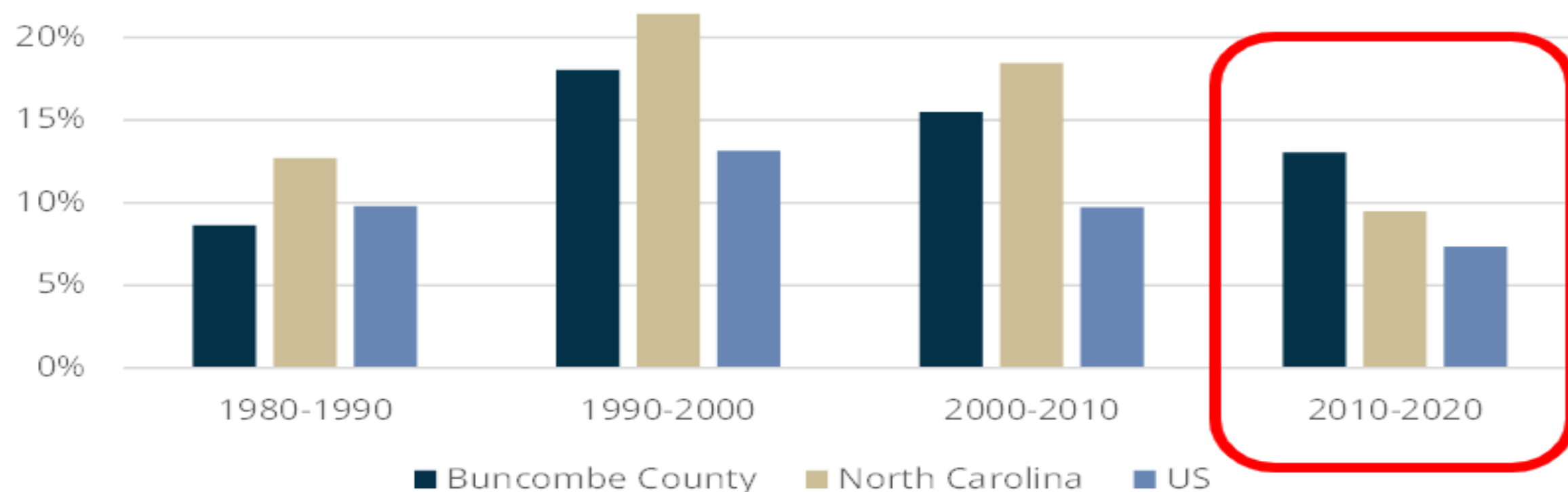


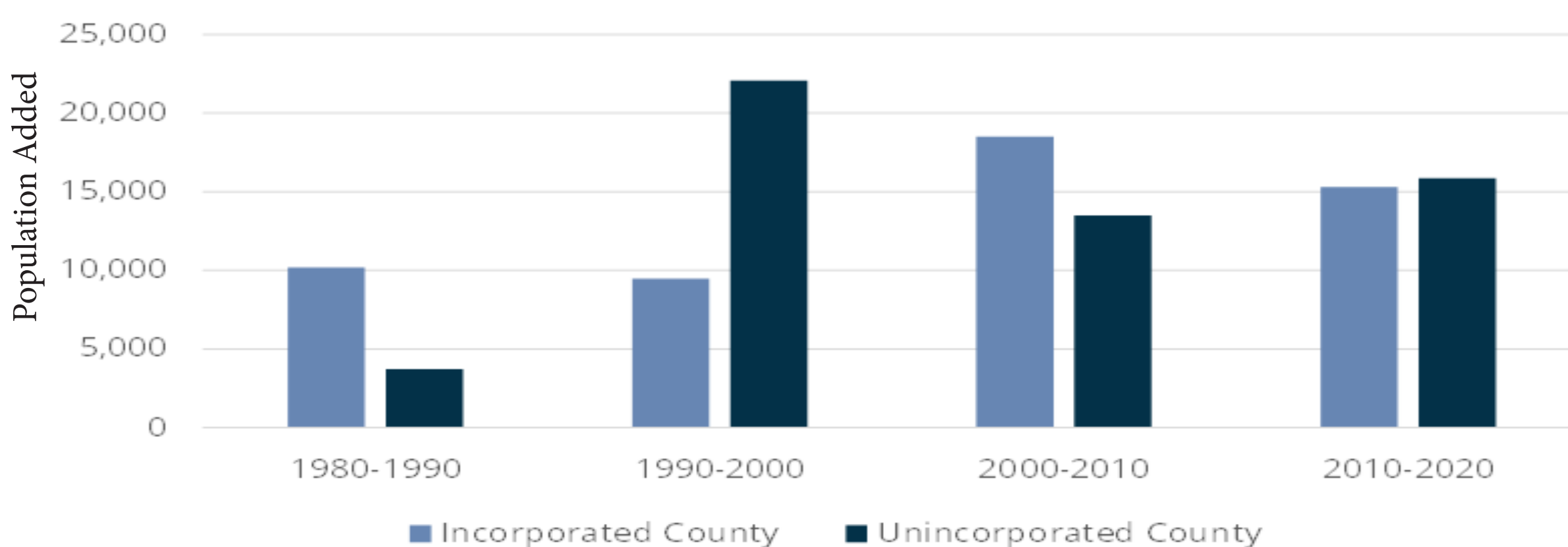
Population Growth

by decade

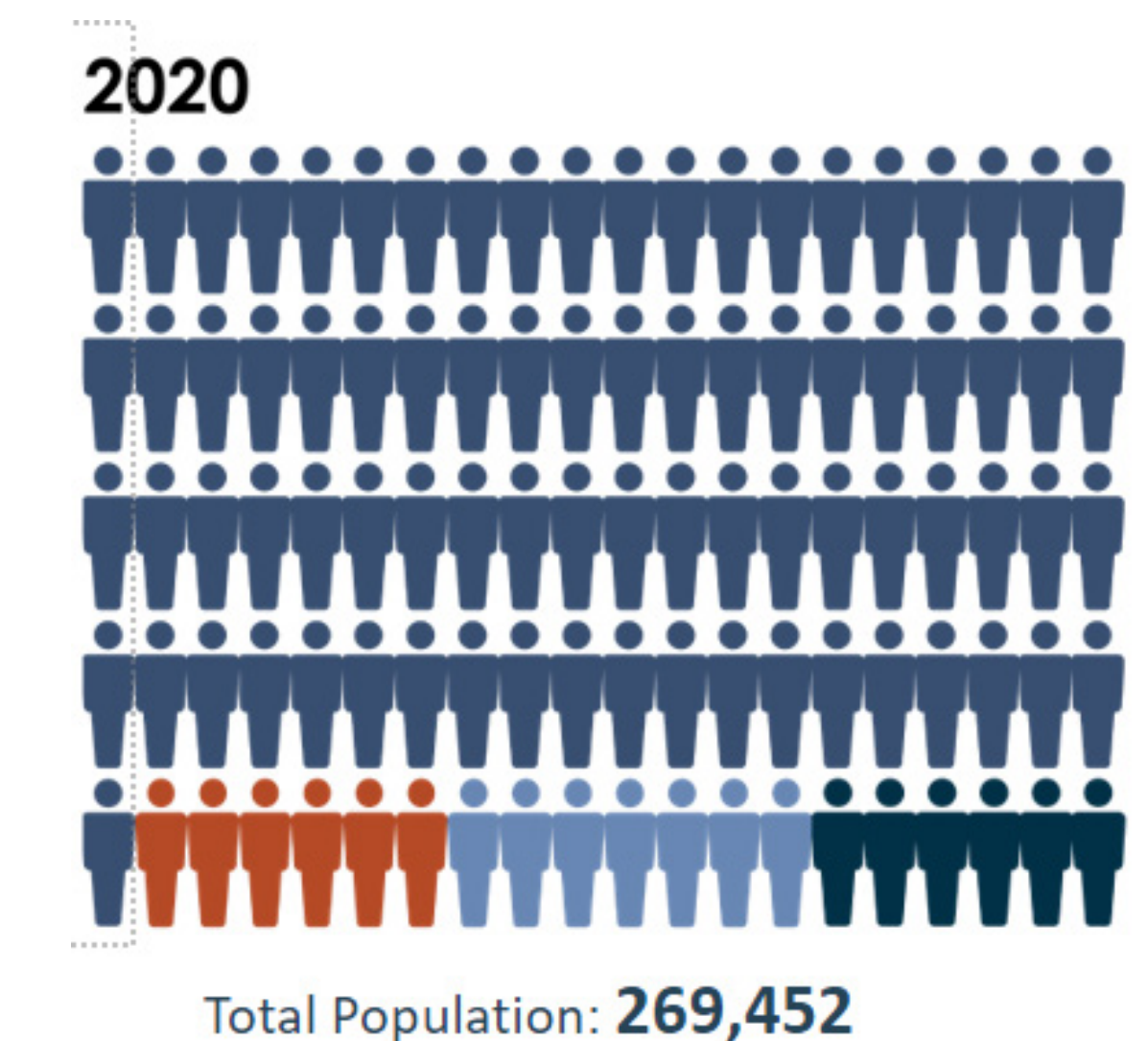
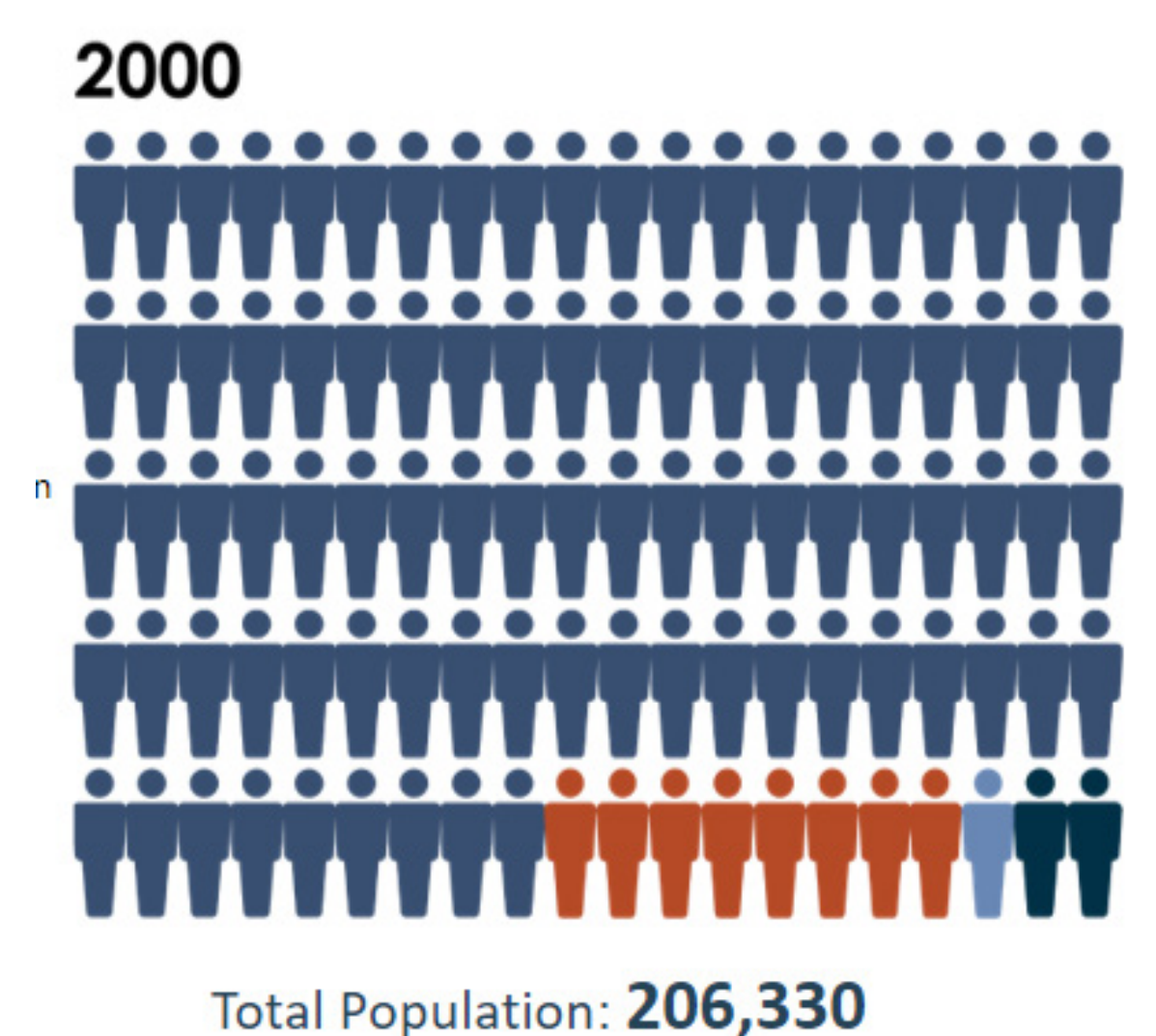
Buncombe County's growth has begun to outpace the rest of the state. In the last decade Buncombe grew faster than the rest of the state, although slower than it had in the past.



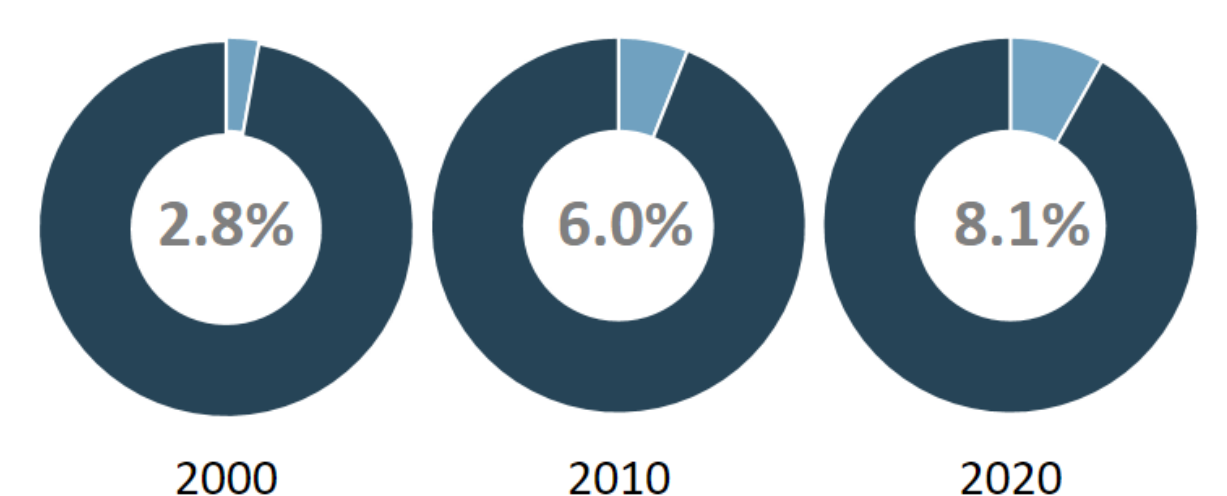
All areas of Buncombe have had substantial growth. Overall, the municipalities have grown somewhat faster; from 40% of the county in 1980, today 44% of the residents live in Asheville or the towns.



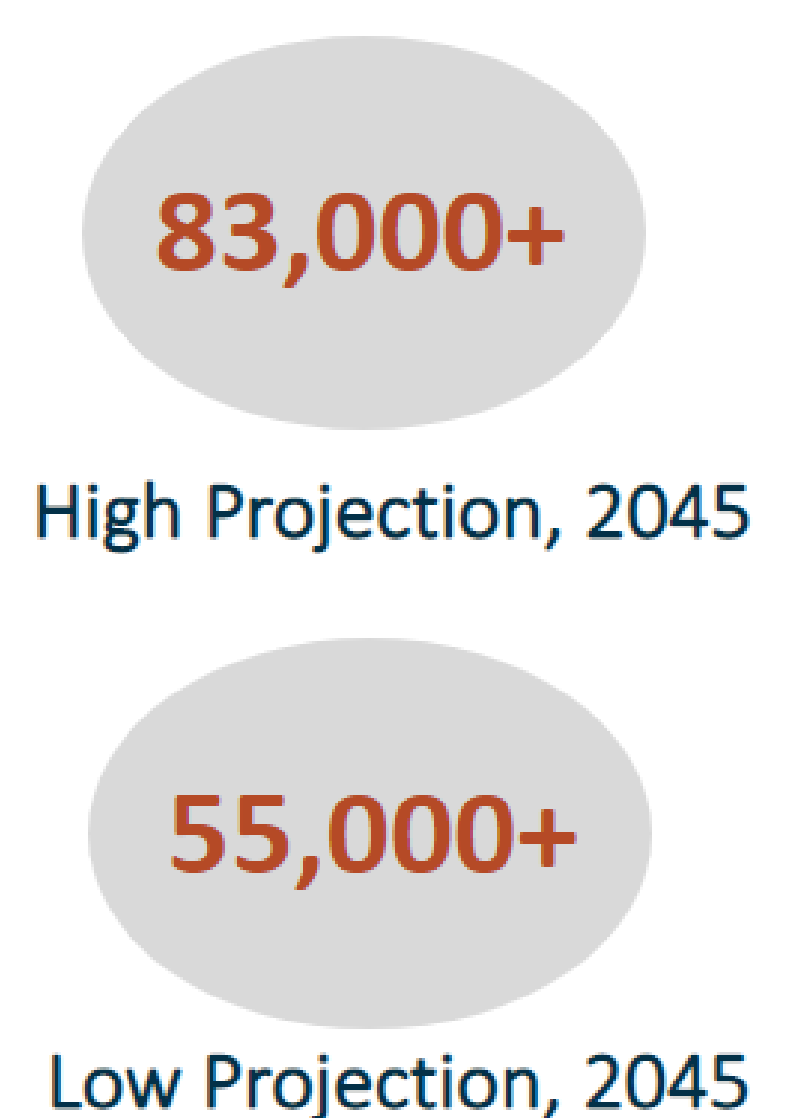
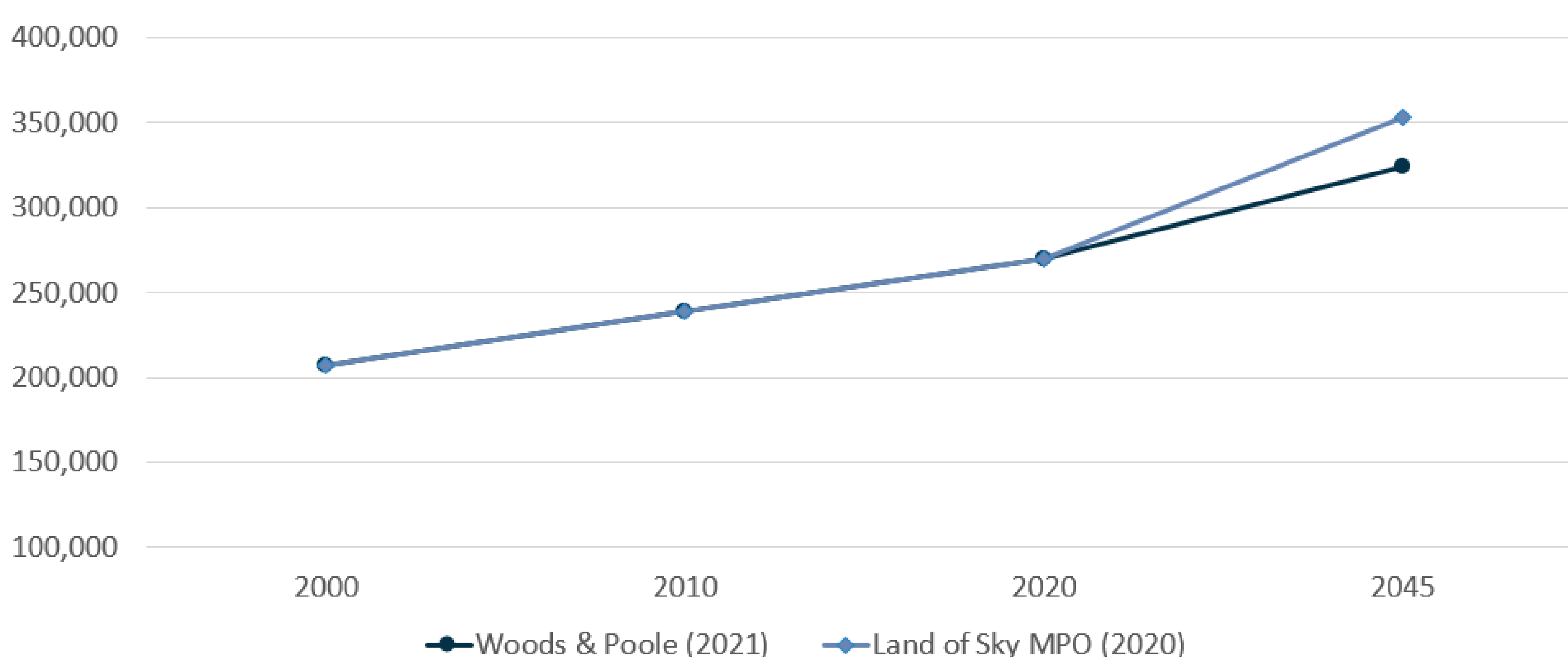
by race



hispanic/latino

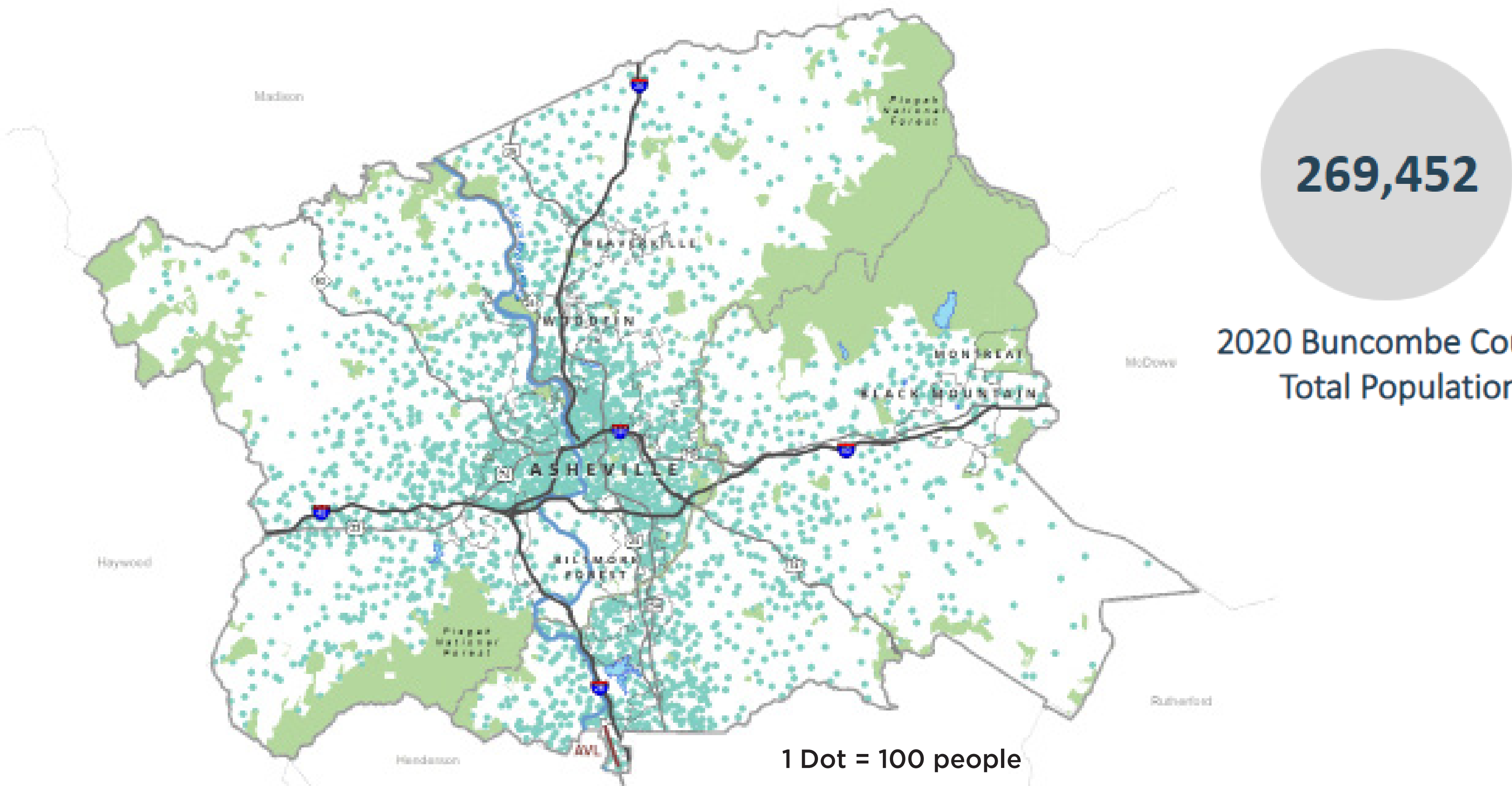


projected



Growth

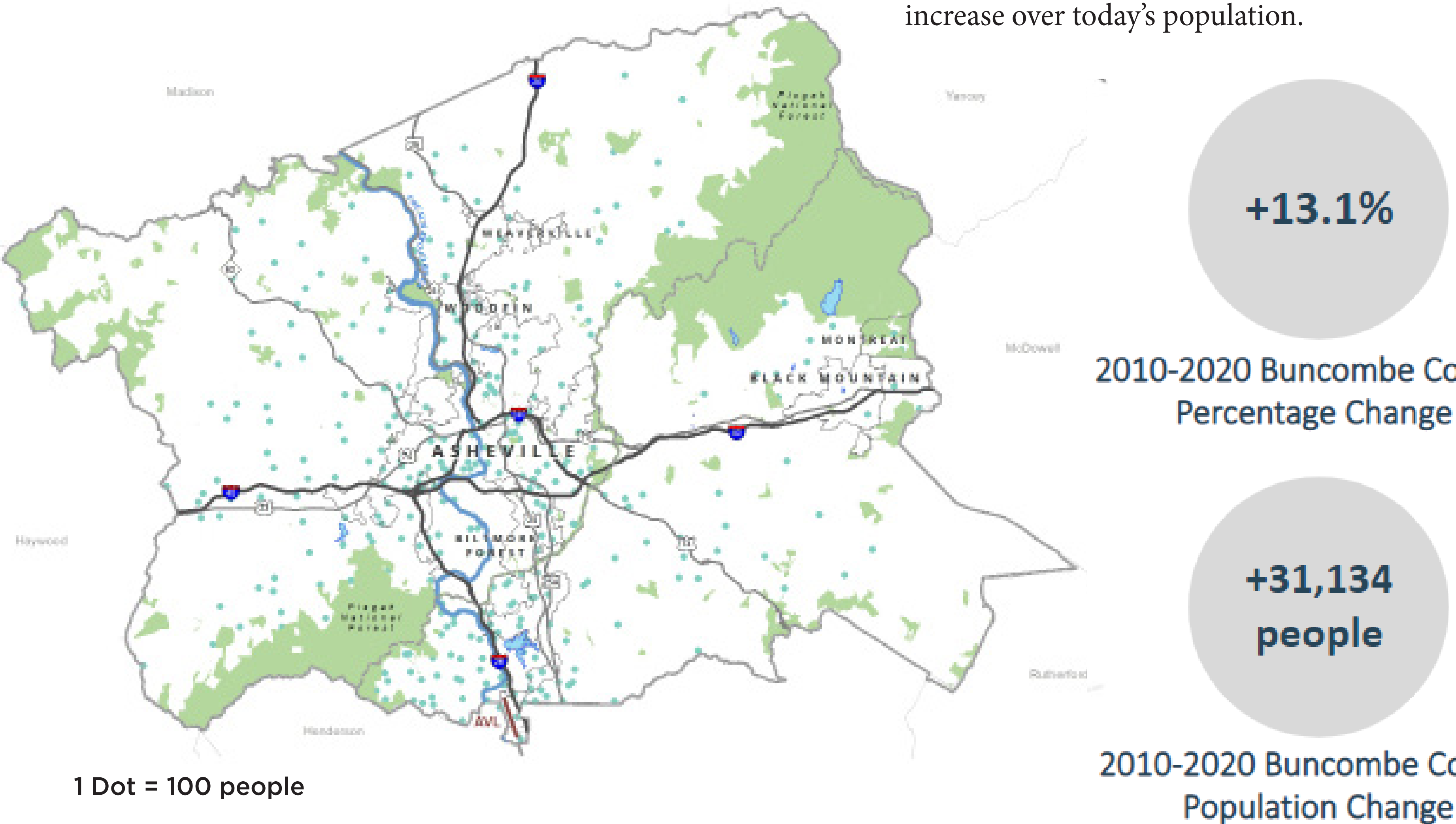
2020 Population



Population Change

2013-2020

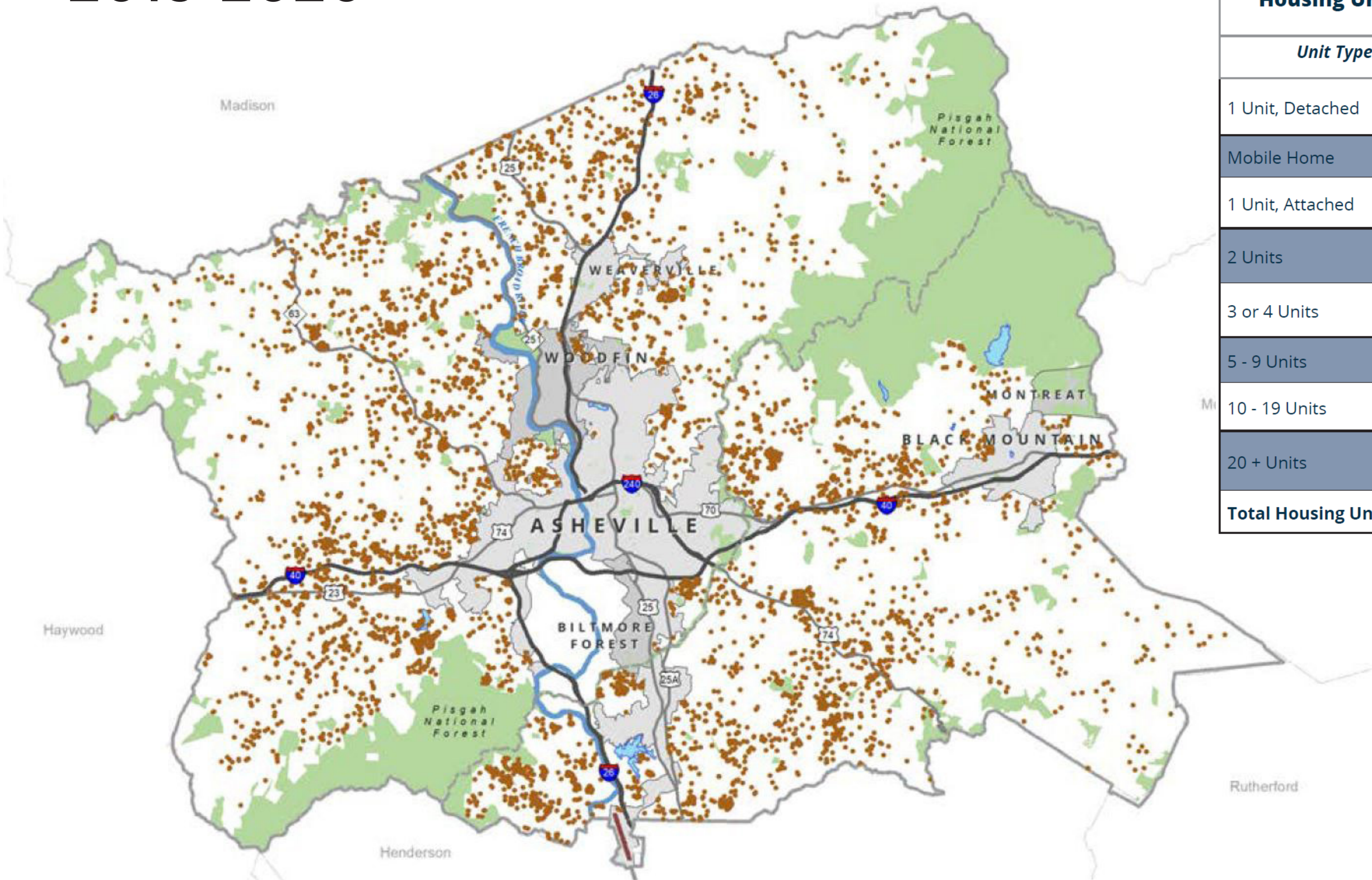
Projection models show that Buncombe County may grow between 54,961 and 83,435 residents by 2045 - up to a 31% increase over today's population.



Housing

New Single Family

2013-2020



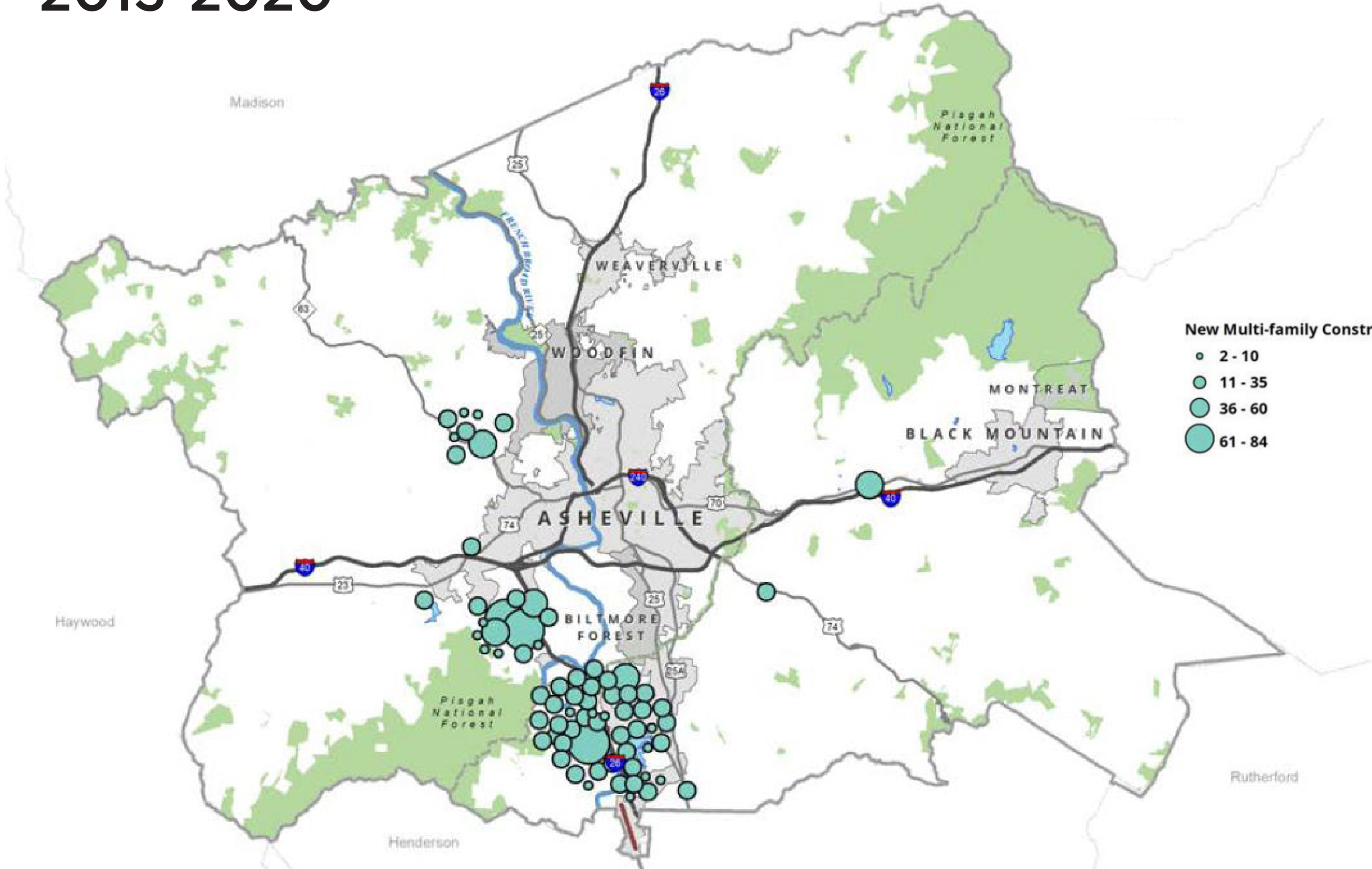
Unincorporated Areas
Does not include areas in the city or towns.

Housing Unit Types in Buncombe County (2019 ACS)		
Unit Type	# units	Percentage of total
1 Unit, Detached	76,790	62%
Mobile Home	17,624	14%
1 Unit, Attached	3,303	3%
2 Units	3,310	3%
3 or 4 Units	4,729	4%
5 - 9 Units	6,729	5%
10 - 19 Units	4,508	4%
20 + Units	6,484	5%
Total Housing Units	123,477	100%

The vast majority of housing units in the county are either single-family (1 unit) detached housing (62%) or mobile homes (14%).

New Multi-Family

2013-2020

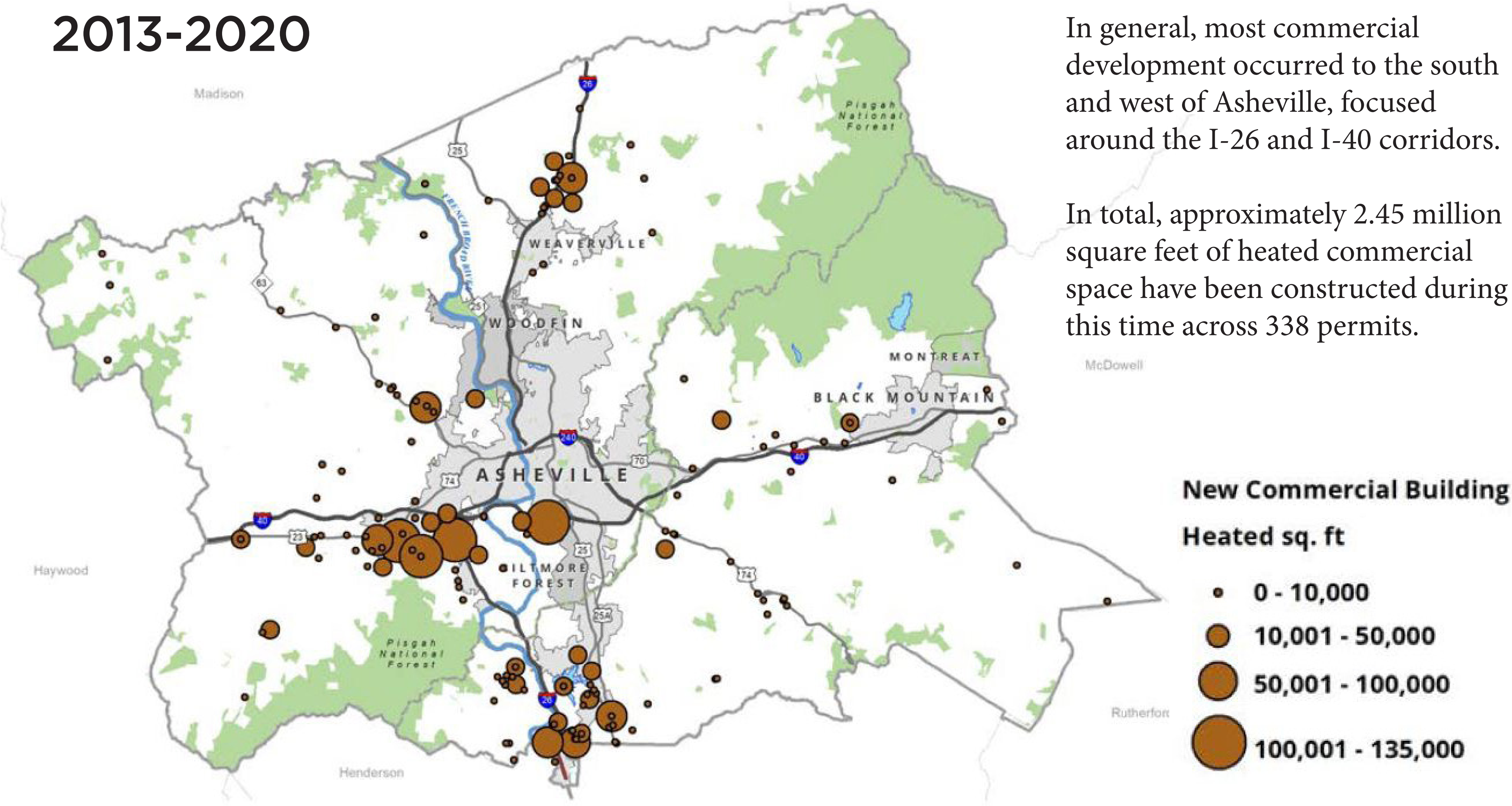


Unincorporated Areas
Does not include areas in the city or towns.

Development

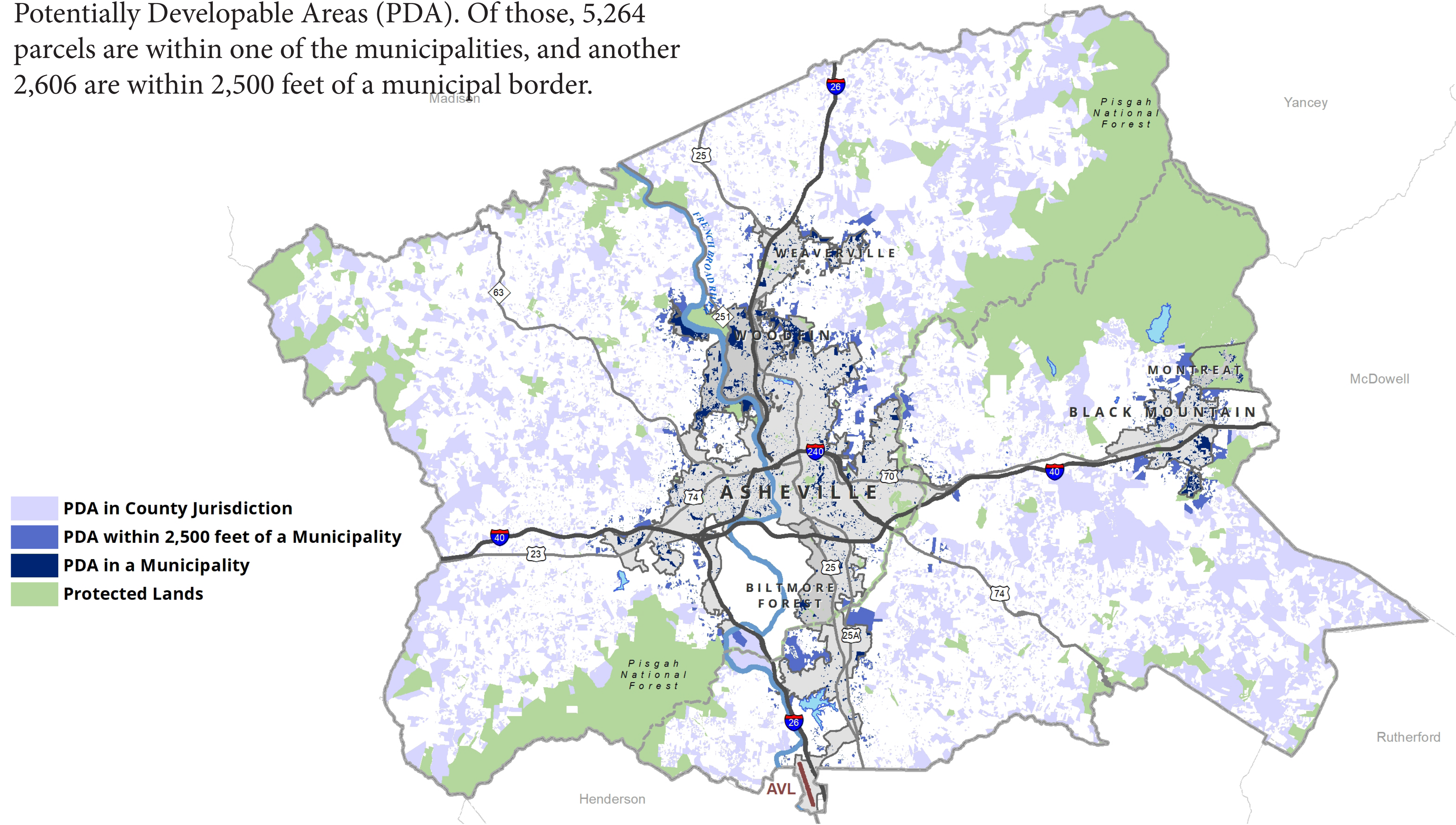
Commercial Construction

2013-2020



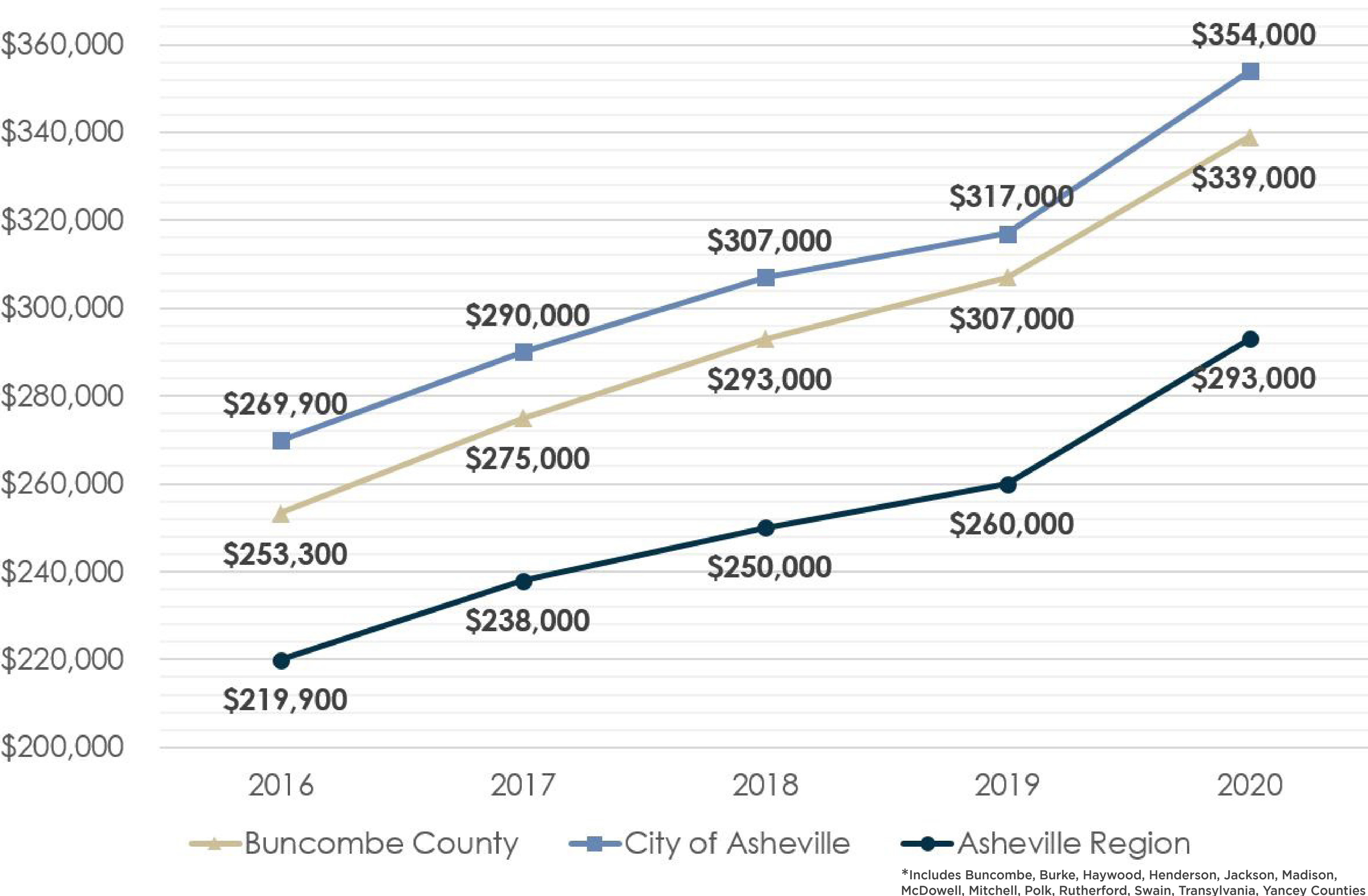
Potentially Developable Areas

As of late 2021, there were around 21,355 unimproved parcels within Buncombe County, and are considered Potentially Developable Areas (PDA). Of those, 5,264 parcels are within one of the municipalities, and another 2,606 are within 2,500 feet of a municipal border.



Real Estate

Median Home Sales



Housing Market

In 2019, approximately 55% of the 123,477 units in Buncombe were owner-occupied, 30% were renter occupied, and the remainder were seasonally vacant or otherwise considered vacant.

Between 2016 and 2020, the median price of a home sold in the county increased by 33%. In addition to higher prices, the market has generally tightened up, and in 2020 the average house was only on the market for 17 days, 97% of houses sold for at or above the listed price, and more than 30% of home closings were in cash.

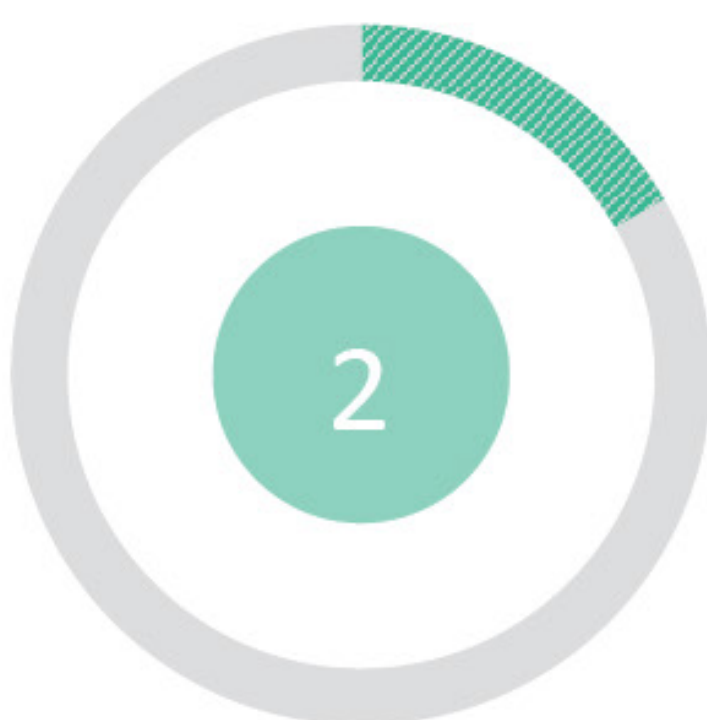
COST BURDEN



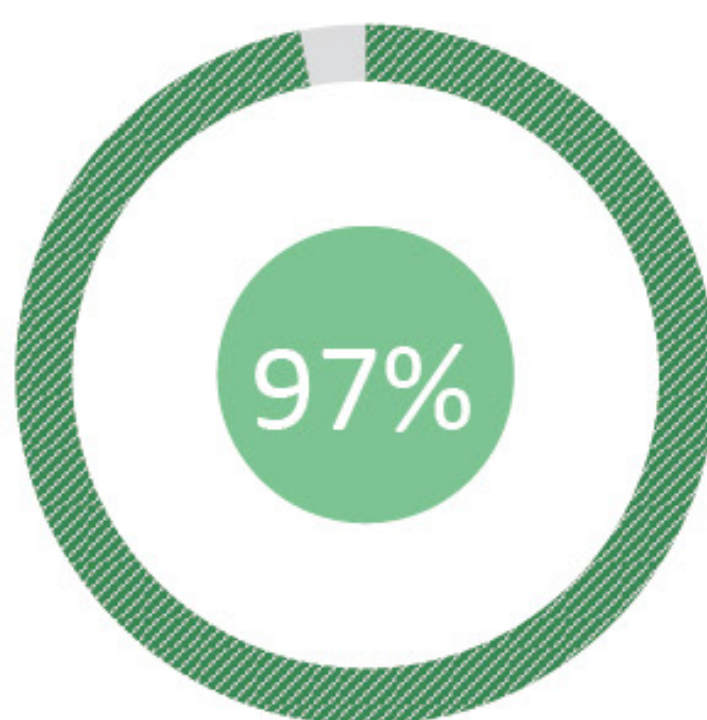
of renter households paying more than 30% of income for rent



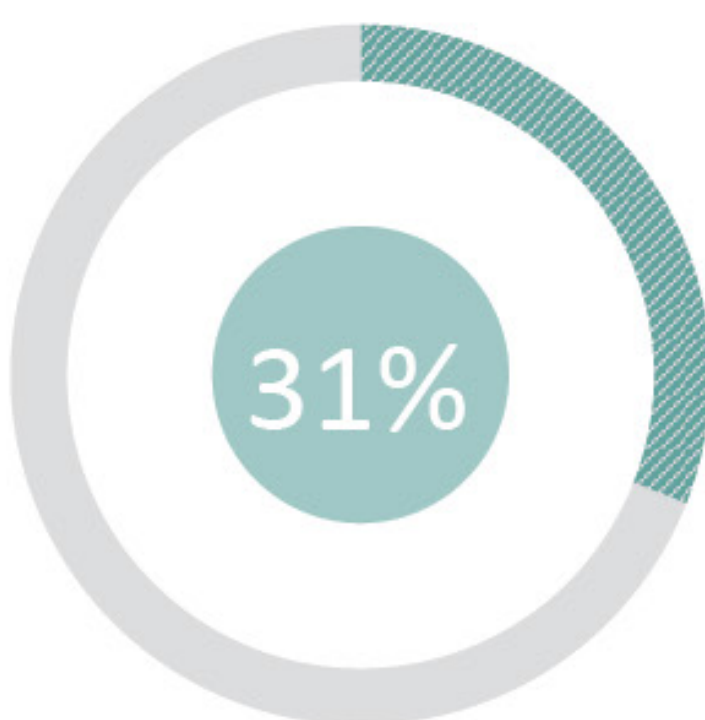
DAYS ON MARKET



MONTHS OF INVENTORY



AT OR ABOVE LIST PRICE

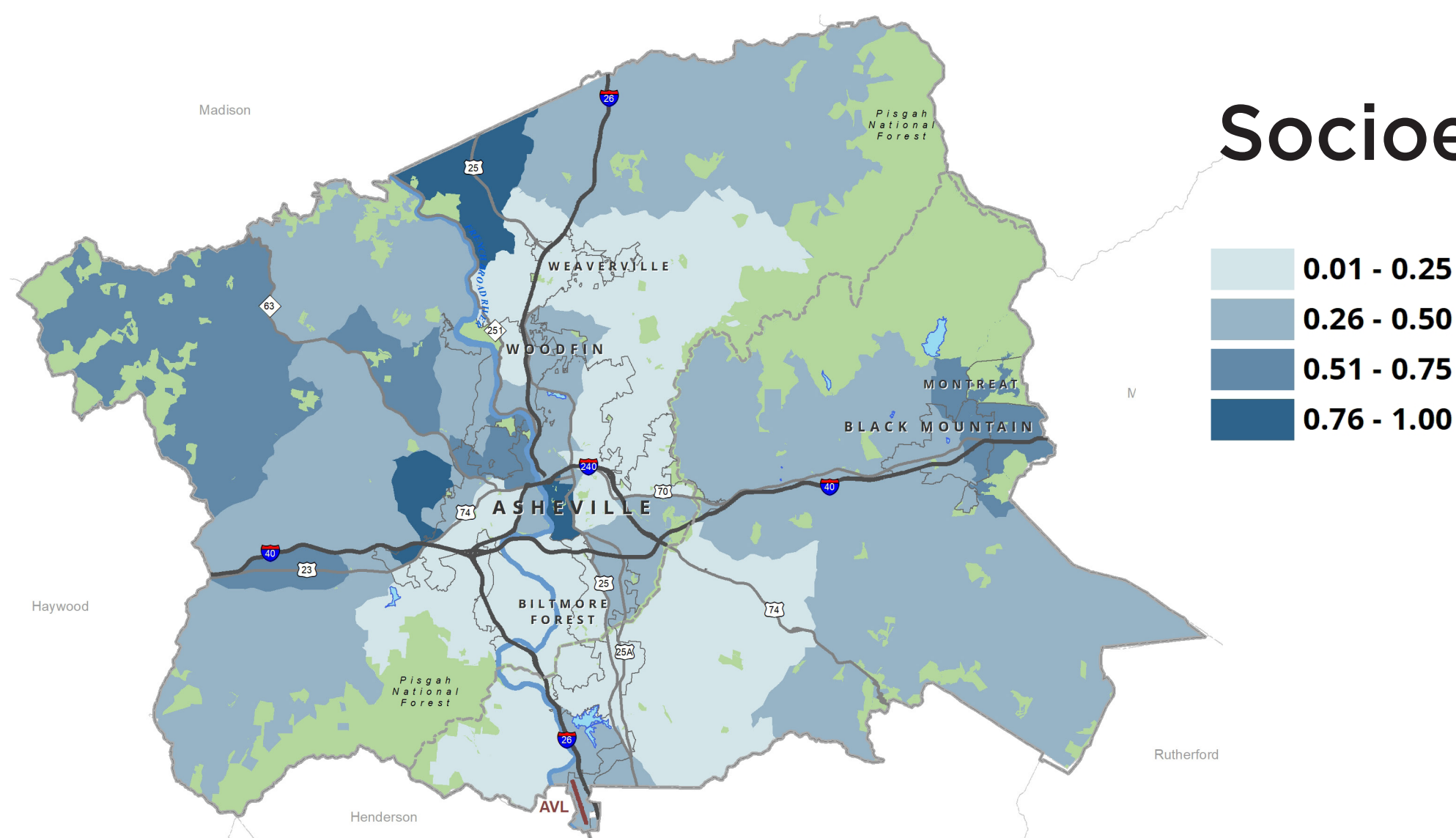


CASH CLOSINGS

Vulnerability

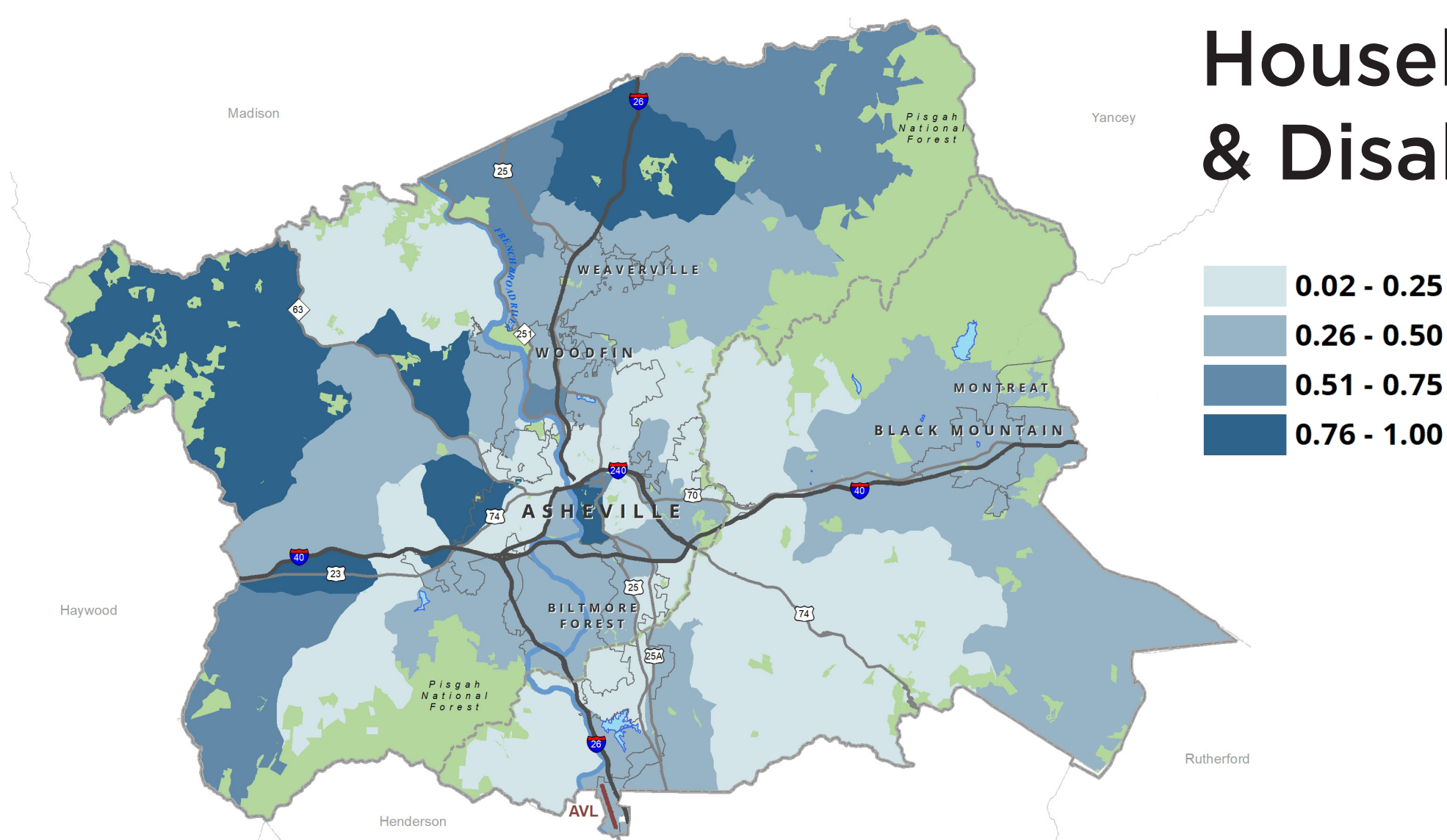
Social Vulnerability Index

The SVI was developed by the Centers for Disease Control to identify communities that would be most vulnerable to disruption by a hazardous event, such as a severe weather event like a tornado or a human-made chemical spill.



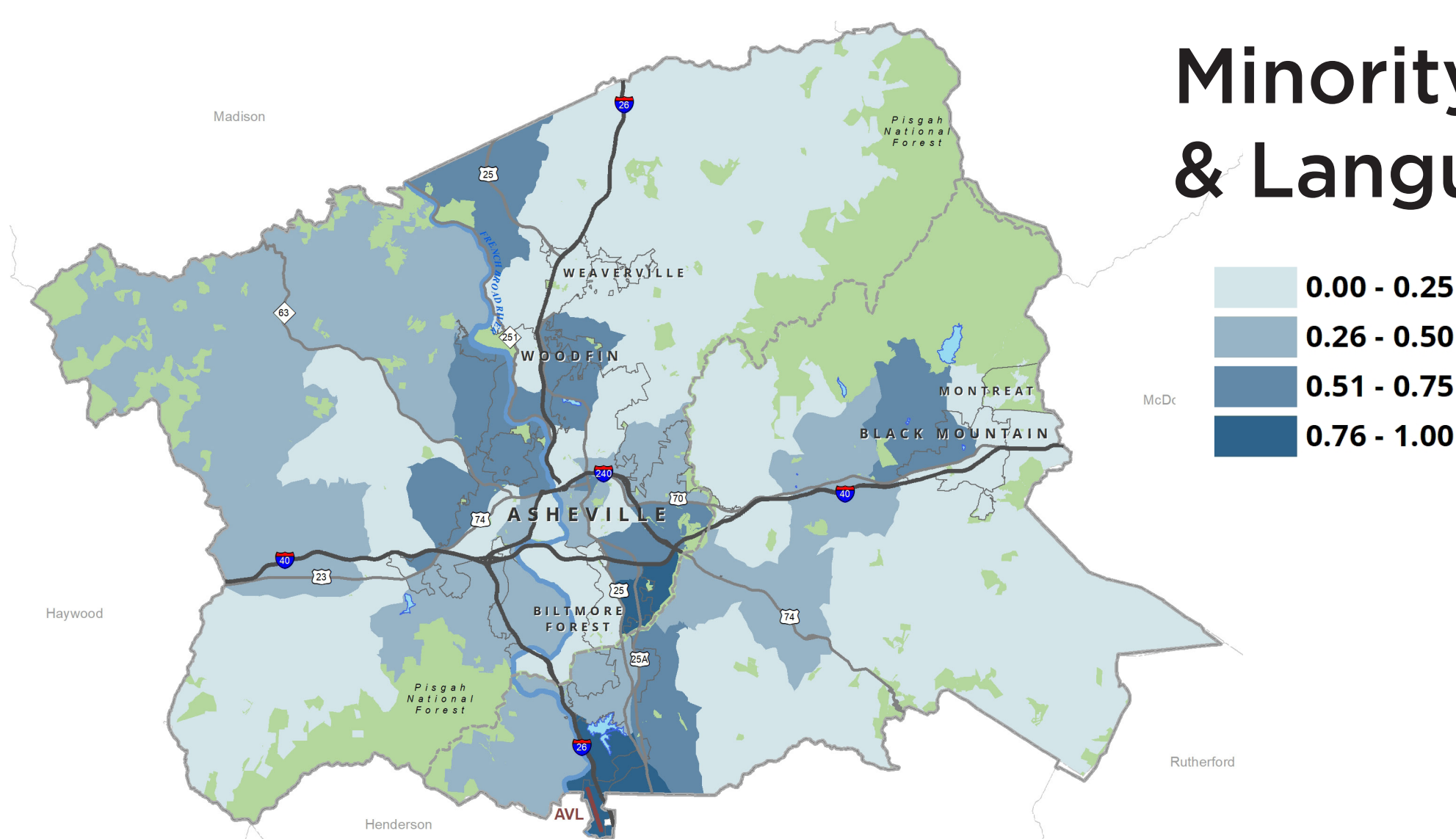
Socioeconomic

Based on socioeconomic data, much of the county shows low vulnerability. However, there are pockets of high vulnerability in the center of Asheville, in Census Tract 9 between I-40 and I-240, and in Census Tract 28.03 along the edge of the county northwest of Weaverville.



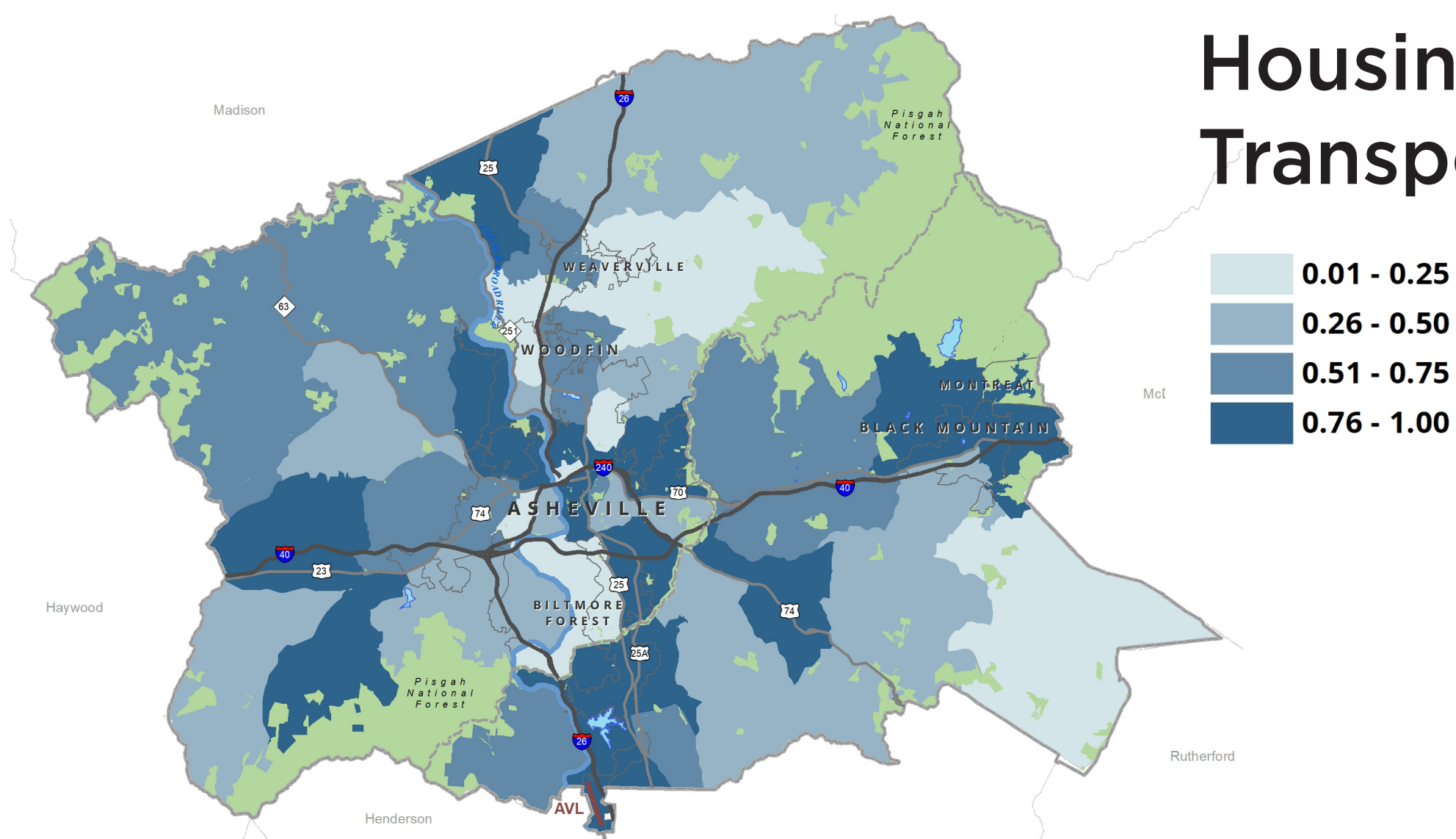
Household Composition & Disability

Based on household composition and disability, Census Tract 9 shows high vulnerability, as do Census Tracts 13 and 25.06, located west of Mimosa Dr. and largely north of I-40 west of Asheville, and the western-most part of the county just east of Canton, Census Tract 25.03.



Minority Status & Language

Based on minority status and language data, most vulnerable areas are in the Emma neighborhood within and just outside of northwest Asheville (Census Tract 14), as well as the census tract north of Emma and the French Broad River (Census Tract 15).



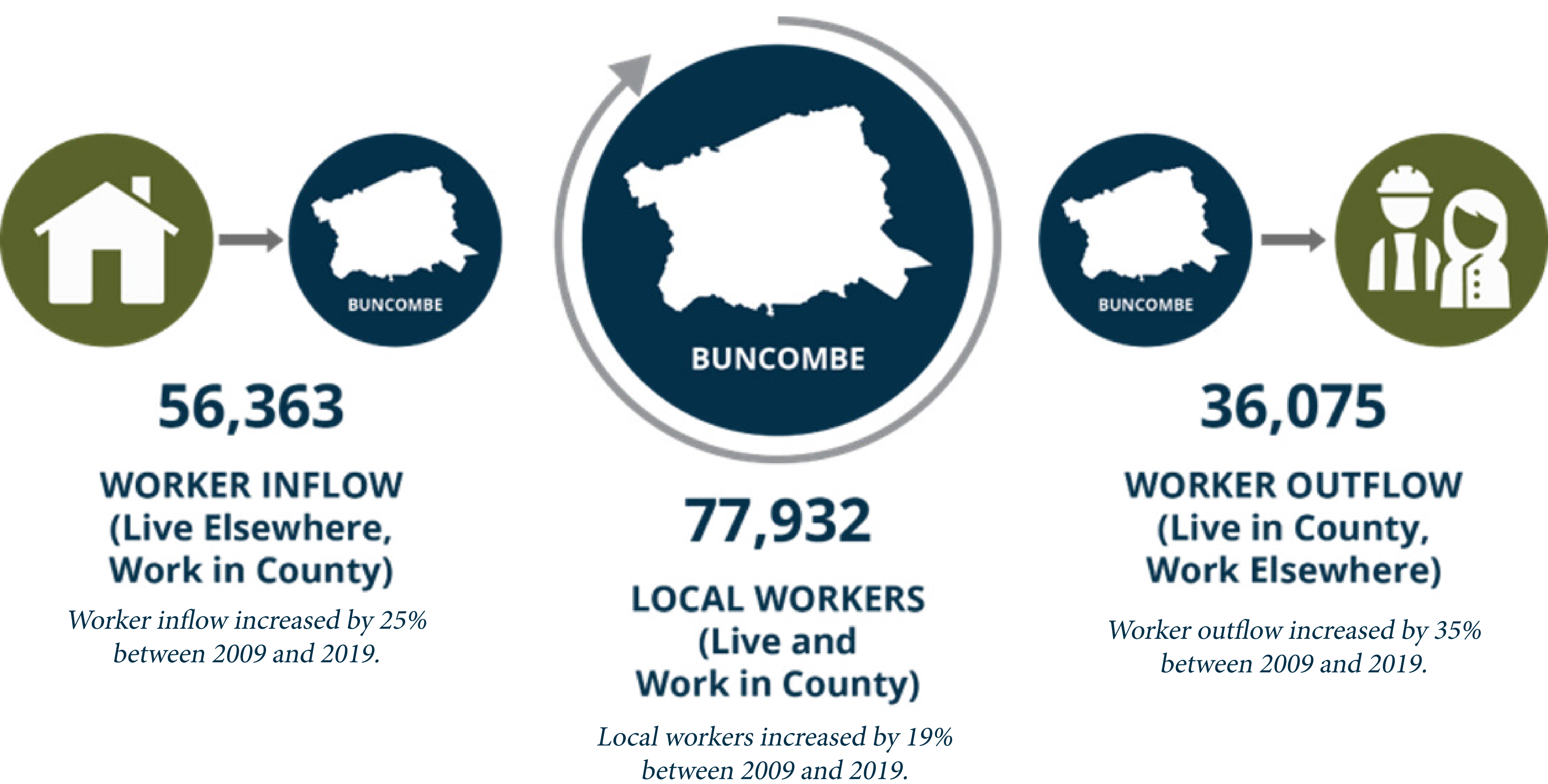
Housing Type & Transportation

Based on housing type and transportation options, large swaths of the county show high vulnerability, including census tracts west, south, and northeast of Swannanoa, north of Black Mountain; the Emma community; Census Tract 9 between I-40 and I-240; and Census Tract 28.03 on the edge of the county northwest of Weaverville.

Transportation

Commuting Patterns

Buncombe has a somewhat unusual commuting pattern because a larger proportion of its workers (nearly 78,000) both live and work in the county. The mean travel time to work is about 20 minutes for workers employed in Buncombe County. 75% of workers drove 24 miles or fewer to work.



Planning Challenges

Many of the county’s central interstates and highways are nearing or exceeding their volume-to-capacity ratio, or how many vehicles the roadway can handle.





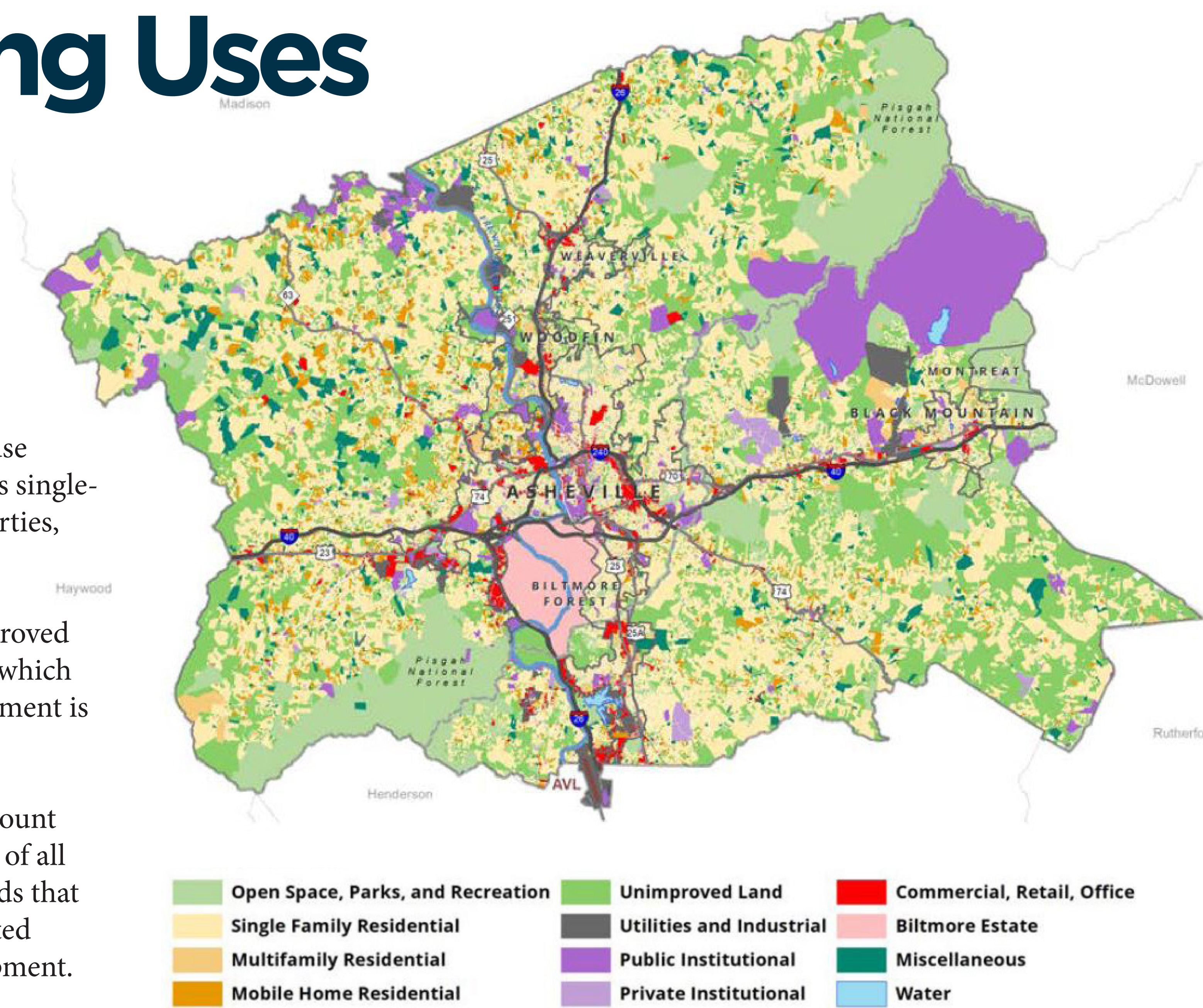
Land Use

Existing Uses

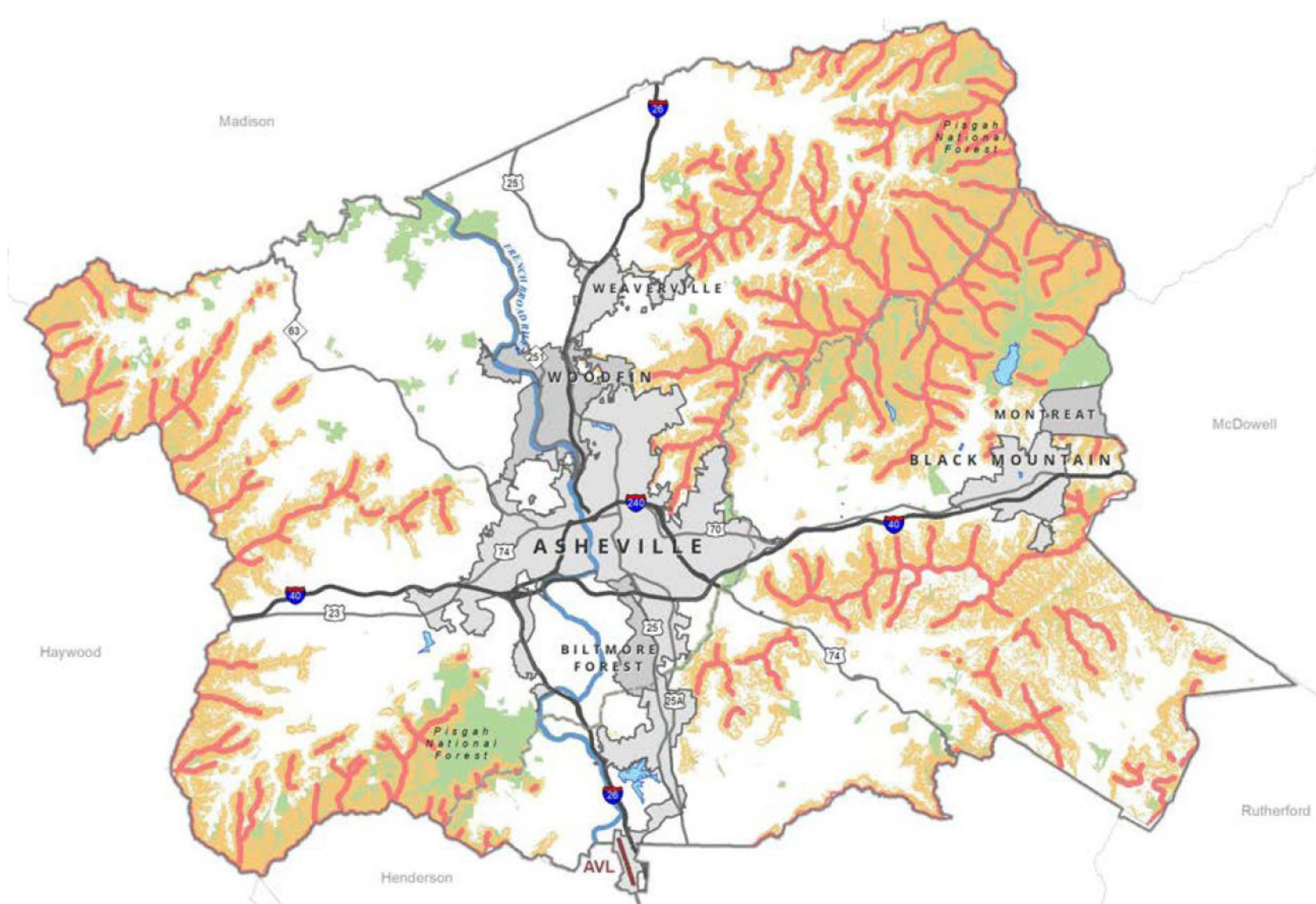
The single largest land use category in Buncombe is single-family residential properties, (1/3 of all land)

Following that is unimproved land (25%) – and upon which the most future development is likely to occur.

Protected lands also account for a significant portion of all property – these are lands that are permanently protected from any future development.



Constraints



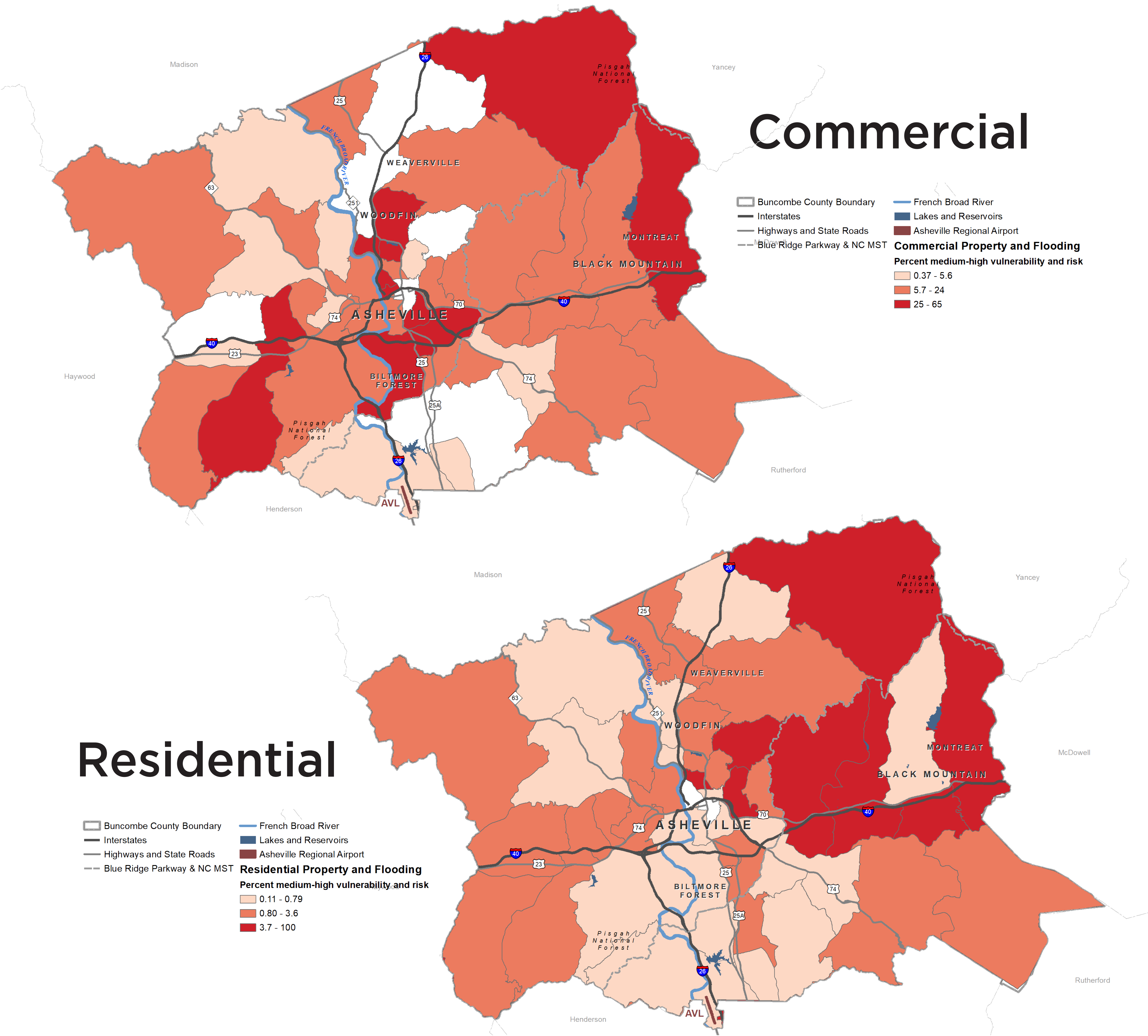
Buncombe County is a mountainous place, typifying its location in the Blue Ridge Mountains. This topography affords many advantages but also creates complications for building and development. While development is not explicitly disallowed in steep slopes and high ridges, the county has regulations which limits it. The above map shows the locations where these steep slopes exist.

Land Use Acreage by Category		
Land Use	Acreage	Percentage
Single Family Residential	155,556	39.2%
Unimproved Land	102,377	25.8%
Open Space, Parks, and Recreation	47,285	11.9%
Public Institutional	29,627	7.4%
Mobile Home Residential	16,055	4.0%
Miscellaneous	14,641	3.7%
Utilities and Industrial	8,018	2.0%
Commercial, Retail, Office	7,581	1.9%
Biltmore Estate	6,714	1.7%
Multi-Family Residential	4,838	1.2%
Private Institutional	4,573	1.1%
Water*	83	0.0%
TOTAL	398,113	100%
*Does not include reservoirs in protected watershed areas, which are part of the Public Institutional Lands		

Hazards

Flood Risk

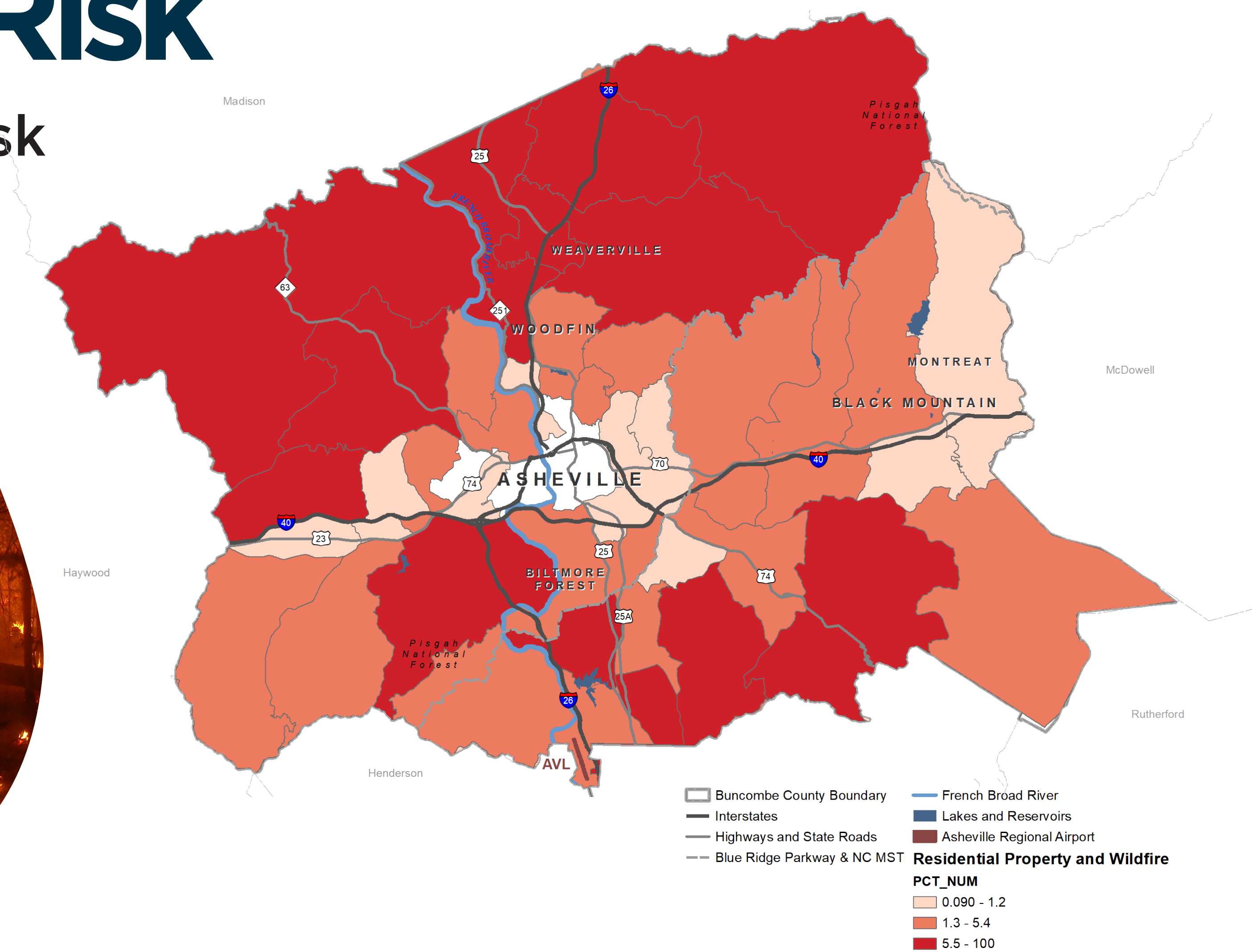
13% of commercial properties have high flooding risk.



Hazards

Wildfire Risk

Residential Fire Risk

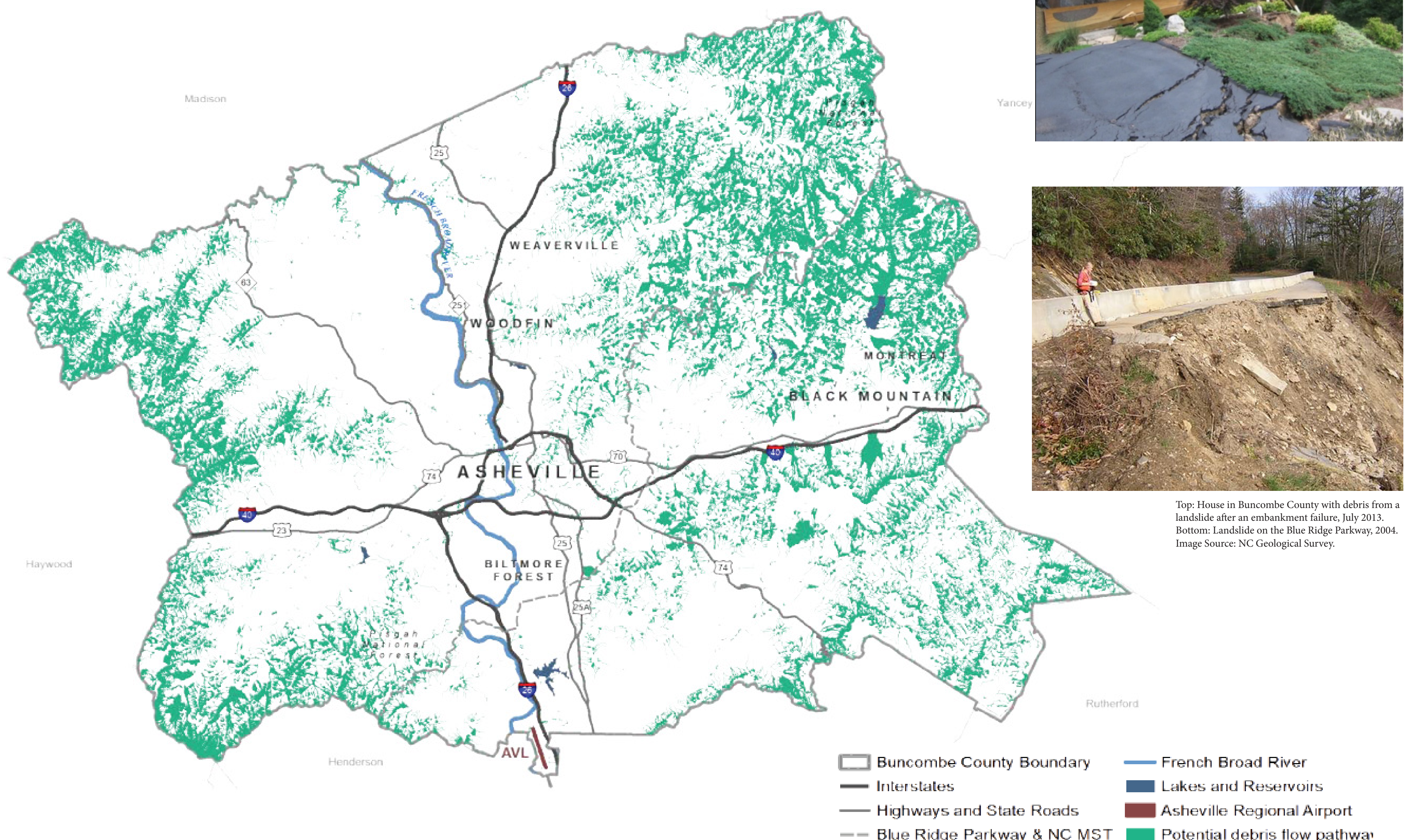


Landslides

Potential Landslide Debris Flow Paths

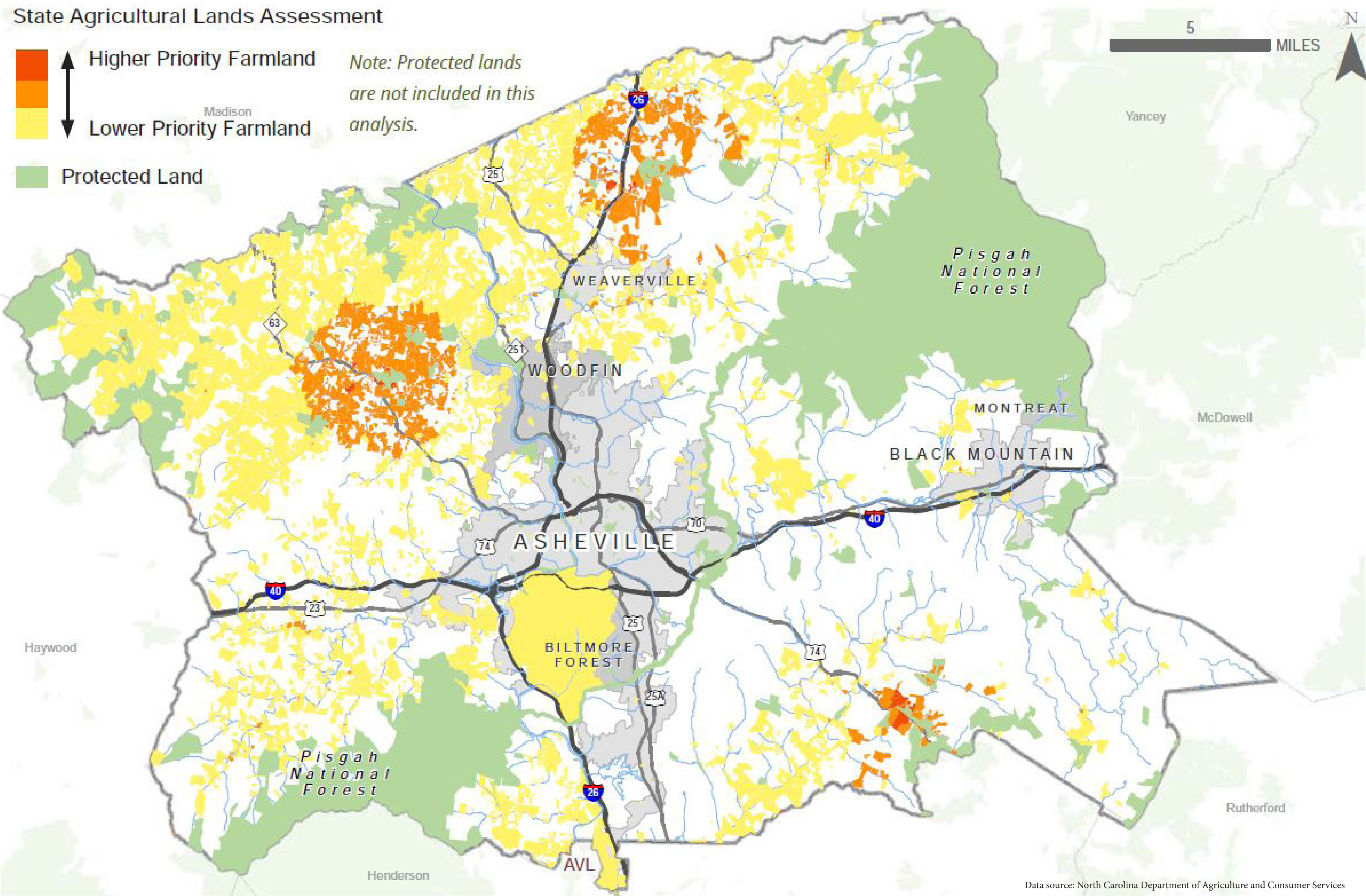


Top: House in Buncombe County with debris from a landslide after an embankment failure, July 2013.
Bottom: Landslide on the Blue Ridge Parkway, 2004.
Image Source: NC Geological Survey.



Working Lands

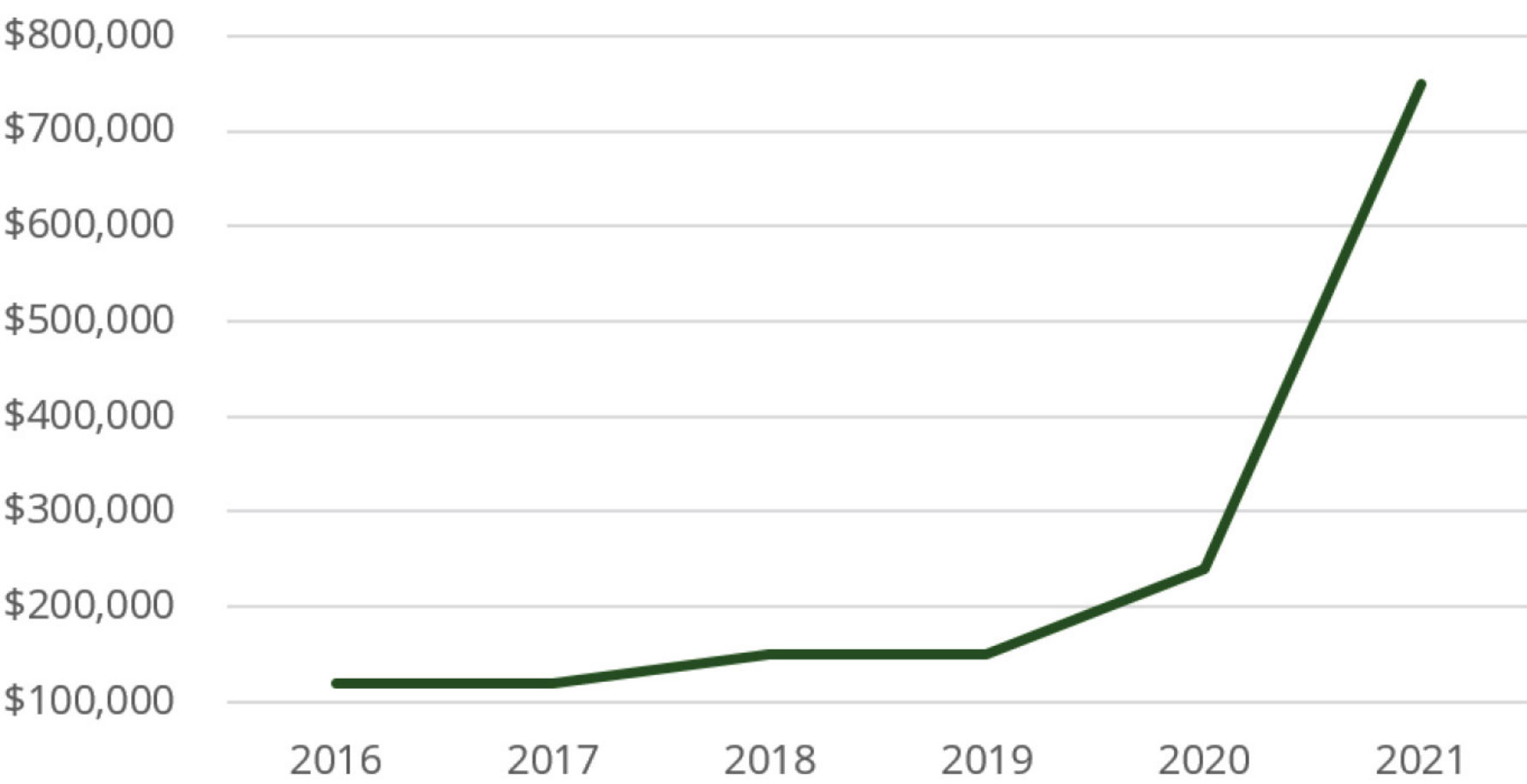
Farmland Priority Map



Buncombe County currently has slightly over 1,000 farms which cover more than 72,000 acres. Between 17% and 22% (depending on the methodology) of the county is farmland.

The current dominant agricultural products, in order of market value, are as follows: livestock- and poultry-related products, vegetables, dairy, cattle and calves, and fruits and nuts. Small farms, such as community supported agriculture (CSA) programs, etc., that sell food locally is a dominant part of this market. However, croplands have seen a 12% decline and farmer income has seen a 13% decline from the years of 2007 to 2017.

AAB & LCAB Funding Amounts



Farmland protection continues to be prioritized and increased each year in the County budget. Funding for agricultural projects was increased significantly in 2021. The table above shows the combined budget of the Agricultural Advisory Board (AAB) and Land Conservation Advisory Board (LCAB) from 2016-2021.

