



# Neighbors for More Neighbors WNC

Housing Solutions for a Sustainable Future





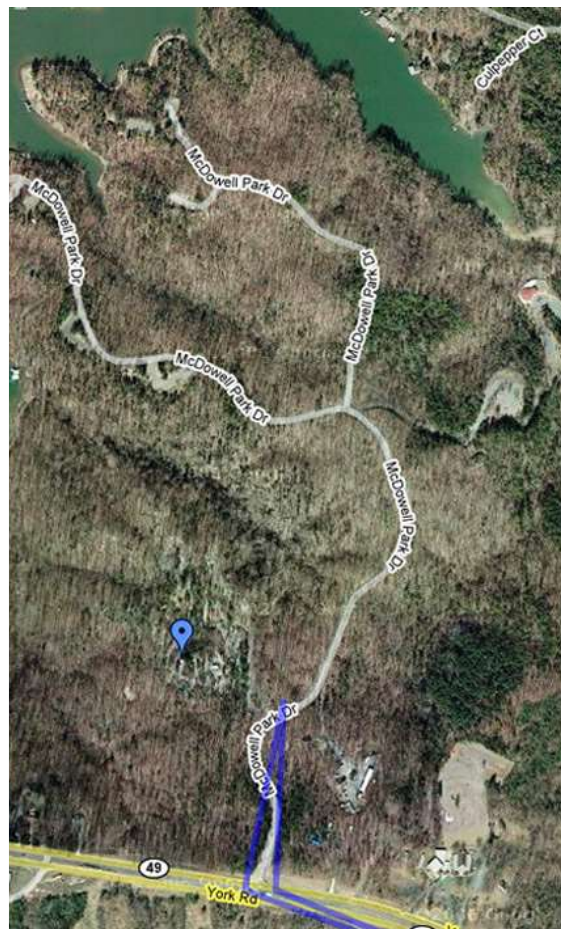
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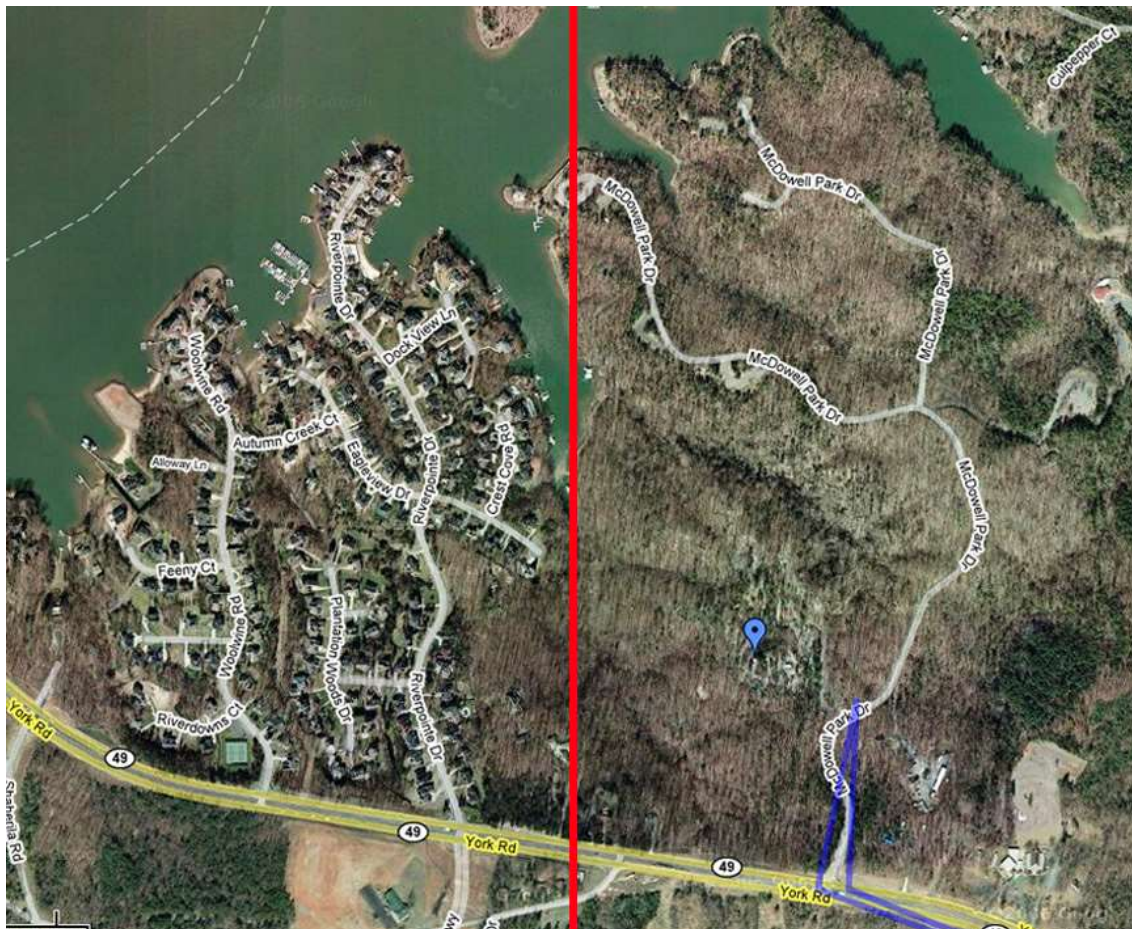
From 1976 to 2006, land development in the North Carolina mountains increased 568 percent - from 34,348 acres to 229,422 acres

Population, meanwhile, increased **only 42 percent**

*\*Renaissance Computing Institute (RENCI) study from 2010*

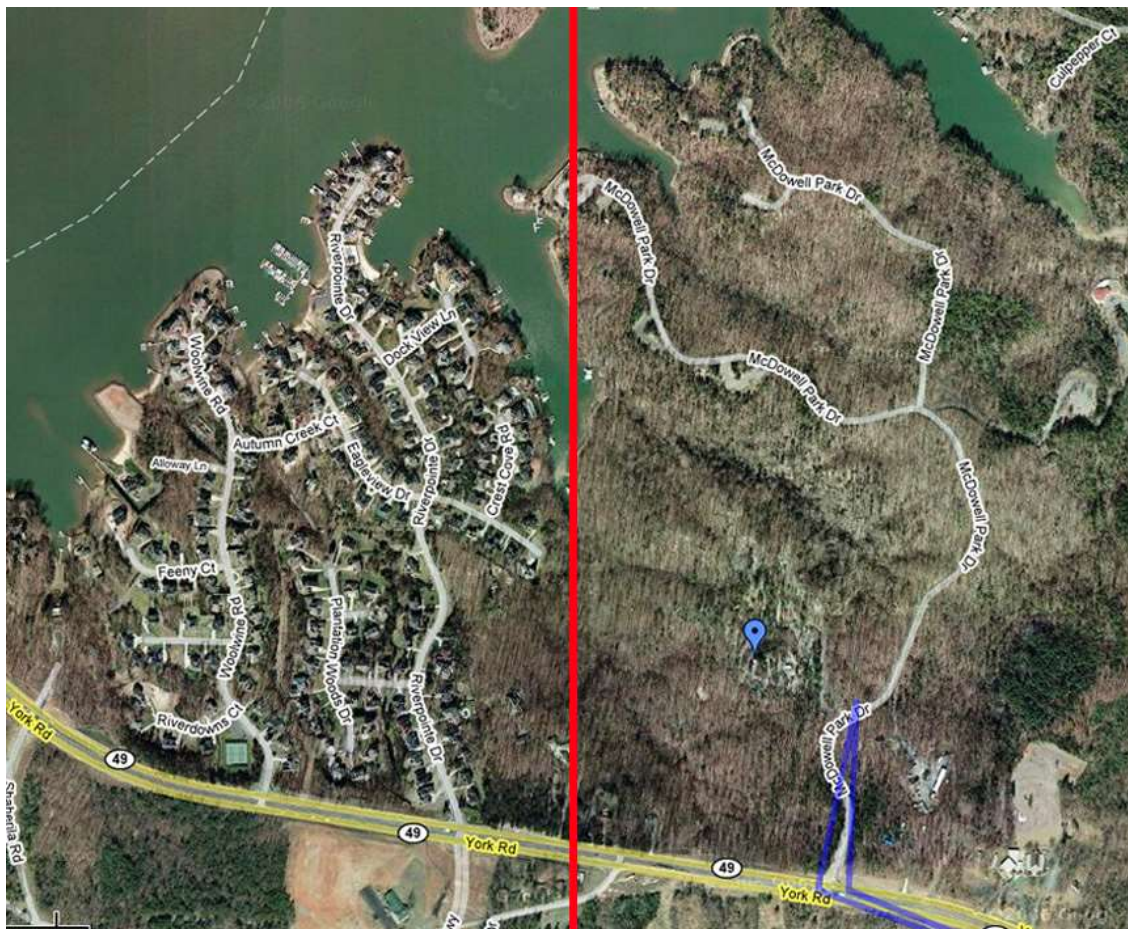




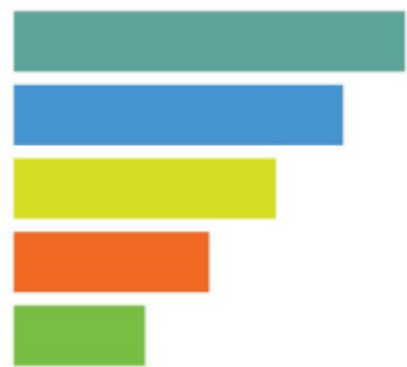


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Sprawling Charlotte development on left. McDowell Nature Preserve on right.



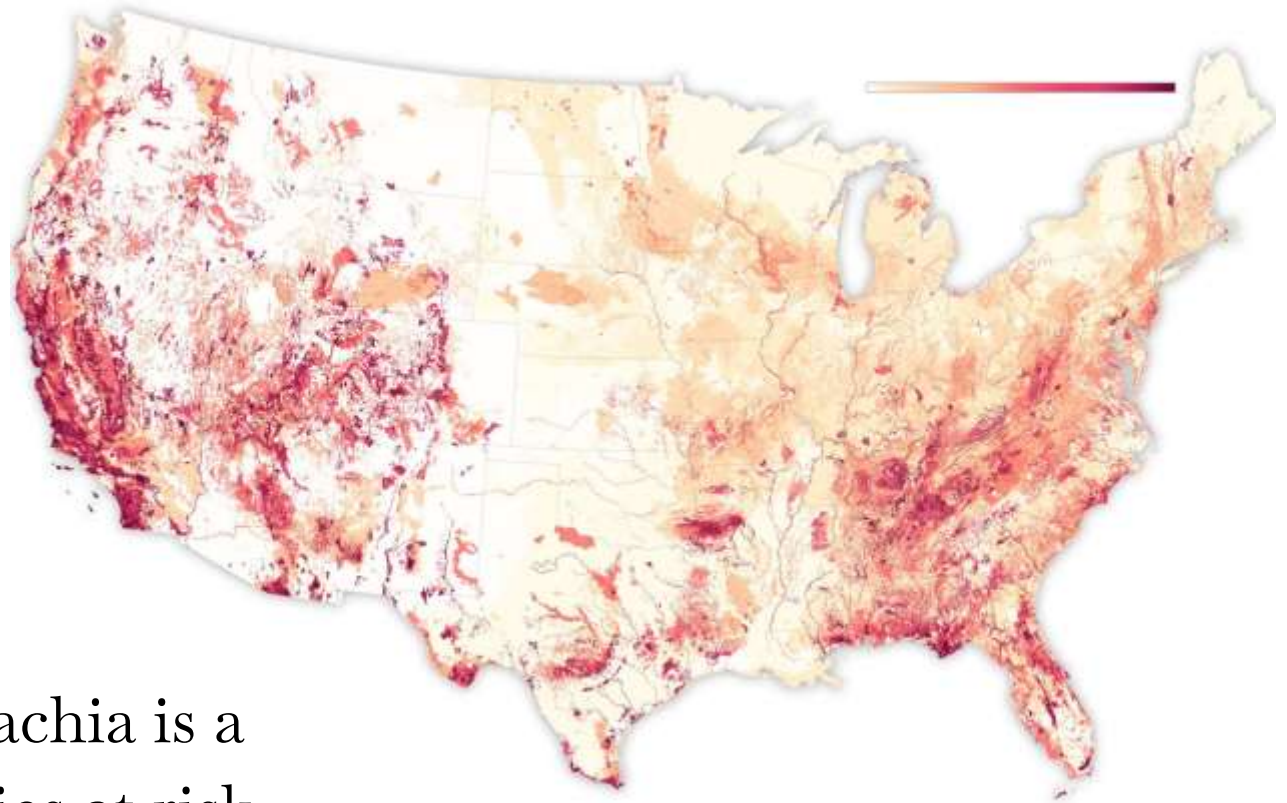
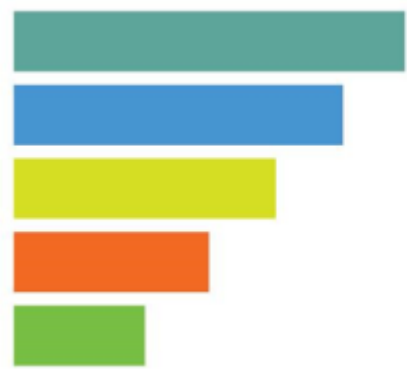
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- Housing starts peaked in absolute terms in 1972
- National shortage estimates:
  - Freddie Mac - 3.8 million homes
  - Frannie Mae - 4.4 million homes

- The WNC Housing Needs Assessment from 2021 has Henderson County with the second highest rental and for-sale housing gaps in the region (HUD format)
  - Rental: 2,008 family units and 805 senior units
  - For-Sale: 1,184 family units and 710 senior units





Southern Appalachia is a  
hotspot for species at risk  
of vanishing

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# Missing Middle Housing



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## Best Practices on Municipal Zoning Policy

Allow more homes on every lot that allows a single-detached house

Allow one or more accessory dwelling units on all residential lots

Allow apartments or mixed-use developments in more places

Allow apartments & mixed-use developments to include more homes

Remove or reduce minimum lot sizes & allow fee-simple lot division

Allow manufactured homes everywhere

Allow very small homes





# Hawkins Points Example





**More Neighbors? Yes, Please!**



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# MountainTrue Recommendations for the GenH Survey



Blog post to members, supporters and public  
<https://mountaintrue.org/hendersonville-genh-survey/>



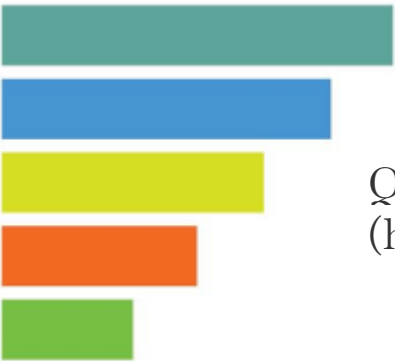


A series of five horizontal bars of different colors (teal, blue, yellow, orange, and green) stacked vertically on the left side of the slide.

Q1: As you look into the future, what are the top three things you are most concerned about for Hendersonville?

MT Recommendation: Consider including Environmental Health & Housing among your 3 selections. Prioritizing and investing in environmental protection is critical to making us more resilient to climate change challenges and maintaining Hendersonville residents' health. Housing for all the reasons shared previously.



A series of five horizontal bars in teal, blue, yellow, orange, and green, arranged in a descending staircase pattern from top-left to bottom-left.

Q4: Where in Hendersonville do you think new development (homes, jobs, etc.) should occur?

MT Recommendation: Please consider choosing  
**“Within the existing city limits with increased density.”**

Q8: what housing types (beyond single-family houses) does Hendersonville need to ensure residents can find housing to match their life stage?

MT Recommendation: Please consider including  
**“Missing Middle Housing”** among your selections.





## Questions?

Invitation to consult with  
us on different development  
projects

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