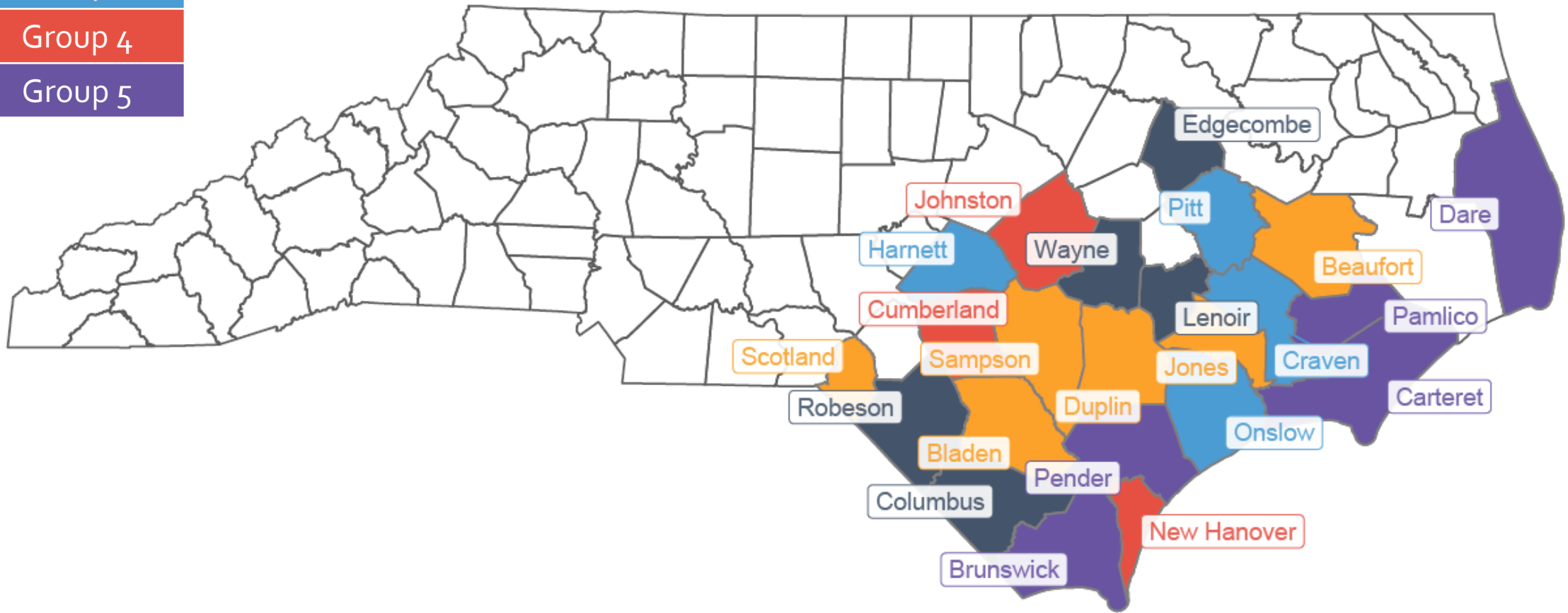
In September 2021, the North Carolina Office of Recovery & Resiliency (NCORR) engaged DFI to assist with the development of a strategy to expand and preserve rental housing options for low- and moderate- income households in 23 counties.



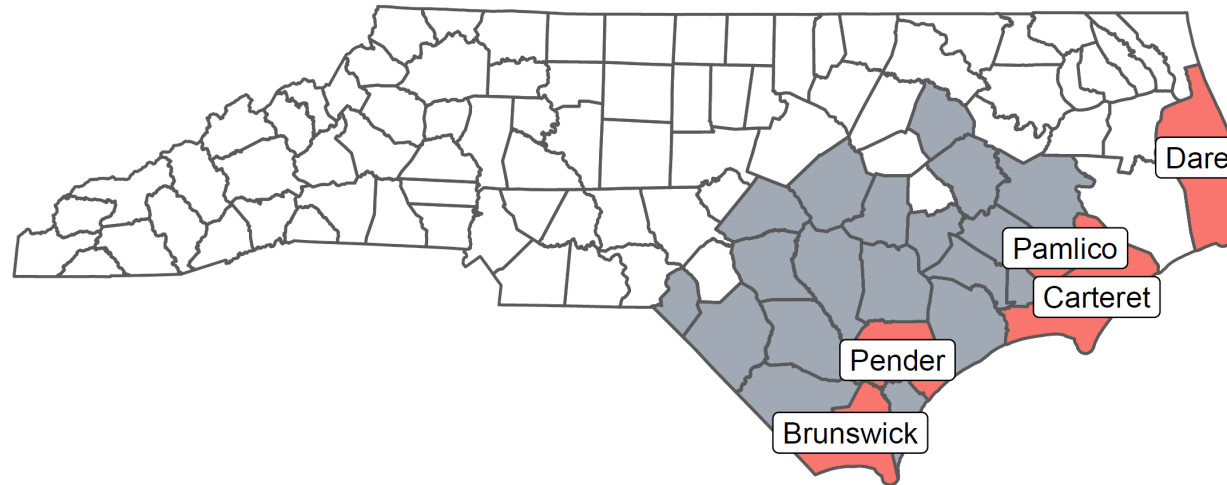
1. Identify optimal level of funding to maximize development and preservation across counties
2. Identify strategies to address local level challenges in areas without "investment-ready" projects

MID Counties by Group

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



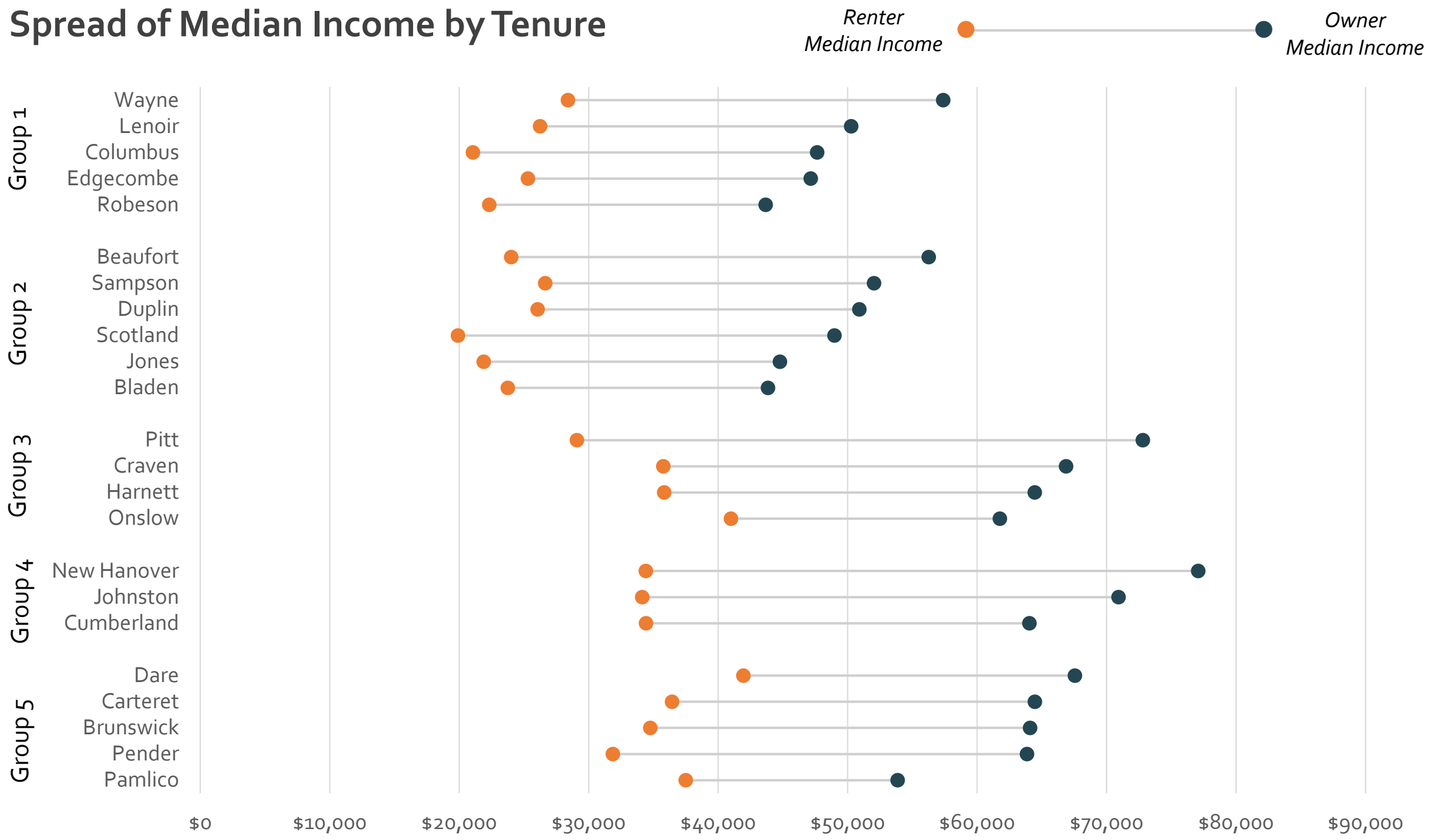
Group 5: Tourism Based Communities



County	Population	Population Change 2009-2019*	Households	Homeownership Rate	Median Household Income	Poverty Rate
Brunswick	131,815	34%	56,056	81%	\$58,236	12%
Carteret	69,070	9%	29,755	73%	\$57,194	11%
Pender	60,399	22%	21,740	81%	\$57,240	14%
Dare	36,222	7%	15,529	63%	\$59,381	9%
Pamlico	12,701	2%	5,416	59%	\$46,728	13%

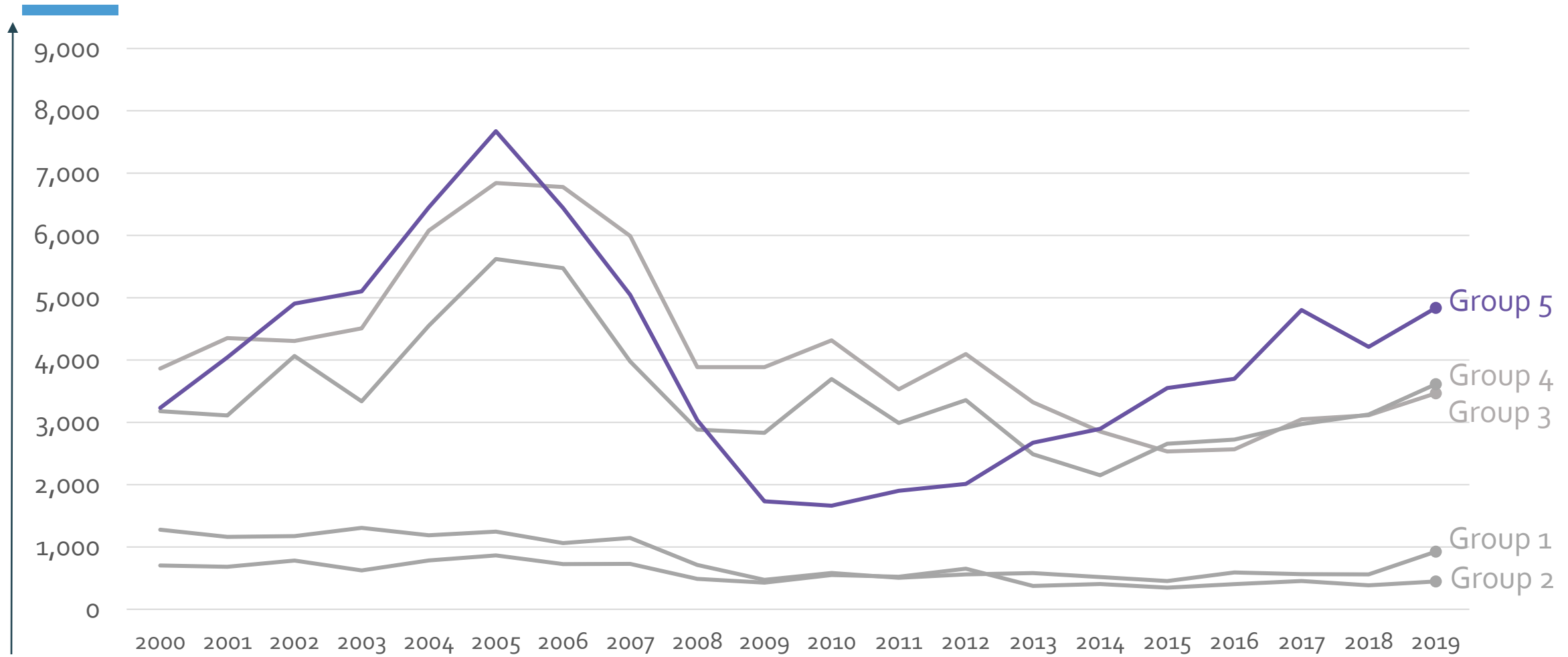
Source: 2015-2019 ACS 5-Year; *2009-2019 ACS 1-Year

Spread of Median Income by Tenure

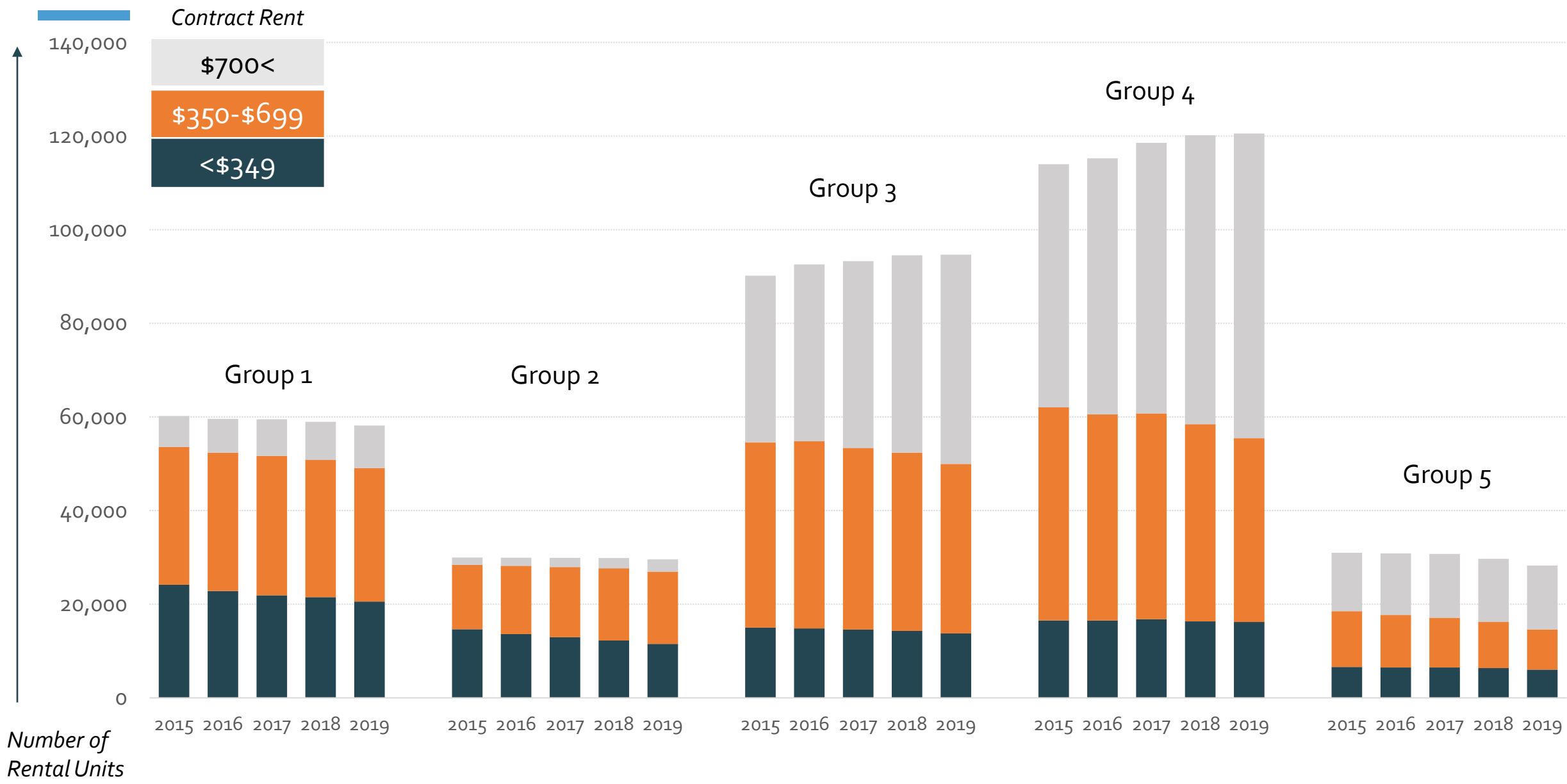


Source: ACS 2019 (5-Year Estimates)

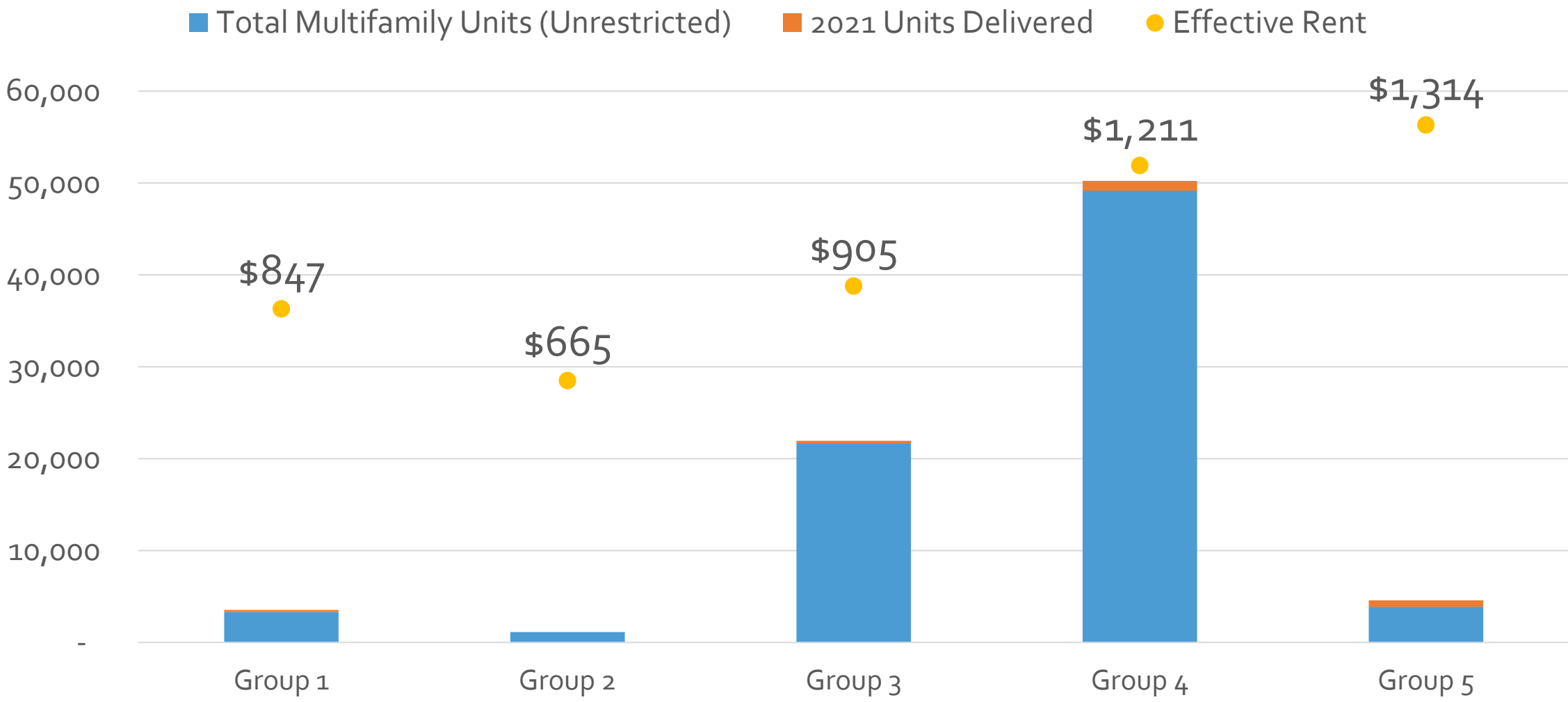
New Construction of housing units steadily rising, along with seasonal units



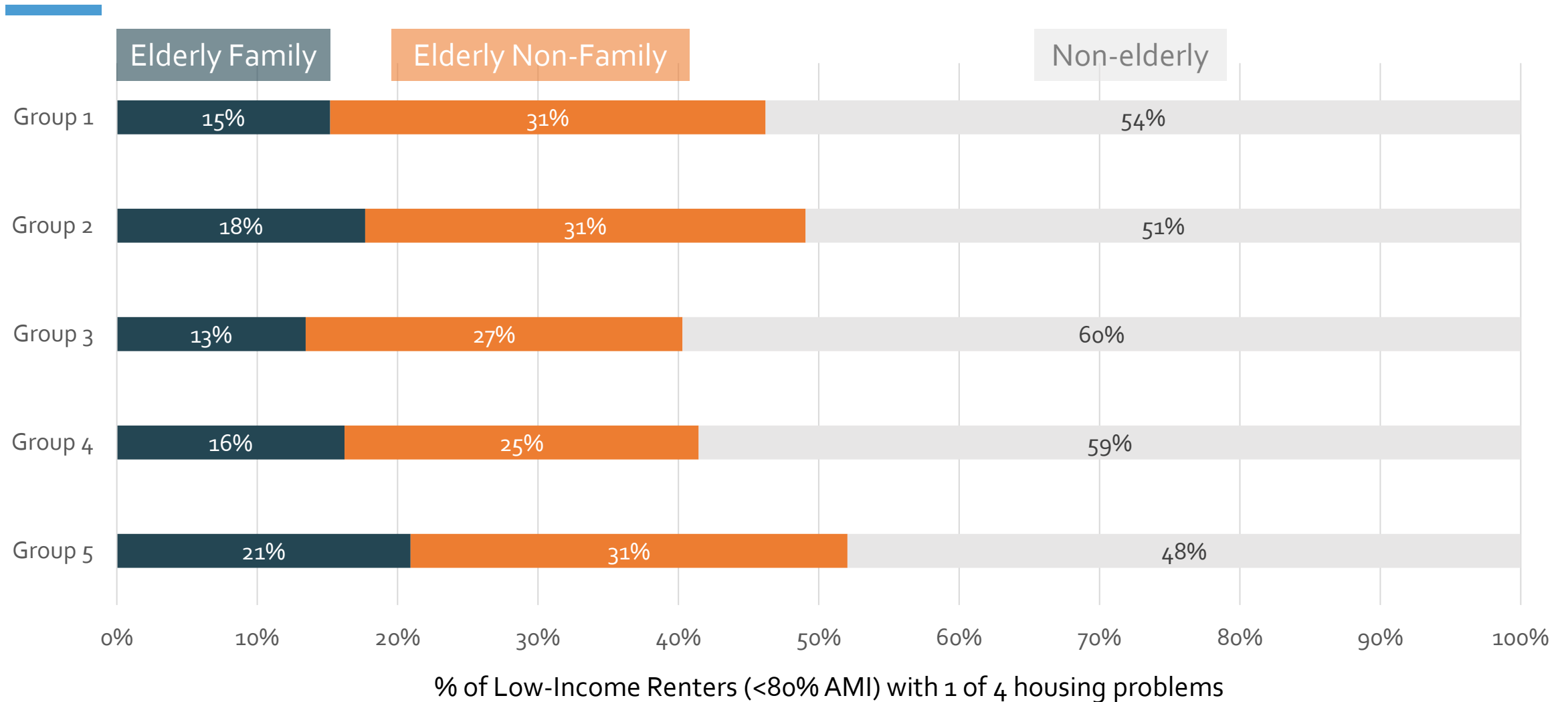
Dwindling year-round supply pushes up rents



Tourism-areas have highest average rent

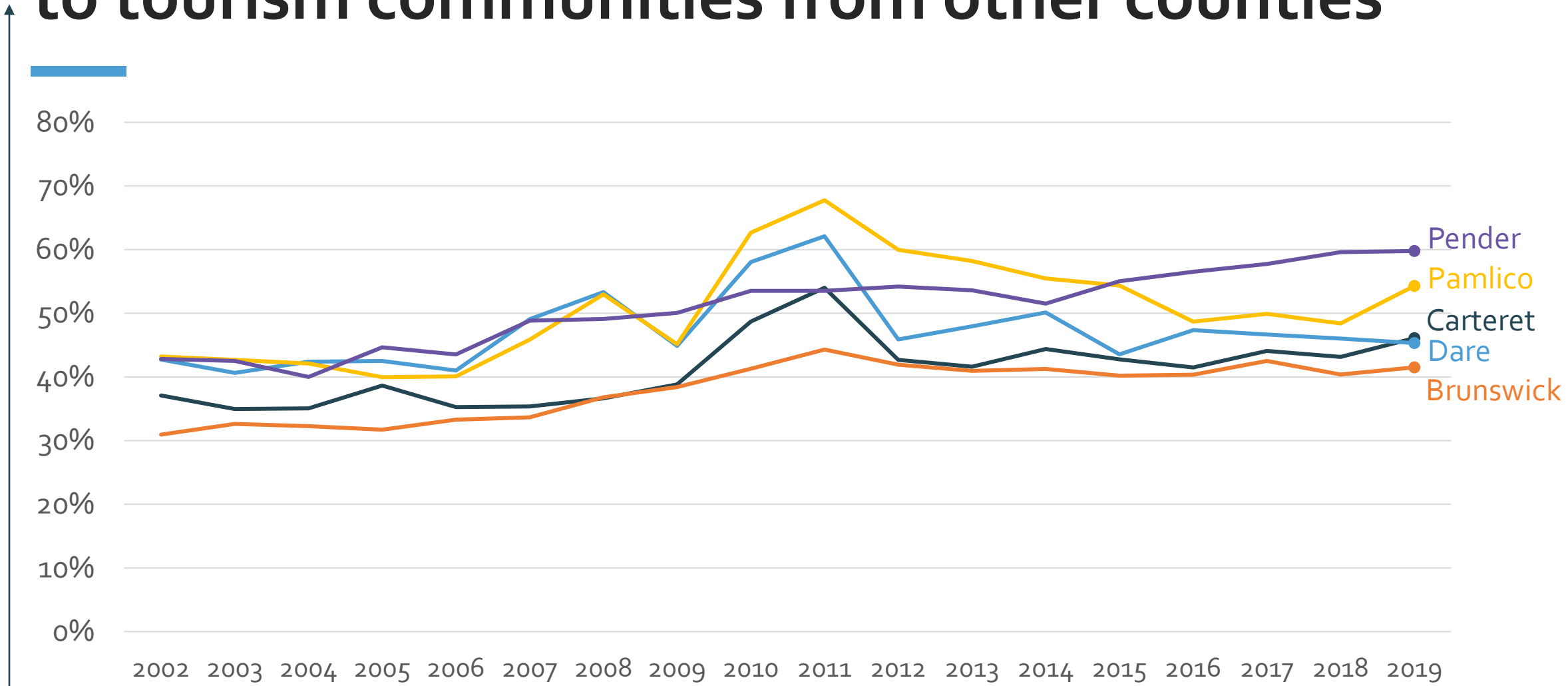


Elderly households make up nearly half of low-income renters with housing needs



Source: ACS 2019 (5-Year Estimates)

Growing share of low-income workers commute to tourism communities from other counties



Percent of workers making less than \$1,250 a month commuting in from other counties.

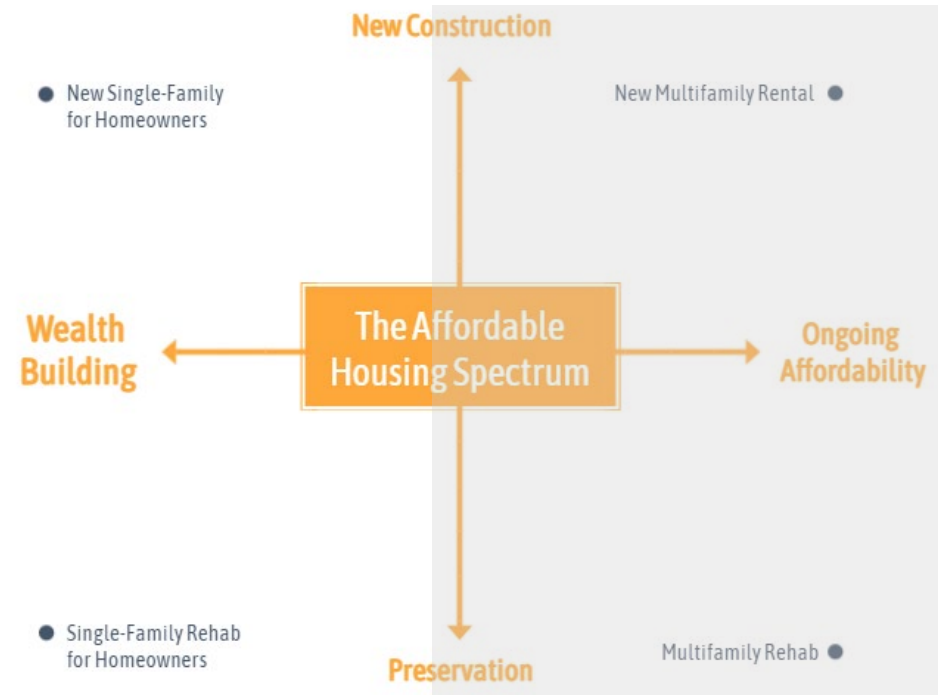
Source: LEHD (2002-2019)

Group 5 Overview

- 11,000 low-income renter households cost-burdened and/or living in substandard housing.
 - 52 percent of which are elderly households.
- Although Group 5 counties saw the most building permits issued among all MID groups between 2015 and 2019, the number of overall year-round rental units in Group 5 has declined over that same period, as have the number of units with rents below \$700 a month.
 - Between 2010 and 2019, the percentage of housing units vacant for seasonal or recreational use increased from 27% to 30%.
- Increasing number of low-income workers commute into these counties.

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 5: Rental Priorities

New Construction

- Large multifamily (50+ units) targeting LMI seniors and families
- Infill development of single family (SF) or small-and-medium multifamily (SMMF) rental units

Preservation

- Rehab of SF and SMMF rental units occupied by LMI households
- Conversion of small, seasonal rentals into year-round rentals for LMI households

Questions for Discussion

- 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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