

Housing Needs Assessment & Market Study

Buncombe County

November 2009

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Introduction

Demographic & economic overview

With a total population of 229,047 in 2008, Buncombe County continues a decades old trend of relatively steady and stable population growth. Average annual population growth equals 1.3 %, slightly above the nation, but below the statewide pace of 1.6 %. On average Buncombe County grows by 2,755 persons each year. Population in-migration is the major source of population change in the county, accounting for 84 % of net growth (Table1 and Figure 1 and Appendix Table A-1). In-migration from other parts of the United States is responsible for most (70%) of the growth.

By race, the population of the county was 91% White and 7.8% Black in 2005-2007¹, with other races making up less than 1.5% of the population (Appendix Table A-2) These proportions are not much changed since 2000. Asheville has a larger Black population, at 15%, but both numbers and percentage of Black city residents have fallen since 2000 when they were 18% of the population (Appendix Table A-3).

By ethnicity, the Hispanic or Latino population has continued to grow, from 2.8% of the county's population in 2000 to 4.0% in 2005-2007, while Asheville's Latino population grew from 3.8% to 4.2% in the same period (Appendix Tables A-2 and A-3).

Four major economic activities drive the economy of Buncombe County:

1. *Health Care*, specialized tertiary services serving the Western North Carolina region
2. *Tourism*, well-developed and longstanding sector primarily serving a drive-market
3. *Manufacturing*, diverse sector with specialization in plastics, electronics and transportation
4. *Population in-migration*, loose network of industries serving new residential growth such as construction and real estate

Together, these economic activities have supported balanced employment growth. Over the last two decades, Buncombe County has held low comparative unemployment rates, and weathered national and state economic downturns with minimal structural disruption. While the current recession has caused significant job losses, especially relative to its own history, Buncombe County still remains among the more economically stable counties in the state.

¹ Throughout this report data will be used from the Census Bureau's 2005-2007 American Community Survey (ACS). The three-year estimates are based on data collected between January 2005 and December 2007. The ACS collects and produces population and housing information every year instead of every ten years. Data are largely collected by mail with Census Bureau field representatives following up by telephone and/or personal visit with addresses that do not respond. In 2008, the ACS released its first multiyear estimates based on ACS data collected from 2005 through 2007. These three-year estimates are available for geographic areas with a population of 20,000 or more. **Because they are based on samples, they are subject to sampling error. Sampling errors are most significant for small populations (especially numbers < 1000)**

Over the last five years private industry employment has grown by an average annual rate of 1.5% led by additions to *Health Care and Social Assistance, Accommodations and Food Services, and Educational Services* (Appendix Table A-4). *Manufacturing* has endured jobs losses for more than a decade, while more recently the *Professional and Technical Services* sector has experienced a downturn.

Overall, wages in Buncombe County are below the nation and state (Figure 2). As of 2007, the average annual wage per job equaled \$34,218 in the county, 11 % below the state and 22 % below the nation. Although wages are advancing, the pace has underperformed both the state and nation in nine of the last ten years.

Despite lower relative wages and subpar wage growth, housing in the four-county Asheville metropolitan area (of which Buncombe plays the largest role in terms of population and employment) is less affordable than other metros in the state and the nation overall (Figure 3 and Appendix Table A-5). The National Association of Home Builders/Wells Fargo Housing Opportunity Index is a quarterly measure of the percentage of homes sold in a given area that are affordable to families earning that area's median income. Currently the index is at 62.5 for the Asheville metro area, up from a low in the mid forties in 2007, but still below the nation's 72.3 figure and all other six metros measured in North Carolina. With strong domestic in-migration, it is highly likely that newcomers from outside the area have been the main force behind the gap between rising housing prices and lagging incomes.

Table 1
Demographic & Economic Comparisons

	Buncombe	North Carolina	United States
Population (2008)	229,047	9,222,414	304,059,724
Average Annual Population Growth Rate (2000-2008)	1.3%	1.6%	0.9%
Average Annual Population Change (2000-2008)	2,755	142,949	2,735,974
Per Capita Income (2007)	\$33,347	\$33,735	\$38,615
Average Wage Per Job (2007)	\$34,218	\$38,556	\$43,889
Five-Year Average Wage Per Growth (2002-07)	18.9%	20.0%	21.4%
Poverty Rate, All Ages (2007)	14.0%	14.3%	13.0%
Employment Growth Rate (Annual 2007-2008)	-0.4%	-0.4%	-0.4%
Unemployment Rate (Annual 2008)	4.8%	6.3%	5.8%
Source of Net Population Growth (2000-2008)			
Natural	15.7%	34.5%	63.5%
International In-Migration	14.2%	16.1%	36.5%
Domestic In-Migration	70.1%	49.4%	X

Sources: U.S. Census Bureau, U.S. Bureau of Labor Statistics, U.S. Bureau of Economic Analysis

Since 2000, the U.S. Census Bureau estimates the number housing units in Buncombe County has increased by 14,431, or 15 %, to a total of 108,795 in 2008. Over the same period of time the total population in the county increased by 22,039 or 10 %. As a result,

average household size has dropped from 2.2 persons in 2000 to 2.1 persons in 2008 (Figure 4).

Transportation: In Buncombe County, 1,963 owner occupiers (3% of all owner occupiers) and 4,202 renters (14%) have no vehicle available for transportation (Table 2). Within the City the proportion of owners with vehicles is the same, but 19% of renters have no vehicle.

The City of Asheville operates a bus service with at least an hourly bus service six days a week. This serves most of the densely populated areas and all public housing developments in Asheville, with connections to Black Mountain, Weaverville and Hendersonville. Through the downtown interchange station, virtually all major services and employers in Asheville can be reached. Outside Asheville “Mountain Mobility” provides three scheduled routes, a subscription service for passengers with regular needs, and a demand response service mainly for medical appointments.

Table 2
Households with access to a vehicle

	Buncombe ²	Asheville City
Owner occupied:	63,935	18,527
No vehicle available	1,963	698
1 or more vehicles available	61,972	17,829
Renter occupied:	30,117	15,198
No vehicle available	4,202	2,835
1 or more vehicles available	25,915	12,363

Source: U.S. Census Bureau

² Throughout this report, figures given for Buncombe County are for the entire county including Asheville and other incorporated areas, unless stated otherwise.

Figure 1
Sources of Net Population Change-Buncombe County

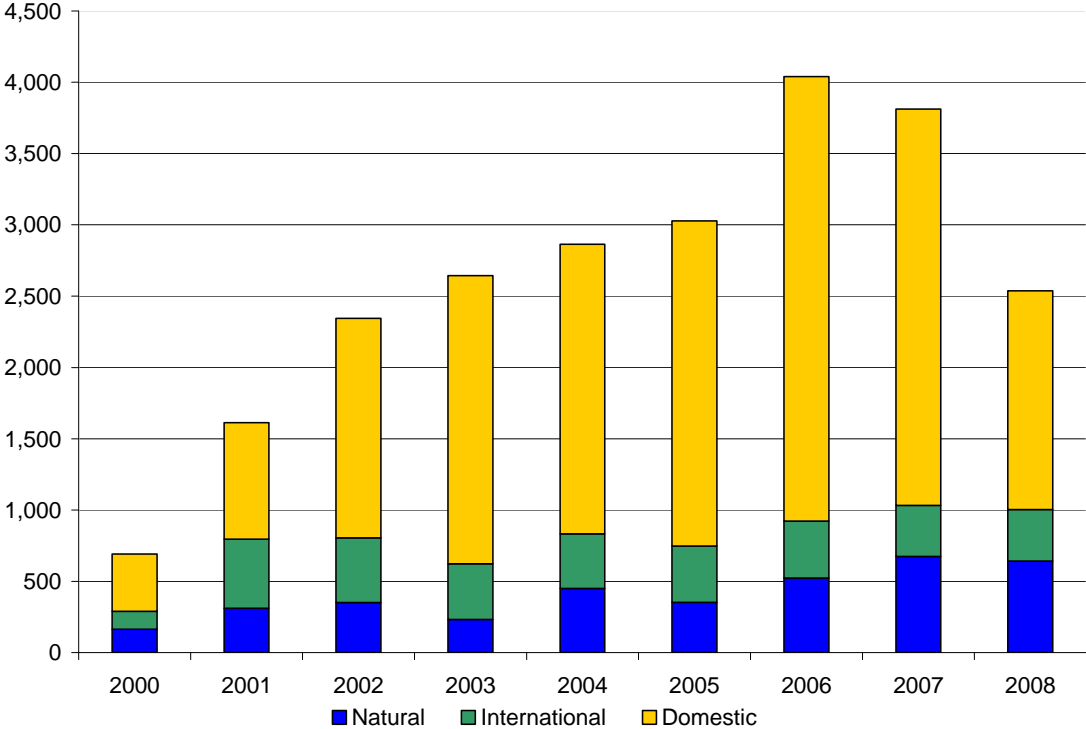
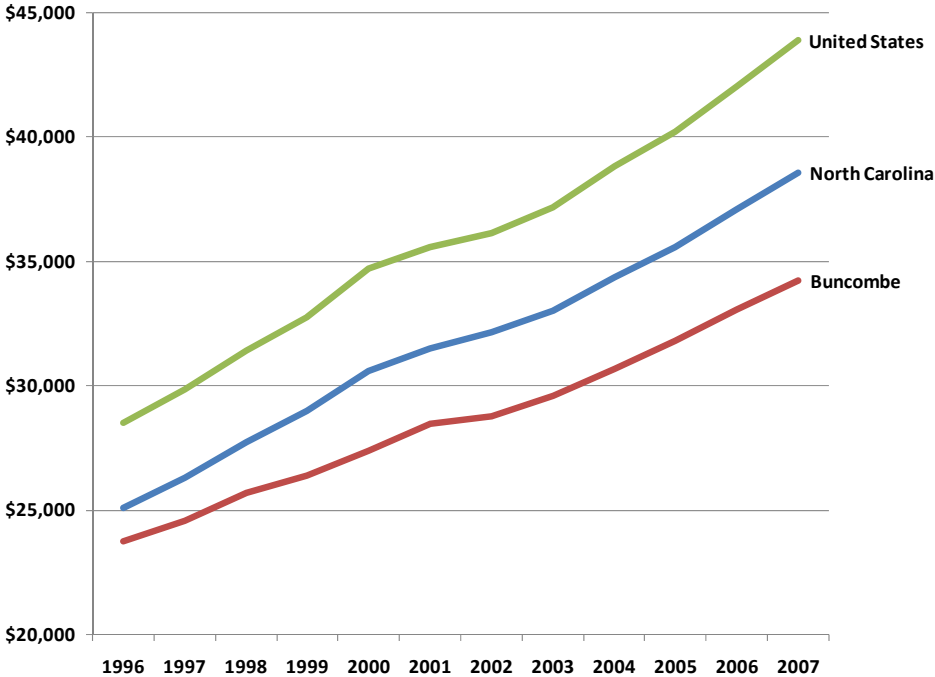
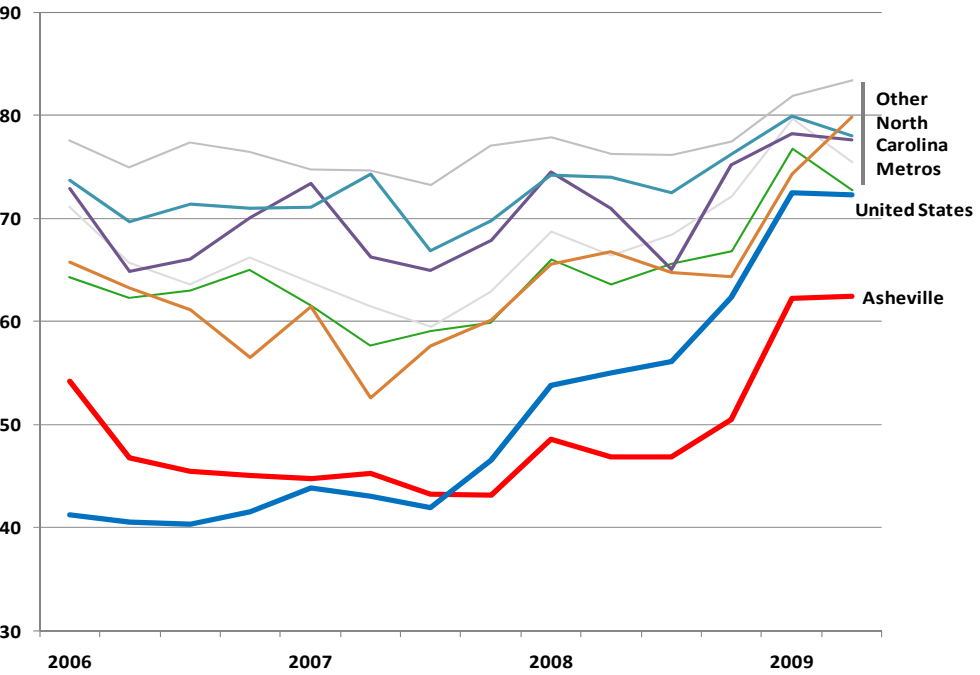


Figure 2
Average Wages per Job
(Unadjusted for Inflation)



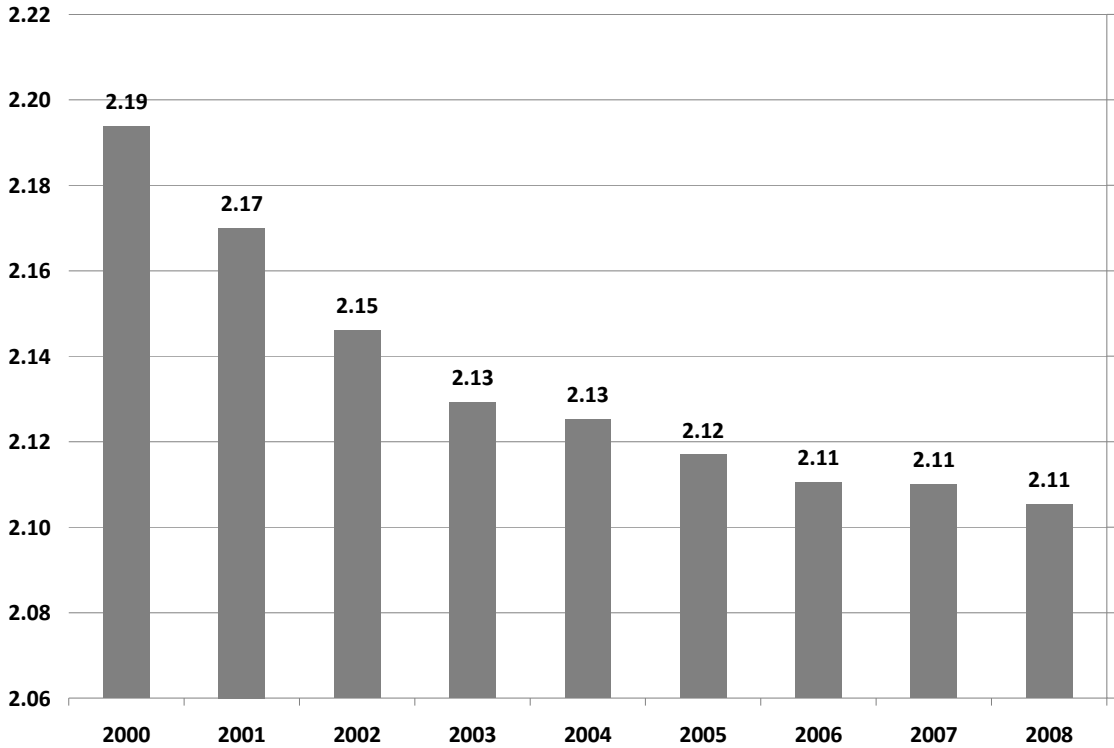
Source: U.S. Bureau of Economic Analysis

Figure 3
National Association of Home Builders/Wells Fargo Housing Opportunity Index



Source: U.S. Census Bureau

Figure 4
Average Household Size - Buncombe County



Source: U.S. Census Bureau

Current Housing Market

1. Existing Inventory

Type: Single detached housing is the dominate housing structure type, accounting for 64 % of all occupied units in Buncombe County and 60 % in the City of Asheville (Appendix Table A-6). Relative to the nation and state, multi-unit housing is more common in Asheville and manufactured housing makes up a larger share of all housing in Buncombe County.

Age: Buncombe County housing is slightly older than the state's housing and slightly younger than the nation's: the median year built is 1978 compared to 1982 in the state , and 1974 in the nation (Appendix Tables A-7 and A-8). **Housing in the City of Asheville is significantly older**, with a median year built of 1965, and 22 % of homes over 70 years old.

Tenure: As of 2005-2007 owner occupied units represented 68 % of all occupied housing in Buncombe County, down from 70 % in 2000 (Table 3). The proportion of renter occupied units increased by 2 percentage points over the same period. In Asheville, renter occupied housing rose from 43 % to 45 %. The pattern toward more renter occupied housing is similar in the state, while nationwide the portion of owner occupied housing has increased, although the percentages are still slightly below Buncombe County.

Table 3
Tenure of Occupied Housing Units

	2000		2005-2007	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Units				
Asheville City	17,300	13,428	18,527	15,198
Buncombe	60,295	25,481	63,935	30,117
Percent				
Asheville City	56.3%	43.7%	54.9%	45.1%
Buncombe	70.3%	29.7%	68.0%	32.0%
North Carolina	69.4%	30.6%	68.4%	31.6%
United States	66.2%	33.8%	67.3%	32.7%

Source: U.S. Census Bureau

Vacancy: Housing vacancy rates increased in the City of Asheville, Buncombe County, state and nation between 2000 and 2005-2007 (Table 4). In the County housing vacancies stand at 10.7 %, slightly below the City, and lower than the state and nation. Vacancy defined as *For rent or For seasonal, recreational, or occasional use*, which includes second homes, is the largest contributors to housing vacancy (Figure 5 and Table 5).

Table 4
Occupancy - Percent of Total Housing Units

	2000		2005-2007	
	Occupied	Vacant	Occupied	Vacant
Units				
Asheville City	30,728	2,868	33,725	4,376
Buncombe	85,776	8,197	94,052	11,276
Percent				
Asheville City	91.5%	8.5%	88.5%	11.5%
Buncombe	91.3%	8.7%	89.3%	10.7%
North Carolina	88.9%	11.1%	86.1%	13.9%
United States	91.0%	9.0%	88.4%	11.6%

Source: U.S. Census Bureau

Table 5
Vacancy Status of Housing Units (2005-2007)

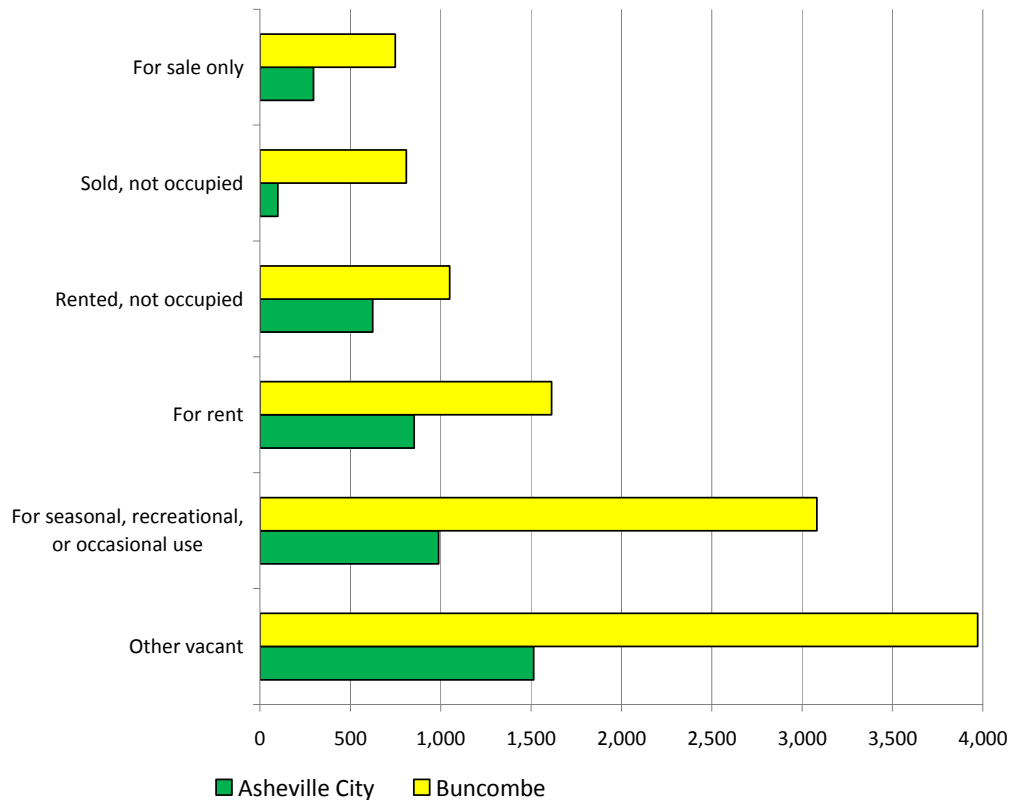
	Asheville City (units)	Buncombe (units)	Asheville City	Buncombe
Total Housing Stock	38,101	105,328	Percent of Housing Stock	
Total Vacant:	4,376	11,276	11.5%	10.7%
For rent	853	1,614	2.2%	1.5%
Rented, not occupied	624	1,050	1.6%	1.0%
For sale only	296	749	0.8%	0.7%
Sold, not occupied	99	810	0.3%	0.8%
For seasonal, recreational, or occasional use	989	3,082	2.6%	2.9%
For migrant workers	0*	0*	0*	0*
Other vacant³	1,515	3,971	4.0%	3.8%

*Zero, margin of error +/-165 units

Source: U.S. Census Bureau

³ This covers vacant units not falling into any of the categories above. For example, it includes units held for occupancy by a caretaker or janitor, and units held vacant for personal reasons of the owner.

Figure 5
Vacancy Status-Housing Units (2005-2007)



Source: U.S. Census Bureau

Condition of Housing: Census data tells us little about the physical condition of the housing stock. In discussions with local government staff, we were told that most of Buncombe County’s housing stock is in good condition and many older homes have been extensively renovated. Substandard homes often occupied by older homeowners who can no longer keep up with maintenance, are scattered throughout the county. **However, there are serious concentrations of substandard housing in mobile home parks.** Emma, Bingham Heights, Deaverview, and parts of Swannanoa are areas where this is a concern. Other areas with noticeable numbers of substandard homes include: the West Riverside neighborhood in Asheville, Beacon Village in Swannanoa, the part of Woodfin between Riverside Drive and Elk Mountain Road, Surrett Cove in Sandy Mush, and Stockton Bridge Road in Barnardsville.

Buncombe County, Asheville, and Black Mountain all have minimum housing code ordinances. Enforcement is complaint-driven. About 200 complaints a year are investigated, mainly in rental housing. From 1995 to 2002, Asheville enforced its housing code through mandatory inspections of rental housing and on re-sale of existing homes. During that period most rental properties were brought up to code. We were told that Asheville inspectors are now seeing more deterioration in rental units due to lack of maintenance since 2002.

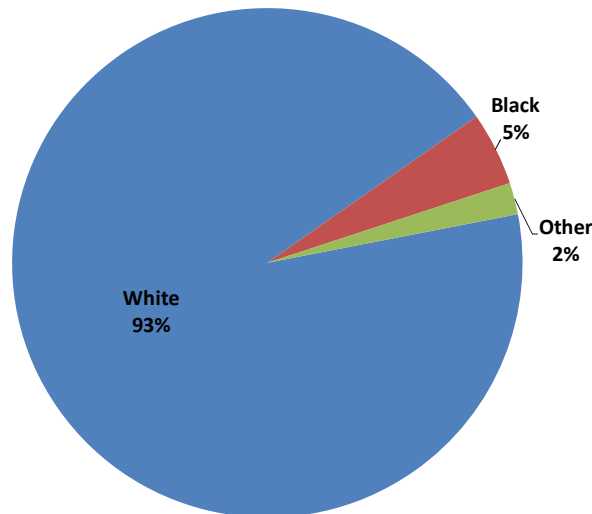
2. Homeownership

A. Homeowner Characteristics

The number of owner occupied homes in Buncombe County has increased to 63,935 units in 2005-2007, up by 3,600 units or 6.1 % since 2000 (Table 6).

Race of Householder: While White owner-occupiers have increased by 5.0 %, Black owner-occupiers have increased by 17.1 %, although still comprising a relatively small portion (5 %) of all owner-occupied housing (Figure 6 and Appendix Tables A-9, A-10). The number of Hispanic or Latino owner occupied householders has increased 39 %, but is still only 1 % of the total. Home ownership rates declined in all race and ethnic groups between 2000 and 2005-2007 (Table 7).

Figure 6
Owner Occupied Housing by Race
Buncombe 2005-2007



Source: U.S. Census Bureau

Cost burdens: Twenty five percent of owner occupiers have housing costs that are 30 % or more of household income (Table 8). Housing expenditures⁴ that *exceed 30 % of household income* have historically been viewed as an indicator of a housing affordability problem.⁵ Households with expenditures greater than this are said to be "cost burdened". Eight percent of owner occupiers (5,196 households) have housing costs exceeding 50% of income and are considered severely cost burdened. The percentage of cost-burdened owners has increased since 2000 in all income groups (Table 9).

⁴ Monthly owner costs include: mortgage, second mortgage and/or home equity loans, real estate taxes, homeowners insurance, condo fees (if applicable), mobile home cost (if applicable), and utilities - Electricity, Gas, Water and Sewer, and any other Utilities.

⁵ Schwartz, Mary and Wilson, Ellen, *Who Can Afford To Live in a Home? A look at data from the 2006 American Community Survey*, U.S. Census Bureau, <http://www.census.gov/hhes/www/housing/special-topics/files/who-can-afford.pdf> [August 2008]

Table 6
Owner Occupied Summary-Buncombe County

	2000	2005-2007	Change	Change (%)
Units	60,275	63,935	3,660	6.1%
Population	145,218	150,157	4,939	3.4%
White Householder	56,820	59,677	2,857	5.0%
Black Householder	2,542	2,977	435	17.1%
Hispanic or Latino Householder	482	674	192	39.8%
Median Household Income	\$42,534	\$51,443	\$8,909	20.9%

Source: U.S. Census Bureau

Table 7
Home Ownership Rates by race in Buncombe County

	2000	2005/2007
All	70.3%	68.0%
White	72.9%	70.5%
Black	44.3%	42.7%
Hispanic	35.9%	28.8%

Source: U.S. Census Bureau

Table 8
Monthly Owner Costs as a Percentage of Housing Costs

	2005/2007	Percent
Total:	63,935	
30.0 to 49.9 %	10,984	17.2%
50.0 % or more	5,196	8.1%
Total 30.0 % or more	16,180	25.3%

Source: U.S. Census Bureau

Table 9
Owner Occupied Units - Housing Costs Greater Than 30% of Household Income

	2000		2005-2007	
	#	Percent of Income Group	#	Percent of Income Group
Less than \$20,000:	3,332	49.7%	5,394	61.1%
\$20,000 to \$34,999:	2,905	35.1%	4,474	40.1%
\$35,000 to \$49,999:	1525	19.3%	3,147	29.1%
\$50,000 to \$74,999:	1002	9.7%	1,908	14.3%
\$75,000 or more:	261	2.7%	1,257	6.5%

Source: U.S. Census Bureau

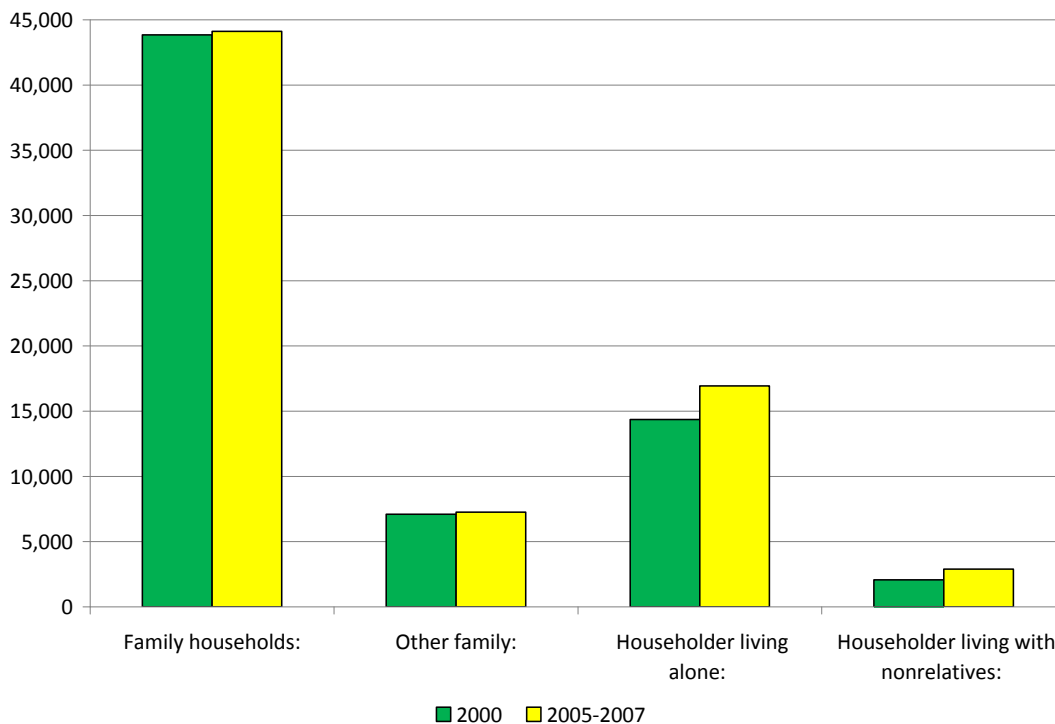
Household type: The type and age of householders of owner occupied housing has changed notably between 2000 and 2005-2007, and may provide insight into future housing demand (Table 10 and Figure 7). Family households, the largest category, saw little change but householder living alone and householder living with nonrelatives experienced the largest percentage increases, 15 and 29 % respectively.

Table 10
Owner Occupied Household Type

	2000	2005-2007	Change	Change (%)
Owner occupied:	60,275	63,935	3,660	5.7%
Family households:	43,852	44,116	264	0.6%
Married-couple family:	36,754	36,857	103	0.3%
Other family:	7,098	7,259	161	2.2%
Male householder, no wife present:	1,904	2,281	377	16.5%
Female householder, no husband present:	5,194	4,978	(216)	-4.3%
Nonfamily households:	16,423	19,819	3,396	17.1%
Householder living alone:	14,354	16,924	2,570	15.2%
Householder living with nonrelatives:	2,069	2,895	826	28.5%

Source: U.S. Census Bureau

Figure 7
Owner Occupied Household Type

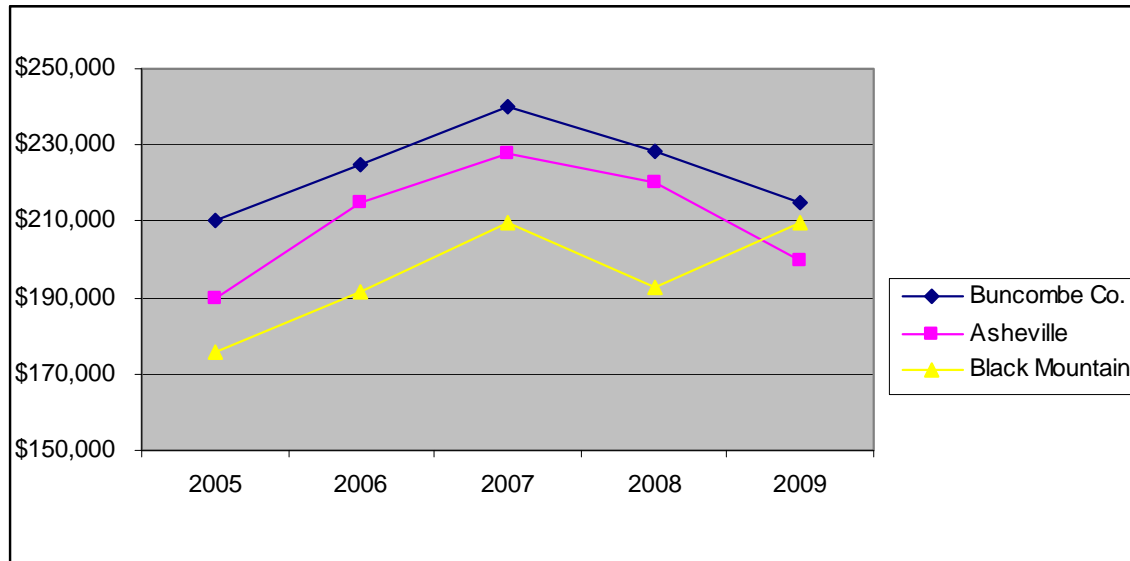


Source: U.S. Census Bureau

B. The Current Housing Sales Market

The attractiveness of Buncombe County to people relocating and retiring to the region has fueled demand for housing. Since the late 1990's house prices have risen faster in the Asheville MSA than in any other metropolitan area in the state⁶. Prices of single family homes peaked in 2007 (Figure 8 and Appendix Tables A-11 (a) - (f)).

Figure 8
Median Sales price of Single Family Homes 2005-2009



Source: Mountain Multiple Listing Service

Notes: (1) 2009 sales recorded through August 31

(2) Only 25 sales in Black Mountain in 2009

(3) Data does not include sales by owner (not through a broker)

Sales of multi-family units (condominiums and townhomes) followed a similar trend, peaking at \$195,000 in 2008 for Buncombe County and \$219,950 in 2007 for Asheville. There were insufficient sales of multi-family units in Black Mountain to discern any trend.

Price started to decline in 2008 as the nation entered an economic recession. It was due to many factors, including withdrawal of buyers from over-heated markets and mortgage defaults following interest rate re-sets on unprecedented numbers of adjustable rate mortgages. This decline deepened with the events of September 2008 when it became apparent that major financial institutions were at immediate risk of failure due to widespread investment in the subprime market. In September 2008, the New York Stock Exchange crashed, reducing personal wealth, including individual savings and retirement accounts, at a rate not known since the Great Depression. Both purchasing power and confidence in the housing market were severely diminished.

⁶ Federal Housing Finance Agency: House Price Index www.fhfa.gov

For a short period prices in Wilmington NC rose even more rapidly but have dropped more since 2007.

The local impact has not been as severe as in many other parts of the nation but, faced with financial uncertainties, many buyers contemplating the purchase of a primary or secondary home in Buncombe County have put their plans on hold.

Home prices declined in every category and price range from Sept 2008 through August 2009. For the month of August 2008, the median selling price for a home in Buncombe County was \$225,000; one year later, it was \$187,000. Land values also declined. The median land sales price fell from \$59,500 for August 2008 to \$55,000 for August 2009. One might conclude that these reduced prices would translate into an increase in the availability of affordable housing; such an assumption would be incorrect.

First, both sales volume and prices at the upper end of the market (over about \$500,000) fell much more rapidly than at the affordable end. Part of the decline in median prices is due to the absence of many high-priced sales. Prices of homes at the affordable end of the market were less impacted.

Second, as many sub-prime borrowers fell behind on payments and headed into default, national and local financial institutions tightened their lending practices. These restrictions decreased the availability of credit for qualified homebuyers in every income bracket. At this time, a solid credit record with the ability to pay 20 % down on the purchase price of a home is no guarantee for loan approval⁷. In their efforts to reduce risk, many banks require a higher down payment as well as additional documentation. These restrictions are severely impacting the ability of first time-homebuyers to enter the market, despite favorable prices and interest rates.

In particular, lending institutions have become extremely reluctant to provide mortgage loans on condominiums. They consider this type of housing too risky to fund, largely due to massive losses on large-scale luxury developments in Florida and a few other markets. USDA is one of very few institutions continuing to provide mortgages for condominiums on terms similar to those for single family homes or townhomes. Over the past several years, non-profit and for-profit developers building specifically for low-moderate income first-time homebuyers have moved towards multifamily development. Increased land and infrastructure costs have been a major factor in this shift. Their sales are now being impacted by the tightened lending practices. This perpetuates the challenge of building and buying affordable homes in Buncombe County despite lower land prices, construction costs, and interest rates, and the 2009 federal tax credit for first-time homebuyers.

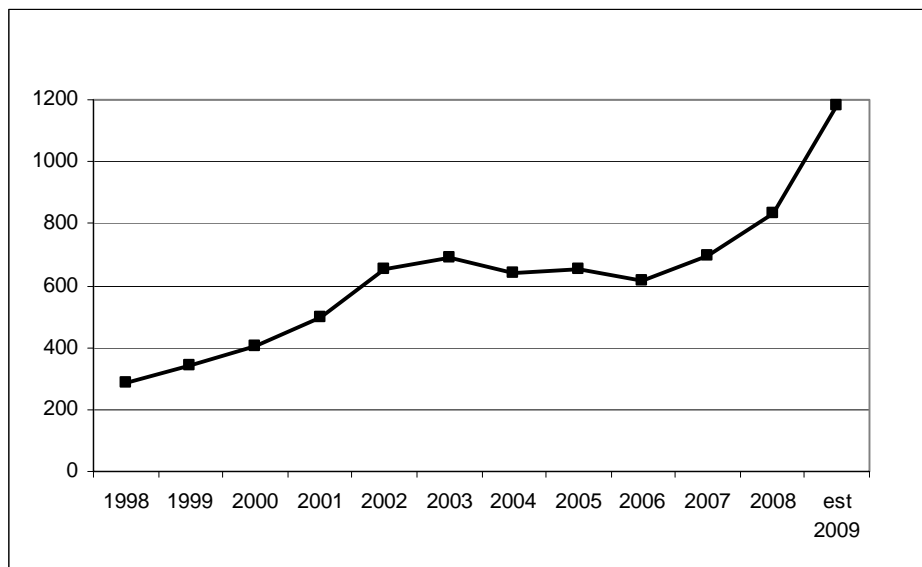
It is difficult to predict the future of the local housing market while such major economic changes are still playing out. So far, it appears that the local market has undergone a less severe "correction" than many other parts of the country, but signs of recovery which have recently been noted in the national media have yet to appear here. Nationally, many economists are predicting a slow economic recovery through 2010 and 2011. Once credit frees up and financial accounts recover, it seems likely that the buying trend will resume in Buncombe County and that it will maintain its reputation as a destination for people seeking a high quality of life.

⁷ Information provided by local industry experts, including mortgage brokers and Realtors, reporting many similar client experiences.

C. Impact of Foreclosures

Since 2006, there has been a notable increase in foreclosures across the nation, for reasons noted in the previous section. This has been reflected locally. Foreclosure actions in Buncombe County have doubled since 2006 (Figure 9). However, the local impact is less severe than in North Carolina as a whole (Table 11), and North Carolina is less impacted than most states, with one foreclosure action for every 759 homes in 2008, compared with one in 127 nationally. Seventy percent of all foreclosures in 2008 took place in just five states: Nevada, California, Florida, Arizona, and Illinois⁸.

Figure 9
Foreclosure Actions in Buncombe County (1998 - 2009)



Source: NC Commissioner of Banks "NC Foreclosure Help"

Table 11
Foreclosure Starts Jan 2005 - Oct 2009

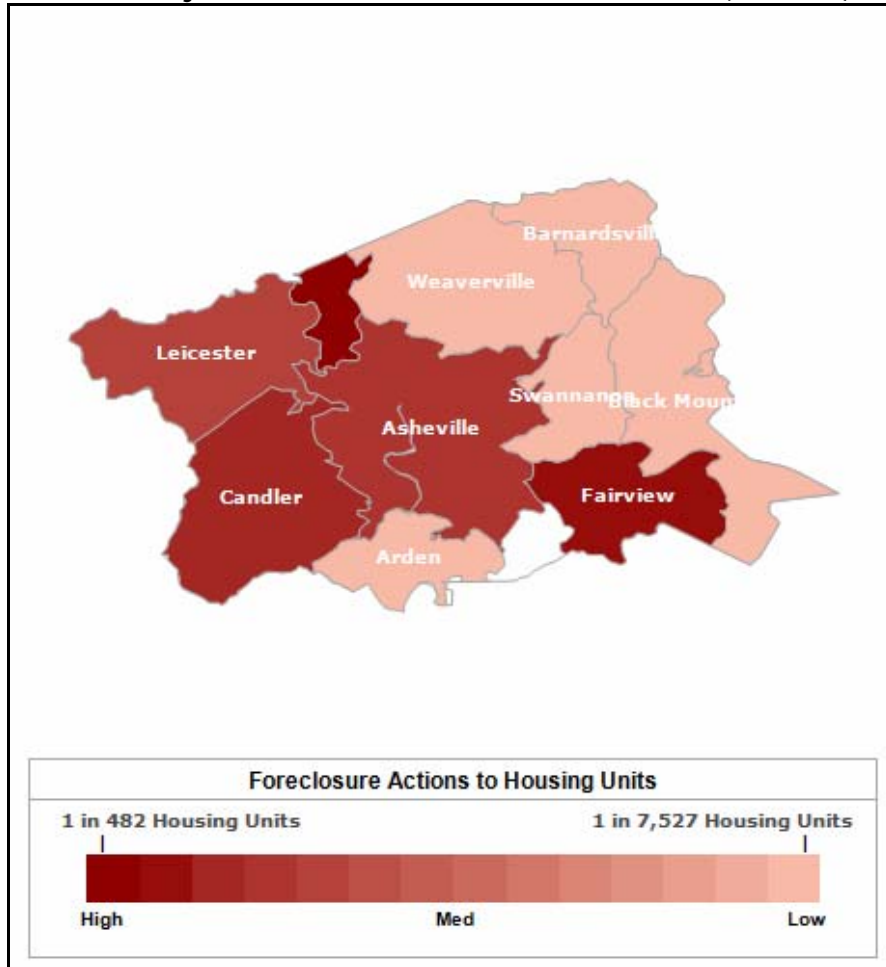
	Number of Foreclosure Starts	Foreclosure Starts as Percent of Year 2000 Owner-Occupied Housing Units
Buncombe	3,775	6.3%
Henderson	1,657	5.6%
Madison	343	5.6%
Transylvania	451	4.6%
North Carolina	244,477	11.30%

Source: NC Foreclosure Help

Figure 10 shows the distribution of current foreclosure action in the county and Table 12 shows foreclosure sales by price band. Most of the foreclosures are priced above the median sales price for the county. Real estate professionals have told us that luxury homes and second homes make up a significant part of the inventory. We were unable to identify any neighborhoods in which foreclosures are so prevalent as to cause visible blight or a locally distinct drop in home values compared with other neighborhoods.

⁸ "Foreclosures in States and Metropolitan Areas: Patterns, Forecasts and Pricing Toxic Assets". Lucy and Herlitz, Dept. of Urban & Environmental Planning, University of Virginia, Feb. 2009.

Figure 10
Homes subject to foreclosure actions - October 2009 (296 total)



Source: RealtyTrac

Table 12
Current Inventory of Foreclosure and Short Sales⁹ listed on MLS (Nov 8, 2009)

	# Foreclosure	# Short Sales
\$0-100,000	12	4
\$100,001-\$125,000	5	5
\$125,001-\$150,000	6	9
\$150,001-\$175,000	3	6
\$175,001-\$200,000	5	11
\$200,001+	41	74
TOTAL	72	109

Source: Mountain MLS, November 2009

⁹ A short sale occurs when a borrower cannot pay the mortgage loan on their property, but the lender decides that selling the property at a moderate loss is better than pressing the current debtor. Both parties consent to the short sale process, because foreclosure exposes the lender to heavy fees and the borrower to worse credit report outcomes.

D. Affordability of Homeownership

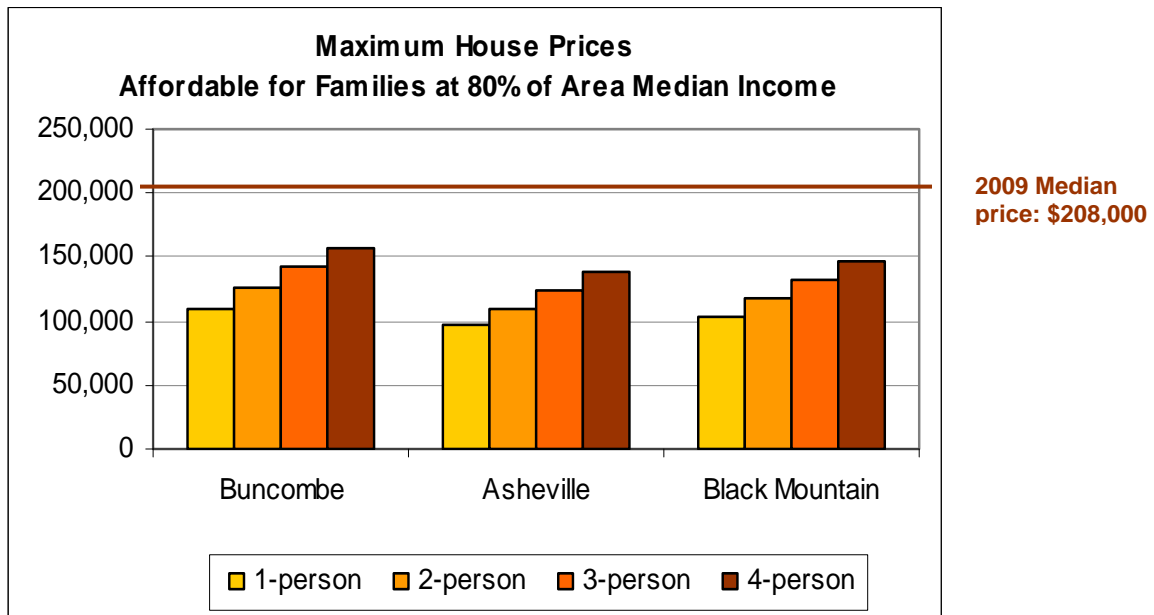
Despite the decline in median home prices, most homes remain out of reach for low- and moderate-income homebuyers. Figure 11 illustrates the buying power of families at 80% of area median income - the upper income limit for CDBG or HOME assistance - compared with the median price of homes sold in 2009. Figure 12 illustrates the buying power of people in selected professions. The calculations and assumptions on which these charts are based are shown in Appendix Table A-13. Here "Buncombe" refers to the unincorporated areas of the county.

Buyers in Asheville and Black Mountain can afford less than buyers in the unincorporated parts of the county because higher property taxes are factored into their mortgage calculations.

The number of affordable homes on the market has declined steadily over the past five years, indicating shrinking choices for LMI buyers (Figure 13 and Appendix Table A-13). In mid October, 2009, 483 residential units were on the market with asking prices at or below \$150,000 of which 249 were at or below \$125,000. These figures include manufactured homes and those for sale "as is" i.e. in need of rehabilitation.

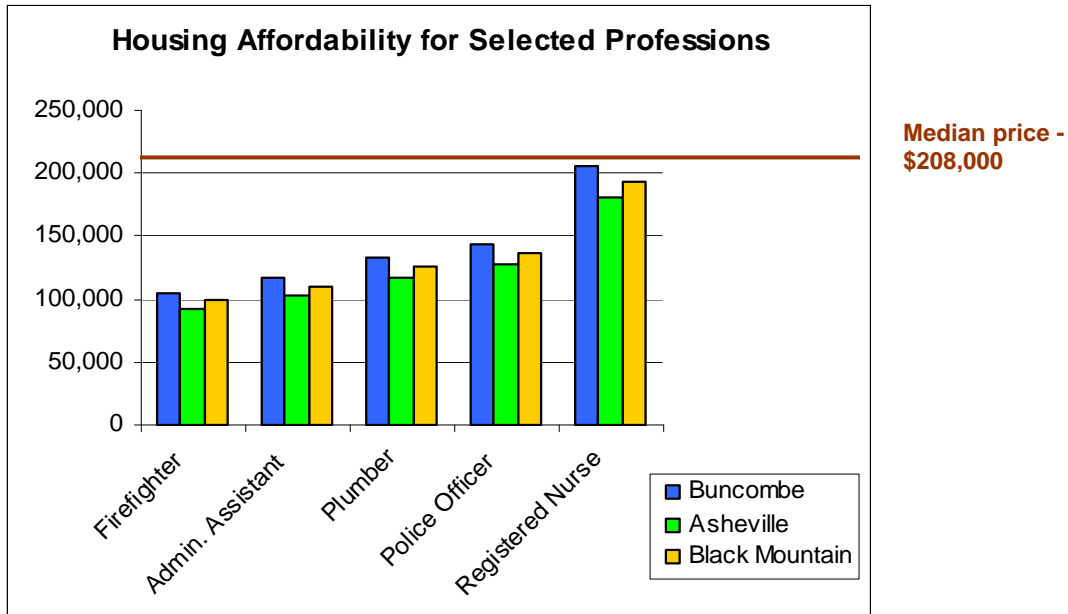
With so few affordable homes available and tightening mortgage restrictions for condominiums, it is becoming extremely difficult for families below 80% of area median to become homeowners without assistance. The amount of assistance needed is increasing. Figure 14 illustrates how the total amount of subsidy needed by buyers of affordable homes built by Mountain Housing Opportunities has increased from an average of about \$10,000 in 1991 to \$35,000 in 2005 and nearly \$50,000 in 2009.

Figure 11
Maximum Affordable House Price for Families at 80% AMI



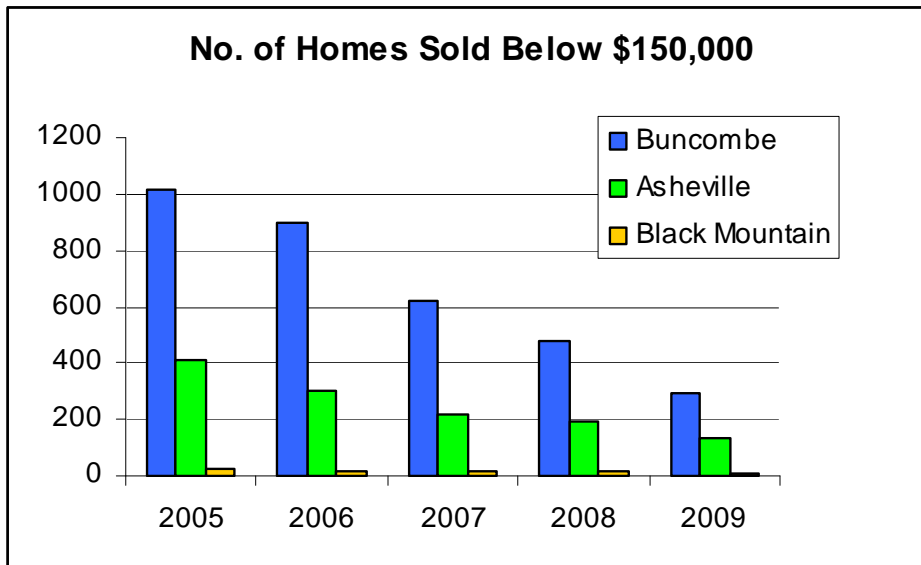
Note: "Buncombe" refers to the unincorporated parts of the County only
Source: C. Caplan 2009

Figure 12
Maximum Affordable House Price - Selected Professions



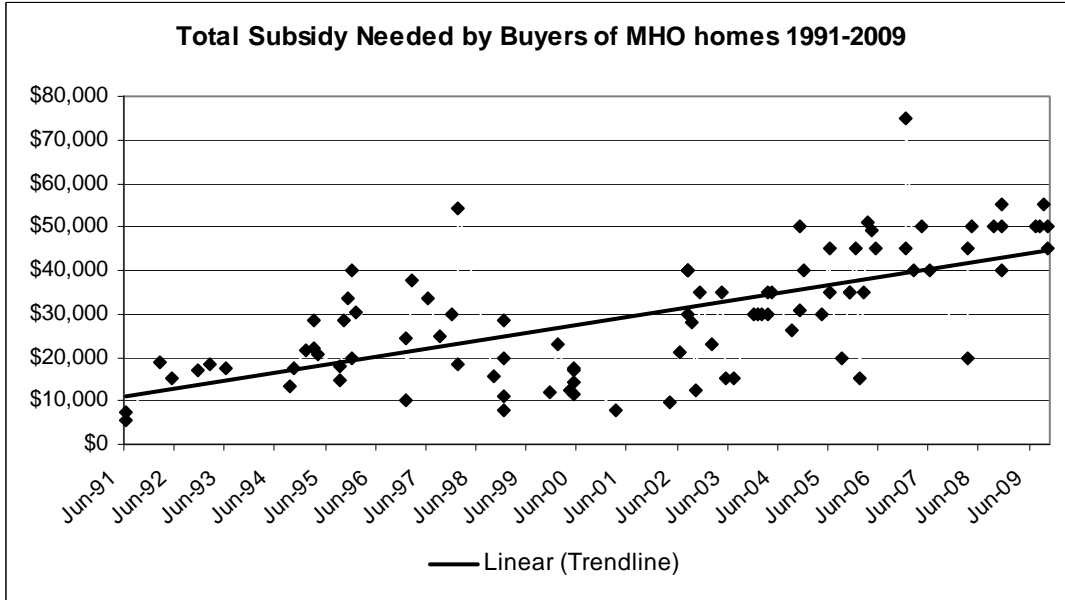
Note: "Buncombe" refers to the unincorporated parts of the County only
Source: C. Caplan 2009

Figure 13
Homes Sold Below \$150,000 - 2005-2009



Source: Mountain Multiple Listing Service; 2009 figures are through August 31 only.
"Buncombe" refers to the unincorporated parts of the County only

Figure 14
Subsidy Needed for Homeownership



Source: Mountain Housing Opportunities, Inc. 2009

3. Rental Market

Since 2000, the number of renter occupied units in Buncombe County has increased by 18% to 30,117 units in 2005-2007 (Table 13).

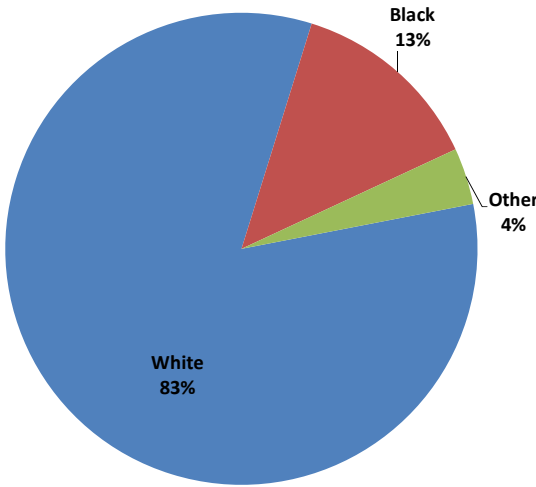
Table 13
Renter Occupied Summary-Buncombe County

	2000	2005-2007	Change	Change (%)
Units	25,501	30,117	4,616	18.1%
Population	54,347	67,212	12,865	23.7%
White Householder	21,121	24,956	3,835	18.2%
Black Householder	3,190	3,996	806	25.3%
Hispanic or Latino Householder	860	1,668	808	94.0%
Median Household Income	\$24,513	\$29,136	\$4,623	18.9%
Housing Costs 30 % or More of Household Income	8,791	12,476	3,685	41.9%

Source: U.S. Census Bureau

Race: While White renter households have increased by 18 %, Black renter households have increased by 26 %. Hispanic or Latino renter households have increased by 93 %. Hispanic households now occupy 5.5 % of all rental units compared with 3.7% in 2000.

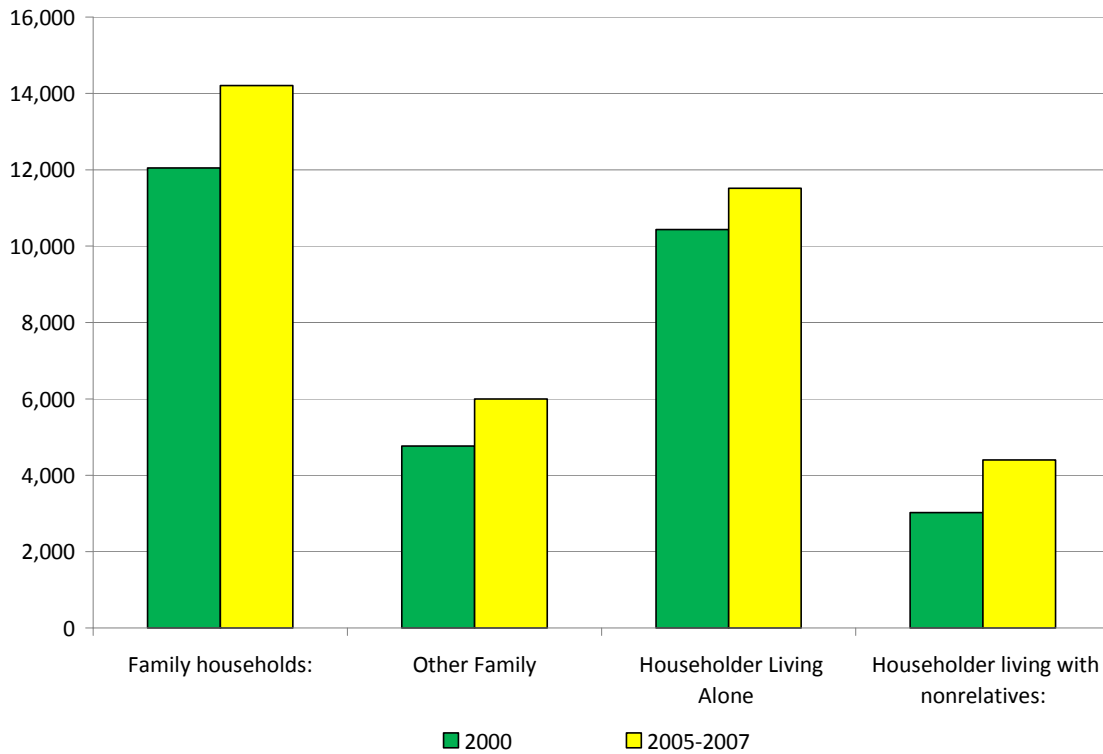
Figure 15
Renter Occupied Housing by Race
Buncombe 2005-2007



Source: U.S. Census Bureau

Household types: The type and age of householders of renter occupied housing has changed notably between 2000 and 2005-2007 (Figure 16 and Table 14). Family households still make up the largest type of renter occupied household, but the nonfamily household category *Householder Living with nonrelatives* saw a 31 % increase, up 1,379 households. The percentage of family households headed by a single female householder has also risen notably, up 23% or 1,105 households.

Figure 16
Renter Occupied Household Type



Source: U.S. Census Bureau

Table 14
Renter Occupied Household Type

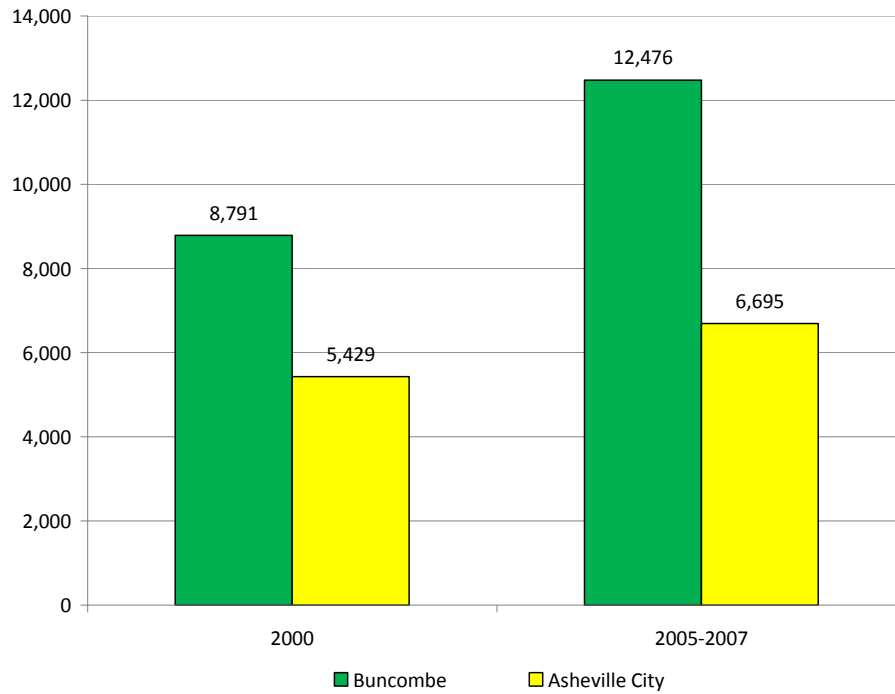
	2000	2005-2007	Change	Change (%)
Renter occupied:	25,501	30,117	4,616	15.3%
Family households:	12,046	14,205	2,159	15.2%
Married-couple Family	7,280	8,206	926	11.3%
Other Family:	4,766	5,999	1,233	20.6%
Male householder, no wife present:	1,023	1,151	128	11.1%
Female householder, no husband present:	3,743	4,848	1,105	22.8%
Nonfamily Households:	13,455	15,912	2,457	15.4%
Householder Living Alone	10,433	11,511	1,078	9.4%
Householder living with nonrelatives:	3,022	4,401	1,379	31.3%

Source: U.S. Census Bureau

A. Affordability

The number of renters with housing costs¹⁰ that are 30 % or more of household income has increased significantly. In 2005-2007, 41% of renters were “cost-burdened” compared with 34% in 2000 (Figure 17, Table 15, and Appendix Table A-14). For incomes less than \$20,000 as many as 88% of renters were rent-burdened. Increased cost burdens were experienced by every age group (Table 16 and Appendix Table A-15), but most severely for the youngest (age 15 to 24) and oldest (age 65 and over), with half of all renters in these groups paying more than 30 % of household income in housing costs.

Figure 17
Renters with Housing Costs Greater Than 30% of Household Income



Source: U.S. Census Bureau

Table 15
Renters with Housing Costs >30% of Household Income - Buncombe County

Household Income	2000*		2005-2007	
	#	Percent of Income Group	#	Percent of Income Group
Less than \$20,000:	6,757	77.0%	7,814	87.8%
\$20,000 to \$34,999:	1,764	29.3%	3,940	54.2%
\$35,000 to \$49,999:	185	4.9%	433	9.6%
\$50,000 to \$74,999:	71	2.8%	172	4.1%
\$75,000 or more:	14	1.0%	117	4.1%
Total	8,791		12,476	

Source: U.S. Census Bureau

*1999 dollars, unadjusted for inflation

¹⁰ Renter housing costs are contract rent plus utilities - heating fuel, electricity, water, sewer, and trash collection.

Table 16
Renters with Housing costs >30% of Household Income by Householder Age
Buncombe County

Householder Age	2000		2005-2007	
	#	Percent of Age Group	#	Percent of Age Group
15 to 24 years	1,558	46.3%	2,252	54.2%
25 to 34 years	1,960	30.4%	3,166	38.2%
35 to 64 years	3,779	32.7%	5,353	37.8%
65 and over	1,494	39.8%	1,705	48.5%
Total	8,791		12,476	

Source: U.S. Census Bureau

Another way to quantify rental affordability is to calculate the maximum housing costs (i.e. 30% of income) that are affordable for people in the most significant occupations and compare them with the Department of Housing and Urban Development's *Fair Market Rents* (Table 17). The Fair Market Rent (FMR) for an area is the amount HUD calculates is needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature.

Table 17
Fair Market rents and Affordability

Bedroom Type	Fair Market Rents	Minimum Hourly Wage to Afford
Efficiency	\$518	\$10.80
1 Bedroom	\$604	\$12.60
2 Bedroom	\$690	\$14.40
3 Bedroom	\$925	\$19.30

Source: Department of Housing and Urban Development

Of the top 20 occupations in Buncombe County, only two offer average wages sufficient to afford all FMR bedroom types and nine are insufficient to afford any of them, including six of the seven most common occupations (Table 18).

Table 18
Occupational Wages-Ranked Top 20 Occupations by Employment-2009
Red shading = Unable to afford Fair Market Rent

	Mean Hourly Wage	Employment	% of Total	Efficiency	Bedrooms		
					1	2	3
Total all occupations	\$17.14	116,920					
Retail Salespersons	\$10.71	4,690	4.0%				
Food Preparation & Serving Workers	\$8.08	3,780	3.2%				
Registered Nurses	\$28.96	3,630	3.1%				
Cashiers	\$8.45	3,350	2.9%				
Waiters & Waitresses	\$8.90	3,250	2.8%				
Home Health Aides	\$10.57	2,310	2.0%				
Stock Clerks & Order Fillers	\$10.74	1,970	1.7%				
Laborers, Freight, Material Movers	\$11.08	1,930	1.7%				
Secretaries	\$13.74	1,900	1.6%				
Janitors & Cleaners	\$9.84	1,740	1.5%				
Office Clerks, General	\$11.73	1,720	1.5%				
Customer Service Representatives	\$13.14	1,700	1.5%				
General & Operations Managers	\$49.62	1,600	1.4%				
Cooks, Restaurant	\$10.42	1,500	1.3%				
Supervisor/Mgr of Retail Sales Work	\$17.62	1,450	1.2%				
Bookkeeping & Accounting Clerks	\$15.20	1,390	1.2%				
Maids & Housekeeping Cleaners	\$8.77	1,310	1.1%				
Executive Secretaries & Admin Assts	\$16.55	1,270	1.1%				
Truck Drivers, Heavy/Tractor-Trailer	\$18.11	1,200	1.0%				
Receptionists & Information Clerks	\$11.39	1,180	1.0%				

Source: NC Employment Security Commission

B. Current Rental Market Conditions

Data on actual market rents, based on surveys of about 6,000 units in apartment complexes by Real Data Inc., is shown in Tables 19 and 20. **As the recession hit in 2008, vacancies rose and rents started to drop.** Housing professionals whom we interviewed consistently identified three factors at work, starting in 2008 and intensifying in 2009:

1. A large number of new apartment units coming on to the market (Table 20);
2. Single family homes and condominiums placed on the rental market by previous owner occupiers who have moved out but cannot sell the house.
3. Renters experiencing reduced income and moving into shared accommodation with relatives or friends.

Despite the evidence of an over-supply of rental units, **demand for the most affordable rental units (tax credit and other assisted developments) remains high.** We spoke to several managers of such properties who all reported high demand and waiting lists for vacancies. This was also confirmed by professional market studies performed early in 2009 for two proposed tax credit developments: 'Westmore', a family development in West Asheville, and 'Parkview at Skyland', an elderly development in South Asheville. The analysis determined capture rates¹¹ of 5.5% and 2.9% respectively, indicative of high demand for such units.

Table 19
Average Apartment Rents- Buncombe County

	2004	2005	2006	2007	2008
One Bedroom	\$615	\$631	\$656	\$677	\$673
Two Bedroom	\$702	\$714	\$746	\$784	\$780
Three Bedroom	\$786	\$822	\$852	\$1030	\$951

Source: Real Data, survey of apartment complexes

Table 20
Apartment Rental History - Buncombe County

	2004	2005	2006	2007	2008
Total Units Surveyed	6,353	6,647	6,091	6,597	6,814
Vacant Units	568	347	232	320	516
Vacancy Rate	8.9%	5.2%	3.8%	4.9%	7.6%
Average Rent	\$690	\$708	\$735	\$792	\$778
Average Rent S/F	\$0.73	\$0.75	\$0.78	\$0.84	\$0.82
Units Under Construction	513	256	178	273	826
Change in Supply	172	357	-29	30	76

Source: Real Data, survey of apartment complexes

¹¹ The capture rate for a proposed development is the proportion of total demand that the development must "capture" in order to lease up its units. The lower the rate, the more likely it is that the development will be successful.

C. Manufactured Housing (Mobile Homes)

There are just over 16,000 manufactured housing units, commonly called mobile homes, in Buncombe County, making up 17% of all residential units in the County but only 4.3% in Asheville (Table 21 and Appendix Table A-6). The homeownership rate for mobile homes in is 55%, compared with 68% for all types of housing¹².

Table 21
Mobile Homes by Tenure – 2005-2007

	Owner-occupied	Renter-occupied	Total
Buncombe County	10,471	5516	15,987
Asheville	685	768	1453

Source: U.S. Census Bureau, 2005-2007 American Community Survey

About half of the units in the County are located in mobile home parks (Table 22), and the remainder are on private lots containing one or two such units, possibly in addition to a site-built home. In the City, the pattern is different: 95% of mobile homes are located in mobile home parks, due to zoning restrictions.

Table 22
Mobile Home Parks - 2009

	# of Mobile Home Parks	Total Units in Parks*
Buncombe County	646	8245
Asheville	60	1384
Black Mountain	32	554

Source: Buncombe County Tax Office

* may include vacant pads

Tenure in mobile home parks is varied. Some units are owned by the occupier, who leases a site or “pad” and pays rent to the park owner. Other units are owned by the park owner and occupied by tenants who pay a rent that covers both unit and pad. Still others are owned by third parties who collect rent from the tenants and pay pad rent to the park owner.

We carried out a brief survey of rents in 18 mobile home parks in Buncombe County. Average monthly rents were \$253 a month for pads and \$559 a month for units. Both figures include allowances for water, sewer, and trash collection. These are significantly lower than average apartment rents for 2- or 3-bedroom units (Table 19), making this type of housing attractive to low-income families, who may also prefer living in a detached home rather than an apartment. Even so, 41% of mobile home tenants pay more than 30% of their income on housing costs (American Communities Survey 2005-2007). Heating costs tend to be higher in mobile homes than apartments (evidenced by higher Section 8 utility allowances) and we have been told by housing advocates that park owners sometimes charge residents a heavily marked-up price for water.

Some recent sales of mobile home parks for commercial redevelopment have resulted in owner-occupiers being forced to relocate their units, underlining the fact that ownership

¹² The US Census counts owner-occupiers of mobile homes as “owners” even if they pay rent for the land or pad on which the home is sited. Mobile homes on rented sites are titled and taxed as “personal property” rather than as real estate.

of a mobile home unit on a rented pad does not provide the security of tenure that other homeowners enjoy. Mobile homes on rented sites tend to depreciate in value rather rapidly, not unlike vehicles. Units built before HUD manufacturing standards came into effect in 1976 have little or no resale value and many parks will not allow them to be moved in.

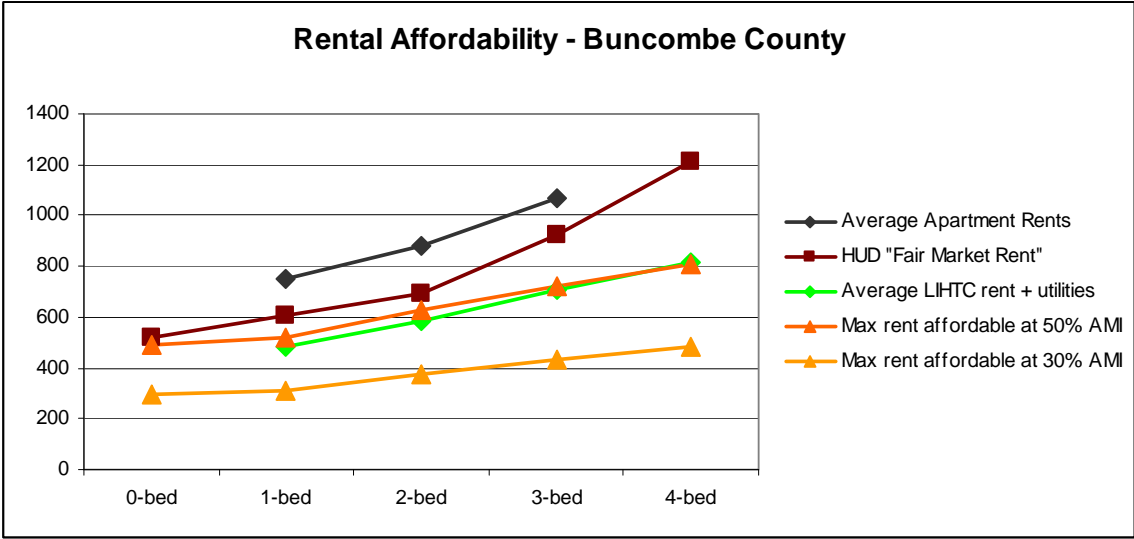
Since 2008, North Carolina has encouraged sales of mobile home parks to resident leaseholder groups by providing a state tax deduction of 5% of the gross selling price for the seller in such circumstances (G.S. 105-130.5(b) 24). Resident ownership provides security of tenure and can lead to long-term improvements in the condition of mobile home parks¹³.

¹³ "Building Wealth Through Ownership: Resident-Owned Manufactured Housing Communities in New Hampshire" - Journal of Extension, Vol 46, No.2, April 2008

Subsidized Housing

Rental housing is considered affordable if rent plus utilities cost no more than 30% of the tenant household's income. Most rental housing in Buncombe County is affordable only to households with more than 50-60% of area median income. This is illustrated in Figure 18 using HUD Fair Market Rents, which are somewhat below average market rents.

Figure 18
Rental Affordability



Source: www.huduser.org (datasets); Real Data Inc.; On Track Rental Guide
Rents shown include utilities

Renters with income below about 50% of area median face difficult choices. They can search for the least expensive units in the market, often in mobile home parks which include many substandard units; they can try to live with a housing cost burden exceeding 30% of their income, they can "double up" or rent a unit smaller than they need and live in overcrowded conditions; or they can seek housing that is subsidized in some way. This includes housing and vouchers administered by the public housing authority (described in more detail in the next section) and housing that receives HUD rental subsidies directly, or whose construction was assisted by federal or state subsidy.

1. Inventory

Including Housing Choice Vouchers, there are 5,118 units of rental housing assisted with subsidies that regulate maximum rents and tenant income, which is 34 % of all rental units. These are summarized in Table 23 below with a detailed inventory in Appendix Tables A-16(a) - (d).

Table 23
Summary of Subsidized Housing

	Public Housing Units	Housing Choice Vouchers	HUD Assisted**	USDA Assisted	Other Units	LIHTC Units	Total
Buncombe Co.	1540	1286*	695	329	87	1181	5118
Asheville only	1540	n/a	695	0	87	960	3282
Black Mtn only	0	n/a	0	82	0	0	82

Units funded from more than one source are reported only once

* Excludes 104 vouchers which are designated to three LIHTC developments

** Excludes group homes for people with special needs

The affordability of assisted units varies. Low income housing tax credit (LIHTC) units are generally affordable in the income range 40-60% AMI (Table 24). Public Housing units and some HUD and USDA units have additional rent subsidies which ensure that tenants will pay no more than 30% of their income, providing affordability even to extremely low-income tenants.

Table 24
Average minimum LIHTC rents

Unit size	Family Size	Rent	Estimated Utilities	Minimum Income to Afford this Rent	Percent of AMI
1-bedroom	1.5	\$409	\$74	\$19,320	46%
2-bedroom	3	\$486	\$99	\$23,400	47%
3-bedroom	4.5	\$594	\$114	\$28,320	49%
4-bedroom	6	\$677	\$141	\$32,720	51%

Source: On Track: 2009 rental guide; HACA Section 8 utility allowances

2. New Subsidized Development

LIHTC is the most important source of assistance for new affordable rental housing. Since 2005, 211 LIHTC units have been added (including the renovation of Vanderbilt Apartments which was previously HUD-assisted) and **projects in development will add another 195 units by 2012**. No new HUD- or USDA-assisted developments are underway in Buncombe County.

3. Conversion of Assisted Housing to Market Rate

Many of the developments originally directly assisted by HUD have reached the end of their initial compliance period and are on annual renewal contracts. None have been converted since 2005 and in telephone contacts with managers of most of the developments on annual renewals none reported any intention of conversion.

Three small LIHTC projects (9 units total) have met their 15-year tax credit compliance period since 2005 and are assumed to have converted to market rents. Sixty units at McCormick Heights were lost through financial failure and demolition in 2007. Another five LIHTC developments will have completed tax credit compliance by 2015. However, all four are either owned by non-profits or have entered into 30-year "extended use agreements" so they are not expected to convert to market rate within the next 5 years.

USDA assisted properties are now on 50-year contracts and all have many years still to run. USDA resists loan pre-payment in areas where there is a shortage of affordable housing.

Public Housing

The Housing Authority of the City of Asheville (HACA) manages **1540 public housing units** in 11 developments within the City of Asheville (detailed in Appendix Table A-17). Public housing units represent just over 10% of the rental units in the City and 5% of the total in the County).

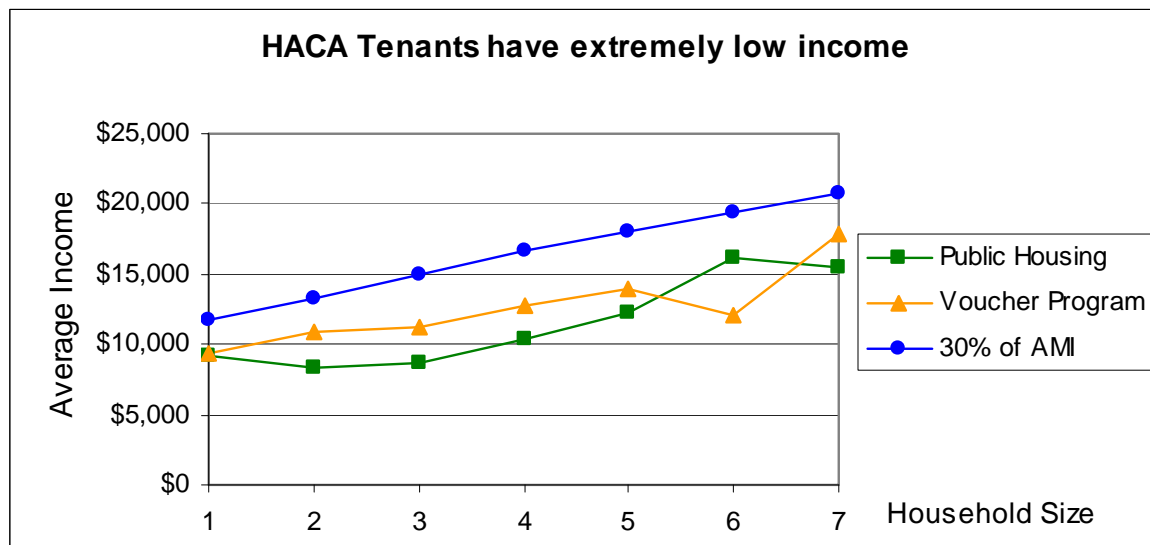
HACA also administers **1390 Housing Choice Vouchers** which are rental subsidies that, in principle, can be used anywhere in Buncombe County¹⁴. Through these two programs, HACA was housing a total of **2818 families** in June, 2009, that is 9.4% of the county's rental households.

HACA has an active Resident Council that serves as an Advisory Board for planning purposes and advocates on behalf of residents with the HACA board and staff. HACA also operates a wide variety of programs for education, economic opportunity, youth activities, and homeownership. The agency currently has a "standard" performance rating from HUD. It had previously been designated "high performing" and expects to regain that status.

1. Tenant Characteristics

Income: Both public housing and the voucher program tenants have average income below 30% of area median (Figure 19).

Figure 19
Income of Public Housing Tenants

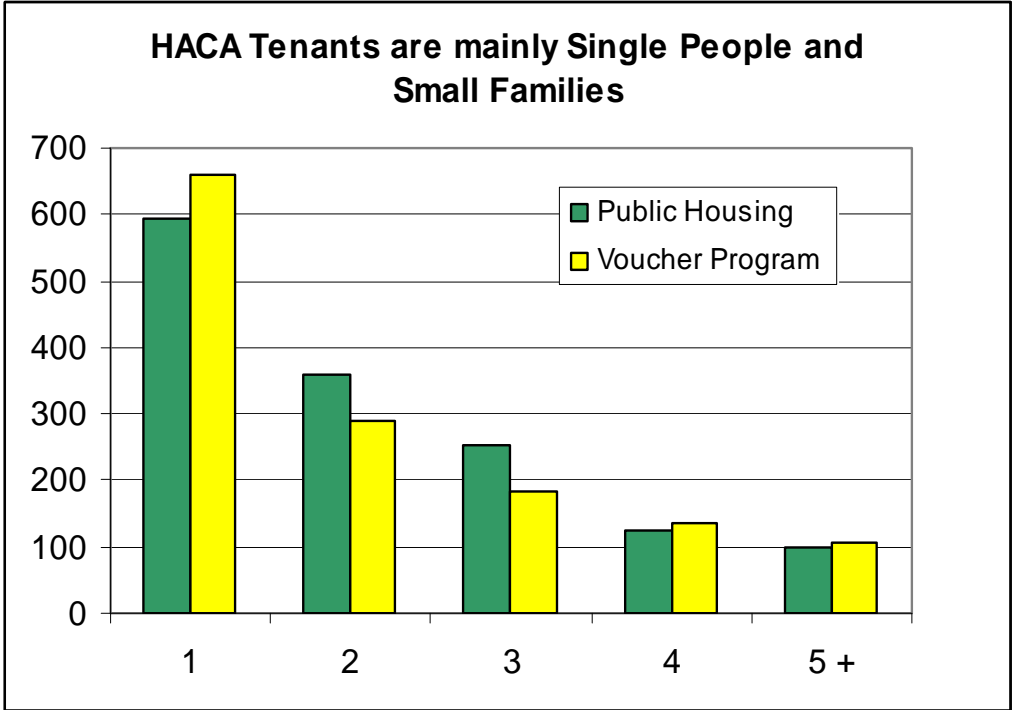


Source: Housing Authority of the City of Asheville

¹⁴ 1251 of these vouchers are in the regular HCV program; 35 vouchers are designated for veterans under the HUD-VA Supportive Housing Program; 104 vouchers are currently designated as "project-based" and can only be used in three specific locations: Compton Place, Life House, and Mountain Springs, all of which are affordable rental developments for elderly or disabled people.

Household Size: Household sizes are diminishing and there is now a mismatch between the size of HACA’s units and what is currently needed (Figures 20 and 21). Only 20% of units are efficiencies or 1-bedrooms, while 42% of current tenants and 68% of households on the waiting list are one-person households. At the other extreme, HACA has 138 apartments with 4 or 5 bedrooms, but at most 101 households who need this many rooms. Some tenants are therefore “over-housed” in units larger than they need.

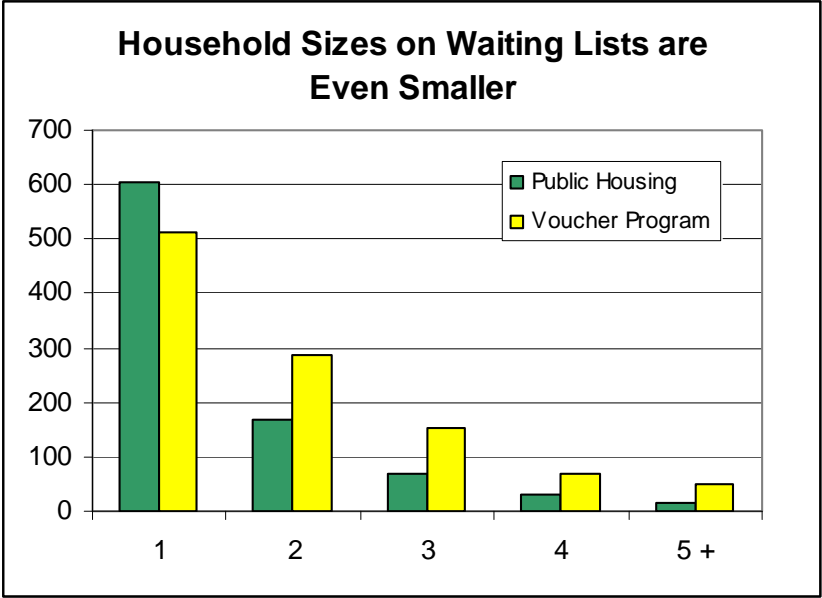
Figure 20
Household Size of Current Tenants¹⁵



Source: Housing Authority of the City of Asheville

¹⁵ Excludes HUD-VASH vouchers (see footnote on previous page)

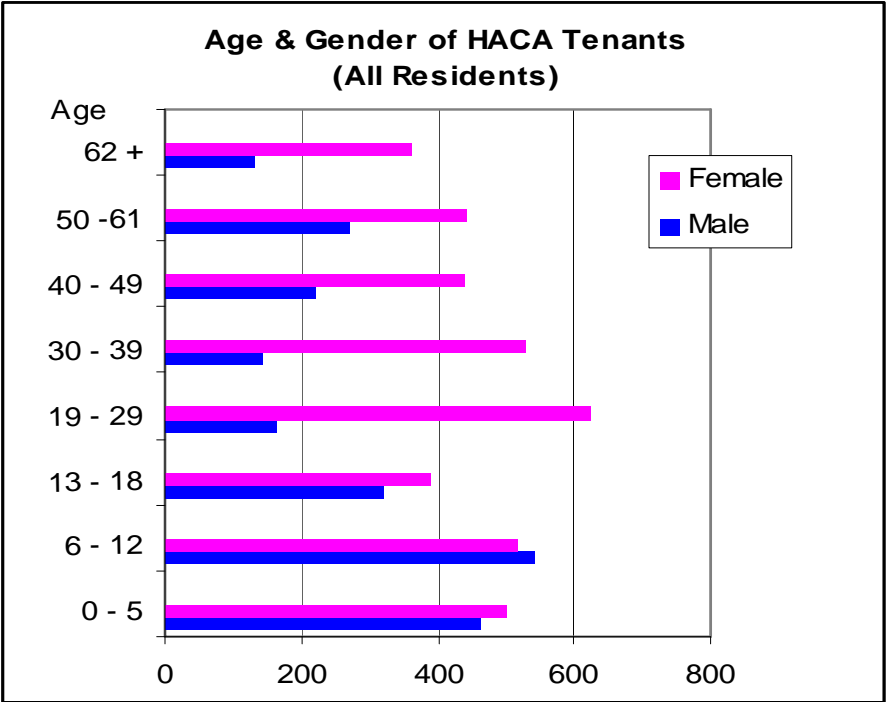
Figure 21
Household Size of Waiting Lists



Source: Housing Authority of the City of Asheville

Age and Gender: There is a notable predominance of female-headed households (75% of all households). In the age group 19-49, women outnumber men by 3 to 1 (Figure 22).

Figure 22
Age & Gender of HACA Tenants

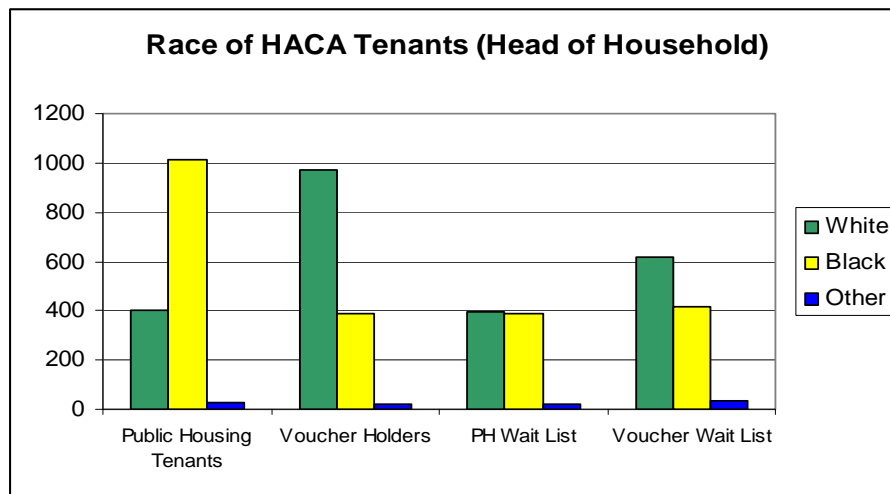


Source: Housing Authority of the City of Asheville

Tenure: Few public housing residents are lifelong tenants: only 7% have stayed over 20 years. The majority have had less than two years tenure, and the average tenure is under 5 years. Existing voucher holders have had their vouchers for an average of 4 years.

Race: HACA serves roughly equal numbers of White and African American tenants, though in the county as a whole Whites outnumber African Americans by 13 to 1. Figure 23 shows that African Americans are the majority (70%) in public housing, while exactly the opposite is true for voucher holders. HACA staff report that this disparity is due to choices made by tenants and is slowly reducing: in 2004, almost 80% of public housing tenants were African American. On the current public housing waiting list, only 44% are African American. The numbers of other racial and ethnic minorities served by HACA are roughly in proportion to their numbers in the population.

Figure 23
Race of HACA Tenants



Disabilities: 598 (19%) of public housing residents are disabled, of whom 24 need and have an (ADA) accessible apartment. HACA has 55 fully accessible apartments (3.6% of total units). This is a little below HUD's guideline of 5% but appears adequate to meet current demand. Among voucher holders the proportion of disabilities is higher (26%) but only 17 are noted as needing accessible apartments.

2. Waiting lists

At July 1, 2009, 887 households were on the waiting list for public housing units. Families needing units with two or more bedrooms are waiting only 2-3 months, but because of the shortage of 1-bedroom units, single people must wait 12-14 months. HACA gives priority in public housing to:

- Chronically homeless people who have accepted case management help;
- Victims of domestic violence living in a shelter

The more popular voucher program has a waiting list of 1033, which means a wait of two to three years. The list is currently closed to new applicants because HACA must reduce the number of vouchers in use in order to stay within the program funding limits. Staff are confident they can do this through natural attrition.

There are considerable overlaps between the two waiting lists: some people are on both lists, and some people on the voucher list are already public housing residents. **The total number of people actively seeking subsidized housing is probably between 1000 and 1800.**

Apart from the differences in race already described, the demographic make-up of the waiting lists for public housing and vouchers is similar (see Appendix Table A-18). Most applicants (75% of the total) have extremely low income, many have disabilities (28%), but few are elderly (5%). In family size, single people predominate (57%). Families of three or more people make up only 20% of the list. It seems that the existing shortage of one-bedroom public housing units is only going to become more acute. HACA's current five-year plan recognizes this as a problem that can only be addressed through major redevelopment.

3. Changes and Plans

The Authority counts among its achievements over the past five years:

- Re-organizing its public housing management to a project-based model in which a multidisciplinary team manages each complex, rather than having specialist divisions at headquarters for each function. This has led to more responsive and effective management.
- Inter-agency collaboration providing many new services such as the "I Have a Dream" program, Project March with Children First, and the Weed & Seed Initiative with the City of Asheville.
- Reducing public housing vacancies from 8% to 4% by faster unit turnaround.
- Increasing voucher utilization to 100% through improved administrative processes and assisted by a higher vacancy rate in the rental market in 2009. Many new landlords have been recruited to participate in the program.
- Using vouchers and a down payment assistance program to help 23 tenants buy their own homes since 2004.

Plans over the next five years include:

- A more active modernization program over the next two years using annual capital funding from HUD of approximately \$2,500,000 plus a one-time grant of \$3,384,718 in federal stimulus funds. HACA has also been awarded \$2,565,544 in competitive stimulus grants. Specific plans call for:
 - Accelerated completion of the interior modernizations at Klondyke Homes
 - Window replacement (for improved energy efficiency) at Pisgah View, Deaverview, Hillcrest, and Livingston Apartments.
 - Roof replacement at Altamont and Bartlett Arms, to include solar panels (installed at no cost by a local company who will take the tax credits and rebates and sell the hot water to HACA).
- A comprehensive physical needs assessment to plan modernization from 2011 onwards.
- A HOPE VI grant application to replace Lee Walker Heights
- Possible replacement of Garden Home apartments using capital funds, Low Income Housing Tax Credits and other financing.

- Increased emphasis on parenting and early child development programs.
- Administration of an additional 35 HUD-VA Supportive Housing Vouchers for veterans, expected to become available soon.

4. Role of the City of Asheville & ARHC

Over the next five years, HACA will look to the City and Consortium for financial partnership in its major redevelopments and to continue providing HOME funds to assist voucher holders pay for move-in deposits. It also hopes to continue working with the City on the Weed & Seed initiative and in recreational, cultural and leadership training programs for young people.

Housing for People with Special Needs

People with special housing needs include the elderly (65 years and older) and frail elderly, and those with physical disabilities, developmental disabilities, severe and persistent mental illness (SPMI), or combinations of these, and youth of 18 and older who have “aged out” of foster care or institutional care. This last group is not always recognized as having special housing needs, but few of them are ready for fully independent life and their outcomes without help are poor¹⁶.

Over 35,000 adults in Buncombe County (20% of the total adult population) have a disability of some kind (Table 25 and Appendix Table A-19). In 2005-2007, 6,430 people with disabilities had incomes below the poverty level, a slight increase from 2000 (Table 26). Census figures from 2000 show that households having a member with a disability are almost twice as likely to have extremely low income, compared with all households (19 % ELI versus 10.4 %) and experience the high rate of housing problems that is associated with this income group (Appendix Tables A-20 and 21).

Table 25
Persons by Age and Type of Disability in 2005-2007

	Buncombe	Percent of Age Group population	Asheville City	Percent of Age Group population
Population 16 to 64 years	145,494		49,705	
With any disability*	21,097	14.5%	6,909	13.9%
With a sensory disability	4,365	3.0%	1,441	2.9%
With a physical disability	12,949	8.9%	4,026	8.1%
With a mental disability	8,439	5.8%	2,585	5.2%
Population 65 years and over	31,715		11,370	
With any disability*	14,177	44.7%	4,593	40.4%
With a sensory disability	6,343	20.0%	1,967	17.3%
With a physical disability	11,069	34.9%	3,513	30.9%
With a mental disability	4,313	13.6%	1,296	11.4%

Source: U.S. Census Bureau; *Persons may have more than one disability.

Table 26
Disabled Persons with Income below Poverty Level

Age Group	2000	2005/2007
16 to 20 years	289	194
21 to 64 years	4,220	4,129
65 years and over	1,724	2,107
Total	6,233	6,430

Source: U.S. Census Bureau, population over age 5

¹⁶ North Carolina Division of Social Services at www.dhhs.state.nc.us/dss/links

It is hard to identify all the specific types of housing needed by people with different disabilities. We have divided needs into three categories: Independent living, accessibility (for people with mobility limitations), and assisted living.

1. *Independent Living*

Both the elderly and people with disabilities generally want to live as independently as possible. In many cases their housing needs can be met by removing physical barriers in their existing homes, by dealing with deferred maintenance issues, and by providing limited services from outside. The cost of these is likely to be no more than the cost of assisted living and certainly less than full nursing home care, but Medicaid qualification depends on different rules from those applying to institutional care, and not all expenses are covered. We were told that there can be long waits for in-home aide services.

The Western Center for Independent Living (a private non-profit) helps about 5 disabled people a year move from nursing homes or adult care homes into independent living.

Repairs and Accessibility Modifications: Sources of assistance in Buncombe County are:

- Mountain Housing Opportunities' (MHO) Emergency Repair and Rural Rehab programs, assisting 160-170 households a year, mainly very low income (<50% AMI) elderly and disabled homeowners. The elderly make up 70% of cases and people with disabilities 25%.
- NC Division of Vocational Rehabilitation's Independent Living Program assists 30 households a year with housing modifications
- Community Action Opportunities provides weatherization services for about 60 households a year with income under 200% of the federal poverty level. For 2010 this will increase to about 500 units using one-time stimulus funds under the American Recovery & Reinvestment Act.
- Biltmore Baptist Church's SPAN ministry doing minor repairs and modifications for about 15 homes a year.
- Recreation Experiences, a faith-based non-profit has repaired 99 homes over the past three years and expects to continue at least at the same rate for the next five years.

Other community groups do minor repairs but rely entirely on volunteers and efforts tend to be sporadic. Agencies receive many requests that they are unable to meet because of funding limitations.

Purpose built housing. There are 1549 units of housing built for affordable independent living in Buncombe County. These are summarized in Table 27 with details in Appendix Table A-22.

Table 27
Summary of Independent Living units for Elderly and Disabled

Primary Population	Primary Funding Source	Units
Elderly	HUD, USDA, LIHTC, Public Housing	1319
Disabled	LIHTC, HUD, NCHFA	217
Youth aging out of foster care/institutions	Private non-profit	24
Total units:		1560

All of the listed developments have rents that are affordable for people below 60% of area median income, and in most of them rent subsidies are available to make units affordable regardless of income.

Many “elderly housing” developments accept younger residents with disabilities. In two downtown Asheville LIHTC developments, applications from people with disabilities exceed those from elderly people, and in one of these the proportion of non-elderly residents is now 20%, the maximum allowed while retaining “elderly housing” status under Fair Housing Law. The number of disabled people on the waiting lists for public housing and Housing Choice Vouchers outnumbers the elderly by 5 to 1 (see public housing section). **There is clearly a large unmet need for affordable, independent, studio or 1-bedroom units for non-elderly people with disabilities.** There are at least 100 people in this category on the public housing waiting list alone¹⁷.

We did not learn of any specific plans to build more independent housing for the elderly in Buncombe County over the next five years, apart from the 63-unit LIHTC development now under construction in Skyland by Volunteers of America. However, MHO plans an integrative approach by including in future developments more 1-bedroom apartments suitable for the elderly and others. MHO is also planning to convert a vacant building on the VA campus in Oteen into housing for disabled veterans, if it becomes available. There is also interest in small developments similar to the recently opened Windermere Apartments, using either the NCHFA “Housing 400” program or HUD Section 811.

2. Accessibility

A primary need for the elderly and people with physical disabilities is housing that is accessible to those with restricted mobility. There is no good information on the number of housing units that meet accessibility criteria. Since 1991, the Americans with Disabilities Act (ADA) has required all ground floor units in multi-family housing to be structurally accessible, and all units on higher floors where there is an elevator¹⁸. Such units can be retrofitted to meet most accessibility needs without major structural changes. The federally-assisted housing listed in Appendix Tables A-16(a) - (d) meets ADA and federal Section 504 requirements, with some exceptions in the case of older buildings. **Provided local building inspectors remain vigilant in enforcing ADA requirements, there should be an increasing supply of accessible apartments over time.**

There are no ADA requirements for single-family homes. Local agencies report many requests for ramps and other modifications to be made to enable disabled homeowners to remain in their own homes. Additionally, people who use wheelchairs may be unable to visit friends and relatives because they cannot enter their homes or use the bathroom. As the population ages, there will be a need for more new single-family homes to be made accessible, and “visitable”, that is with one at-grade entrance, ground floor doorways and passages at least 30” wide, and a wheelchair-accessible bathroom on the ground floor.

¹⁷ There are 887 people on the waiting list, of whom 20% are disabled, 3% elderly, and 68% single. $887 (20\%-3\%) * 68\% = 102$.

¹⁸ Exceptions to the accessibility guidelines may be allowed for developments on difficult sloping sites or in floodplains.

3. Assisted Living

Those who need help with several activities of daily living may need housing where assistance is constantly available. This type of housing is licensed by the state and monitored by the County Department of Social Services or, for mental health facilities, by Western Highlands Network. Table 28 lists the various types of state-licensed residential facilities in Buncombe County. Facilities for children are not included.

Buncombe County is reasonably well provided with assisted living facilities for the elderly and people with developmental disabilities. County social services staff told us that waiting lists are generally short or non-existent for these groups. They are, however, concerned about the quality of many facilities. A new publicly-available rating system may help encourage improvements¹⁹.

People with low (but not extremely low) income may have great difficulty in finding adequate care. State assistance is available for the cost of Adult and Family Care homes, but only for individuals with income below \$1,228 a month (about 38% of AMI for a single person).

Table 28
State-licensed Residential Care Facilities

Category	Description	Beds
Adult Care Homes	Residential care for aged or disabled persons whose principal need is a home; 7 or more beds.	886
Family Care Homes	Residential care for aged or disabled persons whose principal need is a home; 2-6 beds.	407
Nursing Home	Provides medical and nursing care for persons who are not sick enough to require hospital care	1977
Mental Health Facilities:	Residential homes for adults with developmental disabilities	157
	Residential homes for adults with a primary diagnosis of mental illness	6
	Assisted Family Living - all disability groups; 2-3 beds only.	70
Unlicensed Care	Residential care for no more than one client at a time	68
	Total:	3571

Source: NC Division of Health Service Regulation, www.ncdhhs.gov/dhrs/reports.htm

There is a serious shortage of beds for adults suffering from severe and persistent mental illness (SPMI). Only one group home with 6 beds is licensed to care for this population in Buncombe County, and this is the only such facility in the entire Consortium area. Social services staff stated that they could immediately fill at least another 20 beds of this type. They also told us that 47% of all people living in Adult and Family Care homes have a mental illness diagnosis, although these homes are intended mainly for the elderly and would be unlikely to meet the more rigorous mental health licensing requirements. Providing appropriate care for this population would require an additional 600 beds in licensed mental health care facilities, through upgrading of

¹⁹ Facility "Star Ratings" can be viewed at: www.ncdhhs.gov/dhsr/acls/star/results.asp

existing facilities or licensing of new ones. However, it is also possible that some of these individuals could live in independent units with rent subsidies and appropriate community support services. The cost might be less than in an adult care home and very likely less than in a mental health licensed group home.

New Housing Production

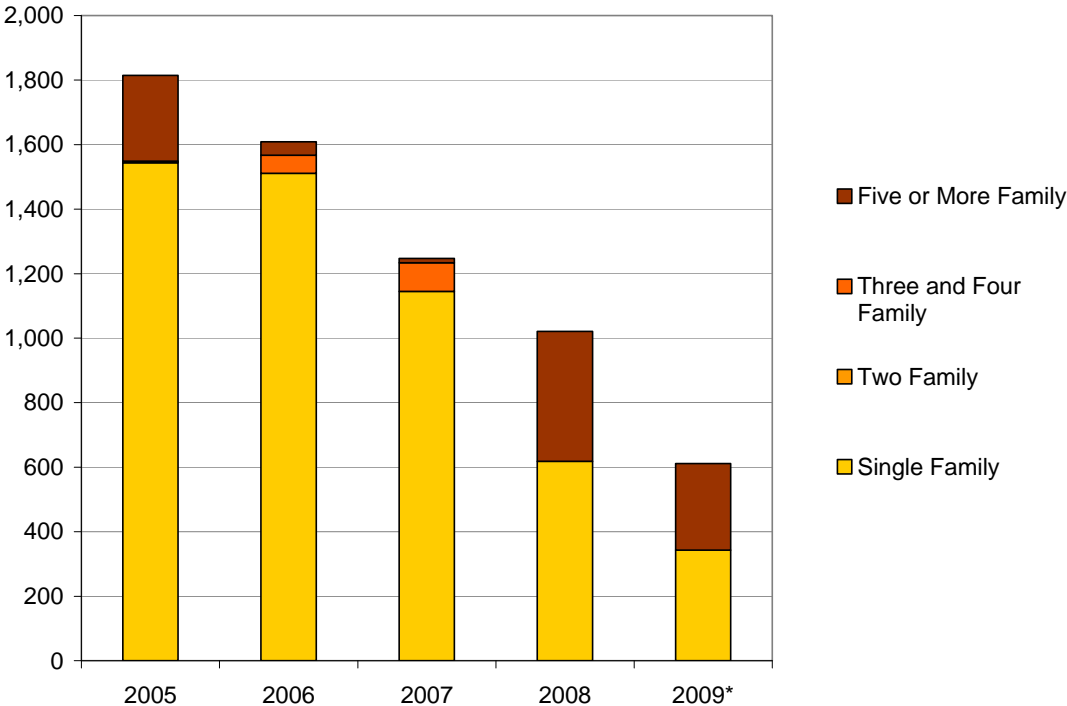
1. Trends in production

Reflecting the national housing downturn, Buncombe County has seen a decline in new construction following a peak in 2005, as measured by the number of residential building permits (Figure 24 and Table 29). In the unincorporated areas of the County, where County staff manage the permitting process, residential permits for 2008 were only 56% of the 2005 level. Single-family permits remain the majority, averaging 76% of all permits over the most recent five years. Mobile home permitting in Buncombe County shows a similar decline (Table 31). 2009 figures should show permitting through September 30, but may reflect incomplete reporting.

New residential permitting in the City of Asheville has experienced smaller declines (Figure 25 and Table 30). In the City, single-family permits average 68 % of all residential permits, and permitting for 5+ Unit Multi-Family residences make up 27 % of the total.²⁰

Units permitted in Black Mountain show little decline (Table 32), but the small numbers are less likely to demonstrate statistically significant trends.

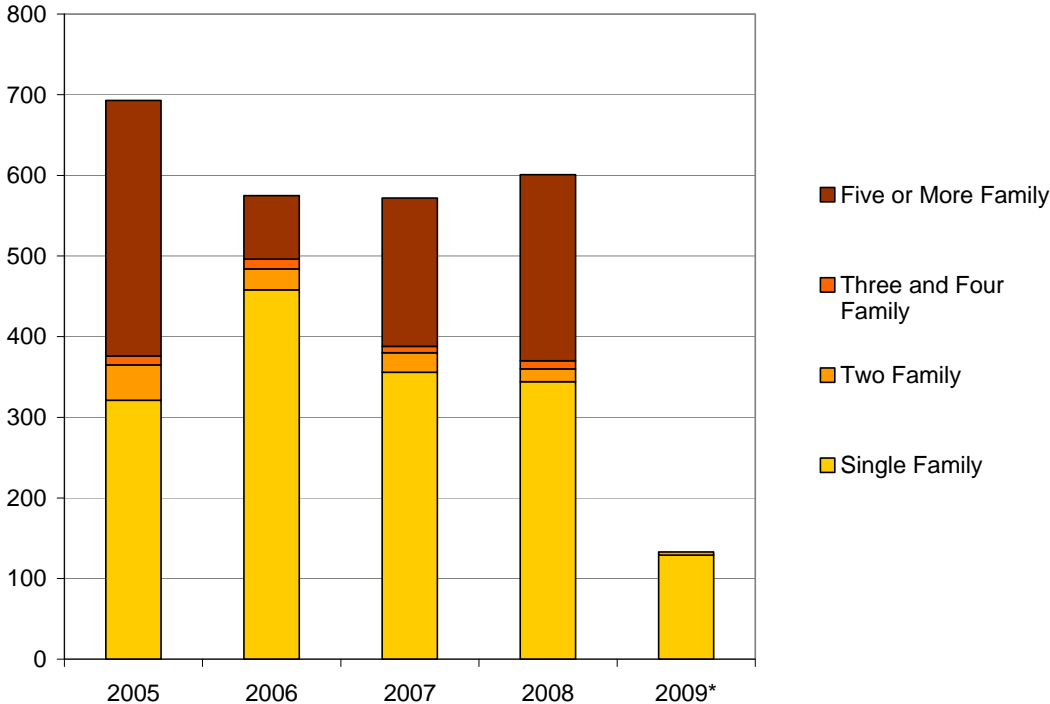
Figure 24
Buncombe County (Unincorporated)
Residential Building Permits - Units



*Through September 2009
Source: U.S. Census Bureau

²⁰ The Census Bureau defines "single family" to include townhomes, duplexes, and detached condominium units, all of which are defined as multifamily types by the Multiple Listing Service.

Figure 25
Asheville City Residential Building Permits- Units



*Through September 2009
Source: U.S. Census Bureau

Table 29
Buncombe County (Unincorporated) - Residential Building Permits (Units)

	2005	2006	2007	2008	2009*
Single Family	1,544	1,511	1,145	618	343
Two Family	2	0	0	0	0
Three and Four Family	3	56	89	0	0
Five or More Family	266	42	13	403	268
Total	1,815	1,609	1,247	1,021	611

*Through September 2009
Source: U.S. Census Bureau

Table 30
Asheville City Residential Building Permits-Units

	2005	2006	2007	2008	2009*
Single Family	321	458	356	344	129
Two Family	44	26	24	16	4
Three and Four Family	11	12	8	10	0
Five or More Family	317	79	184	231	0
Total	693	575	572	601	133

*Through September 2009
Source: U.S. Census Bureau

Table 31
Mobile Homes-New

	2005	2006	2007	2008	2009*
Buncombe County	405	382	389	271	111
Asheville City	NA	NA	51	28	9
Total	405	382	440	299	120

*Through July 2009
Source: Buncombe County, Asheville City Permit Offices

Table 32
Black Mountain Town Residential Building Permits by Units in Structure

	2005	2006	2007	2008	2009*
Single Family	29	51	54	45	12
Two Family	4	8	0	4	0
Three and Four Family	0	0	0	0	0
Five or More Family	0	0	0	0	0
Total	33	59	54	49	12

*Through September 2009
Source: U.S. Census Bureau

2. Future Development Capacity, Constraints, & Plans

A. Non-profit Developers

Non-profit housing developers are committed to providing or rehabilitating affordable housing for low income residents. Table 33 summarizes information provided by key agencies on their production targets in Buncombe County for the next five years. The closure of Neighborhood Housing Services, Inc. in 2007 significantly reduced capacity for single family new construction. These figures may be somewhat optimistic unless federal funding increases.

Table 33
Non-profit development capacity 2010-2014

Agency	New Units for Homeownership	New Rental Units	Homeowner Rehab.*	Repairs & Weatherization
Mountain Housing Opportunities	90	250-300	28	800
Asheville Area Habitat for Humanity	100	-	-	-
Community Action Opportunities	-	-	-	868**
Biltmore Baptist SPAN program	-	-	-	75
NC Independent Living program	-	-	-	30
Recreation Experiences	-	-	-	165
Totals:	190	250-300	28	1938
Totals for 2005-2009:	115	186	24	Incomplete records

Source: C. Caplan 2009;

* Substantial rehabilitation, extending housing life by at least 10 years

** Most of these will be weatherizations completed in 2010 using ARRA Stimulus funding

Non-profit agencies report factors limiting their capacity as:

- Funding
- Availability and cost of suitable land for development
- Construction financing for multifamily development
- Construction costs - particularly materials costs
- Lack of full-time staff capacity
- Availability of volunteers
- Difficulties recruiting income-qualified families for homeownership programs
- Reliability of grant funding - it is hard to sustain capacity when grants are available only in some years

B. For-profit Developers

For-profit developers increase or reduce activity according to market conditions and often move their operations between markets. Past production may provide the best guide to future capacity. Annual sales of new single family and multifamily homes below \$175,000 in Buncombe County are shown in Table 34. The figures for 2009 have been projected from data for the first 8 months of the year. Sales in this price range have actually

increased as a proportion of all new homes sales, from a low of 11% in 2007 to 26% in 2009. It is possible that economic recovery will be marked by a shift back to more expensive homes in the next five years, producing a mirror image of production.

Table 34
Sales of new Homes below \$175,000

Year	Buncombe Co.	Asheville only	Black Mountain only
2005	100	34	0
2006	179	53	0
2007	83	38	1
2008	94	39	0
2009 (estimated)	105	47	0
5-Year Total	561	211	1

Source: Mountain Multiple Listing Service – see Appendix Tables A-11(a)-(f)
2009 figures have been estimated by extrapolating from data through August.

After deducting sales by MHO over the same period (but not by Habitat which does not use the MLS), this indicates production of about 100 units per year for sale by the for-profit sector in the price range below \$175,000. This ignores any effect of inflation on prices and incomes.

We interviewed selected for-profit developers who have specialized in building for the moderate-income market in Buncombe County and asked them about their past production and plans for the next 5 years. Results are summarized in Table 35. Planned production for the next 5 years is only 21% of actual production in the past five years. Since developers tend to be optimistic about their plans, this may signal a significant reduction in future activity. However developer mobility is also a factor: for example Developer C has moved his operations to another region and other developers may well move into this region. None of the developers we interviewed had any plans to build for the rental market.

Table 35
Capacity of selected for-profit developers (homeownership only)

Developer	2005-2009 Production	Planned production for 2010-2014
A	120	260
B	22	30-60
C	246	0
D	300	175
E	21	0
F	125	0
Totals:	834	465-495

Source: A. DesVoigne

Comparison of Tables 34 and 35 shows that most of the “affordable” housing produced by these developers must have been priced over \$175,000, i.e. out of reach for homebuyers with median income, let alone those under 80% AMI, without downpayment assistance.

For-profit developers reported the following factors as limiting their capacity:

- Low market demand; current over-supply of housing
- Bank financing for land purchase and construction (financing is tight for all development types, but especially for condominiums)
- Mortgage financing for the end-user (homebuyer)

- Low wages in the region limits the pool of buyers
- Shortage of downpayment assistance
- High cost of land with water and sewer
- Cost of fees & permits
- Cost of meeting Asheville's development standards
- Getting through the approval process
- Utilizing Asheville's density bonus means increasing the prices of the high-end units.

Projecting affordable rental production by the for-profit sector is difficult. No for-profit developers have built new tax credit developments in Buncombe County since 2001. Over the last five years, Asheville's Housing Trust Fund has assisted for-profit developers to build a total of 37 rental units in small-scale (2 - 6 unit) developments, or about 7 a year²¹. These are affordable to low-income tenants (50-80% AMI). This modest level of production is likely to continue and may increase if Buncombe County starts to use its Housing Trust Fund for rental production.

²¹ The City of Asheville's Housing Trust Fund has also assisted many of the non-profit rental developments, alongside local HOME funds and LIHTC funding.

Housing Needs and Gaps

1. Projected Population Increase through 2020

According to projections by the North Carolina Office of State Budget and Management (OSBM), the population in Buncombe County in 2020 will be 262,367 in 2020, an increase of 28,368 persons or 12% from 2010. **An additional 12,155 new housing units will be needed to meet this population increase, or 1,216 per year (Table 36)²².** If current demand patterns hold, 779 of these units (64% of the total) will be single detached homes. Owner and renter occupied housing have different housing type demands and projections, with multi-family types making up a notably larger proportion of the renter occupied future demand (Table 37).

The OSBM also projects changes in population age groups (Table 38). A significant increase in the age group 65-74 is projected by 2020, growing by 9,517 persons or nearly 50 % from 2010. This age group represents the “baby boomer” generation in 2020. This large increase in an age group that typically scales down its housing size indicates a possible need for smaller unit sizes. It has already been noted that one-bedroom units are in short supply at the affordable end of the market.

Table 36
Projected New Housing Unit Demand by Type
Buncombe County - 2010-2020

	Net Demand	Average Annual Demand
Total Units	12,155	1,216
One, detached	7,792	779
One to Four, attached	1,028	103
Five to Forty-Nine	1,045	105
Fifty or More	223	22
Mobile Homes	2,068	207

Sources: North Carolina Office of State Budget and Management, U.S. Census Bureau, author's calculations

²² Projected housing unit demand based on annual population change, age group change, household size, non-grouped quarters, housing replacement, census residual, owner/renter ratio, and structure/unit proportions.

Table 37
Projected New Housing Unit Demand by Tenure
Buncombe County - 2010-2020

	Net Demand		Average Annual Demand	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Total Units	8,268	3,888	827	389
One, detached	6,516	1,276	652	128
One to Four, attached	303	724	30	72
Five to Forty-Nine	71	973	7	97
Fifty or More	23	200	2	20
Mobile Homes	1,354	713	135	71

Sources: North Carolina Office of State Budget and Management, U.S. Census Bureau, author's calculations

Table 38
Projected Population by Age Groups - 2010-2020

	2010	2020	Change	Change %
15-24	29,442	30,914	1,472	5.0%
25-34	29,568	33,820	4,252	14.4%
35-44	31,885	33,624	1,739	5.5%
45-54	35,070	35,040	(30)	-0.1%
55-59	16,729	18,160	1,431	8.6%
60- 64	14,778	17,534	2,756	18.6%
65-74	19,136	28,653	9,517	49.7%
75-84	11,595	13,779	2,184	18.8%
85+	5,130	5,272	142	2.8%

Sources: North Carolina Office of State Budget and Management, U.S. Census Bureau, author's calculations

2. Need for affordable units

A. Renters

Based on the estimates above, there will be an increase in demand of about 3888 rental units by 2020. How many of these should be subsidized in order to meet demand from low-income renters? We found that 12,476 renters in Buncombe County were cost-burdened in 2005-2007, or 41 % of all renter households (Tables 13 & 14). Applying this percentage to the projected increase in renter households adds another 1594 cost-burdened renters by 2020, for a total of 14,070 renters needing affordable rental housing. To meet this total need over the next 10 years would require providing 1400 units of affordable rental housing each year.

Needs might be met through a combination of new construction and rent assistance. Renters with income less than about 30% of area median income need public housing units or voucher-type rent subsidy because it is not feasible, even with construction subsidies, to build units affordable to this extremely low income group. Renters with incomes in the range 30-50% AMI need rent subsidies or units with significantly below-market rents, for example with construction subsidized through the Low Income Housing Tax Credit (LIHTC) or similar programs. Some renters in the 50-80% AMI group will also need units with below-market rents.

Current plans, described in the previous section, call for the production of about 50 units of LIHTC rental housing each year. Valuable as these units are, this level of production will not prevent needs from continuing to increase. Furthermore, even LIHTC rents are too high for most households in the extremely low-income group (income <30% AMI). Only a major expansion of public housing, project-based rent subsidies, or tenant-based vouchers can address the needs of this group.

B. Homeowners

The projected increase in owner-occupied units is 8,268 units. We found that 25% of existing homeowners were cost-burdened in 2005-2007. This implies that over the next 10 years 2067 new homebuyers (207 a year) may need homeownership assistance to avoid cost-burdens. Assistance could be in the form of subsidizing the construction of new homes for sale or downpayment assistance to buy homes on the market.

Production levels of relatively affordable housing (priced below \$175,000) are estimated in the previous section at about 110 a year, but that is heavily dependent on the willingness of developers to accept the challenge of building at that price level.

Furthermore, looking only at the projected increase in owner occupier households does not provide a very good basis for projecting total need for homeownership assistance. While we can reasonably estimate rental housing needs for low-income households who have no option but to rent, the purchase of a home is a choice rather than a basic need. We may assume that many current renters want to become homeowners but we do not know how many could buy a home if provided with some financial assistance. Many would not qualify for a mortgage at all because of past credit problems and others would need very large amounts of assistance because of low income and existing debt burdens.

It is ultimately a policy issue whether to provide homeownership assistance and how much assistance is reasonable. Federal HOME and CDBG funds can be used to benefit only those households below 80% AMI and it seems likely that the gap between current house prices and the mortgage debt capacity of a household at 80% AMI will continue to widen, so the cost of homeownership assistance per household will rise.

These projections do not factor in the possible impact of tighter mortgage credit restrictions. If restrictions, such as requiring downpayments of the order of 20%, are maintained indefinitely, it is likely that homeownership demand will be reduced over a wide range of income levels, but particularly in the low- and moderate-income ranges. Conversely, the demand for rental units will increase.

3. HUD Table 2A

HUD regulations require completion of a prioritized housing needs table, based on in the incidence of housing problems by tenure, household type, and income group. The information on housing problems is contained in the Comprehensive Housing Affordability Strategy (CHAS) tables published by HUD. However these are based on a special tabulation of data from the 2000 Census and are now ten years out of date.

We have attempted to update Table 2A through estimations based on proportional distributions in the U.S. Census Bureau's 2005-2007 American Community survey for Buncombe County. A notable limitation is the broader reported ACS income groups, which do not clearly fall into the income ranges defined in Table 2A. The revised table is shown on the next page. **The data should be used with caution.** We have not attempted to attach priorities, since that is part of the consolidated planning process.

HUD-Required Table 2A
Priority Needs Summary Table
2005-2007 Estimate-Buncombe County

Household Type		Percent AMI	Priority	Unmet Need
Renter	Small Related	0% to 30%		1,180
		31% to 50%		2,038
		51% to 80%		1,020
	Large Related	0% to 30%		451
		31% to 50%		230
		51% to 80%		25
	Elderly	0% to 30%		345
		31% to 50%		596
		51% to 80%		298
	All Other	0% to 30%		1,182
		31% to 50%		2,041
		51% to 80%		1,021
Owner	Small Related	0% to 30%		823
		31% to 50%		1,392
		51% to 80%		1,716
	Large Related	0% to 30%		328
		31% to 50%		264
		51% to 80%		185
	Elderly	0% to 30%		443
		31% to 50%		750
		51% to 80%		924
	All Other	0% to 30%		204
		31% to 50%		346
		51% to 80%		426

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Table A-1
Sources of Net Population Change – Buncombe County

Year	Natural	International	Domestic
2000	164	126	401
2001	311	485	817
2002	352	453	1,539
2003	233	390	2,021
2004	451	382	2,031
2005	354	394	2,280
2006	523	400	3,117
2007	675	358	2,779
2008	642	362	1,534

Source: U.S. Census Bureau

Table A-2
Race Alone or In Combination with One or More Other Races - Buncombe County

	2000	2005-2007	Change	Percent Change
Total population	206,330	222,881	16,551	8.0%
White	186,063	202,577	16,514	8.9%
Black or African American	16,228	17,432	1,204	7.4%
American Indian and Alaska Native	1,801	1,977	176	9.8%
Asian	1,757	2,605	848	48.3%
Native Hawaiian and Other Pacific Islander	178	115	-63	-35.4%
Some other race	3,019	1,945	-1,074	-35.6%
Hispanic or Latino (of any race)	5,730	8,950	3,220	56.2%

Source: U.S. Census Bureau

May add to more than the total population because individuals may report more than one race.

Changes in small populations are subject to large sampling errors and may not be reliable.

Table A-3
Race Alone or In Combination with One or More Other Races - Asheville City

	2000	2005-2007	Change	Percent Change
Total population	68,889	74,897	6,008	8.7%
White	54,663	62,340	7,677	14.0%
Black or African American	12,530	11,404	-1,126	-9.0%
American Indian and Alaska Native	574	459	-115	-20.0%
Asian	803	858	55	6.8%
Native Hawaiian and Other Pacific Islander	78	N		
Some other race	1,413	767	-646	-45.7%
Hispanic or Latino (of any race)	2,589	3,140	551	21.3%

Source: U.S. Census Bureau

May add to more than the total population because individuals may report more than one race.

Changes in small populations are subject to large sampling errors and may not be reliable.

Table A-4
Top Industry Sector Employment - Buncombe County

	2009 Employment	5-Year Average Annual Change	5-Year Average Annual Change (%)
Total Private Industry	94,624	1,269	1.5%
Health Care and Social Assistance	21,252	407	2.1%
Retail Trade	14,474	238	1.8%
Accommodation and Food Services	13,113	409	3.5%
Manufacturing	11,517	(281)	-2.3%
Total Local Government	9,294	145	1.6%
Educational Services	8,900	359	4.7%
Administrative and Waste Services	6,238	161	3.3%
Construction	5,633	(14)	0.4%
Public Administration	5,615	34	0.6%
Professional and Technical Services	4,433	(171)	-3.3%

Source: NC Employment Security Commission, 1st Quarters

Table A-5
National Association of Home Builders/Wells Fargo Housing Opportunity Index, Qtr 2

	2006	2007	2008	2009
Asheville MSA	46.8	45.3	46.9	62.5
Charlotte-Gastonia-Concord-SC	65.7	61.5	66.4	75.5
Durham	62.3	57.7	63.6	72.8
Fayetteville	64.9	66.3	71.0	77.7
Greensboro-High Point	69.7	74.4	74.1	78.1
Raleigh-Cary	63.3	52.6	66.8	79.9
Winston-Salem	75.0	74.7	76.3	83.4
United States	40.6	43.1	55.0	72.3

Table A-6
Type of Structure - Occupied Housing Units (2005-2007)

	Asheville City (units)	Buncombe (units)	Asheville City (%)	Buncombe (%)	North Carolina (%)	United States (%)
Single, detached	20,539	60,287	60.9%	64.1%	66.7%	63.1%
Single, attached	1,214	2,445	3.6%	2.6%	3.4%	5.8%
Two apartments	1,349	2,163	4.0%	2.3%	2.2%	3.8%
Three or four apartments	2,361	3,386	7.0%	3.6%	2.8%	4.3%
Five to nine apartments	3,136	4,232	9.3%	4.5%	4.3%	4.7%
Ten or more apartments	3,642	5,549	10.8%	5.9%	6.5%	11.9%
Mobile home or other type of housing	1,450	16,083	4.3%	17.1%	14.1%	6.4%

Source: U.S. Census Bureau

Table A-7
Year Structure Built - Occupied Housing (2005-2007)

	Buncombe	Asheville City	North Carolina	United States
2000 or later	13.3%	11.1%	14.7%	10.3%
1990 to 1999	18.2%	9.5%	22.8%	14.6%
1980 to 1989	16.1%	10.7%	17.6%	14.5%
1960 to 1979	25.4%	24.7%	26.2%	28.7%
1940 to 1959	14.8%	21.8%	12.7%	17.8%
1939 or earlier	12.2%	22.2%	6.1%	14.1%

Source: U.S. Census Bureau

Table A-8
Median Year Structure Built
Occupied Housing

	Buncombe	Asheville City	North Carolina	United States
2000	1974	1962	1978	1971
2005-2007	1978	1965	1982	1974

Source: U.S. Census Bureau

Table A-9
Tenure by Race and Ethnicity (2005-2007)
Buncombe County Occupied Housing

	Total	Owner Occupied	Renter Occupied
Total	94,052	63,935	30,117
White	84,633	59,677	24,956
Black	6,973	2,977	3,996
Other	2,446	1,281	1,165
Hispanic or Latino	2,342	674	1,668

Source: U.S. Census Bureau

Table A-10
Tenure by Race and Ethnicity
Asheville City Occupied Housing (2005-2007)

	Total	Owner Occupied	Renter Occupied
Total	33,725	18,527	15,198
White	27,679	16,132	11,547
Black	5,220	2,122	3,098
Other	826	273	553
Hispanic or Latino	883	137	746

Source: U.S. Census Bureau

Table A-11(a)
Single Family Home Sales 2005-2009 - all of Buncombe County

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Median for Year
2005	75000-100000	153	0	10	62	72	9	0	0	
	100000-125000	263	0	6	118	129	10	3	0	
	125001-150000	397	0	1	121	254	21	23	0	
	150001-175000	394	0	1	85	276	32	34	0	
	175001-200000	349	0	1	43	268	37	28	0	
	200001-+	1716	1	2	92	974	647	230	0	
	Total	3272	1	21	521	1973	756	318	0	\$210,000
2006	75000-100000	140	2	6	44	83	5	1	0	
	100000-125000	191	0	4	80	99	8	7	0	
	125001-150000	352	0	8	117	204	23	32	0	
	150001-175000	382	0	2	87	286	7	59	0	
	175001-200000	391	1	1	67	298	24	70	0	
	200001-+	1951	2	1	127	1164	656	456	0	
	Total	3407	5	22	522	2134	723	625	0	\$225,000
2007	75000-100000	69	2	5	21	40	1	1	35	
	100000-125000	147	0	4	62	72	9	1	42	
	125001-150000	247	1	4	99	131	12	15	42	
	150001-175000	325	0	5	99	207	14	35	5	
	175001-200000	301	0	0	65	215	21	47	0	
	200001-+	1802	0	6	123	1095	578	450	2	
	Total	2891	3	24	469	1760	635	549	126	\$240,000
2008	75000-100000	61	1	6	19	31	4	0	23	
	100000-125000	123	1	5	38	70	9	0	40	
	125001-150000	168	1	5	62	91	9	11	21	
	150001-175000	221	0	4	71	138	8	12	5	
	175001-200000	210	0	0	52	145	13	33	0	
	200001-+	1223	1	1	96	764	362	307	1	
	Total	2006	4	21	338	1239	405	363	90	\$228,500
2009	75000-100000	43	0	0	19	23	1	1	16	
	100000-125000	79	0	6	25	45	3	0	17	
	125001-150000	107	0	1	38	61	7	4	9	
	150001-175000	143	0	2	40	94	7	18	1	
	175001-200000	115	0	0	15	90	10	15	0	
	200001-+	605	0	2	39	371	193	126	1	
	Total	1092	0	11	176	684	221	164	44	\$214,750

Source: Mountain Multiple Listing Service
2009 figures include all sales through August 31.

Table A-11(b)
Multi-family Home Sales 2005-2009 - all of Buncombe County

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Median for Year
2005	75000-100000	42	1	5	31	5	0	3	0	
	100000-125000	92	3	1	84	4	0	12	0	
	125001-150000	67	0	1	35	30	1	15	1	
	150001-175000	39	2	4	14	19	0	10	0	
	175001-200000	47	0	8	12	26	1	13	0	
	200001-+	176	0	17	76	71	12	53	0	
	Total	463	6	36	252	155	14	106	1	\$169,900
2006	75000-100000	13	0	1	12	0	0	2	0	
	100000-125000	96	2	2	90	2	0	9	0	
	125001-150000	107	1	8	84	14	0	44	0	
	150001-175000	62	1	4	28	29	0	25	0	
	175001-200000	51	0	9	25	17	0	18	0	
	200001-+	277	3	14	101	147	12	175	0	
	Total	606	7	38	340	209	12	273	0	\$186,875
2007	75000-100000	0	0	2	24	0	0	0	0	
	100000-125000	79	1	4	68	6	0	1	0	
	125001-150000	79	1	8	62	8	0	7	0	
	150001-175000	57	0	10	30	17	0	23	0	
	175001-200000	51	0	7	23	21	0	16	0	
	200001-+	216	9	21	73	96	17	136	0	
	Total	482	11	52	280	148	17	183	0	\$185,000
2008	75000-100000	7	0	4	3	0	0	0	0	
	100000-125000	35	1	6	27	1	0	3	0	
	125001-150000	81	0	2	59	20	0	32	0	
	150001-175000	58	0	1	26	31	0	36	0	
	175001-200000	28	0	4	16	8	0	16	0	
	200001-+	191	1	21	88	74	7	116	0	
	Total	400	2	38	219	134	7	203	0	\$195,000
2009	75000-100000	4	0	2	2	0	0	0	0	
	100000-125000	29	0	4	25	0	0	2	0	
	125001-150000	34	0	4	16	14	0	14	0	
	150001-175000	45	0	0	13	32	0	31	0	
	175001-200000	22	0	1	11	9	1	7	1	
	200001-+	77	0	7	26	42	2	50	0	
	Total	211	0	18	93	97	3	104	1	\$168,150

Source: Mountain Multiple Listing Service
2009 figures include all sales through August 31.

Table A- 11 (c)
Single Family Home Sales 2005-2009 - Asheville only

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Median for Year
2005	75000-100000	36	0	3	23	8	2	0	0	
	100000-125000	106	0	5	59	38	4	0	0	
	125001-150000	172	0	0	69	95	8	8	0	
	150001-175000	151	0	0	48	88	15	9	0	
	175001-200000	101	0	0	17	68	16	2	0	
	200001-+	481	1	0	35	239	206	32	0	
	Total	1047	1	8	251	536	251	51	0	\$189,950
2006	75000-100000	21	0	2	13	6	0	0	0	
	100000-125000	56	0	2	31	21	2	4	0	
	125001-150000	151	0	2	58	81	10	20	0	
	150001-175000	143	0	0	41	100	2	18	0	
	175001-200000	132	0	0	36	87	9	20	0	
	200001-+	598	0	0	53	330	215	80	0	
	Total	1101	0	6	232	625	238	142	0	\$215,000
2007	75000-100000	14	0	2	8	4	0	1	1	
	100000-125000	35	0	3	23	8	1	1	0	
	125001-150000	98	0	3	48	43	3	9	3	
	150001-175000	138	0	3	50	78	7	17	0	
	175001-200000	123	0	0	32	82	9	23	0	
	200001-+	604	0	1	63	358	182	82	0	
	Total	1012	0	12	224	573	202	133	4	\$227,500
2008	75000-100000	16	1	1	5	8	1	0	2	
	100000-125000	29	0	3	13	10	3	0	1	
	125001-150000	62	1	2	23	33	3	4	1	
	150001-175000	106	0	1	47	54	4	8	0	
	175001-200000	85	0	0	31	48	6	0	0	
	200001-+	419	0	0	49	265	105	71	0	
	Total	717	2	7	168	418	122	83	4	\$220,000
2009	75000-100000	12	0	0	11	0	1	0	0	
	100000-125000	28	0	6	14	8	0	0	1	
	125001-150000	42	0	0	19	23	0	4	0	
	150001-175000	65	0	1	26	35	3	10	0	
	175001-200000	45	0	0	10	29	6	5	0	
	200001-+	188	0	1	19	101	67	27	0	
	Total	380	0	8	99	196	77	46	1	\$200,000

Source: Mountain Multiple Listing Service
2009 figures include all sales through August 31.

Table A-11d)
Multi-family Home Sales 2005-2009 - Asheville only

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Median for Year
2005	75000-100000	16	1	5	10	0	0	3	0	
	100000-125000	51	3	1	46	1	0	3	0	
	125001-150000	29	0	1	19	9	0	4	0	
	150001-175000	15	2	4	4	5	0	5	0	
	175001-200000	19	0	8	3	8	0	6	0	
	200001+	88	0	17	44	27	0	19	0	
	Total	218	6	36	126	50	0	40	0	\$166,000
2006	75000-100000	2	0	0	2	0	0	0	0	
	100000-125000	43	2	2	38	1	10	3	10	
	125001-150000	29	1	2	26	0	0	4	0	
	150001-175000	22	1	2	12	7	0	4	0	
	175001-200000	22	0	8	7	7	0	10	0	
	200001+	116	3	14	14	47	2	59	2	
	Total	234	7	28	99	62	12	80	12	\$196,000
2007	75000-100000	3	0	1	2	0	0	0	0	
	100000-125000	16	1	4	10	1	0	1	0	
	125001-150000	37	1	3	30	3	0	1	0	
	150001-175000	21	0	7	12	2	0	8	0	
	175001-200000	26	0	7	13	6	0	10	0	
	200001+	121	9	21	56	32	3	68	0	
	Total	224	11	43	123	44	3	88	0	\$219,950
2008	75000-100000	3	0	0	2	1	0	0	0	
	100000-125000	24	1	6	17	0	0	3	0	
	125001-150000	33	0	1	27	5	0	1	0	
	150001-175000	33	0	1	11	21	0	23	0	
	175001-200000	18	0	4	8	6	0	8	0	
	200001+	108	1	21	57	27	2	58	0	
	Total	219	2	33	122	60	2	93	0	\$196,500
2009	75000-100000	2	0	1	1	0	0	0	0	
	100000-125000	20	0	4	16	0	0	2	0	
	125001-150000	18	0	4	10	4	0	6	0	
	150001-175000	18	0	0	8	10	0	9	0	
	175001-200000	13	0	1	5	6	1	5	1	
	200001+	38	0	7	17	14	0	19	0	
	Total	109	0	17	57	34	1	41	1	\$166,000

Source: Mountain Multiple Listing Service
2009 figures include all sales through August 31.

Table A-11(e)
Single Family Home Sales 2005-2009 - Black Mountain only

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Median for Year
2005	75000-100000	4	0	2	2	0	0	0	0	
	100000-125000	6	0	0	2	4	0	0	0	
	125001-150000	10	0	0	2	7	1	0	0	
	150001-175000	14	0	1	6	4	3	0	0	
	175001-200000	7	0	0	1	6	0	0	0	
	200001-+	26	0	0	2	14	10	1	0	
	Total	67	0	3	15	35	14	1	0	\$175,500
2006	75000-100000	1	0	1	0	0	0	0	0	
	100000-125000	6	0	0	3	3	0	0	0	
	125001-150000	9	0	0	7	2	0	0	0	
	150001-175000	15	0	0	5	9	1	1	0	
	175001-200000	8	0	0	0	8	0	0	0	
	200001-+	35	0	0	4	17	14	2	0	
	Total	74	0	1	19	39	15	3	0	\$191,500
2007	75000-100000	4	0	0	1	3	0	0	3	
	100000-125000	3	0	0	2	1	0	0	0	
	125001-150000	9	0	1	4	4	0	0	1	
	150001-175000	15	0	0	4	11	0	0	0	
	175001-200000	10	0	0	1	8	1	1	0	
	200001-+	43	0	1	6	23	14	0	0	
	Total	84	0	2	18	50	15	1	4	\$209,500
2008	75000-100000	1	0	0	1	0	0	0	0	
	100000-125000	4	0	0	1	3	0	0	2	
	125001-150000	8	0	1	4	3	0	0	0	
	150001-175000	8	0	0	2	6	0	0	0	
	175001-200000	6	0	0	1	4	1	0	0	
	200001-+	25	0	0	3	14	8	4	0	
	Total	52	0	1	12	30	9	4	2	\$192,500
2009	75000-100000	1	0	0	0	1	0	0	0	
	100000-125000	2	0	0	0	2	0	0	1	
	125001-150000	2	0	0	1	1	0	0	0	
	150001-175000	4	0	0	2	2	0	0	0	
	175001-200000	2	0	0	2	2	0	0	0	
	200001-+	14	0	0	8	8	4	2	0	
	Total	25	0	0	13	16	4	2	1	\$209,500

Source: Mountain Multiple Listing Service
2009 figures include all sales through August 31.

Table A-11(f)
Multi-family Home Sales 2005-2009 - Black Mountain only

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Median for Year
2005	75000-100000	0	0	0	0	0	0	0	0	
	100000-125000	1	0	0	1	0	0	0	0	
	125001-150000	1	0	0	1	0	0	0	0	
	150001-175000	7	0	0	6	1	0	1	0	
	175001-200000	3	0	0	3	0	0	2	0	
	200001-+	2	0	0	0	2	0	0	0	
	Total	14	0	0	11	3	0	3	0	\$169,950
2006	75000-100000	0	0	0	0	0	0	0	0	
	100000-125000	0	0	0	0	0	0	0	0	
	125001-150000	1	0	0	1	0	0	0	0	
	150001-175000	2	0	0	2	0	0	0	0	
	175001-200000	7	0	0	6	1	0	3	0	
	200001-+	7	0	0	0	7	0	7	0	
	Total	17	0	0	9	8	0	10	0	\$190,000
2007	75000-100000	0	0	0	0	0	0	0	0	
	100000-125000	2	2	0	0	0	0	0	0	
	125001-150000	2	0	0	2	0	0	1	0	
	150001-175000	4	0	0	4	0	0	0	0	
	175001-200000	5	0	0	4	1	0	0	0	
	200001-+	4	0	0	0	4	0	2	0	
	Total	17	0	0	10	5	0	3	0	\$180,000
2008	75000-100000	0	0	0	0	0	0	0	0	
	100000-125000	0	0	0	0	0	0	0	0	
	125001-150000	2	0	2	0	0	0	1	0	
	150001-175000	1	0	0	1	0	0	0	0	
	175001-200000	0	0	0	0	0	0	0	0	
	200001-+	3	0	0	3	0	0	3	0	
	Total	6	0	2	4	0	0	4	0	\$250,000
2009	75000-100000	0	0	0	0	0	0	0	0	
	100000-125000	0	0	0	0	0	0	0	0	
	125001-150000	0	0	0	0	0	0	0	0	
	150001-175000	1	0	0	0	1	0	0	0	
	175001-200000	1	0	0	0	1	0	0	0	
	200001-+	6	0	0	2	4	0	4	0	
	Total	8	0	0	2	6	0	4	0	\$356,200

Source: Mountain Multiple Listing Service
2009 figures include all sales through August 31.

Table A-12
Calculation of Maximum Affordable Sales Price

Assumptions:

1. Buyers qualify for 30 year fixed rate FHA loan at 5.25% interest with a 3.5% downpayment
2. Maximum allowed for principal, interest, taxes & insurance (PITI) is 28% of income
3. Property taxes per \$100 are: Asheville: \$1.095; Black Mountain: \$0.845; Unincorporated areas: \$0.625
4. FHA Annual mortgage insurance premium is 0.5% of loan amount
5. Property insurance is 0.4% of price of home

Family size	Income	Max. PITI	Property Taxes	Property Insurance	Mortgage Insurance	Max. P&I	Max. Loan	Max. Price
Buncombe - Families at 80% AMI								
1	31,200	8,736	688	440	550	7,059	106,463	110,324
2	35,650	9,982	788	504	630	8,061	121,576	125,986
3	40,100	11,228	888	568	710	9,063	136,689	141,647
4	44,550	12,474	981	628	785	10,080	152,032	157,547
Asheville - Families at 80%AMI								
1	31,200	8,736	1,051	673	841	6,171	93,078	96,454
2	35,650	9,982	1,215	778	972	7,016	105,827	109,665
3	40,100	11,228	1,347	862	1,077	7,942	119,784	124,129
4	44,550	12,474	1,500	960	1,200	8,814	132,936	137,757
Black Mountain - Families at 80% AMI								
1	31,200	8,736	870	557	696	6,612	99,734	103,351
2	35,650	9,982	997	638	798	7,549	113,862	117,992
3	40,100	11,228	1,124	719	899	8,486	127,991	132,633
4	44,600	12,488	1,251	800	1,000	9,437	142,331	147,493
Key professions - Buncombe								
Firefighter	29580	8,282	650	416	520	6,696	101,002	104,665
Admin Asst.	33100	9,268	731	468	585	7,484	112,877	116,971
Plumber	37740	10,567	831	532	665	8,539	128,793	133,464
Police officer	40820	11,430	900	576	720	9,234	139,270	144,321
Registered Nurse	57920	16,218	1275	816	1,020	13,107	197,686	204,856
Key Professions - Asheville								
Firefighter	29580	8,282	1007	645	806	5,824	87,848	92,472
Admin Asst.	33100	9,268	1128	722	902	6,516	98,281	103,454
Plumber	37740	10,567	1292	827	1,034	7,414	111,832	117,718
Police officer	40820	11,430	1391	890	1,113	8,036	121,213	127,593
Registered Nurse	57920	16,218	1982	1,268	1,586	11,382	171,669	180,704
Key Professions - Black Mountain								
Firefighter	29580	8,282	837	535	669	6,241	94,136	99,091
Admin Asst.	33100	9,268	938	600	750	6,979	105,270	110,811
Plumber	37740	10,567	1065	681	852	7,969	120,201	126,527
Police officer	40820	11,430	1158	741	926	8,605	129,788	136,619
Registered Nurse	57920	16,218	1639	1,049	1,311	12,218	184,279	193,978

Source: C.Caplan, 2009

Table A-13
Sales of Homes below \$150,000
Total Number of sales (single and multi-family)

	Buncombe	Asheville	Black Mountain
2005	3735	1265	81
2006	4013	1335	91
2007	3497	1236	101
2008	2612	936	58
2009	1303	489	33
Number of sales <\$150,000			
2005	1014	410	22
2006	899	302	17
2007	621	221	20
2008	475	197	15
2009	296	138	5
Percent of sales <\$150,000			
2005	27%	32%	27%
2006	22%	23%	19%
2007	18%	18%	20%
2008	18%	21%	26%
2009	23%	28%	15%

Source: Mountain MLS
2009 figures are through August 31.

Table A-14
Renters with Housing Costs >30% of Household Income by income - Asheville

Household Income	2000*		2005-2007	
	#	Percent of Income Group	#	Percent of Income Group
Less than \$20,000:	4,190	75.1%	4,122	84.6%
\$20,000 to \$34,999:	1,052	35.4%	2,131	59.3%
\$35,000 to \$49,999:	110	5.8%	251	12.7%
\$50,000 to \$74,999:	63	4.8%	102	4.8%
\$75,000 or more:	14	2.0%	89	5.8%
Total	5,429		6,695	

*1999 dollars, unadjusted for inflation
Source: U.S. Census Bureau

Table A-15
Renters with Housing Cost > 30% of Household Income by age - Asheville

Householder Age	2005-2007		2000	
	#	Percent of Age Group	#	Percent of Age Group
15 to 24 years	1,088	52.9%	1,099	56.1%
25 to 34 years	1,106	33.9%	1,737	42.4%
35 to 64 years	2,204	39.0%	2,759	38.7%
65 and over	1,031	42.5%	1,100	54.6%
Total	5,429		6,695	

Source: U.S. Census Bureau

Table A-16(a)
Subsidized Housing – HUD-Assisted Developments
(Excluding LIHTC-assisted units and group homes for people with special needs)

Property	Address	City	# of units	0-BR	1-bed	2-bed	3-bed	4+bed	Resident type	Primary Financing	HUD Contract Expires
ARC/HDS Buncombe Co.	22 Chiles Ave	Asheville	6	6					Developmental disability		2011
Arrowhead Apartments	100 Cheerio Ln	Asheville	116	75	41				Elderly - independent	Insured	2025
AS Buncombe Gp. Home #1	1 Pine Spring Dr	Asheville	6	6					Disabled - Autism	202/811	2013
Asheville Terrace Apts	200 Tunnel Rd	Asheville	248	1	240	7			Elderly - independent		2011
Dunstan Manor Group Home	46 St. Dunstan Cir	Asheville	7	7					Developmental disability	202/811	2013
Givens Estates	2360 Sweeten Creek Rd	Asheville	78		75	3			Elderly - independent	202/811	annual
WNC Marne Road Gp. Home	62 Marne Rd	Asheville	6	6					Developmental disability	202/811	annual
CHC of Buncombe Co.	421 Riverview Dr	Asheville	6	6					Mental illness disability	202/811	2014
Laurel Wood Apartments	650 Caribou Road	Asheville	50		50				Elderly - independent	202/811	annual
Spruce Hill Apartments	201 Spruce Hill Ct	Asheville	163		42	55	44	22	Family	Insured	annual
WNC Autistic Group Home	95 Ora ST	Asheville	6	6					Disabled - Autism	202/811	annual
WNC Community Homes #4	15 Brook Dr	Asheville	6	6					Developmental disability	202/811	2013
Ridge Apartments	373 Fairview Road	Asheville	8		8				SPMI - independent	202/811	annual
Ross Creek Commons	14 Old Chunn's Cove Road	Asheville	8		8				SPMI - independent	202/811	annual
Ross Creek Phase II	Old Chunn's Cove Road	Asheville	6		6				SPMI - independent	202/811	2013
WNC King/Nantahala Apts	20 Martin Luther King Dr.	Asheville	18		6	12			SPMI - independent	Insured	annual
			738	119	488	65	44	22			

Source: HUD multifamily housing database: www.hud.gov/offices/hsg/mfh/exp/mfhdiscl.cfm
* SPMI = Individuals with severe and persistent mental illness

Table A-16(b)
Subsidized Housing - Low income Housing Tax Credit Developments

Project Name:	Project Address:	Town	Total Units	Tax Credit units	Targeted to special needs	0-Bed	1-Bed	2-Bed	3-Bed	4-Bed	Placed in Service
Woodcroft Apts	165 Coleman Ave	Asheville	112	111	-	-	22	65	24	-	1992
Mountain Springs Apts	Martin Luther King Dr.	Asheville	44	44	-	-	44	-	-	-	1995
River Glen	I River Glen Dr	Arden	38	38	-	-	-	34	4	-	1998
Overlook Apts	127 Bartlett St.	Asheville	48	48	-	-	48	-	-	-	1998
Woodridge Apts	61 Bingham Rd	Asheville	160	110	-	-	18	40	40	12	1998
NHS Scattered Site	Montford & Broad Streets	Asheville	16	16	-	-	3	12	1	-	2000
Dunbar Place Apts	100 Peacock Ln	Arden	74	74	-	-	12	42	20	-	2001
Crowell Square	59 W. Oakview Rd	Candler	40	40	-	-	30	10	-	-	2001
Ledgewood Village	15 Future Dr.	Asheville	180	180	-	-	30	76	54	20	2001
Wind Ridge	100 Wind Ridge Dr	Asheville	40	40	-	-	-	30	10	-	2001
Life House	100 Peachtree Rd.	Asheville	20	20	-	-	8	12	-	-	2002
Compton Place	547 Eliada Home Rd	Asheville	40	40	-	-	32	8	-	-	2003
Battery Park Apts	1 Battle Sq.	Asheville	122	120	-	-	112	8	-	-	2005
Northpoint Commons I	44 Reynolds Mountain Blvd	Woodfin	39	39	7	-	4	28	7	-	2005
The Griffin	35 Grove St	Asheville	50	50	15	15	15	20	-	-	2006
Northpoint Commons II	44 Reynolds Mtn Blvd	Woodfin	30	30	3	-	4	22	4	-	2007
Vanderbilt Apartments	75 Haywood St	Asheville	123	118	13	42	76	-	-	-	2007
Crowell Park Apts	101 Coley's Circle	Asheville	63	63	7	-	24	22	17	-	2008
Totals:			1239	1181	45	57	482	429	181	32	
LIHTC units In Development											
Parkview at Skyland	Springside Rd	Asheville	63	63	Under construction						
Glen Rock Apts.	Depot St	Asheville	60	60	Under construction						
Westmore Apts	Deaverview Rd	Asheville	72	72	Tax credits awarded; construction to start 2010						
Totals:			195	195							

Source: HUD: <http://lihtc.huduser.org/>
C. Caplan 2009

Table A-16(c)
Subsidized Housing - USDA Assisted Developments

Name	Town	Address, Zip	Type	Total Units	Subsidized Units*	1-Bed	2-Bed	3-Bed
Arden Town Villas	Arden	32 Airport Rd, 28704	Family	52			52	
Pine Needle Apts	Arden	20 Pine Needle Dr, 28704	Family	45	32		28	18
Woodbridge Apts	Arden	222 Glen Bridge Rd	Family	52		16	36	
Pine Ridge Apts	Asheville	249 Mills Gap Rd, 28803	Family	42		12	24	6
The Homestead	Asheville	311 Aiken Rd, 28704	Family	32	13	12	20	
Laurel Ave Apts	Black Mtn	805 Laurel Ave, 28711	Family	4			4	
Blue Ridge Apts, I	Black Mtn	108 N. Blue Ridge Rd.	Elderly	42	41	42		
Blue Ridge Apts, II	Black Mtn	108 N. Blue Ridge Rd.	Elderly	36	36	30	6	
Dry Ridge Apts	Weaverville	21 Clinton St, 28787	Family	24	8		24	
Totals:				329	130	112	194	24

Source: USDA: <http://rdmfhrentals.sc.egov.usda.gov>

* Subsidized units have additional rent subsidies reducing tenants' housing cost to 30% of gross income.

Table A-16(d)
Other Subsidized Housing (excludes units targeted for special needs)

Buncombe	Town	Primary Funding Source	Total Units	0-bed	1-bed	2-bed	3-bed
Annandale Apts	Asheville	CDBG	7		6	1	
280 Merrimon Avenue	Asheville	CDBG	8		2	6	
58 Broadway	Asheville	HOME	5	1	4		
Laurel Bridge Apts	Asheville	HOME	10			10	
100 Biltmore Ave	Asheville	CDBG	11	11			
Scattered Sites	Asheville	Asheville Housing Trust Fund *	46		22	9	15
Total:			87	12	34	26	15

Source: C. Caplan 2009

**Table A-17
HACA Public Housing Inventory**

Development Name	Total Units	UNIT BREAKDOWN					
		0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
Bartlett Arms	114	87	26	1			
Lee-Walker Heights	96		8	45	34	9	
Pisgah View Apts	262		32	124	68	38	
Hillcrest Apts	234		16	110	80	20	8
Erskine/Walton Apts	124		12	48	46	16	2
Aston Park Towers	119	61	57	1			
Garden Apartments	43	32	11				
Livingston Heights Apts	150		24	74	36	16	
Deaverview Apartments	160		20	70	56	14	
Altamont Apartments	56	13	42	1			
Klondyke Homes (5 sites)	154		16	60	63	15	
Project 19 (scattered sites)	28		4	24			
TOTAL	1540	193	268	558	383	128	10

Source: HACA

**Table A-18
Housing Needs of Families on the Public Housing and Housing Choice Voucher
Waiting Lists at 7-1-2009**

	Public Housing	%	Vouchers	%
Waiting List Total	887		1,068	
Income Groups				
Extremely Low Income	712	80%	759	71%
Very Low Income	95	11%	222	21%
Low Income	80	9%	87	8%
Special Populations				
Elderly Families	29	3%	69	6%
Disabled Families	178	20%	363	34%
Race:				
▪ White	397	45%	619	58%
▪ Black	391	44%	413	39%
▪ Other	34	4%	26	3%
Ethnicity:				
▪ Hispanic	102	11%	69	7%
▪ Non-Hispanic	785	89%	999	93%
Family Size				
▪ 1	604	68%	511	48%
▪ 2	169	19%	286	27%
▪ 3	70	8%	154	14%
▪ 4	29	3%	67	6%
▪ 5+	15	2%	50	5%

Table A-19
Mobility or Self Care Limitations Disabilities - Buncombe County

	2000	2005/2007	Change	Change (%)
16 to 64 years:				
Sensory	3,434	4,381	947	27.6%
Physical	10,432	12,926	2,494	23.9%
Mental	6,043	8,499	2,456	40.6%
Self-care	2,831	4,026	1,195	42.2%
65 years and over:				
Sensory	4,521	6,354	1,833	40.5%
Physical	8,752	11,074	2,322	26.5%
Mental	3,316	4,298	982	29.6%
Self-care	2,772	3,668	896	32.3%

Source: U.S. Census Bureau

This includes households where one or more persons have:

- 1) A long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying, and/or
- 2) A physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

**Table A-20
Cost Burdens of Households with Elderly or Disabled Members (2000 Census)**

Name of Jurisdiction:				Source of Data:		Data Current as of:			
Buncombe County, North Carolina				CHAS Data Book		2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Extra Elderly 1 & 2 member Households	Elderly 1 & 2 member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 member Households	Elderly 1 & 2 member Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	670	415	1,670	2,755	1,255	965	1,160	3,380	6,135
2. Household Income <=30% MFI	420	260	1,065	1,745	490	450	530	1,470	3,215
% with any housing problems	48.8	50	71.4	62.8	60.2	73.3	75.5	69.7	65.9
3. Household Income >30 to <=50% MFI	250	155	605	1,010	765	515	630	1,910	2,920
% with any housing problems	34	41.9	60.3	51	30.7	41.7	56.3	42.1	45.2
4. Household Income >50 to <=80% MFI	155	75	500	730	570	705	1,060	2,335	3,065
% with any housing problems	32.3	20	38	34.9	14	29.8	44.8	32.8	33.3
5. Household Income >80% MFI	250	169	924	1,343	1,370	1,330	3,675	6,375	7,718
% with any housing problems	28	2.4	6.9	10.3	5.5	12	15.1	12.4	12
6. Total Households	1,075	659	3,094	4,828	3,195	3,000	5,895	12,090	16,918
% with any housing problems	38.1	32.5	44.6	41.5	21.4	30.5	30.3	28	31.8

Source: HUD CHAS Data Book, 2000

Definitions for Mobility & Self-Care Table:

Extra Elderly: 1 or 2 Member households, either person 75 years or older

Elderly: 1 or 2 Member Households, either person 62 to 74 years

Mobility or Self Care Limitations: This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

Table A-21
Housing Problems – Buncombe County, all Households by Tenure, Type, Age & Income

Name of Jurisdiction: Buncombe County, North Carolina		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 member households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	Total Owners (J)	
1. Household Income <=50% MFI	2,118	2,914	451	3,837	9,320	4,967	2,091	404	1,508	8,970	18,290
2. Household Income <=30% MFI	1,211	1,605	214	2,023	5,053	2,023	843	179	824	3,869	8,922
3. % with any housing problems	52.1	72.3	83.6	71.1	67.4	70.4	78.6	88.8	67.2	72.4	69.6
4. % Cost Burden >30%	51.4	70.1	79	70.9	66.3	69.7	78.6	88.8	66.7	71.9	68.7
5. % Cost Burden >50%	35.4	59.5	58.4	64	55.5	42	66.9	69.8	58.9	52.3	54.1
6. Household Income >30% to <=50% MFI	907	1,309	237	1,814	4,267	2,944	1,248	225	684	5,101	9,368
7. % with any housing problems	48.3	69.8	73	74.6	67.5	33.1	61.1	64.4	60.7	45	55.3
8. % Cost Burden >30%	48.3	66.8	56.1	74.4	65.5	32.9	60.3	53.3	60.7	44.3	53.9
9. % Cost Burden >50%	26.9	20.6	3.4	39.4	29	17	37.6	22.2	39.5	25.3	27
10. Household Income >50 to <=80% MFI	728	1,883	321	2,352	5,284	3,653	3,779	580	1,875	9,887	15,171
11. % with any housing problems	43.7	31.2	62.9	40.9	39.2	19.5	49.2	52.6	45.9	37.8	38.3
12. % Cost Burden >30%	43.7	27.2	22.7	40.1	35	19.4	47.2	42.2	45.9	36.4	35.9
13. % Cost Burden >50%	6	3.7	1.2	3	3.5	8.8	15.7	12.9	18.1	13.4	10
14. Household Income >80% MFI	1,431	4,585	705	4,150	10,871	9,448	23,714	2,680	5,575	41,417	52,288
15. % with any housing problems	15.1	4.8	32.6	6	8.4	9	10.9	21.3	18.1	12.1	11.4
16. % Cost Burden >30%	13.1	2.4	0	4.9	4.6	8.5	10.3	12.5	17	10.9	9.6
17. % Cost Burden >50%	4.3	0	0	0.5	0.8	1.4	1.3	3	2.8	1.7	1.5
18. Total Households	4,277	9,382	1,477	10,339	25,475	18,068	29,584	3,664	8,958	60,274	85,749
19. % with any housing problems	37.5	30.7	53.1	38.7	36.4	21.9	19.9	32.2	31.7	23	27
20. % Cost Burden >30	36.6	27.9	25.4	38	33.3	21.5	19.1	23.4	30.9	21.8	25.3
21. % Cost Burden >50	18.2	13.8	9.3	20.3	16.9	10	6.6	9	14	8.8	11.2

**Table A-22
Assisted Independent Living for Elderly - Buncombe County**

Name	Address			Total Units	Rent Subsidy?	0- bed	1- bed	2- bed
HUD Developments								
Arrowhead Apartments	100 Cheerio Ln	Asheville	28803	116	Y	75	41	
Asheville Terrace Apts	200 Tunnel Rd	Asheville	28805	248	Y	1	240	7
Givens Estates	2360 Sweeten Creek Rd	Asheville	28803	78	Y		75	3
Laurel Woods Apts	650 Caribou Road	Asheville	28803	50	Y		50	
USDA Developments								
Blue Ridge Apts	108 N. Blue Ridge Rd.	Black Mtn	28711	78	Y		72	6
LIHTC Developments								
Mountain Springs Apts	Martin Luther King Dr.	Asheville	28801	44	Y		44	
Overlook Apts	127 Bartlett St.	Asheville	28801	48			48	
Crowell Square	59 W. Oakview Rd	Candler	28806	40			30	10
Compton Place	547 Eliada Home Rd	Asheville	28806	40	Y		32	8
Battery Park Apts	1 Battle Sq.	Asheville	28801	122	Y		113	9
Vanderbilt Apartments	75 Haywood St	Asheville	28801	123	Y	18	105	
Public Housing								
Bartlett Arms	Bartlett Street	Asheville	28801	114	Y	87	26	1
Aston Park Towers	South French Broad Ave	Asheville	28801	119	Y	61	57	1
Altamont Apartments	Woodfin Street	Asheville	28801	56	Y	13	42	1
Garden Apartments	South French Broad Ave	Asheville	28801	43		32	11	
				1319		287	986	46
Assisted Independent Living for People with disabilities								
Designated units in LIHTC developments								
Life House	100 Peachtree Rd.	Asheville	28803	20	Y		20	
The Griffin	35 Grove	Asheville	28801	15		15		
Northpoint Commons	44 Reynolds Mtn. Blvd.	Woodfin	28804	10			10	
Crowell Park Apts	101 Coley's Circle	Asheville	28806	7			7	
Other units								
Ridge Apartments	373 Fairview Road	Asheville	28803	8	Y		8	
Ross Creek	14 Old Chunn's Cove Rd	Asheville	28802	8	Y		8	
Ross Creek, Phase II	Old Chunn's Cove Road	Asheville	28801	6	Y		6	
WNC King/Nantahala Apartments	20 Martin Luther King Jr, Drive	Asheville	28801	18	Y		6	12
Annandale Apts Independence Cottages	Annandale Avenue	Asheville	28801	6			6	
scattered sites		Asheville		9	Y		9	
Windermere Apts Clearview Terrace Apts	67 Lees Creek Rd	Erwin	28806	9	Y		5	4
518 Clearview Terrace Apts		Asheville	28804	8	Y	1	7	
Woodfin Apartments	75 N. Market Street	Asheville	28801	19	Y	11	8	
Shelter Plus Care	Rent assistance (scattered site)			74	Y	n/a	n/a	n/a
				217		27	100	16
Independent/Supervised Living for Youth								
Ray Campbell Village	Lake Eden Rd	Black Mtn	28711	16	Y	16		
Cornerstone		Asheville	28806	8	Y	8		
				24		24		
Grand Total:				1560		338	1086	62
Under Construction: Skyland Apartments (LIHTC): 63 units								