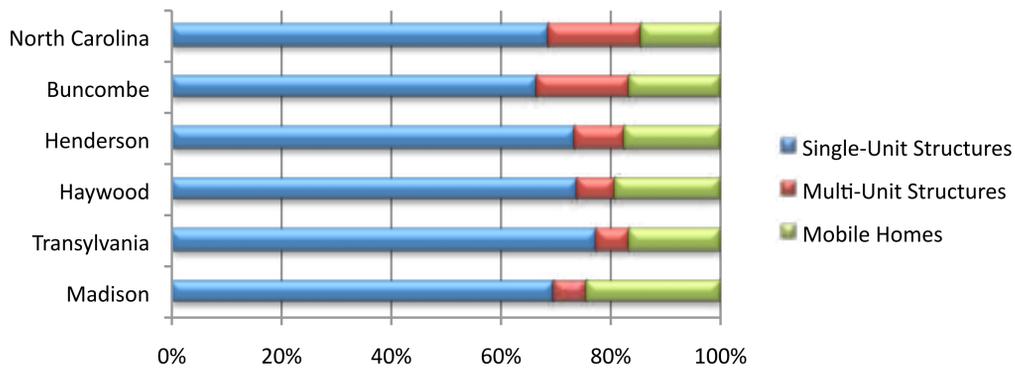


www.gro-wnc.org

Housing Overview

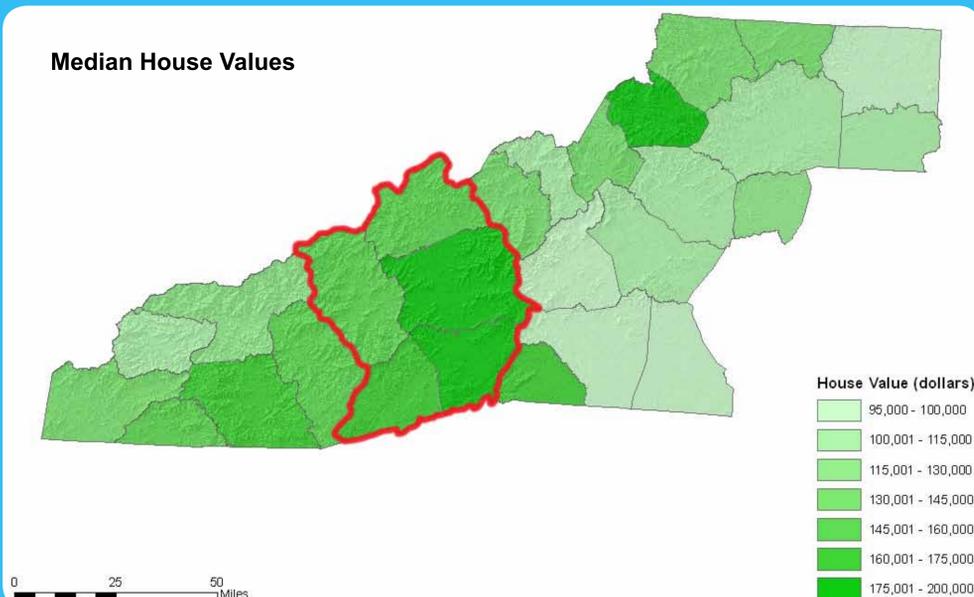
The GroWNC region is made up of approximately 194,000 households. Households include traditional families, singles, married couples as well as unrelated roommates, multi-generational households, and unmarried couples. Each of these housing types has unique housing needs, and better understanding the types of households in the region can help shape a more efficient housing supply.

Housing Structure Type, by County



One statistic that is striking is the abundance of mobile homes. The abundance of mobile homes in the region is probably related to the lower entry price for owning a home. The map below – displaying median home price for all of Western North Carolina, with the GroWNC region outlined – shows that counties with a large percentage of mobile homes also show a lower median home price.

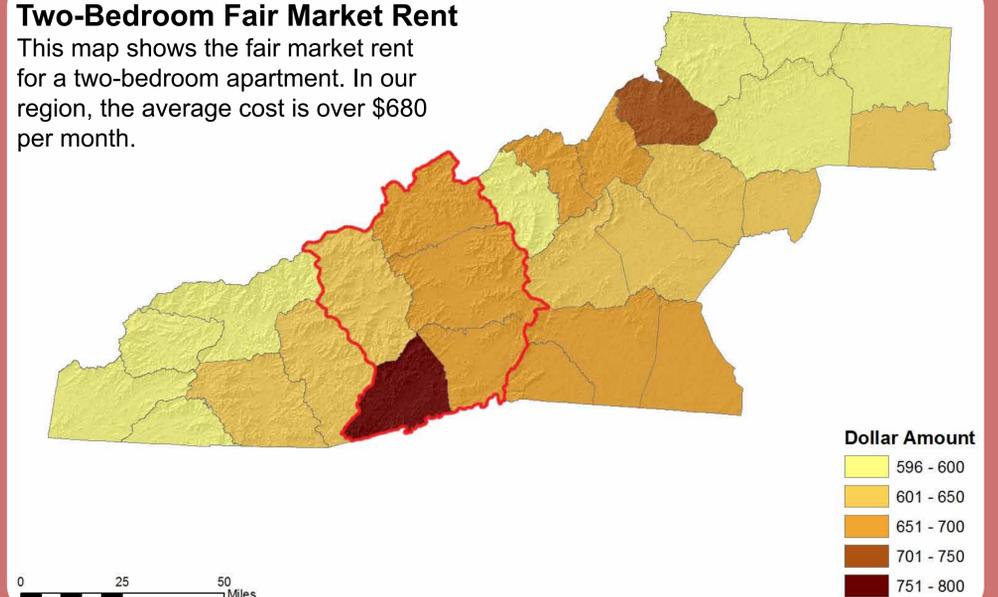
Median House Values



Benchmarking Affordable Housing

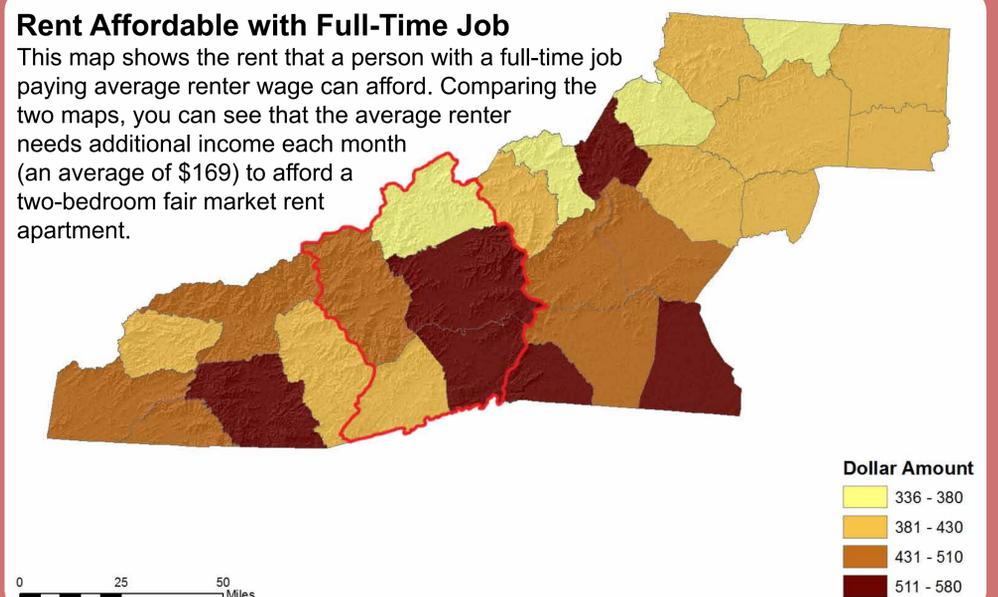
Two-Bedroom Fair Market Rent

This map shows the fair market rent for a two-bedroom apartment. In our region, the average cost is over \$680 per month.



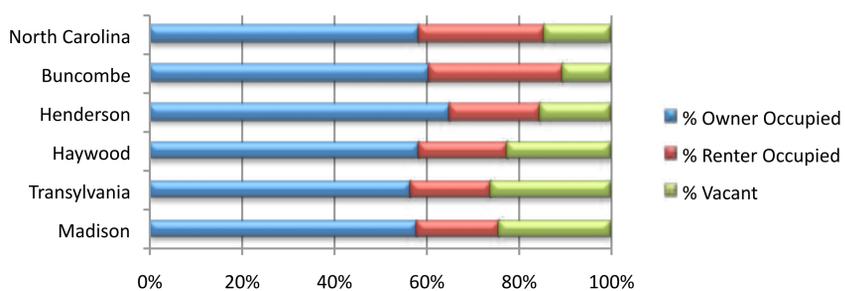
Rent Affordable with Full-Time Job

This map shows the rent that a person with a full-time job paying average renter wage can afford. Comparing the two maps, you can see that the average renter needs additional income each month (an average of \$169) to afford a two-bedroom fair market rent apartment.



The graph below shows the percentage of occupied versus vacant dwellings, with the occupied category being divided between owner-occupied and renter-occupied. The vacant percentage includes residences that are used only seasonally.

Occupied and Vacant Housing, by County



The statistics show a large and growing discrepancy in housing cost, utilization, and affordability in the mountains. There are many large, expensive homes used only a few months a year, but there is a growing demand for entry-level homes and for more affordable housing for either renting or owning.

Percent of Renters Unable to Afford Two-Bedroom Apartment

The final map shows the percentage of renters who cannot afford a two-bedroom fair market rent apartment. Over half of entry-level jobs cannot support basic rent in our region.

