

AVERY COUNTY, NORTH CAROLINA HOUSING NEEDS ASSESSMENT

APRIL 2023



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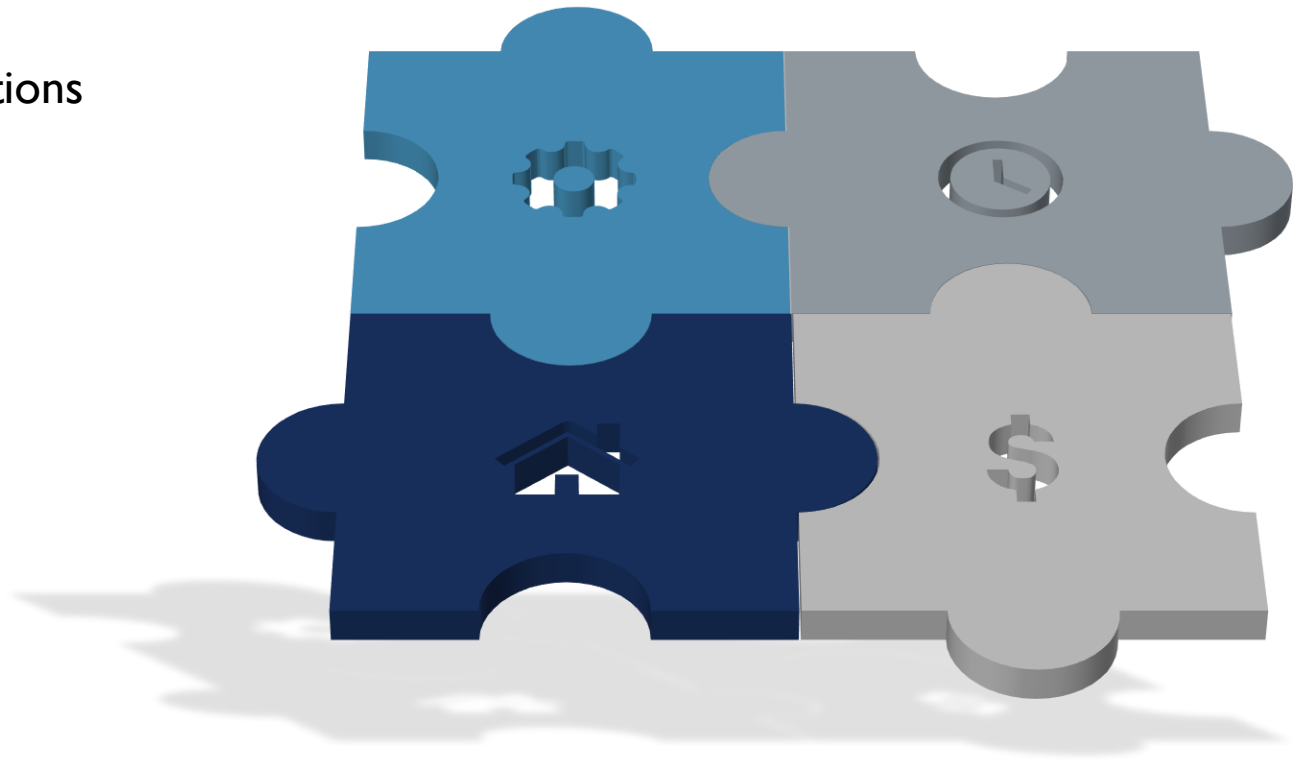
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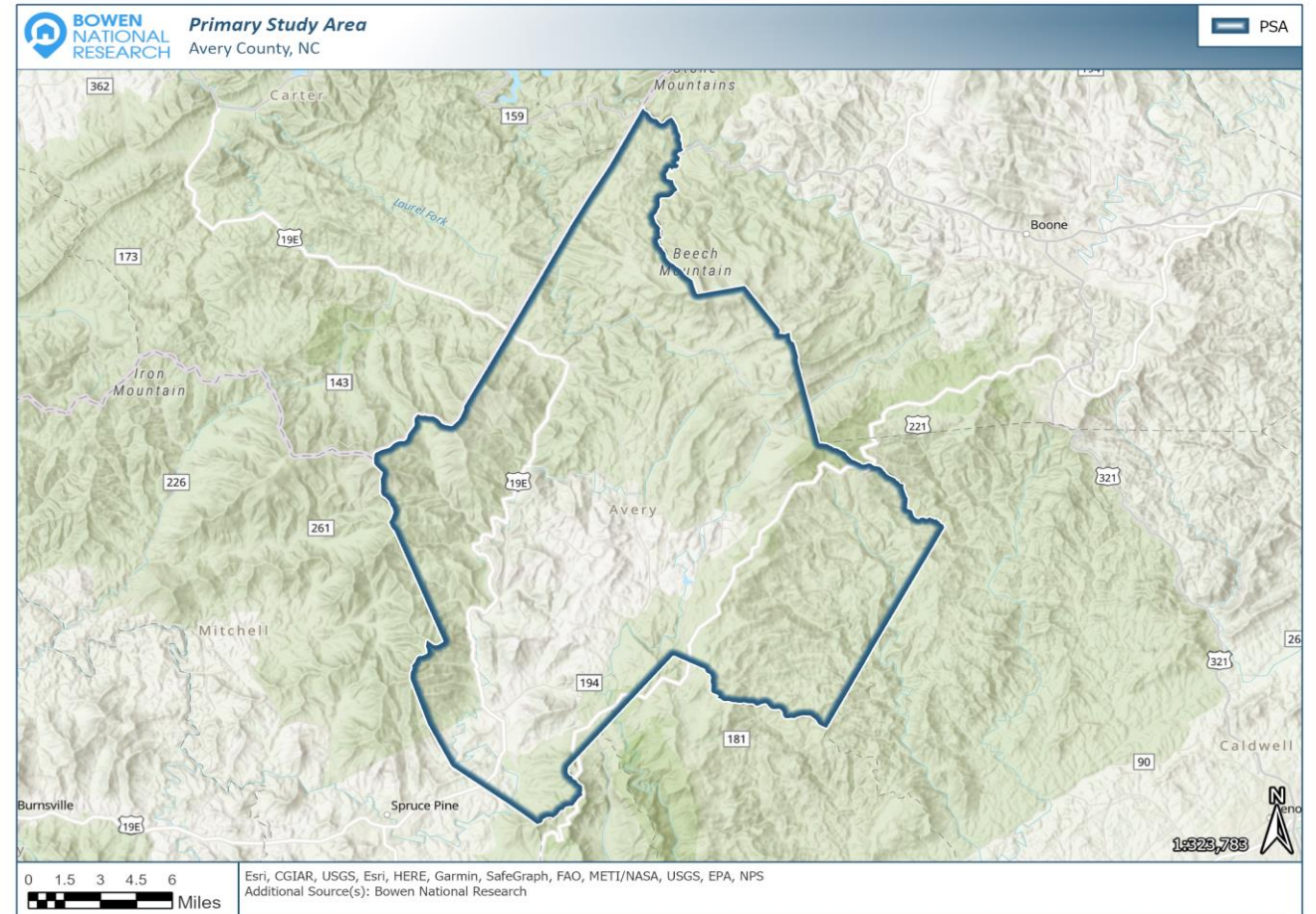
Scope of Work

- Demographic Characteristics and Trends
- Economic Conditions and Trends
- Existing Housing Stock Costs, Availability, & Conditions
- Other Housing Factors
 - Commuting Patterns
 - Migration Patterns
 - Public Transportation
 - Crime Analysis
 - Residential Blight
 - Development Opportunities
 - Housing Policies and Regulations
 - Housing Assistance Programs Overview
 - Development Partner Identification
 - Special Needs Populations
- Quantified Housing Gap Estimates
- Community Input (Employers and Residents/Commuters, Over 300 Respondents)
- Action Plan Recommendations



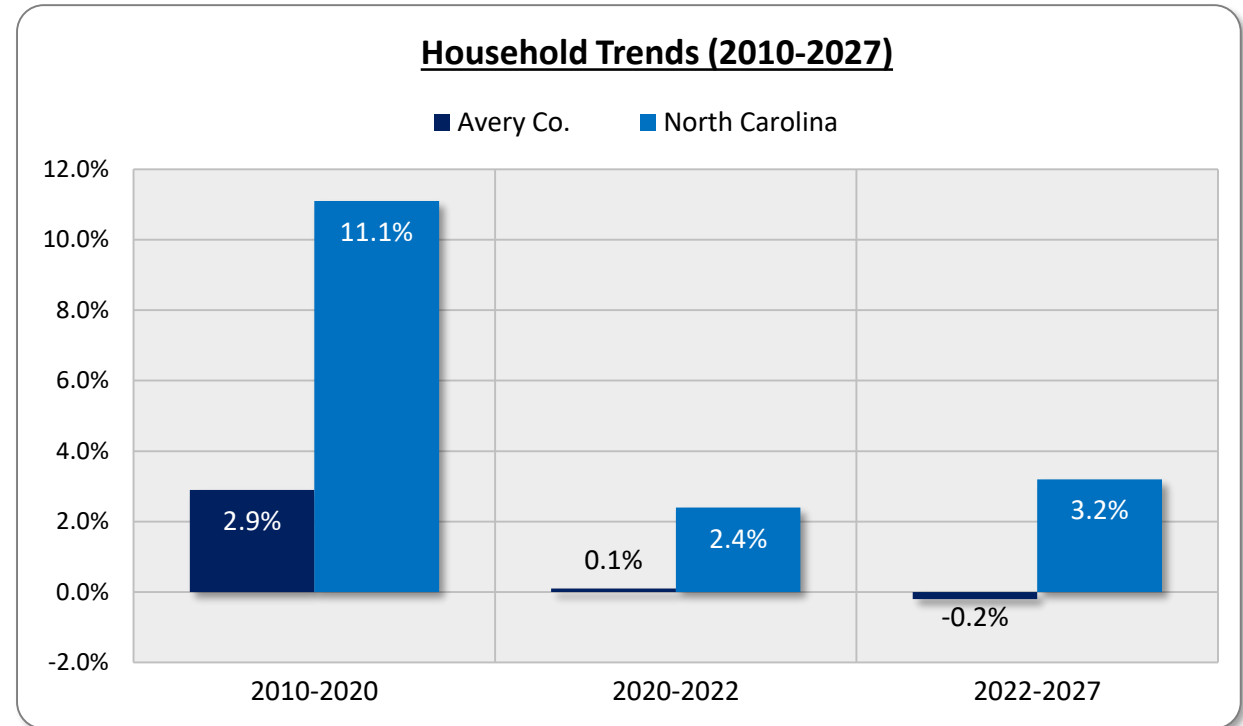
Geographical Study Area

Primary Study Area (PSA) Avery County



Demographics – Overall Population and Household Trends

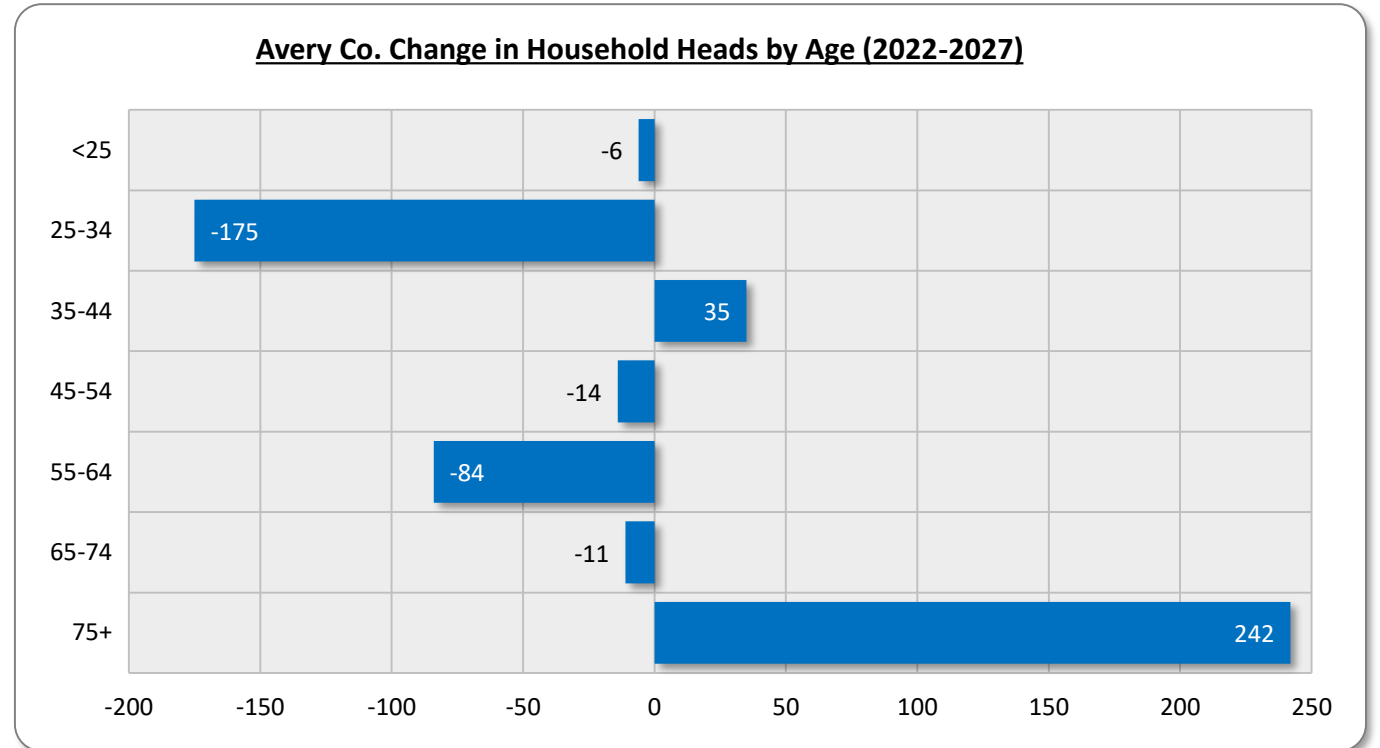
Between 2010 and 2020, number of households in the county increased by 2.9% (192 households); Over the next five years, the number of **households** within the county is **projected to remain stable**, decreasing by 13 or 0.2%. The housing needs of many households will likely change in the next five years.



Avery County's population and household growth have been modest since 2010. It is projected that they are expected to experience slight declines through 2027. Regardless, the county is expected to experience notable shifts among households by age cohort and household income levels.

Demographics – Households By Age

Projections for 2027 indicate the greatest growth of household heads by age will occur among those 75 and older with an increase of 242 households (19.8% increase) within the county. Comparatively moderate growth will also occur for households ages 35 to 44 (3.7%). Households age 25 to 34 in the county are projected to decline by 23.0%, or 175 households, over the next five years.



Projected increase in senior households age 75 and older indicates a likely increase in demand for senior-oriented housing of both independent and assisted-living types, while the expected growth in households between the ages of 35 and 44 will likely contribute to family-oriented housing demand.

Demographics – Renter Household Income

Over two-thirds (67.2%) of county renter households earn < \$40,000 annually, which is projected to decrease by 154 (14.1%) households by 2027.

Conversely, most of the renter household growth within the PSA will be among those earning between \$50,000 and \$99,999.

		Renter Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Avery County	2010	434 (27.7%)	467 (29.8%)	239 (15.3%)	126 (8.0%)	145 (9.3%)	52 (3.3%)	96 (6.2%)	7 (0.5%)
	2022	245 (15.1%)	352 (21.7%)	281 (17.4%)	211 (13.0%)	160 (9.9%)	104 (6.4%)	215 (13.3%)	52 (3.2%)
	2027	180 (11.3%)	285 (18.0%)	268 (16.9%)	202 (12.8%)	169 (10.7%)	137 (8.6%)	286 (18.1%)	57 (3.6%)
	Change 2022-'27	-65 (-26.5%)	-67 (-19.0%)	-13 (-4.6%)	-9 (-4.3%)	9 (5.6%)	33 (31.7%)	71 (33.0%)	5 (9.6%)
North Carolina	2010	195,552 (15.7%)	268,561 (21.5%)	209,437 (16.8%)	164,848 (13.2%)	128,251 (10.3%)	77,774 (6.2%)	154,380 (12.4%)	48,450 (3.9%)
	2022	140,609 (9.6%)	201,712 (13.8%)	187,127 (12.8%)	177,140 (12.1%)	157,109 (10.7%)	118,500 (8.1%)	298,927 (20.4%)	183,868 (12.6%)
	2027	107,726 (7.2%)	159,053 (10.7%)	155,949 (10.5%)	160,455 (10.8%)	148,782 (10.0%)	128,261 (8.6%)	360,036 (24.1%)	270,915 (18.2%)
	Change 2022-'27	-32,883 (-23.4%)	-42,659 (-21.1%)	-31,178 (-16.7%)	-16,685 (-9.4%)	-8,327 (-5.3%)	9,761 (8.2%)	61,109 (20.4%)	87,047 (47.3%)

The majority share of lower-income renter households and the increase of moderate/higher-earning income renter households within Avery County through 2027 indicates the importance of providing a wide range of rental housing alternatives.

Demographics – Owner Household Income

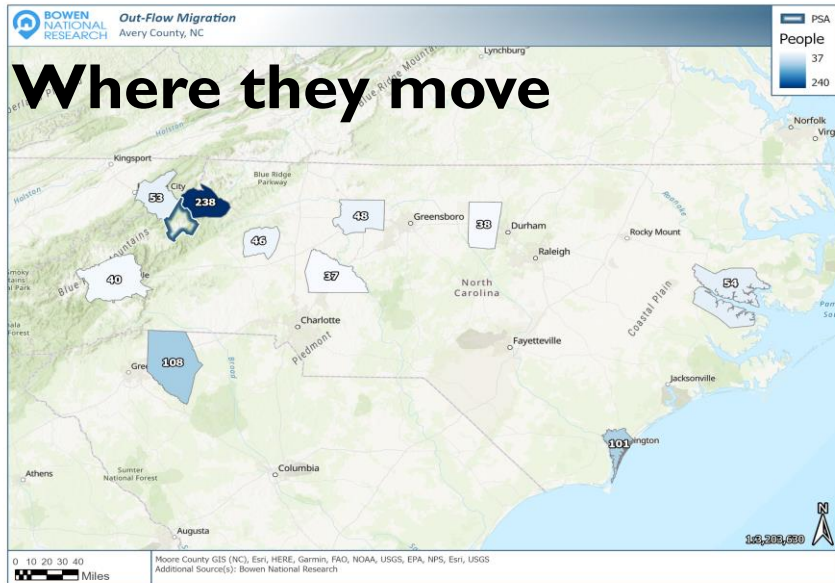
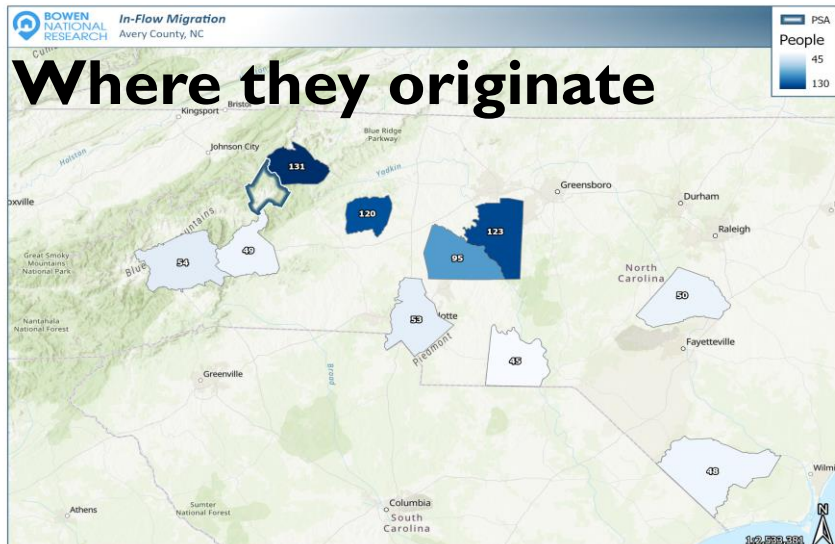
Most owner household **growth** in Avery County will occur among those earning between **\$40,000 and \$49,999** (71 HHs, 11.1%) and those earning **\$100,000 or more** (238 HHs, 21.4%).

Owner households earning **below \$40,000** comprise around **one-third** of owner households; Preservation of affordable for-sale housing to remain important.

County trends likely signal a moderate shift in the need for housing oriented to middle- and higher-income households, while the need for affordable housing will remain critical as nearly one-third of households in the county will continue to earn **<\$40,000** annually in **2027**, including many first-time homebuyers.

		Owner Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Avery County	2010	434 (8.5%)	696 (13.6%)	742 (14.5%)	701 (13.7%)	655 (12.8%)	434 (8.5%)	1,077 (21.1%)	363 (7.1%)
	2022	216 (4.1%)	469 (8.9%)	550 (10.5%)	567 (10.8%)	639 (12.2%)	481 (9.2%)	1,212 (23.1%)	1,112 (21.2%)
	2027	173 (3.3%)	415 (7.9%)	465 (8.8%)	474 (9.0%)	710 (13.5%)	452 (8.6%)	1,230 (23.3%)	1,350 (25.6%)
	Change 2022-'27	-43 (-19.9%)	-54 (-11.5%)	-85 (-15.5%)	-93 (-16.4%)	71 (11.1%)	-29 (-6.0%)	18 (1.5%)	238 (21.4%)
North Carolina	2010	131,928 (5.3%)	229,206 (9.2%)	255,998 (10.2%)	264,219 (10.6%)	246,324 (9.9%)	235,866 (9.4%)	610,174 (24.4%)	524,175 (21.0%)
	2022	86,315 (3.1%)	148,555 (5.3%)	178,900 (6.4%)	202,664 (7.2%)	200,172 (7.2%)	220,390 (7.9%)	690,748 (24.7%)	1,069,758 (38.2%)
	2027	68,493 (2.4%)	118,965 (4.1%)	144,818 (5.0%)	170,691 (5.9%)	171,824 (5.9%)	205,597 (7.1%)	692,240 (23.8%)	1,336,424 (45.9%)
	Change 2022-'27	-17,822 (-20.6%)	-29,590 (-19.9%)	-34,082 (-19.1%)	-31,973 (-15.8%)	-28,348 (-14.2%)	-14,793 (-6.7%)	1,492 (0.2%)	266,666 (24.9%)

Demographics – Migration Patterns



**Avery County: County-to-County Net Population Migration
Top 10 Origin and Destination Counties (Regional Only)**

In-Migration			Out-Migration		
Importing County	Number	Percent	Exporting County	Number	Percent
Watauga County, NC	131	7.0%	Watauga County, NC	238	16.6%
Davidson County, NC	123	6.5%	Spartanburg County, SC	108	7.5%
Alexander County, NC	120	6.4%	New Hanover County, NC	101	7.1%
Rowan County, NC	95	5.0%	Beaufort County, NC	54	3.8%
Buncombe County, NC	54	2.9%	Carter County, TN	53	3.7%
Mecklenburg County, NC	53	2.8%	Forsyth County, NC	48	3.4%
Harnett County, NC	50	2.7%	Alexander County, NC	46	3.2%
McDowell County, NC	49	2.6%	Buncombe County, NC	40	2.8%
Columbus County, NC	48	2.6%	Orange County, NC	38	2.7%
Anson County, NC	45	2.4%	Rowan County, NC	37	2.6%
All Other Counties	1,114	59.2%	All Other Counties	668	46.7%
Total In-Migration	1,882	100.0%	Total Out-Migration	1,431	100.0%

Watauga County appears to have the greatest influence on Avery County resident mobility patterns. While Avery County is losing and gaining residents from adjacent or nearby counties, it is also losing and/or gaining residents to metropolitan areas like Asheville, Charlotte, Spartanburg (SC), Wilmington, and Winston-Salem

Demographics – Migration Characteristics

A significant portion of the population that moves to Avery County earns less than \$35,000 per year (Includes those that earned no income). This will influence the demand for more affordable housing alternatives, which currently has limited availability and wait lists.

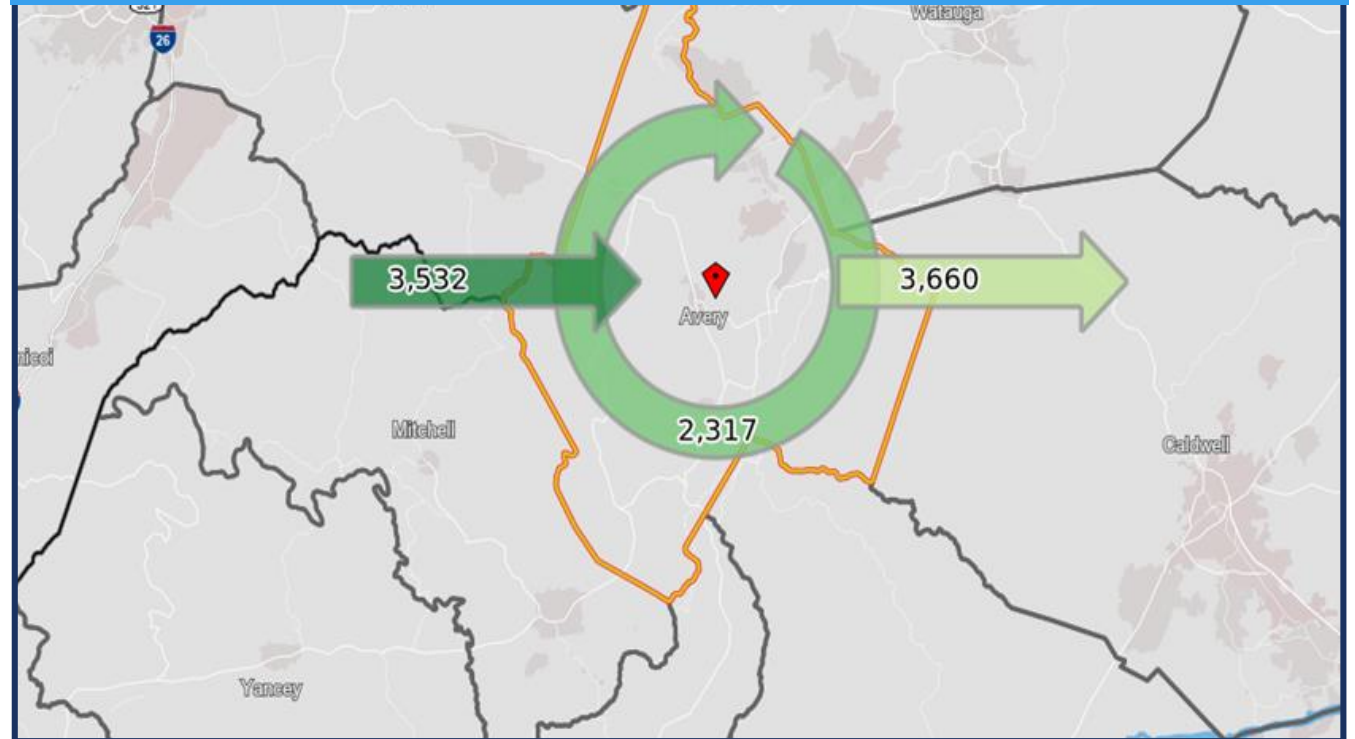
Avery County: Income Distribution by Mobility Status for Population Age 15 Years+						
2020 Inflation Adjusted Individual Income	Moved Within Same County		Moved From Different County, Same State		Moved From Different State	
	Number	Percent	Number	Percent	Number	Percent
<\$10,000	52	12.2%	238	49.6%	84	29.2%
\$10,000 to \$14,999	77	18.1%	53	11.0%	75	26.0%
\$15,000 to \$24,999	51	12.0%	49	10.2%	18	6.3%
\$25,000 to \$34,999	136	31.9%	59	12.3%	34	11.8%
\$35,000 to \$49,999	62	14.6%	18	3.7%	6	2.1%
\$50,000 to \$64,999	20	4.7%	42	8.8%	10	3.5%
\$65,000 to \$74,999	5	1.1%	0	0.0%	13	4.5%
\$75,000+	23	5.4%	21	4.4%	48	16.6%
Total	426	100.0%	480	100.0%	288	100.0%

Source: U.S. Census Bureau, 2019 5-Year American Community Survey; Bowen National Research

Potential Commuter Support

- **3,660** Avery County residents are employed outside the county.
- **3,532** people commute into Avery County from surrounding areas for employment accounting for over three-fifths (60.4%) of the people employed in the county.

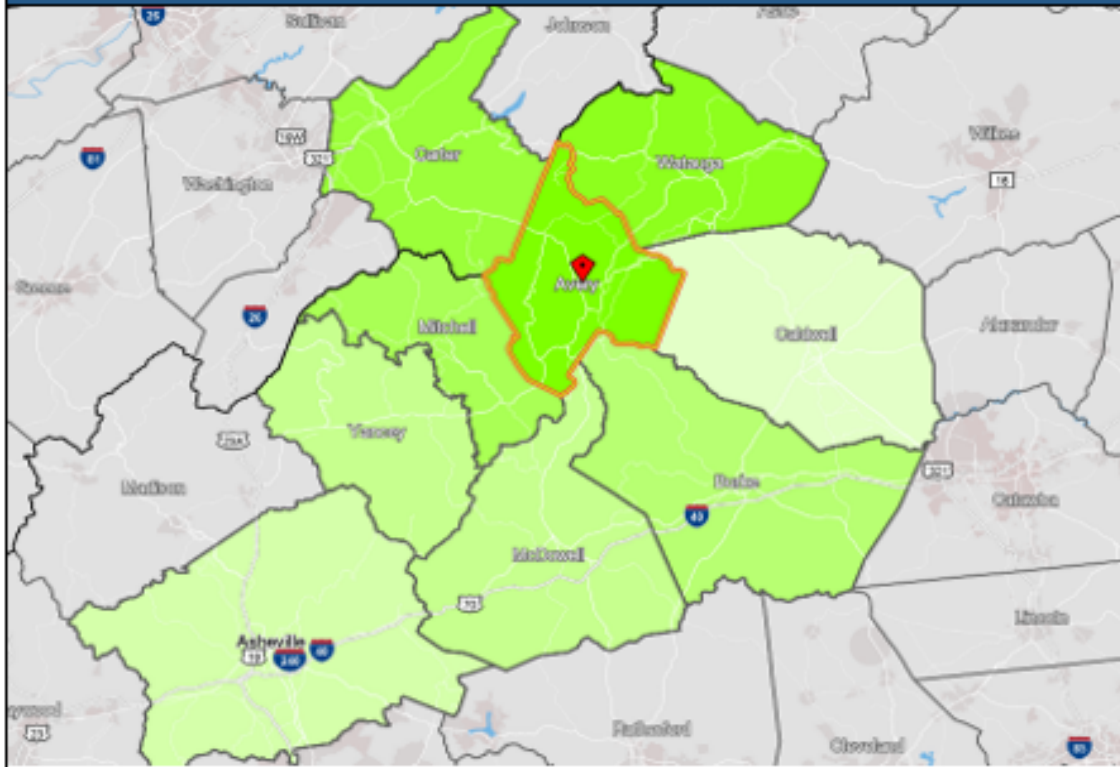
The large number of people that commute daily into the area for work represent a large base of **potential residents for Avery County.**



Commuter Origination

More than 1,100 (19.7%) of people commute into the county for work drive more than 50 miles (one way) each day. These long-distance commuters represent the most likely future residents of Avery County.

**Avery County Workforce – Top 10 Counties of Residence & Commute Distance
All Jobs (2019)**



County	Number	Share
Avery County, NC	2,317	39.6%
Watauga County, NC	870	14.9%
Carter County, TN	333	5.7%
Mitchell County, NC	288	4.9%
Burke County, NC	201	3.4%
McDowell County, NC	107	1.8%
Yancey County, NC	107	1.8%
Buncombe County, NC	104	1.8%
Caldwell County, NC	87	1.5%
Guilford County, NC	72	1.2%
All Other Locations	1,363	23.3%
Total	5,849	100.0%

Commute Distance		
Distance	Number	Share
Less than 10 miles	2,450	41.9%
10 to 24 miles	1,616	27.6%
25 to 50 miles	632	10.8%
Greater than 50 miles	1,151	19.7%
Total	5,849	100.0%

More than one-third (39.6%) of the Avery County workforce are residents of the county. Watauga County (14.9%), Carter County (5.7%), and Mitchell County (4.9%) contribute the next largest shares of Avery County workers.

Commuter Destination

Over one-third (38.8%) of county residents are employed within Avery County. Watauga County (11.2%), McDowell County (4.7%), and Buncombe County (4.6%) employ the next largest shares of Avery County residents.

Avery County Residents – Top 10 Counties of Employment & Commute Distance All Jobs (2019)			
	Community	Number	Share
	Avery County, NC	2,317	38.8%
	Watauga County, NC	670	11.2%
	McDowell County, NC	278	4.7%
	Buncombe County, NC	275	4.6%
	Mitchell County, NC	260	4.4%
	Mecklenburg County, NC	228	3.8%
	Wake County, NC	207	3.5%
	Burke County, NC	120	2.0%
	Wilkes County, NC	114	1.9%
	Forsyth County, NC	113	1.9%
All Other Locations	1,395	23.3%	
Total		5,977	100.0%
Commute Distance			
	Distance	Number	Share
	Less than 10 miles	2,193	36.7%
	10 to 24 miles	1,324	22.2%
	25 to 50 miles	920	15.4%
	Greater than 50 miles	1,540	25.8%
Total		5,977	100.0%

Housing Supply – Multifamily Apartments

Demand for multifamily rental housing is **very strong** within the county. **All of the 144** surveyed multifamily rental units were occupied, resulting in an overall **100% occupancy rate**. In typical, well-balanced rental housing markets, the occupancy rate is generally between 94% and 96%.

Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	1	7	0	100.0%
Tax Credit	1	32	0	100.0%
Tax Credit/Government-Subsidized	2	71	0	100.0%
Government-Subsidized	3	34	0	100.0%
Total	7	144	0	100.0%



All properties but one maintain waiting lists which indicates that pent-up demand exists for all types of multifamily rental housing within Avery County.

Housing Supply – Market Rate and Tax Credit Housing

Supply of market-rate units in the county is extremely limited as **only seven market-rate units** (4.9% of the apartment rental supply) were identified. **No units are available** and there is **pent-up demand** for the Tax Credit units based on their wait list. Note that **no three-bedroom units** were identified.

Market-Rate						
Bedroom	Baths	Units	Share	Vacant	% Vacant	Median Collected Rent
Two-Bedroom	2.0	7	100.0%	0	0.0%	\$1,750
Total Market-Rate		7	100.0%	0	0.0%	-
Tax Credit (Households Earning Between \$32k-\$52k)						
Bedroom	Baths	Units	Share	Vacant	% Vacant	Median Collected Rent
One-Bedroom	1.0	20	62.5%	0	0.0%	\$579
Two-Bedroom	1.0	12	37.5%	0	0.0%	\$737
Total Tax Credit		32	100.0%	0	0.0%	-

Market-Rate rentals only affordable to households earning \$70,000+

Tax Credit rentals affordable/eligible to households earning between \$23k and \$52k

No apartments serving incomes between \$52k and \$70k

Housing Supply – Government-Subsidized Housing



- All subsidized apartments occupied & wait lists exists for such housing
- A total of **20 households** are on the housing authority's **wait list** for an available Housing Choice Voucher
- Approximately **9 (5.1%) of the 178 vouchers** issued in the region are **unused due to lack of available housing or properties that would not accept vouchers**

Government-subsidized housing serves households earning up to 50% of Area Median Income (<\$32k)

Subsidized Tax Credit					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
One-Bedroom	1.0	66	93.0%	0	0.0%
Two-Bedroom	1.0	2	2.8%	0	0.0%
Two-Bedroom	2.0	3	4.2%	0	0.0%
Total Subsidized Tax Credit		71	100.0%	0	0.0%
Government Subsidized					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
One-Bedroom	1.0	18	52.9%	0	0.0%
Two-Bedroom	1.0	16	47.1%	0	0.0%
Total Subsidized		34	100.0%	0	0.0%

Note that **none** of the subsidized supply consists of three- or four-bedroom units, providing no low-income housing options for larger families in the PSA

Housing Supply – Data Collected and Available

- Location
- Quality Ratings
- Year Built/Renovated
- Occupancy Rates
- Wait Lists
- Target Market (Ex. Seniors)
- Property Photos
- Collected Rents
- Unit Mixes
- Targeted Incomes
- Square Footages
- Number of Bedrooms
- Rent Concessions/Specials
- Other Design Elements

Map I.D.	Project Name	Quality Rating	Year Built/Renovated	Total Units	Occ. Rate	Waiting List	Target Market
1	ARC/HDS Avery County Group Home	B	1980	6	100.0%	1 HH	Families; Section 811 PRAC
2	Fields of Toe Apts.	B-	1983 / 2011	20	100.0%	40 HH	Families; RD 515
3	High Country Square	B+	2020	7	100.0%	None	General-Occupancy
4	Historic Elk Park School	B	1934 / 2004	40	100.0%	6 HH	Seniors 45+; 50% AMHI & Section 8
5	Linville Cove Apts.	B	2013	32	100.0%	Yes	Seniors 62+; 50% AMHI
6	Nock Point Apts.	B-	1985	8	100.0%	10 HH	Seniors 62+; RD 515
7	Pine Ridge Apts.	B	1994	31	100.0%	10 HH	Seniors 62+; 60% AMHI & RD 515

OCC - Occupancy

Map I.D.	Project Name	Collected Rent/Percent of AMHI (Number of Units/Vacancies)		Rent Special
		One-Br.	Two-Br.	
1	ARC/HDS Avery County Group Home	SUB (6/0)		None
2	Fields of Toe Apts.	\$500-\$509/RD 515 (4/0)	\$520-\$529/RD 515 (16/0)	None
3	High Country Square	-	\$1,500-\$1,750/MR (7/0)	None
4	Historic Elk Park School	\$694/50% (37/0)	\$830/50% (3/0)	None
5	Linville Cove Apts.	\$579/50% (20/0)	\$737/50% (12/0)	None
6	Nock Point Apts.	\$687-\$774/RD 515 (8/0)	-	None
7	Pine Ridge Apts.	\$647-\$805/60% (29/0)	\$667-\$865/60% (2/0)	None

SUB - Subsidized (residents pay 30% of their income, as this is a government-subsidized property, which also operates under the Tax Credit program)
MR - Market-Rate

Map I.D.	Project Name	Square Footage		Number of Baths	
		One-Br.	Two-Br.	One-Br.	Two-Br.
1	ARC/HDS Avery County Group Home	600	-	1.0	-
2	Fields of Toe Apts.	700	900	1.0	1.0
3	High Country Square	-	900 - 1,000	-	2.0
4	Historic Elk Park School	600	800	1.0	2.0
5	Linville Cove Apts.	702	942	1.0	1.0
6	Nock Point Apts.	750	-	1.0	-
7	Pine Ridge Apts.	650	805	1.0	1.0

Housing Supply – Non-Conventional Rentals

Non-Conventional Rentals Consist of Single-Family Homes, Duplexes, Mobile Homes, Etc., and Comprise a Large Portion of the Local Housing Market



- **Non-conventional** rentals comprise over four-fifths(83.4%) rental product in the county
- Majority of these (non-conventional) rentals have **gross rents between \$500 to \$1,000 (47.6%)**
- **Collectively, units with gross rents at or below \$1,000 account for 61.5% of all PSA rentals**

In October through November 2022, **6** non-conventional rental units were identified as **available** to rent in the PSA, resulting in a **99.6% occupancy** rate; Lack of available rentals can lead to **housing cost burden, substandard housing conditions & lack of voucher use.**

Housing Supply – Senior Care Housing

The overall **occupancy rates** of surveyed properties are higher than national averages and **demographic projections** over the next five years show senior households ages 75+ are expected to increase by 242 households (19.8% increase). These characteristics and trends indicate a potential **development opportunity for senior housing**.

Surveyed Senior Care Facilities - PSA (Avery County)						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Occupancy Rate*	Base Monthly Rent Range
Assisted Living	1	60	9	85.0%	79.3%	\$3,900
Nursing Care	1	73	7	90.4%	78.3%	\$7,300
Total	2	133	16	88.0%	-	\$3,900-\$7,300

*Source: NIC Map Vision data, CCRC Care Segment Performance 2Q 2022 (Non-CCRC Facilities)

Note: In some cases, daily rates were converted to monthly rates

Housing Supply – Historical Home Sales

83.0% of recent homes sold in the PSA (Avery County) were built since 1980, indicative of a housing market with a fair supply of relatively modern product.

Avery County Sales History by Year Built (Jan. 1, 2019 to Nov. 18, 2022)						
Year Built	Number Sold*	Average Square Feet	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
Before 1950	60	1,662	\$21,000 - \$2,300,000	\$221,900	\$137.87	138
1950 to 1959	32	1,389	\$30,000 - \$695,000	\$182,700	\$125.77	109
1960 to 1969	48	1,518	\$47,500 - \$475,000	\$232,500	\$153.02	89
1970 to 1979	253	1,257	\$40,000 - \$2,050,000	\$220,000	\$182.48	94
1980 to 1989	925	1,283	\$14,000 - \$7,500,000	\$195,000	\$191.30	103
1990 to 1999	256	2,107	\$20,000 - \$6,316,667	\$442,500	\$240.96	125
2000 to 2009	551	1,973	\$65,000 - \$3,600,000	\$499,000	\$231.01	118
2010 to present	186	2,163	\$50,000 - \$4,900,000	\$795,750	\$370.70	127
Total*	2,311	1,623	\$14,000 - \$7,500,000	\$280,000	\$218.16	110

A household would need to have an annual income of roughly **\$140,000 or higher** to afford modern (1990+) for-sale housing.

The median sale price for the housing product built between 1990 and present ranges from \$442,500 to \$795,750, which is significantly higher than the median sale price range for product built prior to 1990 (\$182,700 to \$232,500).



Housing Supply – Available For-Sale Housing

- A total of **145** housing units were listed as being available for purchase in Avery County as of November 18th, 2022 represent a 2.9-month supply (healthy/balanced markets typically have four to six months)
- **66.2% of the homes** are listed at **\$300,000 or more**. (This large share greatly drives the average price in the market)
- **Only 10 (6.9%) available** housing units priced **under \$200,000**.
- Despite the demand among for-sale product in Avery (regardless of price point), the **low availability of low-to mid-priced homes may limit economic and job growth potential** as well as **limit the growth of commercial opportunities** within Avery County.

County's 145 available homes result in an overall availability rate of **2.8%** (within healthy rates of 2%-3%); However, among available homes priced under \$200,000, availability rates are 1.0% or lower, reflective of insufficient supply.

List Price/Home Value	Number Available For-Sale	Total Number of PSA Homes	Availability Rate
Up to \$99,999	0	1,465	0.0%
\$100,000 to \$149,999	3	814	0.4%
\$150,000 to \$199,999	7	709	1.0%
\$200,000 to \$299,999	19	749	2.5%
\$300,000+	96	1,389	6.9%
Total	145	5,126	2.8%

Housing Affordability – Published Secondary Data

About **two-fifths (40.8%)** of renters and **nearly one-fifth (19.5%)** of owners in the county are **housing cost burdened**, comparable to state shares

598 Renter HHs and
993 Owner HHs are
Housing Cost Burdened

	Household Income, Housing Costs and Affordability							
	2022 Households	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households**	
					Renter	Owner	Renter	Owner
Avery County	6,866	\$46,783	\$174,260	\$760	40.8%	19.5%	20.4%	6.8%
North Carolina	4,262,494	\$63,994	\$238,552	\$1,005	42.7%	19.2%	20.4%	7.7%

Housing Cost Burdened (Paying Over 30% of Income Toward Housing)
Severe Housing Cost Burdened (Paying over 50% of Income Toward Housing)

Typical Wages and Housing Affordability

Approximately half of the most common occupations in the area have insufficient wages to pay for a typical rental (\$854), while virtually all occupations lack sufficient wages to afford a typical for-sale housing unit (\$500,000).

		Wages and Housing Affordability (Mountain North Carolina Nonmetropolitan Area)		
		Occupation & Wages		Housing Affordability*
Sector	Occupation	Average Annual Wage	Maximum Monthly Rent	Maximum Home Price
Educational Services	Food Preparation and Serving Related Workers	\$22,260	\$557	\$74,200
	Teaching Assistants	\$25,020	\$626	\$83,400
	Substitute Teachers	\$25,160	\$629	\$83,867
	Janitors and Cleaners	\$26,850	\$671	\$89,500
	Cooks, Institution and Cafeteria	\$27,220	\$681	\$90,733
	Bus Drivers, School	\$30,890	\$772	\$102,967
	Secretaries and Administrative Assistants	\$36,470	\$912	\$121,567
	Middle School Teachers	\$47,090	\$1,177	\$156,967
	Elementary School Teachers	\$48,860	\$1,222	\$162,867
	Secondary School Teachers	\$51,630	\$1,291	\$172,100
Education Administrators (K-12)	\$74,940	\$1,874	\$249,800	
Healthcare	Food Preparation and Serving Related Workers	\$22,260	\$557	\$74,200
	Home Health and Personal Care Aides	\$23,300	\$583	\$77,667
	Couriers and Messengers	\$26,530	\$663	\$88,433
	Janitors and Cleaners	\$26,850	\$671	\$89,500
	Cooks, Institution and Cafeteria	\$27,220	\$681	\$90,733
	Nursing Assistants	\$27,740	\$694	\$92,467
	Receptionists and Information Clerks	\$29,170	\$729	\$97,233
	Pharmacy Technicians	\$33,230	\$831	\$110,767
	Medical Assistants	\$33,640	\$841	\$112,133
	Medical Secretaries and Administrative Assistants	\$33,850	\$846	\$112,833
	Human Resources Assistants	\$37,890	\$947	\$126,300
	Paramedics	\$38,360	\$959	\$127,867
	Dental Assistants	\$40,590	\$1,015	\$135,300
	Medical Records Specialists	\$42,010	\$1,050	\$140,033
	Licensed Practical and Licensed Vocational Nurses	\$47,370	\$1,184	\$157,900
	Registered Nurses	\$65,340	\$1,634	\$217,800
	Physical Therapists	\$84,920	\$2,123	\$283,067
	Medical and Health Services Managers	\$100,360	\$2,509	\$334,533
	Nurse Practitioners	\$100,370	\$2,509	\$334,567
	Physician Assistants	\$108,750	\$2,719	\$362,500
Physicians, All Other	\$300,670	\$7,517	\$1,002,233	
Public Services	Office Clerks, General	\$32,610	\$815	\$108,700
	Information and Record Clerks, All Other	\$33,630	\$841	\$112,100
	Court, Municipal, and License Clerks	\$36,430	\$911	\$121,433
	Secretaries and Administrative Assistants	\$36,470	\$912	\$121,567
	Social and Community Service Managers	\$62,060	\$1,552	\$206,867
	Emergency Management Directors	\$64,360	\$1,609	\$214,533

Source: North Carolina Department of Commerce, Labor & Economic Analysis, Occupational Employment and Wage Statistics (OEWS)
*Housing Affordability is the maximum monthly rent or total for-sale home price a household can reasonably afford based on stated wages.

Housing Conditions – Published Secondary Data

Substandard Housing (Lacking Complete Plumbing/Kitchens or Overcrowded)

Among the PSA's Occupied Housing Structures, **2.5%** of Renter-Occupied Units and **1.2%** of Owner Units are overcrowded, and **0.6%** owner households are overcrowded.

Overall, 131 Households live in Substandard Housing.

	Housing Age and Conditions											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Avery County	497	33.9%	1,234	24.2%	37	2.5%	62	1.2%	0	0.0%	32	0.6%
North Carolina	338,936	24.5%	593,946	22.4%	56,231	4.1%	33,798	1.3%	22,723	1.6%	14,243	0.5%

Source: American Community Survey (2016-2020); ESRI

Both renters and owners in the PSA are more likely to live in pre-1970 product than those in the state, and **owners** in the PSA are slightly more likely to have housing with incomplete plumbing or kitchens than owners in the state overall. Regardless, **the county's shares of households living in substandard housing are comparatively lower than state shares.**

Community Input (Resident/Commuter Survey)

Common Issues & Suggestions

- Housing not affordable
- Need for more family housing with **2+ bedrooms**
- Need for more housing for **ages 25 to 40**
- Need for more **rental housing (<\$1,000/month)**
- Need for more **for-sale housing (<\$200,000)**
- Need for more **modern move-in ready single-family homes**
- Need for more **low-cost fixer-uppers (single-family homes)**

Over 60% of non-resident commuters indicate they would move to Avery County if adequate housing was available

Over 250 people Responded to Survey

Avery County, North Carolina Summary of Resident/Commuter Survey Results		
Category	Top Needs / Issues	Consensus
Distribution of Respondents	<ul style="list-style-type: none"> • Avery County Residents (229) <ul style="list-style-type: none"> ◦ Work in Avery County (198 / 86.5% of residents) • Non-Residents (39) <ul style="list-style-type: none"> ◦ Commute to Avery County (32 / 82.1% of non-residents) 	85.5% 14.5%
Non-Resident Commute Times	<ul style="list-style-type: none"> • Less Than 30 Minutes • Between 30 and 60 Minutes • Over 60 Minutes 	59.4% 34.4% 6.2%
Resident Housing Tenure	<ul style="list-style-type: none"> • Own • Rent • Other 	76.0% 14.7% 9.4%
Resident Current Housing Structure Type	<ul style="list-style-type: none"> • Single-Family Home • Mobile Home 	78.3% 15.3%
Resident Current Household Size	<ul style="list-style-type: none"> • 2-Person Household • 3-Person Household • 4-Person Household 	35.3% 23.0% 23.0%
Resident Monthly Household Expenses	<ul style="list-style-type: none"> • Over \$1,000 • Between \$500 and \$1,000 • Less than \$500 	68.9% 20.8% 10.4%
Top Housing Issue Experienced	<ul style="list-style-type: none"> • Cost Burdened (Paying 30% or More of Income Toward Housing Costs) 	25.3%
Condition of Current Housing Market	<ul style="list-style-type: none"> • Poor, Many Issues 	63.0%
Issues Negatively Impacting Housing Market	<ul style="list-style-type: none"> • High Prices or Rents • Not enough housing/rental options (few vacancies) 	79.0% 56.9%
Difficult to Find Appropriate Housing	<ul style="list-style-type: none"> • Yes • Somewhat 	82.1% 14.4%
Reason for Difficulty Finding Housing	<ul style="list-style-type: none"> • Housing Not Affordable • Not Enough Housing (Limited Availability) 	91.0% 77.1%
Need for Specific Housing Types	<ul style="list-style-type: none"> • Family Housing (2+ Bedrooms) • Housing for Ages 25 to 40 • Rental Housing (Less than \$500/month) • For-Sale Housing (Less than \$100,000) 	94.7* 89.4* 89.1* 87.2*
Need for Specific Housing Styles	<ul style="list-style-type: none"> • Modern Move-In Ready Single-Family Homes • Low-Cost Fixer-Uppers (Single Family Homes) • Ranch Homes/Single Floor Plan Units • Apartments 	86.8* 83.3* 81.8* 79.6*
Non-Resident Interest in Living in Avery County	<ul style="list-style-type: none"> • Yes (If Housing Were Available) 	60.7%
Non-Resident Preferred Housing Style	<ul style="list-style-type: none"> • Modern, Move-In Ready Single-Family Home 	81.0%
Non-Resident Bedrooms Required	<ul style="list-style-type: none"> • Three-Bedroom • Two-Bedroom 	52.4% 42.9%
Non-Resident Housing Expenses (Willing To Pay To Live In Avery County)	<ul style="list-style-type: none"> • \$500 to \$750 	40.0%

Community Input (Employer Survey)

33 Companies Responded to Survey

Avery County, North Carolina Summary of Employer Survey Results		
Category	Top Needs / Issues	Consensus
Housing Issues for Employees	<ul style="list-style-type: none"> Lack of Available Housing Unaffordable Rental Housing Unaffordable For-Sale Housing 	<p>84.9</p> <p>78.8</p> <p>78.8</p>
Impacts for Employers	<ul style="list-style-type: none"> Difficulty Attracting Employees Difficulty Retaining Employees 	<p>78.8%</p> <p>60.6%</p>
Effects of Adequate Housing Supply	<ul style="list-style-type: none"> Much More Likely to Hire New Employees Additional Employees Hired 	<p>54.5%</p> <p>2 to 200</p>
Employer Housing Assistance	<ul style="list-style-type: none"> Do Not Currently Provide Housing Assistance to Employees Provide Some Type of Housing Assistance 	<p>78.8%</p> <p>21.2%</p>
Housing Assistance Program Consideration	<ul style="list-style-type: none"> Rental Security Deposit Assistance Rental Assistance/Subsidy Housing Counseling/Placement Service Housing Relocation Reimbursements Partnering In/Developing Employee Housing 	<p>15.6%</p> <p>12.5%</p> <p>12.5%</p> <p>12.5%</p> <p>12.5%</p>
Housing Program or Policy Importance	<ul style="list-style-type: none"> New Housing Development/Redevelopment Development of More Public Housing Renter Assistance Housing Assistance for Public Employees (Police, Fire, Teachers, Etc) 	<p>81.7*</p> <p>75.9*</p> <p>73.3*</p> <p>72.8*</p>
Housing Needs by Pricing	<ul style="list-style-type: none"> Entry Level/Workforce For-Sale Housing (Below \$200,000) Moderate Market-Rate Rental Housing (\$750-\$1,250/month) Affordable Rental Housing (Under \$750/month) 	<p>81.8%</p> <p>69.7%</p> <p>60.6%</p>
Housing Needs by Product Type	<ul style="list-style-type: none"> Single-Family Homes (Owner) Single-Family Homes (Renal) 	<p>72.7%</p> <p>63.6%</p>

Noteworthy Responses

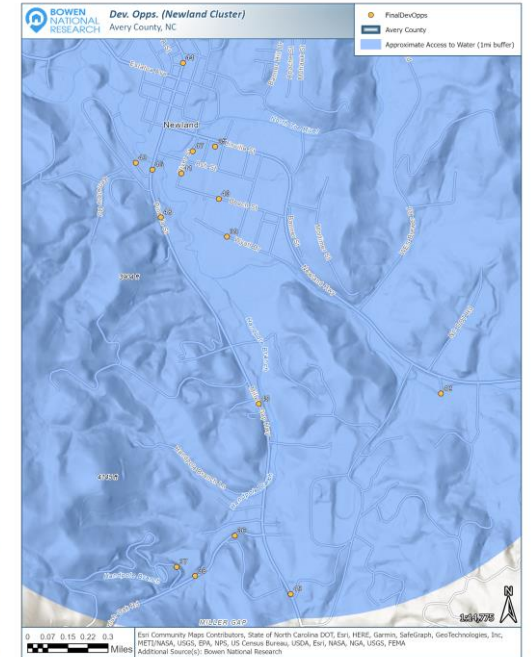
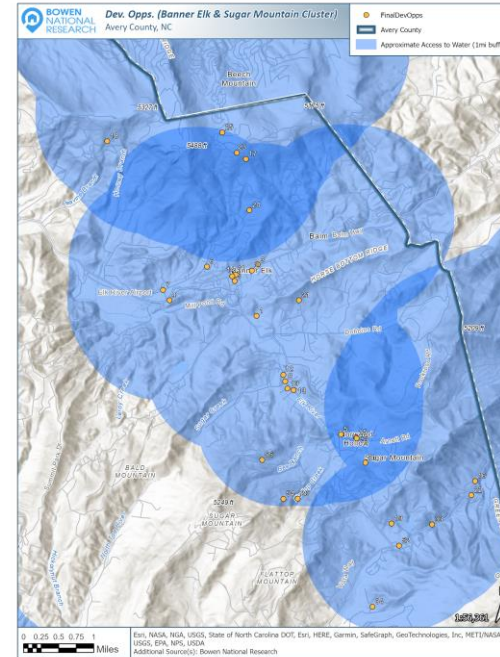
- Employers indicated that primary issues facing employees: **lack of available housing and unaffordable rental and for-sale housing**
- Nearly 80% of employers indicated that housing issues make it **difficult in attracting employers**
- Respondents most frequently indicated **development/redevelopment & new housing for Entry Level/Workforce/ and Single-Family Homes** should be priorities for the community

Over 50% of respondents indicated they were “**much more likely**” to hire **more people** if additional housing was provided in the county

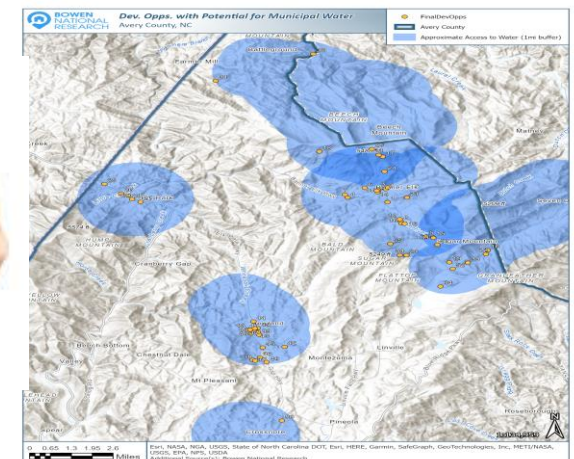
Development Opportunities (Potential Sites)

With a total of **69 potential development sites** identified in the PSA, there are numerous opportunities for development

- The 69 identified properties represent approximately **849 acres of land** and over **385,000 square feet of existing structure area**.
- **46** identified properties contain an **existing building** (ranging in size from 704 to 100,000 square feet).
- Five of the identified properties consist of **over 10 acres of land each**, providing the ability to develop large residential projects that may include single-family homes or multifamily housing.



RESEARCH AND DEVELOPMENT



Developer/Investor Identification

Nearly three dozen developers, funders and investors Involved with housing in the region were identified that should be explored as possible residential development partners

Entity Name	Website
Qualified Opportunity Zone Investors	
Allagash Opportunity Zone Partners	www.allagashoz.com
Blueprint Southeast OZ Fund	None Found; Phone: 404-281-1254
Capital Square	None Found; Phone: 404-229-5645
Carolina Opportunity Fund	www.carolinaopportunityfunds.com
CEI-Boulos Capital Management	None Found; Phone: 401-533-0580
CRE Models	www.cremodels.com
Decennial Fund Management LP	www.decennialgroup.com
Economic Innovation Group	https://eig.org/opportunityzones/resources
Enterprise Community	www.enterprisecommunity.org/opportunity360
Housing Assistance Corporation	www.housing-assistance.com
Javelin 19	www.javelin19.com
National Minority Technology Council	None Found; Phone: 202-600-7828
Origin Investments	https://origininvestments.com
Pinnacle Partners	www.pinnacleoz.com
Pintar Investment Company	None Found; Phone: 407-450-1889
PrimeCore Management, LLC	None Found; Phone: 803-605-7503
Reonomy	www.reonomy.com
Smart Growth America	https://Smartgrowthamerica.org
Strategic Rivermont Fund Manager, LLC	www.thestrategicgroup.com

Entity Name	Website
Housing Investor/Lender	
Atlantic Bay Mortgage Group	www.atlanticbay.com
Churchill Stateside Group	https://csgfirst.com
Community Affordable Housing Equity Corporation (CAHEC)	www.cahec.com
Greystone Affordable Housing Initiatives	www.greystone.com
Homestar Financial Corporation	www.homestarf.com
HomeTrust Bank	https://htb.com
Movement Mortgage	https://movement.com
North Carolina Housing Finance Agency	www.nchfa.com
PNC Bank	www.pnc.com
RedStone Equity Partners	https://rsequity.com
State Employees Credit Union	https://www.ncsecu.org
United States Department of Agriculture (USDA)	www.rd.usda.gov/nc
Wells Fargo	www.wellsfargo.com
Foundations/Nonprofits	
Community Foundation of Western North Carolina	https://cfwnc.org
Dogwood Health Trust	https://dogwoodhealthtrust.org
Hospitality House of Northwest North Carolina	https://www.hospouse.org
North Carolina Housing Foundation	https://www.nchfinc.org
Housing Developer	
Flatiron Partners LLC	https://flatirondevelopment.com
Mitchell Avery Habitat for Humanity	http://mitchellaveryhabitat.org
Mountain Housing Opportunities	https://mtnhousing.org
Northwest Regional Housing Authority	https://nwregionalthousing.org
Opportunities South	None Found; Phone: 919-417-0125
Pendergraph Development LLC	None Found; Phone: 919-755-0558
Southland Partners	None Found; Phone: 919-878-0522
Volunteers Of America of The Carolinas	https://www.voac.org/offices/volunteers-of-america-carolinas
Wallick Asset Management LLC	www.wallick.com
Weaver-Kirkland Housing	www.weaver-kirkland.com
Western NC Housing Partnership	https://wnchousing.org
Workforce Homestead	None Found; Phone: 828-351-9151

Housing Programs

Over Four Dozen Housing Programs were Identified that could be Used to Support Residential Objectives of the Community

Housing program summaries and links are provided for federal, state and local housing programs that can be accessed or leveraged to support new residential development and the preservation of existing housing

Organization/ Program	Description	Eligibility
Avery County Department of Social Services Low-Income Energy Assistance Program	Federally funded program that offers a one-time payment for heating bills	Income Based; Priority given to person with a disability receiving service through Division of Aging and Adult Services or households containing family member aged 60 and above
Low Income Home Energy Assistance	Federally funded program that offers eligible households assistance to pay energy bills	Income Based; The elderly, individuals with disabilities, and families with children are priority
Avery County Department of Social Services Crisis Intervention Program	Federally funded program that offers help with heating or cooling cost	Applicant must be experiencing danger of experiencing a life-threatening health related emergency due to lack of heating/cooling; No other assistance available
Avery County Department of Social Services Emergency Assistance (Work First Family Assistance)	One-time assistance to help pay rent, heating costs, and/or electric bills	Income Based; Families with children under 18
North Carolina Department of Health and Human Services Low-Income Energy Assistance Program	Federally funded program that offers a one-time payment to help households with heating bills. Services offered include, but are not limited to, finding rental housing, aiding with foreclosure, and identifying grants/loans for home repairs.	Income Based; Person aged 60 or disabled that are receiving through North Carolina Division of Aging and Adult Services
North Carolina Department of Health and Human Services	A federal program that helps low-income families, elderly, and persons with a disability find affordable housing; Currently nine vouchers have been issued in Avery County and 169 in use; The waiting list has 20 households	Persons with extremely low income level; Homeless; Persons of color; Family member with a disability
Northwestern Regional Housing Authority Section 8 Housing Choice Voucher Program	The housing authority currently maintains and manages one property in Avery County which contains 40 units	Income Based
Northwestern Regional Housing Authority Property Management	The housing authority oversees construction of affordable developments for first time homebuyers	Income Based
Northwestern Regional Housing Authority Homeownership Program	The housing authority offers comprehensive housing counseling, homebuyer education, pre-purchase counseling, Section 8 Housing Choice Voucher homeownership option, post-purchase, non-delinquency counseling, and reverse mortgage counseling	Income Based; Participate on their home and neighborhood
Northwestern Regional Housing Authority		No requirements
U.S. Department of Veterans Affairs	North Carolina Division of Veterans Affairs reviews forms and then forwards to U.S. Department of Veterans Affairs; Program helps veterans, service members, and their surviving spouses to purchase a home or refinance a loan; Benefits and services are also available for those needing help to build, improve, or keep their current home; Offers several loan options	Veteran or surviving spouse of service member who died in the line of duty; Service-related disability
U.S. Department of Veterans Affairs	North Carolina Division of Veterans Affairs reviews forms and then forwards to U.S. Department of Veterans Affairs; Program helps veterans, service members, and their surviving spouses to purchase a home or refinance a loan; Benefits and services are also available for those needing help to build, improve, or keep their current home; Offers several loan options	Veteran or surviving spouse of service member who died in the line of duty; Service-related disability
U.S. Department of Veterans Affairs	North Carolina Division of Veterans Affairs reviews forms and then forwards to U.S. Department of Veterans Affairs; Provides foreclosure assistance with options such as repayment plan, special forbearance, loan modification, extra time to arrange a private sale, short sale, or deed in lieu of foreclosure	Served 181 days of active service during peacetime; 90 consecutive days of active service during wartime; more than six years with National Guard or Reserves; May qualify if applicant discharged due to reduction in force, medical condition, or discharged for early-out
U.S. Department of Veterans Affairs Grand and Per Diem Program & Homeless Providers Grant	North Carolina Division of Veterans Affairs reviews forms and then forwards to U.S. Department of Veterans Affairs; Program helps fund the renovation of, purchase of, or construction of transitional housing; Improves safety for veterans; Increases the availability of individual transitional housing units; Offered annually as funding permits	Homeless; Substance disorder and/or dependence
U.S. Department of Veterans Affairs Special Home Adaptation	Grant helps purchase, build, or change a veteran's permanent home (defined as a home they plan to live in long term); Can receive up to \$20,387 in grant funds	Applicant or a family member owns or will own the home; Have a qualifying service-connected disability
U.S. Department of Veterans Affairs Specially Adapted Housing	Available for veterans and service members (with select service-connected disabilities) to purchase or change a home to meet their needs; Examples include installing ramps or widening doorways; If applicant qualifies, they can receive up to \$101,754	Must have experienced loss of limb, breathing/respiratory injuries, blindness, and certain severe burns
U.S. Department of Veterans Affairs Temporary Residence Adaptation	If applicant received a Specially Adapted Housing (SAH) grant (mentioned above) they can apply for this additional grant and receive up to \$40,982; If applicant received a grant through the Special Home Adaptation (SHA) (mentioned above) they can receive up to \$7,318	Received an SAH or a SHA grant and are temporarily living in a family member's home that needs altered to meet the service member's disability

Housing Gap Estimates

Avery County has an **Overall Housing Gap of Approximately 2,361 Residential Units** at a Variety of Affordability Levels

Rental Units

- **595 Units Needed in Next 5 Years**
- **Greatest Need @ ≤ 50% AMHI**
- **114 Units Needed 51%-80% AMHI**

For-Sale Units

- **1,171 Units Needed in Next 5 Years**
- **Greatest Need @ 51%-80% AMHI**
- **316 Units Needed 81%-120% AMHI**

Avery County, North Carolina				
Rental Housing Gap Estimates (2022-2027)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤ \$32,700	\$32,701-\$52,320	\$52,321-\$78,480	\$78,481+
Monthly Rent Range	≤ \$818	\$819-\$1,308	\$1,309-\$1,962	\$1,963+
Household Growth	-147	10	58	43
Balanced Market*	47	17	9	8
Replacement Housing**	47	8	2	1
External Market Support^	102	37	29	27
Severe Cost Burdened^^	256	75	4	2
Step-Down Support	44	-13	-6	-25
Less Pipeline Units	0	-20	-20	0
Overall Units Needed	349	114	76	56

Avery County, North Carolina				
For-Sale Housing Gap Estimates (2022-2027)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤ \$32,700	\$32,701-\$52,320	\$52,321-\$78,480	\$78,481+
Price Point	≤ \$109,000	\$109,001-\$174,400	\$174,441-\$261,600	\$261,601+
Household Growth	-207	-4	-14	248
Balanced Market*	42	32	-8	-53
Replacement Housing**	33	14	6	5
External Market Support^	70	118	141	267
Severe Cost Burdened^^	250	181	22	28
Step-Down Support	34	-5	169	-198
Less Pipeline Units	0	0	0	0
Overall Units Needed	222	336	316	297

Action Plan Recommendations



- Goal Setting
- Capacity Building
- Education and Outreach
- Housing Preservation and Development Tools
- Monitor Market Conditions & Keep Community Informed

Goal Setting

Action/Initiative	Description
<i>Outline Community's Overall Purpose & Priorities</i>	Advocates may want to develop a mission statement outlining the overall purpose for addressing local housing needs. This should be somewhat broad and flexible to allow for unexpected changes in the local economic, housing, and political environments, but essentially address the spirit behind housing efforts. It is recommended that such a statement include goals associated with affordability and specific household types (families, seniors, special needs populations, etc.). The goals should also point to the cultural, social, economic, and quality of life benefits associated with housing.
<i>Establish Housing Production Goals</i>	Set realistic annual and long-term (five- or 10-year) goals of the number and type (rental, for-sale, senior, etc.) of housing units advocates want to see built. Estimates should be based on, or at least guided by, quantifiable metrics, such as the housing gap estimates provided in this Housing Needs Assessment. Other sources could include Housing Authority Voucher wait lists or overall multifamily rental property wait lists, for example. It is suggested that goals start out relatively small or reasonably attainable to allow for a greater chance of initial success that will help to build momentum toward larger and more ambitious goals.
<i>Establish Housing Funding Goals</i>	Funding housing development, particularly developments serving lower income households, can be complicated and often requires numerous funding sources. Using housing production goals outlined in the preceding recommendation, an analysis should be done to estimate the overall funding requirements to meet such goals. From this, advocates should determine the level of resources that should be provided from government, nonprofits, philanthropists, and other sources to help offset private sector costs of developing affordable housing.

Capacity Building

Action/Initiative	Description
<i>Identify and Retain Expertise to Advise on and/or Lead Housing Initiatives</i>	Housing development and financing are complicated, requiring a significant level of expertise and time to adequately navigate housing issues. Consideration should be given to hiring a housing specialist (part-time or full-time) that would be responsible for facilitating housing initiatives on a regular basis. This can be an individual working for town or county governments, or someone that works for a nonprofit group, the housing authority or other housing advocacy group that would serve as a liaison between all interested parties. This process can be investigated further by looking at other communities that have hired such a person.
<i>Identify and Establish Housing Partnerships</i>	Consider building broad but strong partnerships between both the public and private sectors. This may include Avery County Habitat for Humanity, Northwest Regional Housing Authority (serves Avery County and maintains Avery County field office), Northwestern Housing Enterprises Incorporated, High Country Association of Realtors, Appalachian Regional Commission, lending institutions, and other nonprofit/for-profit developers. Given the level of challenges area employers indicated they have with retaining and attracting workers due to local housing issues, the community should consider involving employers in discussions on ways to address housing in the market.
<i>Establish a Housing Coalition or HOME Consortium</i>	Explore the level of interest of community leaders and local housing advocates on creating either a volunteer-based housing coalition or a more formal HOME consortium that involves joint efforts of local governments. The coalition would serve as the entity that would investigate and discuss housing issues, devise possible solutions and advise local government on possible housing initiatives, while the HOME consortium would be collaboration between local governments that would be eligible to apply for Federal HOME Program funding and develop a regional approach for housing (See: https://www.hudexchange.info/resource/2426/establishing-and-managing-a-successful-home-consortium/).

Education and Outreach

Action/Initiative	Description
<i>Develop Housing Education Plan</i>	Develop an overarching housing education plan that has a unified objective and message. The program could specifically educate landlords, elected officials, stakeholders and residents (homebuyers, homeowners, and renters). Such efforts could be orchestrated through a housing forum or workshops, annual reports, social media or other methods. An online housing resource center could be created to provide a single source for housing information for both residents and the development/investment community. This could include summaries of or links to housing programs, property identification (e.g., properties to rent, sites for potential development, etc.), housing advocacy contacts, housing education opportunities, key demographic or economic data, etc.
<i>Develop a Marketing/Outreach Plan</i>	Develop a marketing plan that helps to identify potential development partners, determines mechanics for outreach efforts, and establishes roles/responsibilities for outreach efforts. Marketing efforts should also focus on attracting non-resident people currently commuting into the county, as 60% of non-resident survey respondents indicated having an interest in moving to Avery County if adequate housing was available. Plans may include retaining a housing professional to facilitate outreach plans, hiring a marketing firm, or involving local organizations in marketing and outreach efforts. Various examples of some outreach efforts of other communities are included in <i>Addendum F: Best Practices</i> .
<i>Learn From Others</i>	Given the complexity of housing issues, it is recommended that local governments and stakeholders research other communities and the efforts they have made to address housing that may serve to guide efforts in addressing local housing issues. This can include a range of strategies involving such things as housing regulatory approaches, housing program development, capacity building, educating the public, and outreach/marketing efforts. Various examples of strategies/initiatives of other communities are included in <i>Addendum F: Best Practices</i> .

Housing Preservation and Development Tools

Action/Initiative	Description
<i>Implement & Modify Housing Policies and Incentives</i>	<p>The local governments should support policies that encourage and incentivize residential development such as providing pre-development assistance, altering unit density regulations (e.g., density bonuses), unit size requirements, parking requirements, support tax abatements/rebates and TIF districts, consider waiving/deferring/lowering government fees and/or expediting the building or rezoning process. Communities can further support residential development through assistance with infrastructure (e.g., expansion, access, fee waivers/discounts, etc.) or through the establishment of a land bank to acquire, improve, and convey tax delinquent and neglected properties. A cursory review of local housing regulatory requirements and zoning districts appears to indicate that local housing policy favors low-density and single-family home development and could benefit from a re-evaluation of multifamily regulations and zoning, particularly those that impact potential projects with more than four units.</p>
<i>Explore Funding Sources and Initiatives</i>	<p>A total of 54 programs were identified that could potentially be accessed to support housing preservation and development efforts in Avery County. These programs cover a variety of purposes, are available on a community or individual household level, and have various eligibility requirements. Notable funding initiatives cited in Section VII of this report include supporting a Housing Trust Fund, issuance of a housing bond, and leveraging Qualified Opportunity Zone resources and opportunities (Note: Avery County has one QOZ). Direct <i>resident</i> assistance should also be considered and could include such things home repair and weatherization programs, deposit/down payment assistance, and credit repair services or guidance. Avery County should explore, utilize, and promote programs that best fit the county's goals.</p>

Monitor Market Conditions & Keep Community Informed

Action/Initiative	Description
<i>Periodically Assess Key Market Data to Adjust Goals & Priorities</i>	The community should establish benchmark metrics that should be updated periodically (annually or every three to five of years) and evaluated to understand the level of progress in housing efforts and to adjust strategies. Such efforts would also allow the community to identify new housing issues.
<i>Keep Community Informed</i>	It will be important to periodically update the community on housing challenges, recent housing initiatives, and future housing plans. Such efforts can include an annual report, a formal presentation in public venues, press releases, social media and other means of communication.