
HENDERSON COUNTY, NORTH CAROLINA HOUSING OVERVIEW

MARCH 2022



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BOWEN NATIONAL RESEARCH

- ❖ National real estate research
- ❖ 500+ studies a year
- ❖ Most work in North Carolina
- ❖ Studied 25+ NC Counties
- ❖ Studied Henderson County
- ❖ Member of NCHMA (Trustee)
- ❖ Member of NCEDA
- ❖ NCHFA approved



2021 WESTERN NC HOUSING NEEDS ASSESSMENT SCOPE OF WORK



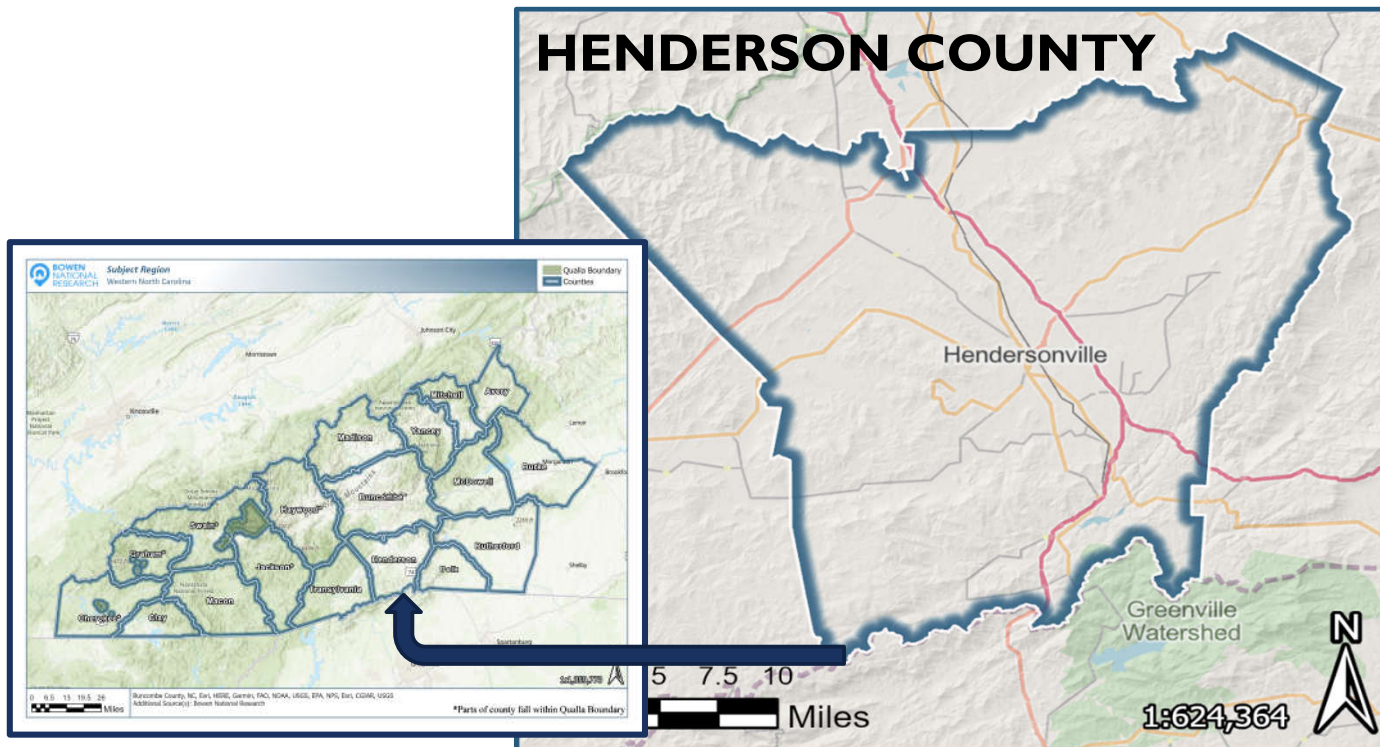
Study Areas	<ul style="list-style-type: none"> • 18 Counties and a Tribal Reservation
Demographic & Economic	<ul style="list-style-type: none"> • Population, Household and Income Trends through 2025 • 10 Years of Economic & Employment Trends
Housing Supply	<ul style="list-style-type: none"> • Rental Housing Survey (Multifamily Apartments and Non-Conventional Rentals) • For-Sale Housing, both Historical Sales and Active Listings
Other Housing Market Factors	<ul style="list-style-type: none"> • Access to Community Attributes • Computer & High-Speed Internet Access • Federal & State Program Eligibility • Commuting and Migration Patterns
Community Input	<ul style="list-style-type: none"> • Online surveys of 139 stakeholders, 34 employers and 7 foundations throughout the region regarding housing issues/needs, barriers to development and possible solutions
Special Needs Analysis	<ul style="list-style-type: none"> • Evaluated Selected “Hard to House” Populations
Housing Gap Estimates	<ul style="list-style-type: none"> • Provided Estimated Number of Housing Units Needed by Tenure and Household Income by County
Conclusions	<ul style="list-style-type: none"> • Provided a General Action Plan for Future Housing Decisions

Study Disclaimers

- The study was conducted on a **county level** and did not evaluate **individual communities**
- The study did not evaluate existing **government policies or programs**
- The study did not provide **government-oriented strategies**
- The Housing Gap Estimates focused on **demand for units affordable to households earning up to 120%** of Area Median Household Income (Excluded higher end housing product)
- The study did not include **other factors that can influence residential development:**
 - *Cost of Land*
 - *Availability of Infrastructure*
 - *Development Costs*
 - *Available Sites*
 - *School Quality*
 - *Community Services*
 - *Residential Blight*
 - *Crime Trends*

GEOGRAPHIC STUDY AREA – HENDERSON COUNTY

Avery
Buncombe
Burke
Cherokee
Clay
Graham
Haywood
Henderson
Jackson



Macon
Madison
McDowell
Mitchell
Polk
Rutherford
Swain
Transylvania
Yancey
Qualla Boundary

Overall Household Data

Henderson County experienced 2nd greatest household growth rate (14.6%) b/w 2010-2020 and is projected to have the 2nd greatest growth rate (6.7%) between 2020-2025

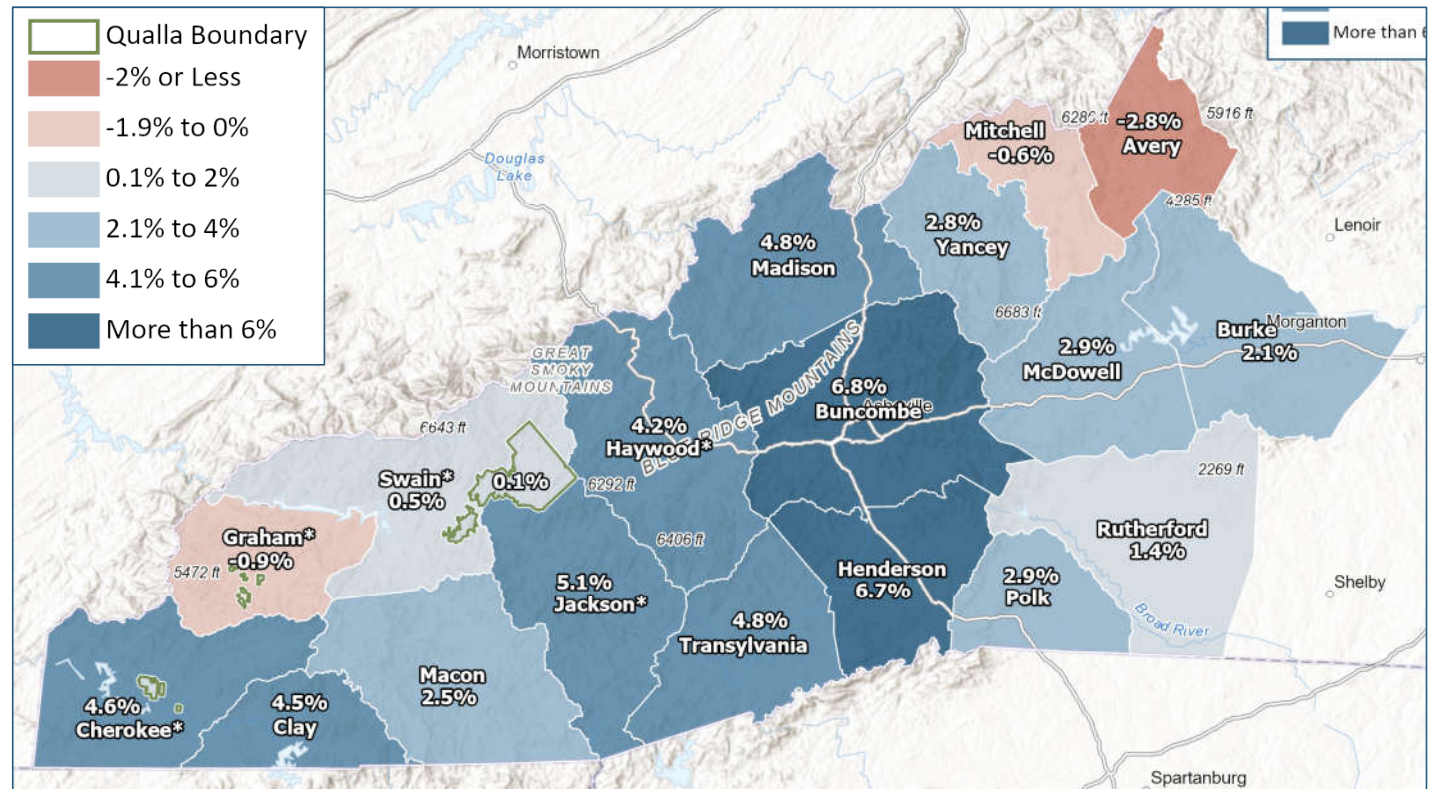
	Total Households									
	2000 Census	2010 Census	Change 2000-2010		2020 Estimated	Change 2010-2020		2025 Projected	Change 2020-2025	
			Number	Percent		Number	Percent		Number	Percent
Avery	6,532	6,664	132	2.0%	6,493	-171	-2.6%	6,310	-183	-2.8%
Buncombe	85,771	100,412	14,641	17.1%	115,601	15,189	15.1%	123,472	7,871	6.8%
Burke	34,528	35,804	1,276	3.7%	37,653	1,849	5.2%	38,457	804	2.1%
Cherokee*	10,138	11,541	1,403	13.8%	12,598	1,057	9.2%	13,172	574	4.6%
Clay	3,847	4,660	813	21.1%	5,148	488	10.5%	5,378	230	4.5%
Graham*	3,190	3,514	324	10.2%	3,568	54	1.5%	3,535	-33	-0.9%
Haywood*	23,100	25,563	2,463	10.7%	27,839	2,276	8.9%	29,002	1,163	4.2%
Henderson	37,414	45,448	8,034	21.5%	52,097	6,649	14.6%	55,589	3,492	6.7%
Jackson*	12,075	15,120	3,045	25.2%	16,600	1,480	9.8%	17,452	852	5.1%
Macon	12,828	14,591	1,763	13.7%	15,749	1,158	7.9%	16,142	393	2.5%
Madison	8,005	8,494	489	6.1%	9,628	1,134	13.4%	10,086	458	4.8%
McDowell	16,604	17,838	1,234	7.4%	19,191	1,353	7.6%	19,740	549	2.9%
Mitchell	6,551	6,685	134	2.0%	6,660	-25	-0.4%	6,619	-41	-0.6%
Polk	7,908	8,989	1,081	13.7%	9,444	455	5.1%	9,716	272	2.9%
Qualla Boundary	2,946	3,373	427	14.5%	3,334	-39	-1.2%	3,336	2	0.1%
Rutherford	25,191	27,466	2,275	9.0%	28,243	777	2.8%	28,643	400	1.4%
Swain*	3,668	4,024	356	9.7%	4,219	195	4.8%	4,238	19	0.5%
Transylvania	12,320	14,394	2,074	16.8%	16,077	1,683	11.7%	16,850	773	4.8%
Yancey	7,472	7,644	172	2.3%	8,175	531	6.9%	8,402	227	2.8%
Region	320,087	362,224	42,137	13.2%	398,318	36,094	10.0%	416,139	17,821	4.5%
North Carolina	3,131,002	3,745,144	614,142	19.6%	4,215,474	470,330	12.6%	4,461,326	245,852	5.8%

Household Growth (Percent Change Between 2020-2025)

Projections for 2025 indicate the region will experience an overall growth rate of 4.5%, or an additional 17,821 households.

Greatest Projected Growth to Occur in Buncombe & Henderson and Other Central Counties

Henderson County projected to add 3,492 households between 2020-2025



Demographic Overview (Henderson County vs. Region & State)

US Census, ESRI & Claritas Estimates	County		Region		State	
	Population	Households	Population	Households	Population	Households
2000 Census	89,173	37,414	778,617	320,087	8,049,282	3,131,002
2010 Census	106,740	45,448	868,436	362,224	9,535,457	3,745,144
Change 2000-2010	17,567	8,034	89,819	42,137	1,486,175	614,142
Percent Change 2000-2010	19.70%	21.5%	11.5%	13.20%	18.5%	19.60%
2020 Estimated	122,907	52,097	953,260	398,318	10,736,851	4,215,474
Change 2010-2020	16,167	6,649	84,824	36,094	1,201,394	470,330
Percent Change 2010-2020	15.1%	14.6%	9.8%	10.0%	12.6%	12.6%
2025 Projected	131,318	55,589	994,947	416,139	11,357,274	4,461,326
Change 2020-2025	8,411	3,492	41,687	17,821	620,423	245,852
Percent Change 2020-2025	6.8%	6.7%	4.4%	4.5%	5.8%	5.8%

- **2010-2020:** County population (15.1%) & household (14.6%) growth rates are greater than Region and State
- **2020-2025:** County population (6.8%) & household (6.7%) growth rates projected to outpace Region and State
- County expected to add an average of **nearly 700 households annually**, contributing to housing demand

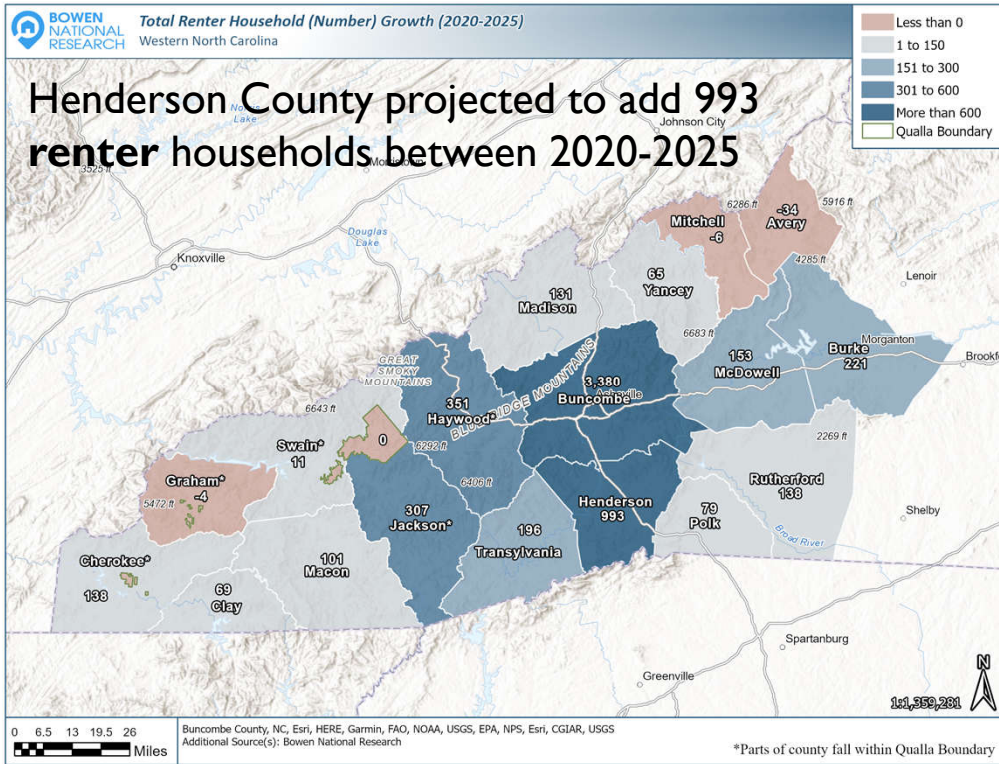
Demographic Overview – Household Heads by Age: Henderson County

Henderson County Household Heads by Age							
Year	<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
2010	1,175 (2.6%)	4,998 (11.0%)	6,911 (15.2%)	8,208 (18.1%)	8,809 (19.4%)	7,661 (16.9%)	7,686 (16.9%)
2020	1,224 (2.3%)	5,287 (10.1%)	7,112 (13.7%)	8,176 (15.7%)	10,083 (19.4%)	10,332 (19.8%)	9,883 (19.0%)
2025	1,282 (2.3%)	5,182 (9.3%)	7,368 (13.3%)	8,272 (14.9%)	10,047 (18.1%)	11,544 (20.8%)	11,894 (21.4%)
Change 2020-2025	58 (4.7%)	-105 (-2.0%)	256 (3.6%)	96 (1.2%)	-36 (-0.4%)	1,212 (11.7%)	2,011 (20.3%)

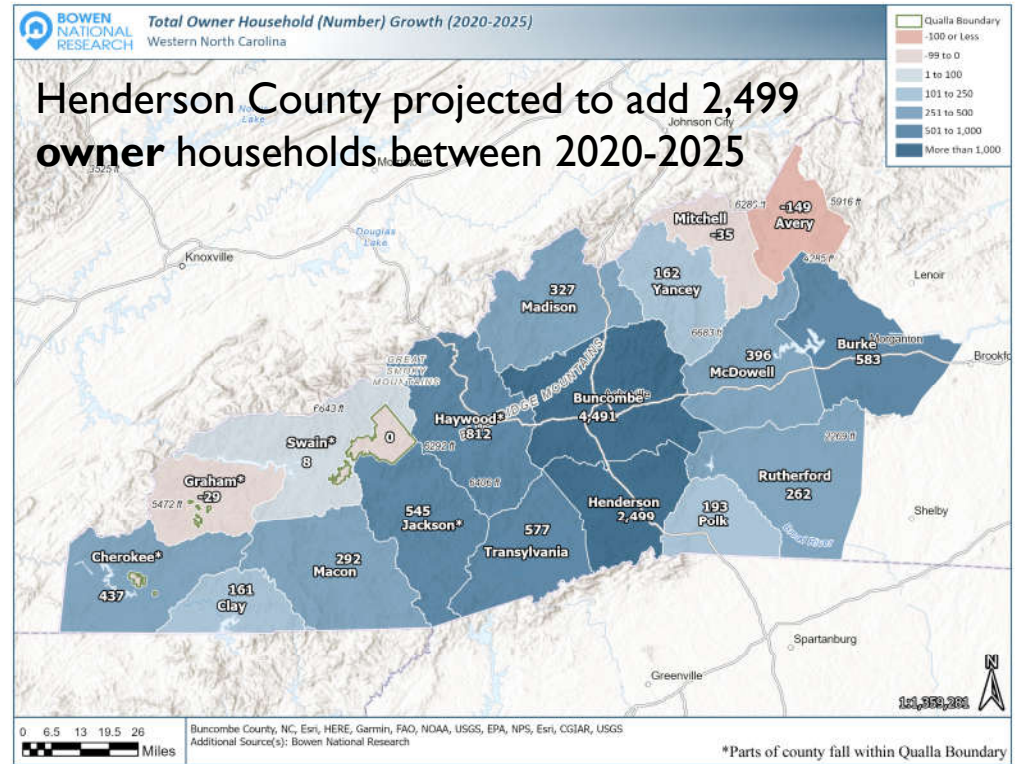
- The majority (58.2%) of county households are **age 55+** in 2020
- Mirroring national trends, most county household growth between 2020-2025 is **projected** to occur among households **ages 35 to 44** and **ages 65+**
- Housing demand will likely increase for units that meet the needs of **older millennials** and **seniors/empty nesters**

Renter & Owner Household Growth (2020-2025)

Renter Household Growth

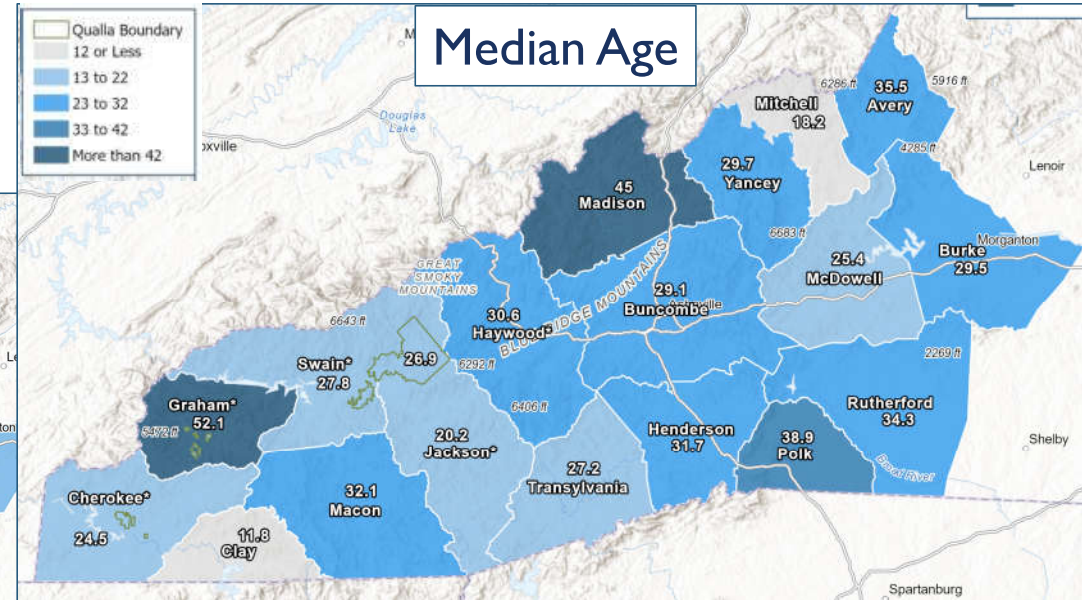
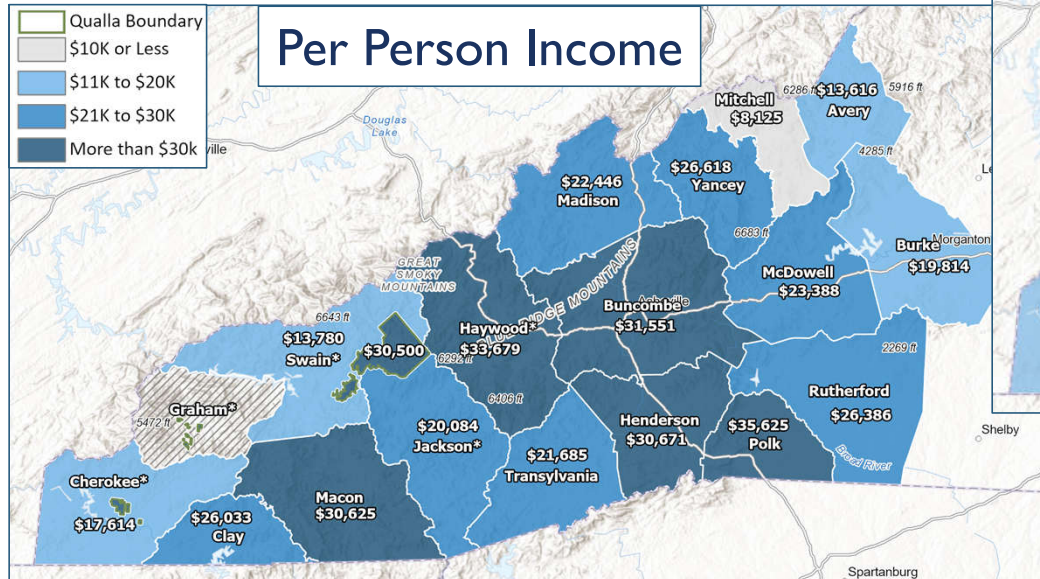


Owner Household Growth



In-Migration by Per Person Annual Income and Median Age

The median per-person income of people migrating into Henderson County is just over **\$30,000**, fourth highest in the 18-county Region.

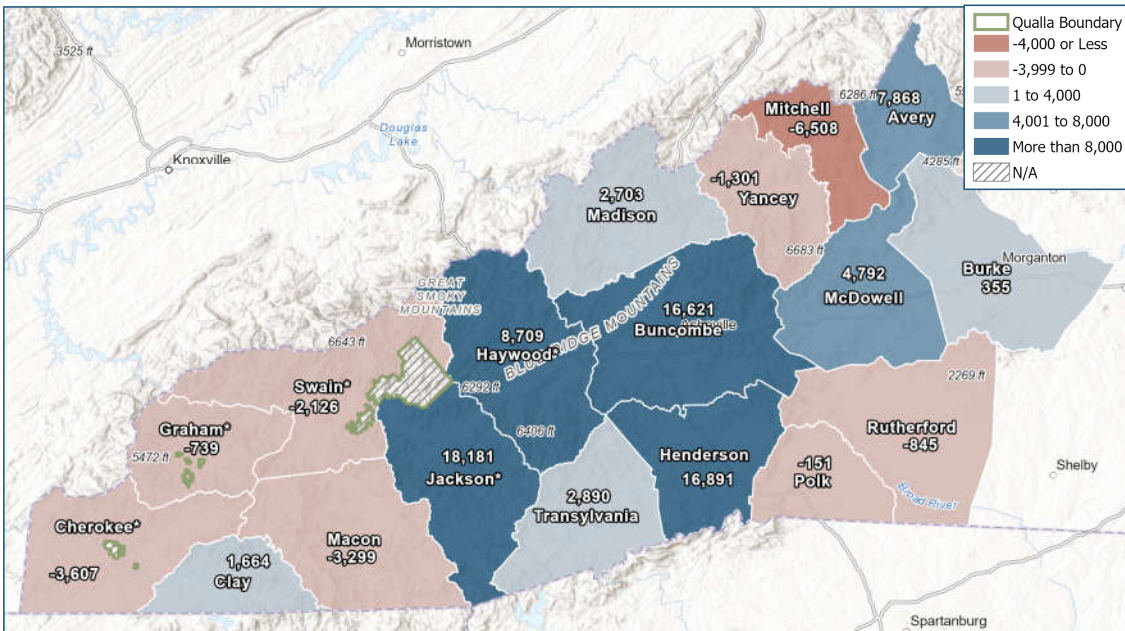


The median age of people migrating into Henderson County is **31.7**, seventh highest in the 18-county Region.

In Migration (Interstate)

The Region has experienced **net migration growth** of approximately **62,000 people** between 2009 and 2018. Ten out of the 18 counties within the region exhibited positive net growth (eight declined), **Henderson County** had positive net migration of **16,891 people**.

Destination



Origination

Region In-Migrants Distribution by Region/Division			
	Division	Net Estimate	Percent
Northeast	New England	440	5.0%
	Mid-Atlantic	1,157	13.1%
Midwest	West North Central	-191	-2.2%
	East North Central	253	2.9%
South	South Atlantic	6,008	67.9%
	East South Central	-1,231	-13.9%
	West South Central	523	5.9%
West	Mountain	653	7.4%
	Pacific	1,234	13.9%
Total		8,846	100.00%

Region In-Migrants: Top 15 States of Origin		
State	Net Estimate	Percent of Total Net
Florida	3,589	40.3%
California	1,150	12.9%
North Carolina	1,110	12.5%
New York	892	10.0%
Colorado	640	7.2%
Georgia	640	7.2%
Virginia	482	5.4%
South Carolina	233	2.6%
Texas	220	2.5%
Oregon	193	2.2%
Michigan	187	2.1%
Massachusetts	181	2.0%
Pennsylvania	180	2.0%
Puerto Rico	171	1.9%
Connecticut	139	1.6%

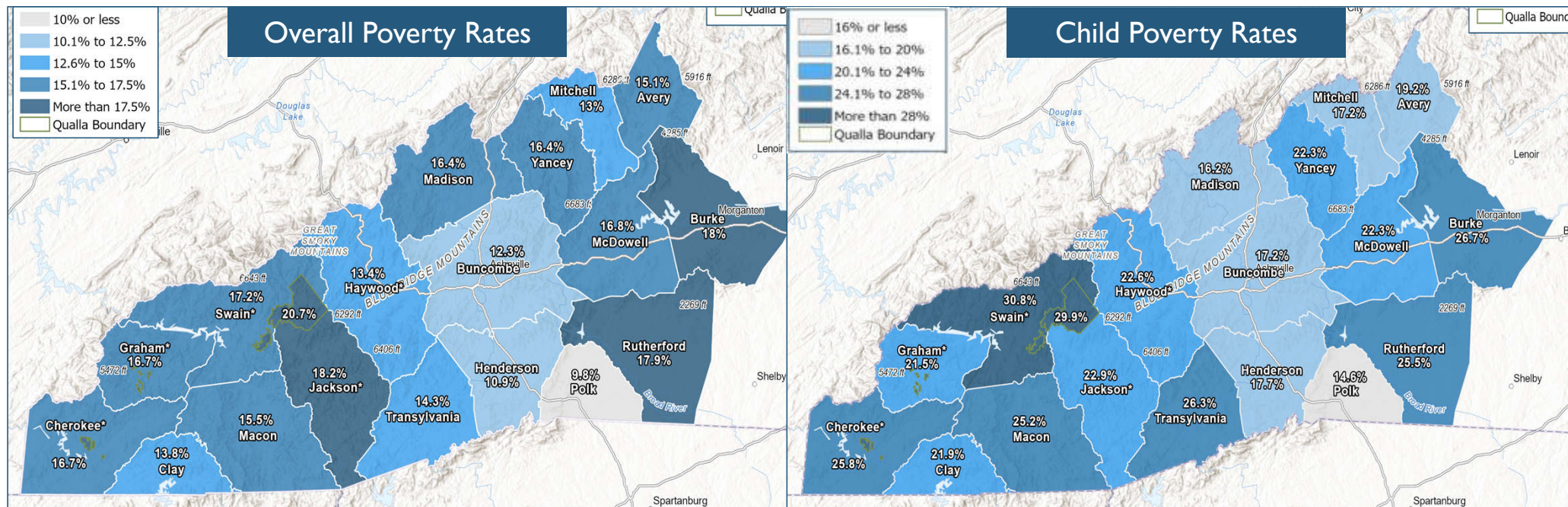
Demographic Overview – Households by Income and Tenure

Henderson County - Households by Income & Tenure									
Tenure	Year	<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Renter	2010	1,541 (13.6%)	2,537 (22.4%)	1,980 (17.5%)	1,540 (13.6%)	1,284 (11.4%)	730 (6.5%)	1,409 (12.5%)	285 (2.5%)
	2020	1,191 (7.9%)	2,694 (17.9%)	2,513 (16.7%)	2,140 (14.2%)	1,527 (10.2%)	1,140 (7.6%)	2,675 (17.8%)	1,153 (7.7%)
	2025	1,070 (6.7%)	2,544 (15.9%)	2,269 (14.2%)	2,068 (12.9%)	1,559 (9.7%)	1,237 (7.7%)	3,435 (21.4%)	1,844 (11.5%)
	Change 2020-2025	-121 (-10.2%)	-150 (-5.6%)	-244 (-9.7%)	-72 (-3.4%)	32 (2.1%)	97 (8.5%)	760 (28.4%)	690 (59.9%)
Owner	2010	1,865 (5.5%)	3,725 (10.9%)	3,619 (10.6%)	3,578 (10.5%)	4,219 (12.4%)	3,099 (9.1%)	9,046 (26.5%)	4,991 (14.6%)
	2020	1,043 (2.8%)	2,674 (7.2%)	3,358 (9.1%)	3,601 (9.7%)	2,739 (7.4%)	3,080 (8.3%)	9,373 (25.3%)	11,196 (30.2%)
	2025	910 (2.3%)	2,476 (6.3%)	3,014 (7.6%)	3,264 (8.3%)	2,375 (6.0%)	2,817 (7.1%)	9,594 (24.2%)	15,113 (38.2%)
	Change 2020-2025	-133 (-12.7%)	-198 (-7.4%)	-344 (-10.3%)	-337 (-9.4%)	-364 (-13.3%)	-263 (-8.5%)	221 (2.4%)	3,918 (35.0%)

- Most **Renter** Households Earn b/w \$10k-\$40k, while Projected Growth to Occur Among Households Earning \$50k+
- Most **Owner** Households Earn \$60k+ and Projected Growth to Occur Among Households Earning \$60k+

Poverty Data: Henderson County and Region

- Over 125,000 (14.4%) People in the Region Live in Poverty (**Henderson County = 12,408 people, 10.9%**)
- Highest rates of Poverty in Qualla Boundary, Jackson, Burke and Rutherford (**Henderson County 2nd Lowest**)
- 34,670, or One in Five, Children under Age 18 in the Region Live in Poverty (**Henderson County = 17.7%**)



Housing Overview (Age & Condition): Henderson County

Henderson County Housing Age and Conditions											
Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
Renter-Occupied		Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied		Owner-Occupied	
Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
3,795	28.9%	6,713	18.6%	502	3.8%	659	1.8%	138	1.0%	224	0.6%

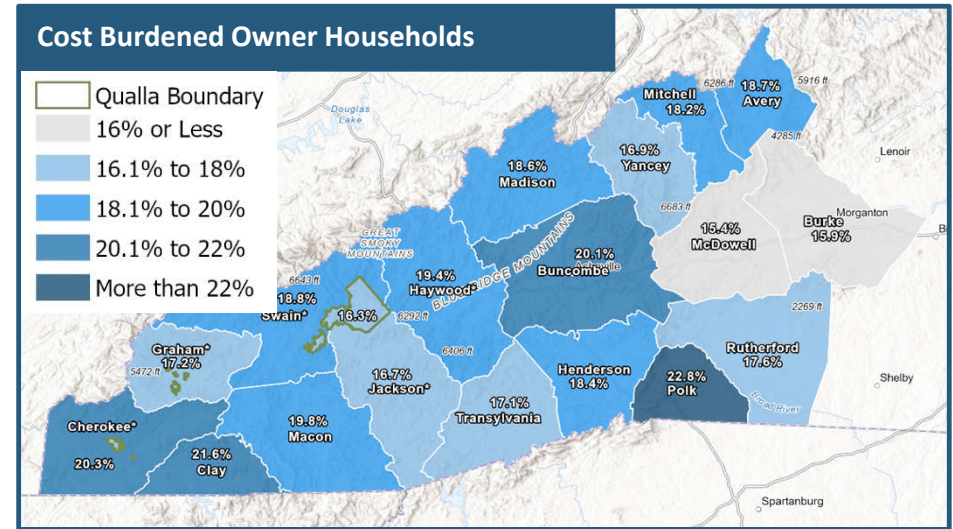
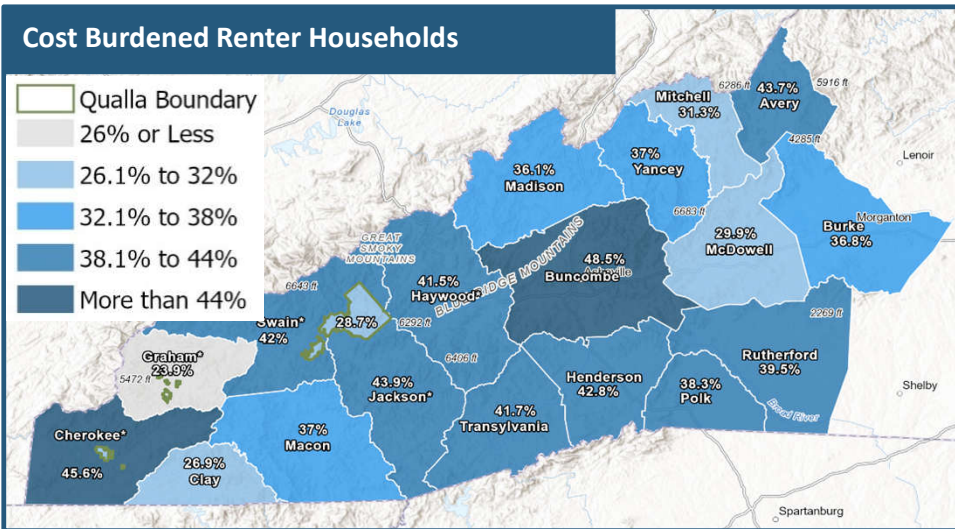
- **1,161** households (502 renters & 659 owners) live in overcrowded housing
- **362** households (138 renters & 224 owners) live in units without complete kitchens/plumbing
- Housing renovations, rehabilitation, and preservation remain critical to local housing market

Household Income, Housing Costs & Affordability: Henderson County

Henderson County - Household Income, Housing Costs and Affordability (Housing Cost Burden)

2020 Households	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households**	
				Renter	Owner	Renter	Owner
52,097	\$56,086	\$214,000	\$853	42.8%	18.4%	14.8%	7.0%

*Paying more than 30% of income toward housing costs | **Paying more than 50% of income toward housing costs



➤ 42.8% renters and 18.4% owners are housing cost burdened

Multifamily Rental Housing Overview: Henderson County

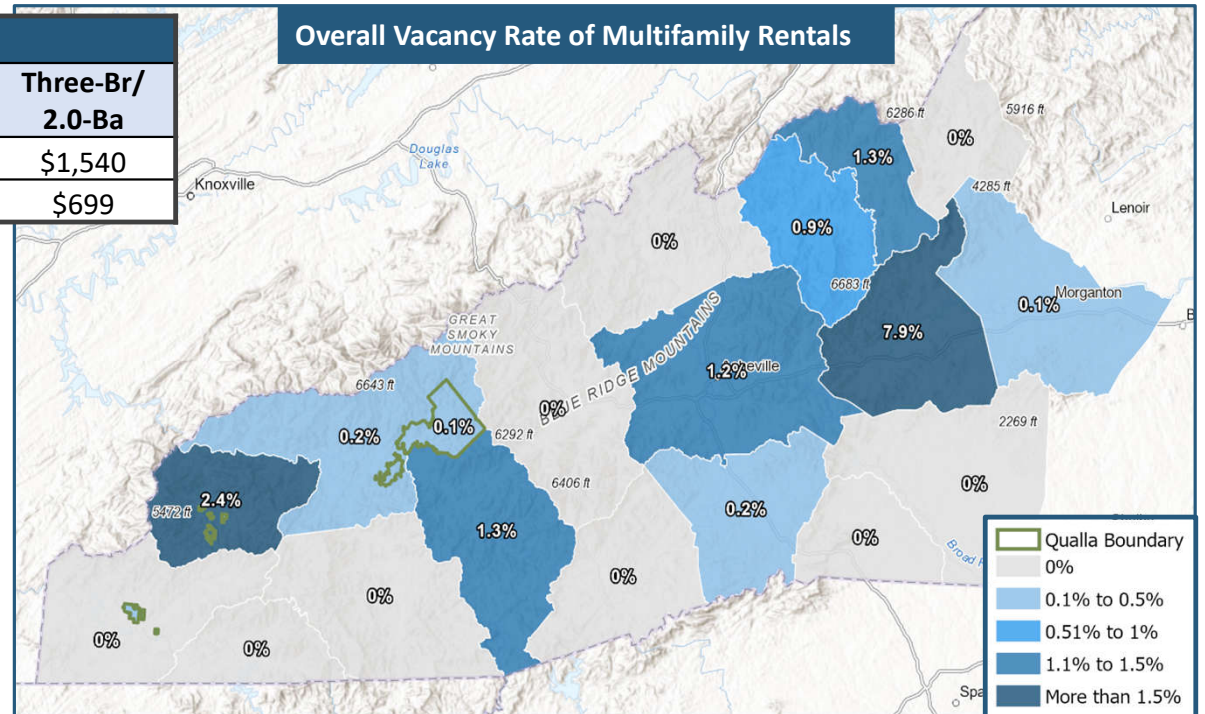
Surveyed Multifamily Rental Housing Supply

Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Type			Wait Lists by Type (Households)			
				Market	Tax Credit	Subsidy	Market	Tax Credit	Subsidy	Total
34	2,744	6	0.2%	0.4%	0.0%	0.0%	131	158	164	453

Median Rent by Bedroom/Bathroom Type

Property Type	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Market-Rate	\$1,116	\$1,127	\$1,310	\$1,540
Tax Credit	\$510	\$583	\$800	\$699

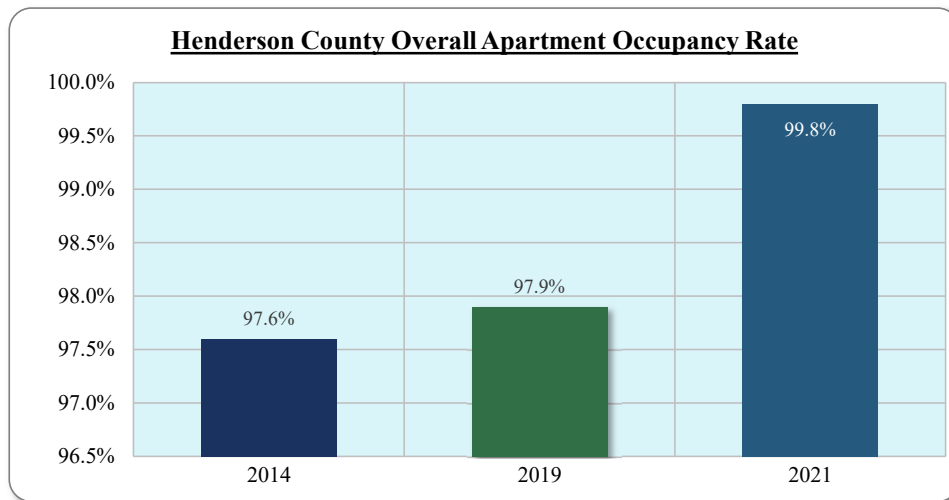
Overall Vacancy Rate of Multifamily Rentals



- Only six of 2,744 apartment units are vacant, resulting in a **low 0.2% vacancy rate**
- **No affordable (Tax Credit or Subsidized) units vacant**
- Base market-rate rent of \$1,116 would require an income of around \$50,000 to afford

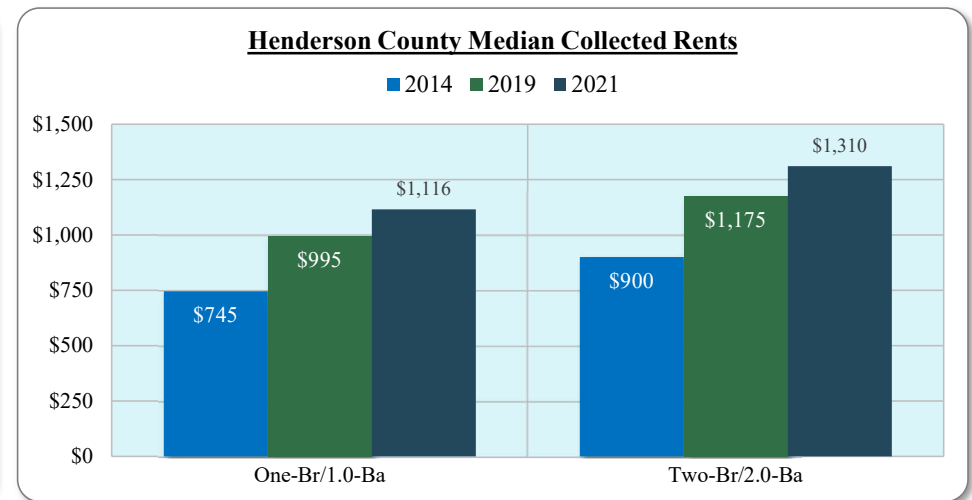
Multifamily Rental Housing Trends: Henderson County

Traditionally High Apartment Occupancy Rates have Reached Historically High Levels



Available Rental Units Declined from 44 in 2019 to 6 in 2021

Median Market-Rate Rents Continue to Increase Significantly



Median Rents Increased 45.6% Over Past Seven Years

Wait Lists of Multifamily Rentals: Henderson County vs. Counties

There are **approximately 5,547 households on the wait lists** for available multifamily rental housing in the region, illustrating pent-up demand among all affordability levels.

Surveyed Multifamily Rental Housing Supply by Area				
Market	Wait Lists by Type (Households)			
	Market	Tax Credit	Subsidy	Total
Avery	0	5	37	42
Buncombe	421	1,221	1,003	2,645
Burke	446	100	223	769
Cherokee	-	-	35	35
Clay	0	-	119	119
Graham	-	0	9	9
Haywood	13	156	168	337
Henderson	131	158	164	453
Jackson	44	52	6	102
Macon	0	102	80	182
Madison	-	0	10	10
McDowell	0	10	90	100
Mitchell	-	-	118	118
Polk	-	10	42	52
Rutherford	100	45	151	296
Swain	0	-	0	0
Transylvania	155	0	42	197
Yancey	-	-	81	81
Region	1,310	1,859	2,378	5,547

HENDERSON COUNTY

Approximately **453 households are on wait lists** for a variety of rental housing product, illustrating the pent-up demand that exists among all affordability levels.



Rental Housing – Non-Conventional Rentals

Non-Conventional Rental Housing Supply				
Total Units	Share of All Rental Units	Total Available Units	Vacancy Rate	Average Collected Rent
10,697	81.6%	15	0.1%	\$935

Non-Conventional rental typically consists of single-family home, duplex, mobile home, etc.

- Only 15 of 10,697 units are vacant, resulting in a **low 0.1% vacancy rate**
- Available units have average collected rent of \$935; Accounting for likely tenant-paid utilities (\$100/month) would require an income of around \$46,000 to afford typical non-conventional rental

Resident Voucher Acceptance & Use

Resident Voucher Use				
HCV Issued	Estimated Unused Vouchers	Unused Voucher Share	Annual Program Turnover	Wait List
480	211	44%	47	495

Project Voucher Acceptance and Use (Surveyed Non-Subsidized Multifamily Rental Housing Supply Only)					
Total Number of Non-Subsidized Projects	Number of Projects Accepting Vouchers	Share of Projects Accepting Vouchers	Total Number of Units Eligible for Vouchers	Total Number of Vouchers in Use	Share of Vouchers in Use
30	17	56.7%	549	151	27.5%



- 480 Housing Choice Vouchers issued in county, **wait list of 495 households**
- **211 HCVs unused** in county, **44%** of HCVs unused
- 17 of 30 non-subsidized projects surveyed, 56.7% accept HCVs (**over 40% do not accept HCVs**)

Local Wages and Rental Housing Affordability: Henderson County

Henderson County Wages and Housing Affordability									
Estimated Mean Renter Wage	Two-Bedroom FMR	Rent Affordable at 60% AMHI	Rent Affordable at 30% AMHI	Rent Affordable with Full-time Job Paying Mean Renter Wage	Income Required to Afford Two-Bedroom FMR				
					Income	Housing Wage	Work Hours per week at Minimum Wage	Number of Jobs at Minimum Wage	Work Hours/week at Mean Renter Wage
\$11.95	\$1,255	\$1,088	\$544	\$621	\$50,200	\$24.13	133	3.3	81

Source: National Low Income Housing Coalition (NLIHC) Out of Reach 2020

- \$1,255 Two-bedroom Fair Market Rent (FMR)
- Person at minimum wage required to work **133 hours** (or have 3.3 jobs) to afford FMR
- At mean wage of \$11.95, would require **81 hours** work per week (or two full-time jobs)



Multiple wage earners required per household or single wage earner would need to work overtime to afford housing

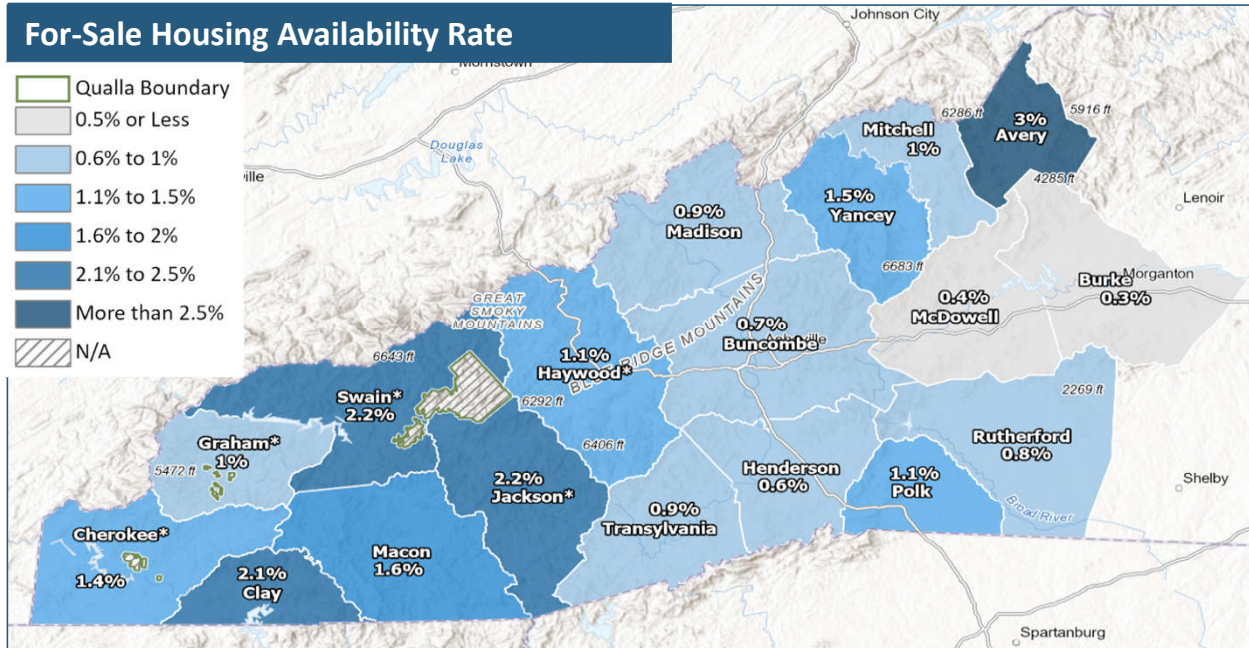
For-Sale Housing – Available Homes: Henderson County

Available For-Sale Housing

Total Available Units	% Share of Region	Availability Rate*	Average List Price	Median List Price	Average Days On Market	Average Year Built
227	9.1%	0.6%	\$697,799	\$449,000	74	1987

*Derived by dividing available units by total owner-occupied housing

For-Sale Housing Availability Rate



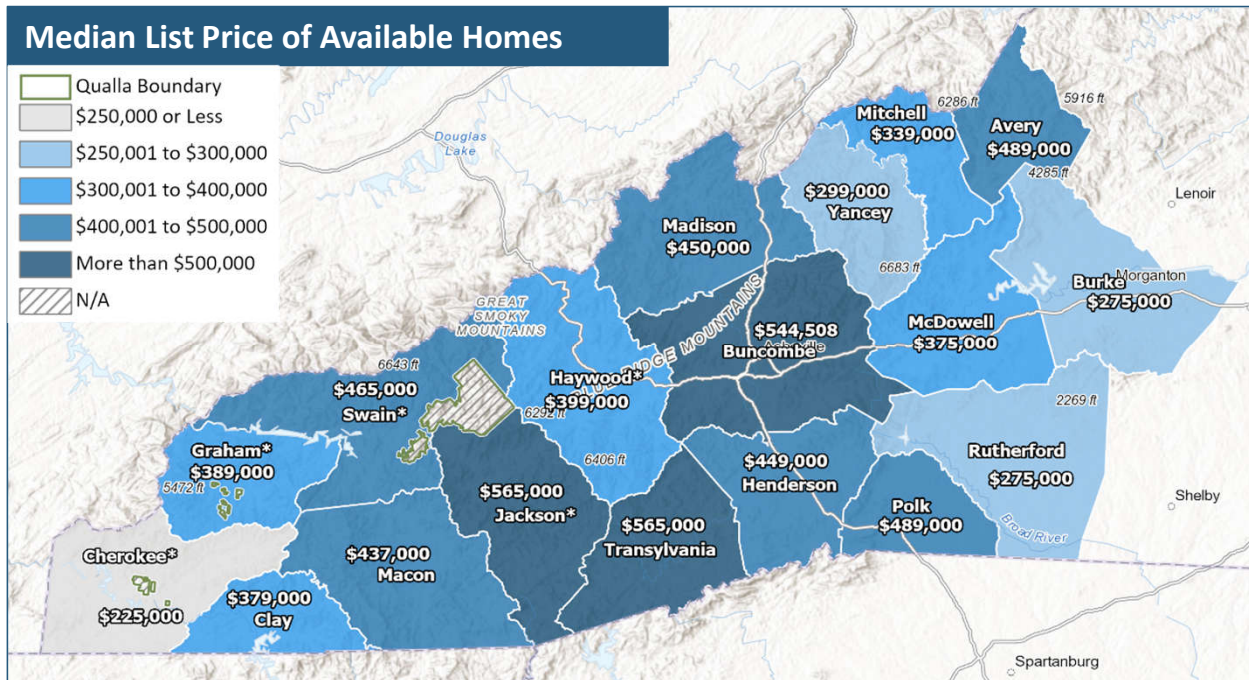
- Only 227 available homes, resulting in a very **low 0.6% availability rate (3rd lowest in Region)**
- Median list price of \$449,000, requiring income of \$135k+
- Homes selling relatively fast (average 74 days)

For-Sale Housing – Available Homes: Henderson County

Henderson County Available For-Sale Housing Units by List Price

<\$100,000		\$100,000 - \$199,999		\$200,000 - \$299,999		\$300,000 - \$399,999		\$400,000+	
Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0	0.0%	17	7.5%	36	15.9%	50	22.0%	124	54.6%

Median List Price of Available Homes



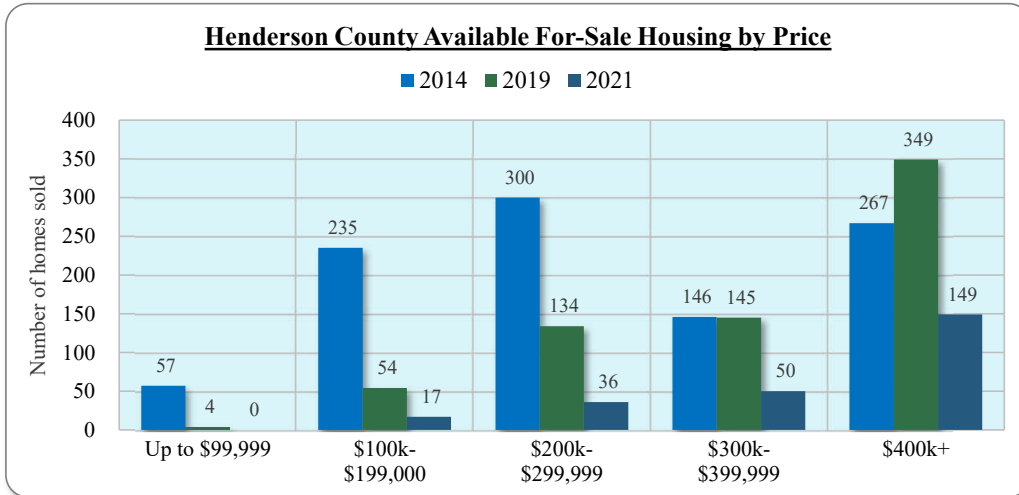
Available For-Sale Housing Units by Bedroom Type

Beds	Number (Share)	Median Price
Studio/One-Br.	4 (1.8%)	\$149,000
Two-Br.	41 (18.1%)	\$275,000
Three-Br.	127 (55.9%)	\$399,999
Four-Br.	55 (24.2%)	\$775,000

- Only **17 (7.5%)** available homes priced **below \$200k**
- Only **53 (23.4%)** available homes priced **under \$300k**
- Median price for **three-bedroom** is **\$399,999**

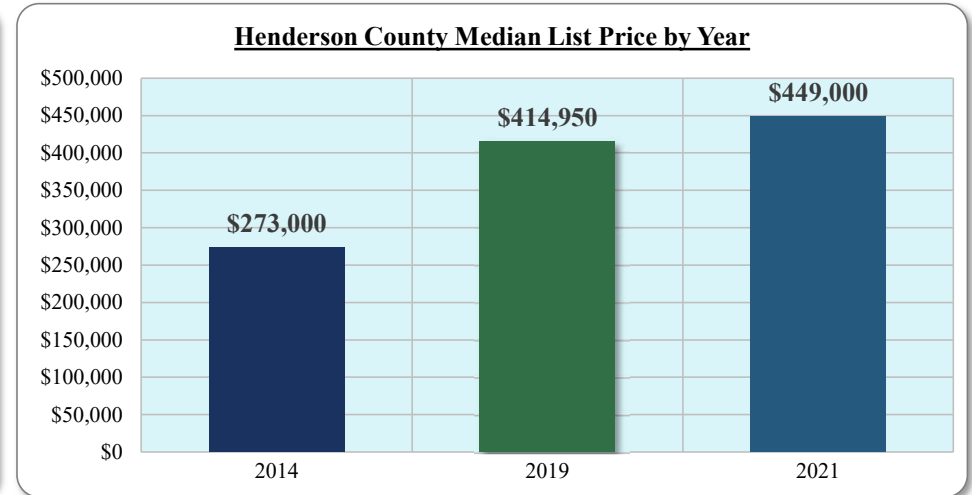
Multifamily Rental Housing Overview: Henderson County

Available For-Sale Housing Inventory Shrinking at All Ranges



Available Inventory Shrunk from 1,005 Units in 2014 to 227 in 2021

Median List Price Escalating Significantly Over Past Several Years



Median List Price Increased by \$176,000 between 2014 and 2021, Representing a 64.5% Increase (9.2% Annually)

Henderson County Rental Housing Gap

AMHI: $\leq 50\%$

Income: $< \$37,000$

Rent: $\$1,050$

Units: 1,149

AMHI: $51\%-80\%$

Income: $\$37,000-\$60,000$

Rent: $\$1,051-\$1,750$

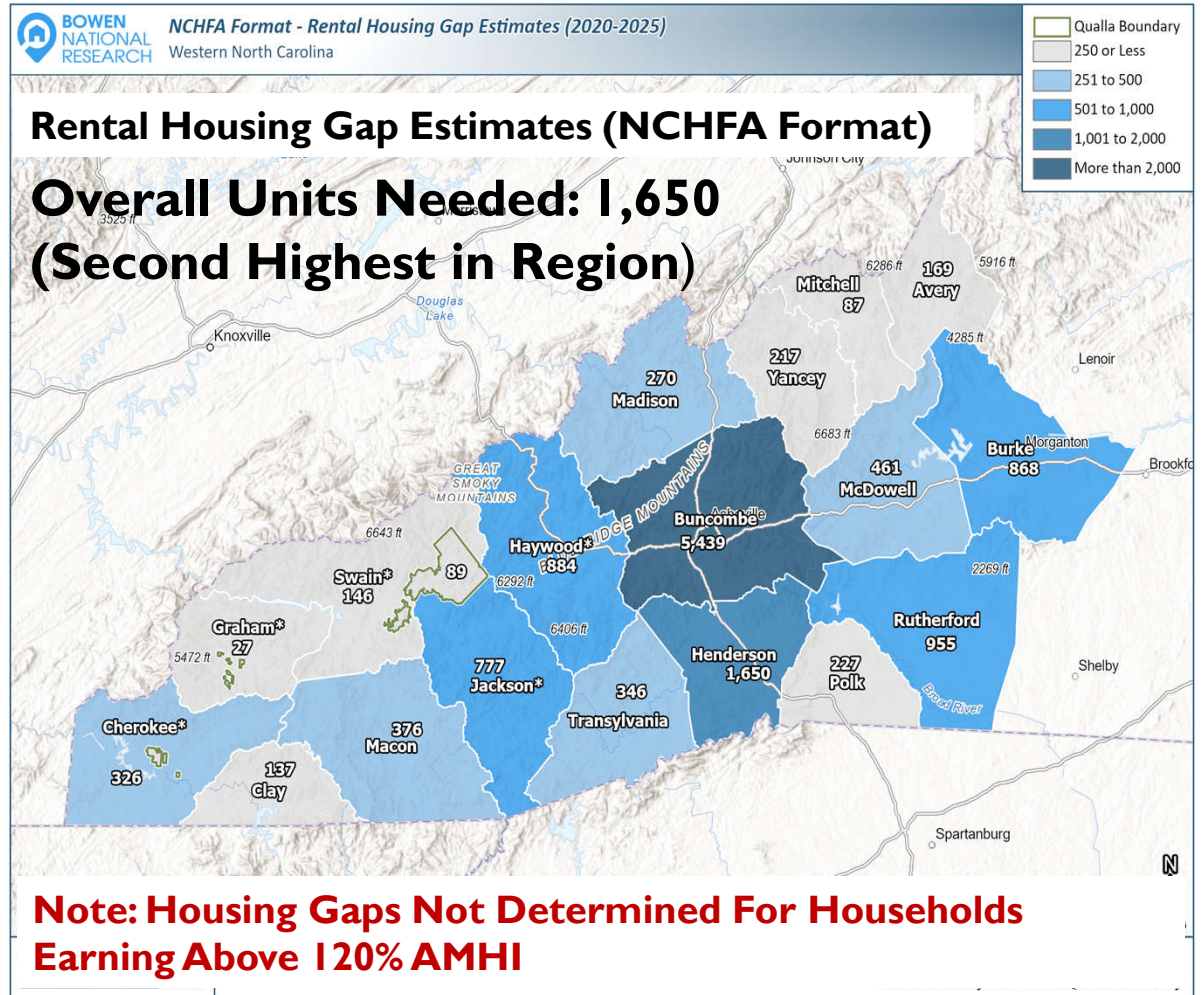
Units: 240

AMHI: $81\%-120\%$

Income: $\$60,000-\$90,000$

Rent: $\$1,501-\$2,600$

Units: 261



Henderson County For-Sale Housing Gap

AMHI: $\leq 50\%$

Income: $< \$37,000$

Price: $\$125,000$

Units: 490

AMHI: $51\%-80\%$

Income: $\$37,000-\$60,000$

Price: $\$125,001-\$200,000$

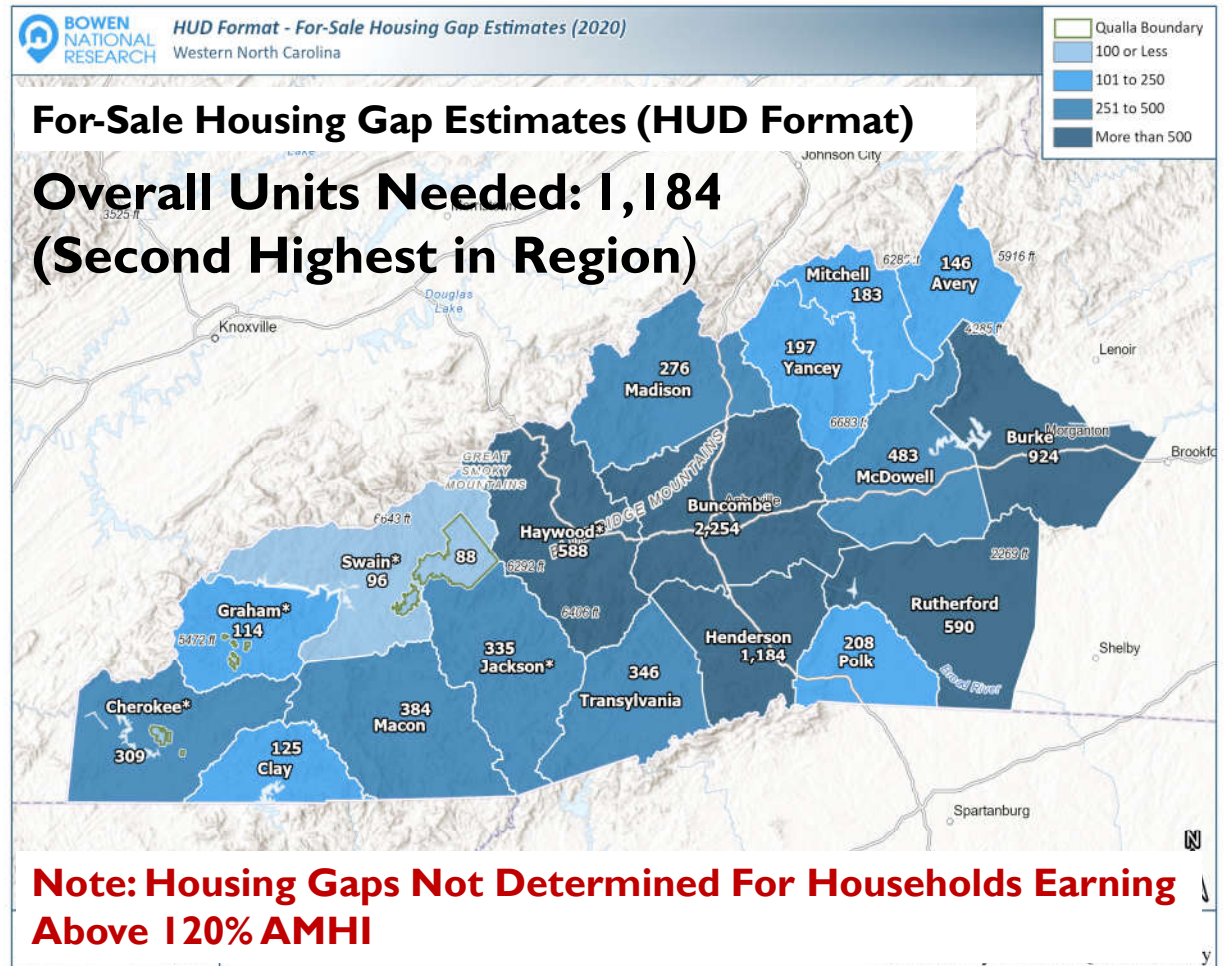
Units: 336

AMHI: $81\%-120\%$

Income: $\$60,000-\$90,000$

Price: $\$201,000-\$300,000$

Units: 358



Case Studies of Best Practices

Henderson County can Benefit from Learning of the Housing Efforts made by Other Communities, Including Programs, Initiatives and Incentives to Address Housing

- Asheville, NC
- Beaufort County, SC
- Charleston County, SC
- New Hanover County, NC
- Charleston, WV
- Morgantown, WV
- Franklin County, VA

Snapshot Summary

ABOUT THE SNAPSHOT
The Charleston Area Alliance, with support from the Greater Kanawha Valley Foundation and United Bank, hired Bowen National Research to conduct a housing study on downtown Charleston, West Virginia to:

- Provide an update on the 2015 downtown Charleston housing study.
- Obtain updated data and information on market-rate housing needs.
- Serve as a catalyst for property development in Charleston and the Kanawha Valley.

SCOPE OF WORK

- Evaluated demographics and analyzed economic conditions.
- Inventoried existing housing stock rents/costs and availability for market-rate housing.
- Evaluated livability factors.
- Gathered community input.
- Provided housing gap estimates.

DOWNTOWN STUDY AREA (DSA)

CAPITOL STREET, CHARLESTON, WV

THE CITY OF MORGANTOWN WEST VIRGINIA

Landlord Incentive Program for homeless individuals

I. Introduction
The City of Morgantown works with community non-profits and social service agencies to help individuals experiencing homelessness get back on their feet and reintegrate into society. While the number of homeless services provided to our community are plenty, many social service agencies struggle when trying to help their clients into permanent housing as they become ready to move on to the next chapter in their life.

In 2020, we completed a housing study that showed a lack of available housing options for very low- and low-income renter households. The lack of available housing leaving these lower income households can contribute to renters being in substandard units, being in a cost-burdened housing situation, or even possibly becoming homeless again.

In an effort to assist our community partners specializing in homeless housing services and the people that they serve, the City of Morgantown created the Landlord Incentive Program for homeless individuals, or LIP. The LIP can get people off the streets, out of shelters and into a place to call home.

II. Purpose
The purpose of the LIP is to provide financial incentives to landlords who rent to individuals experiencing homelessness who are also participants in housing programs offered through the West Virginia Coalition to End Homelessness and/or Barlett Housing Solutions.

Occasionally, there is hesitation from landlords to be willing to rent to individuals who are experiencing homelessness. Whether it be from a landlord's prior past experiences or simple misconceptions and stereotypes about homelessness, this hesitation often will lead to a lack of viable housing options for those that need it most. The LIP is created to not only offer incentives to landlords, but also provide some guidance on having financial support should damage to a unit occur.

III. Benefits
The LIP is set up to provide benefits to the landlords who work with housing agencies while also supporting those in our community most in need of housing.

IV. No advertising Costs
Working with the LIP gives you access to a pool of ready-to-rent tenants. All that you need to do is contact the West Virginia Coalition to End Homelessness and/or Barlett Housing Solutions when you have a vacant and eligible unit, and they'll match you with a tenant that is looking for housing.

Asheville's Office of Economic Development hosts City Manager's Development Forum Nov. 15

Posted on November 11, 2019 – Community Bulletin

Press release from the City of Asheville:

The City of Asheville's Office of Economic Development hosts the City Manager's Development Forum twice a year, in May and November. The next forum is scheduled for 11:30 a.m. to 1 p.m. Friday, Nov. 15, at the U.S. Cellular Center Banquet Hall, 87 Haywood St.

The forum — which is free and open to the public — provides members of the development community, design professionals, contractors, real estate community and citizens an opportunity to learn about current development trends, regulatory updates, and management initiatives within the City of Asheville.

Forum attendees will hear the latest on the Asheville area's current economic indicators and the financial and economic challenges facing the City. The agenda includes:

- Opening remarks and introductions by Asheville City Manager Debra Campbell.
- Development Services Director Ben Woody will review development data trends using a new visual map tool.
- Planning Director Todd Oklachary will give updates on the recent Council-approved hotel moratorium initiative, Urban Centers rezoning and the planning process on the City-owned property on Haywood Street and Page Avenue downtown.
- Business Inclusion Program Manager Rosemaria Mulvihy will discuss outreach efforts for minority and women-owned businesses for an opportunity to participate as providers of goods and services to the City.
- Community Development Program Director Paul D'Angelo and Real Estate Program Director Nikki Reed will give a presentation on the City's affordable housing initiative.

The forum is open to all interested members of the public. A light lunch will be served. There is no cost to attend the Fall 2019 Development Forum.

For more information, call 828-232-4500.

Franklin County Housing Summit

Franklin County

Franklin County Housing Summit
Rosalee Yelton, Allegheny Regional Housing Market Study Analyst

JUNE 3, 2021
HOUSING SUMMIT
Webster & Ostrum of Franklin County, Chesapeake Housing, Franklin County Administrator

Presentation of Housing Studies

- Franklin County Study
- Patrick Brown, President, Silver Spring Research Group, Research Services Study Services
- Steven Burch, Assistant County Administrator, Virginia Statewide Planning Study
- Allegheny Regional Housing Market Study
- Housing Forward Virginia
- Rosalee Yelton, Allegheny Regional Housing Market Study Analyst
- Allegheny Regional Housing Market Study

Consulting Investment Opportunities
Sharon Hedges, VP of Planning & Community Development, Carlson Group

Franklin County, Real Estate Market Analysis, Tom & Eric Engler, Bethesda, MD

Final Thoughts

- **Availability, Affordability** and **Quality** of Housing Remain Greatest Challenges to Area Residents
- **Market Imbalance** Exists Between Household Income Levels and the Housing that is Affordable to Them
- Housing **Costs Outpacing Income** Growth, **Widening the Gap** in Housing Needs
- Challenges Greatest Among Lower Income Individuals that Typically **Must Work Excessive Hours** to Afford Housing
- **Housing Choice Voucher** Acceptance and Usage are Low, Costing Region Substantial **Loss in Federal Assistance**
- **Large Network** of Regional Entities Poised and Willing to Help be Part of **Housing Solutions**