Isothermal Planning & Development Commission
Regional Housing Summit
November 7, 2019
Representing Cleveland, McDowell, Polk and Rutherford Counties
### Isothermal Regional Housing Trends

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-Occupied</td>
<td>66.51%</td>
<td>60.44%</td>
<td>57.37%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>22.54%</td>
<td>24.36%</td>
<td>24.66%</td>
</tr>
<tr>
<td>Vacant Housing Units</td>
<td>10.95%</td>
<td>15.20%</td>
<td>17.97%</td>
</tr>
</tbody>
</table>
Types of Vacant Houses in Isothermal Region

- For Rent: 2603
- Rented, Not Occupied: 484
- For sale only: 1742
- Sold, not occupied: 430
- For seasonal, recreational or occasional use: 7264
- For migrant workers: 0
- Other vacant: 4349
Moving in and Out of the Isothermal Region

People Who Moved in 2017

- Cleveland County: 10.5%
- McDowell County: 8.4%
- Polk County: 8.7%
- Rutherford County: 10.1%
- North Carolina: 15.2%
- United States: 14.0%
NC Senate Bill 316 as a Guide, we surveyed our Four Counties and 33 Municipalities on local efforts regarding Housing.
Affordable Housing in the Isothermal Region

Q11 My jurisdiction has considered the following within the past year (select all that apply):

Answered: 6   Skipped: 6

[Bar chart showing the utilization of certain housing programs]
Affordable Housing in the Isothermal Region

Q10 Does your jurisdiction allow for single-room occupancy developments?

Answered: 12    Skipped: 0
Q9 Does your jurisdiction relax minimum parking requirements for residential development in areas that a resident is less likely to rely on a personal vehicle (such as residential development near major transit investment corridors or senior living facilities)?

Answered: 12    Skipped: 0
Q8 Does your jurisdiction encourage higher-density or moderate-income residential development near major transit investment corridors?

Answered: 12   Skipped: 0
Q7 Does your jurisdiction allow for housing in commercial and/or mixed-use districts?

Answered: 12    Skipped: 0
Affordable Housing in the Isothermal Region

Q6 Does your jurisdiction allow accessory dwelling units in residential zones?

Answered: 12    Skipped: 0

- Yes, there are no zoning...
- Yes, our zoning...
- Yes, our zoning...
- No, our zoning regulations...
- Unsure
Affordable Housing in the Isothermal Region

Q5 Has your jurisdiction considered utilizing general fund subsidies to waive construction-related fees that are otherwise generally imposed by the city during the development of housing projects?

Answered: 12   Skipped: 0
IPDC Housing Survey Results

Affordable Housing in the Isothermal Region

Q4 Does your jurisdiction encourage the rehabilitation of existing, uninhabitable housing stock? (e.g. minimum housing standards, seeking grant funding to rehabilitate homes)

Answered: 12  Skipped: 0

- Yes
- No
- Unsure
IPDC Housing Survey Results

Affordable Housing in the Isothermal Region

Q3 Has your jurisdiction taken steps to facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing?

Answered: 12  Skipped: 0
Q2 What is the smallest lot size allowed in your jurisdiction?

Answered: 12  Skipped: 0

- Less than 8,000 square...
- Less than 10,000 square...
- Less than 15,000 square...
- Larger than 15,000 square...
- Unsure/Not Applicable
Affordable Housing in the Isothermal Region

Q1 Does your jurisdiction allow for the development of residential lots between 8,000 – 10,000 square feet?

Answered: 12    Skipped: 0

- Yes, there are no zoning...
- Yes, our zoning...
- No

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%
How your jurisdiction has worked to preserve its existing moderate-income housing? If your jurisdiction has not, please say so. Expand with additional comments as needed:

- We work through code enforcement and other measures related to housing to try and maintain the current - aging - housing stock as well as try to facilitate the transfer of abandoned or distressed properties into the hands of potential housing partners or investors.
- Added a new zoning district to stabilize property values and mitigate blight and public safety.
- Due to the recession, funding for preservation of housing stock in the County has not existed. The County recently received a CDBG Scattered Site grand and works with RHP on a couple of other rehab grants.
- The Codes Department has developed a list of deteriorating housing in the City in need of repair and is seeking policy initiatives to preserve this housing stock. In addition, an additional 240 new moderate-income houses have met subdivision plat approval in the last year and many new moderate income housing are in the process of being built.
- Increased enforcement of minimum housing standards in neighborhoods where housing stock is still able to be preserved.
• If there are any other affordable housing strategies that your jurisdiction is implementing or considering implementing, please share:

• we are exploring tax foreclosure from the standpoint of redevelopment instead of solely looking at it form a revenue collection standpoint.
• Working with local community development non-profit to establish an endowment fund to support urgent home repairs.
• The City has established a wastewater services agreement with a 976 unit development which is a market rate housing project that is anticipated will not only provide additional "workforce housing" but perhaps utilizing a CDBG to low to moderate income families for a sewer line that will also be a benefit for future market rate "Affordable housing". The City established a developer agreement in the past year with 228 new homes that was of mutual benefit for market rate new homes production and infrastructure needs of the City.
Thank You!

Isothermal Planning & Development Commission

Representing Cleveland, McDowell, Polk and Rutherford Counties

www.regionc.org