

## Meeting Notes

**DATE** February 14, 2012  
**PURPOSE** Housing Workgroup Meeting  
**FROM** Karen Kiehna  
**ATTENDEES**

GroWNC Workgroup

Housing Work Session #1

After a short introduction around the room the group began discussing the barriers to affordable housing and the affordable house data.

Attached is the CZB – housing condition assessment that was completed for the Land-of-Sky Region in May of 2011

Discussion Notes:

Group reviewed the 1990 to 2010 housing data

Housing Prices Increased Steadily for 17 years

Starting in 2005 through 2009 household income started declining

housing prices continued rising

The Housing Market in general (commercial and residential) stagnated



### Trend across all five counties

- Increased younger households
- Growing seasonal housing market (Second Homes and Seasonal Rental)
- Abandonment of housing units (Code, Health and Safety issues))
- Limited access to home mortgage dollars
  - Strained an already stressed rental market
- Ill prepared home buyers (lack of down payment, closing costs and poor credit)
- In 2000 -- 42% of the owner-occupied housing units were valued below \$100,000 but by 2009 only 25% were still at or below \$100,000 and thus affordable to a single income family with wages of \$17/hr
- By 2009 – 39% of the owner-occupied units in Western North Carolina were valued above \$200,000. This compares to a 15% level in 2000
- Manufactured home market is filling the affordable housing gap
- Code restriction limiting location of manufactured homes

### Stagnating Owner-occupied Housing Market

2010 – 2011

- Extended Time Housing Units stay on the market
- Buyers can't secure financing to purchase housing
- Sellers still trying to get 2009 sale price
- Retirement Home Market Shrinking
- Seasonal Home Market Increasing – (Income Producing Rental)
- Abandoned Housing Units (Deteriorated and Code Deficient)

### Rental Market

- Between 2000 and 2009 renters grew faster than owner-occupied housing units
  - Rental Housing options were already limited and become even more strained
  - Rental Market
    - 71% are single family homes
    - 18% mobile homes
    - 11% multi-family
  - Renters are filling all housing option (single-family, mobile homes, and multi-family)

Families at 80% of median household income have the least ability to respond to these market changes.

