Housing Needs Assessment & Market Study

Henderson County

.

November 2009

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Introduction

Demographic & economic overview

With a total population of 102,367 in 2008, Henderson County continues a decades old trend of relatively steady and stable population growth. Average annual population growth is 1.6 %: equal to the statewide pace and above the national. On average Henderson County grows by 1,590 persons each year. Population in-migration from other parts of the United States accounts for nearly 100 % of the net growth (Table1 and Figure 1 and Appendix Table A-1). Natural growth (births over deaths) has been negative in seven of the last nine years.

By race, the population of the county was 91% White and 3.5% Black in 2005-2007[1] with other races making up 5.5% of the population, a slightly more diverse population than in 2000, when Whites were 93.4% of the population (Appendix Table A-2)

By ethnicity, the Hispanic or Latino population has continued to grow, from 5.5% of the county's population in 2000 to 8.0% (7923 persons) in 2005-2007. This is the most numerous Latino population in the Consortium area.

Three major economic activities drive the economy of Henderson County:

1. *Manufacturing*, diverse sector with specialization in electronics and transportation
2. *Agriculture*, longstanding sector led by Nursery, Greenhouse operations and Apples
3. *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, Henderson County has had comparatively low 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, Henderson County still remains among the more economically stable counties in the state.

Over the past five years, private industry employment has declined by five percent, due primarily to losses in *Manufacturing* (Appendix Table A-3). Relatively strong employment growth is led by *Health Care and Social Assistance* and *Educational Services.*

Overall, wages in Henderson County are below the nation and state (Figure 2). As of 2007, the average annual wage per job equaled $32,357 in the county, 16 % below the state and

[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)**

26% below the nation. The pace of wage growth has lagged behind the state and nation over the last decade.

Despite lower relative wages and subpar wage growth, housing in the four-county Asheville metro (of which Henderson belongs)is less affordable than other metros in the state and the nation overall (Figure 3 and Appendix Table A-4. 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 national figure of 72.3 and all of the 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

	Henderson	North Carolina	United States
Population (2008)	102,367	9,222,414	304,059,724
Average Annual Population Growth Rate (2000-2008)	1.6%	1.6%	0.9%
Average Annual Population Change (2000-2008)	1,590	142,949	2,735,974
Per Capita Income (2007)	$33,500	$33,735	$38,615
Average Wage Per Job (2007)	$32,257	$38,556	$43,889
Five-Year Average Wage Per Growth (2002-2007)	14.3%	20.0%	21.4%
Poverty Rate, All Ages (2007)	10.9%	14.3%	13.0%
Employment Growth Rate (Annual 2007-2008)	-0.9%	-0.4%	-0.4%
Unemployment Rate (Annual 2008)	4.9%	6.3%	5.8%
Source of Net Population Growth (2000-2008)			
Natural	0.0%	34.5%	63.5%
International In-Migration	16.7%	16.1%	36.5%
Domestic In-Migration	83.3%	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 Henderson County has increased by 7,408, or 15%, to a total of 43,223 in 2008. Over the same period of time the total population in the county increased by 12,720 or 12%. As a result, average household size has dropped from 2.07 persons in 2000 to 2.02 persons in 2008 (Figure 4).

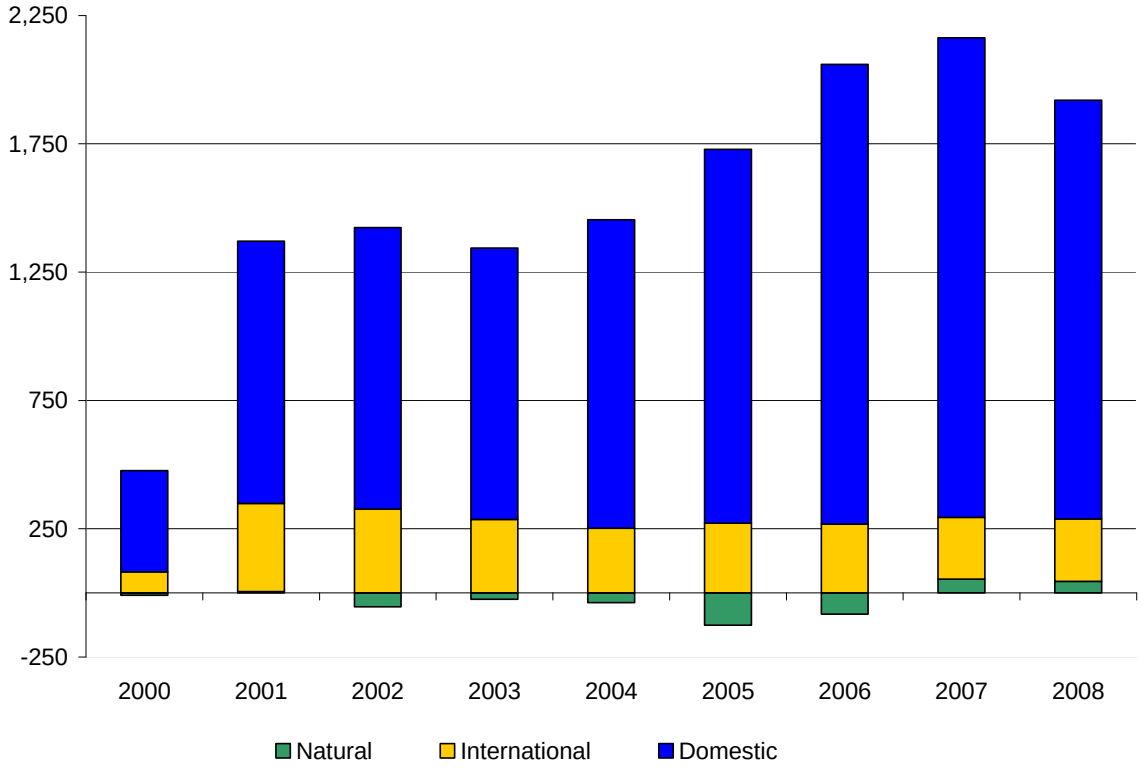
Transportation: In Henderson County, 569 owner occupiers (2% of all owner occupiers) and 1,151 renters (12%) have no vehicle available for transportation (Table 2). The county has four bus routes centered on Hendersonville, providing an hourly daytime service. There is also a demand-response service requiring 24 hour advance reservations. This provides a link for many low-income residents to health services, nutrition centers and other essential services, which would otherwise be virtually inaccessible.

Table 2
Households with access to a vehicle (2005-2007)

Owner occupied:	32,308
No vehicle available	569
1 or more vehicles available	31,739
Renter occupied:	9,897
No vehicle available	1,151
1 or more vehicles available	8,746

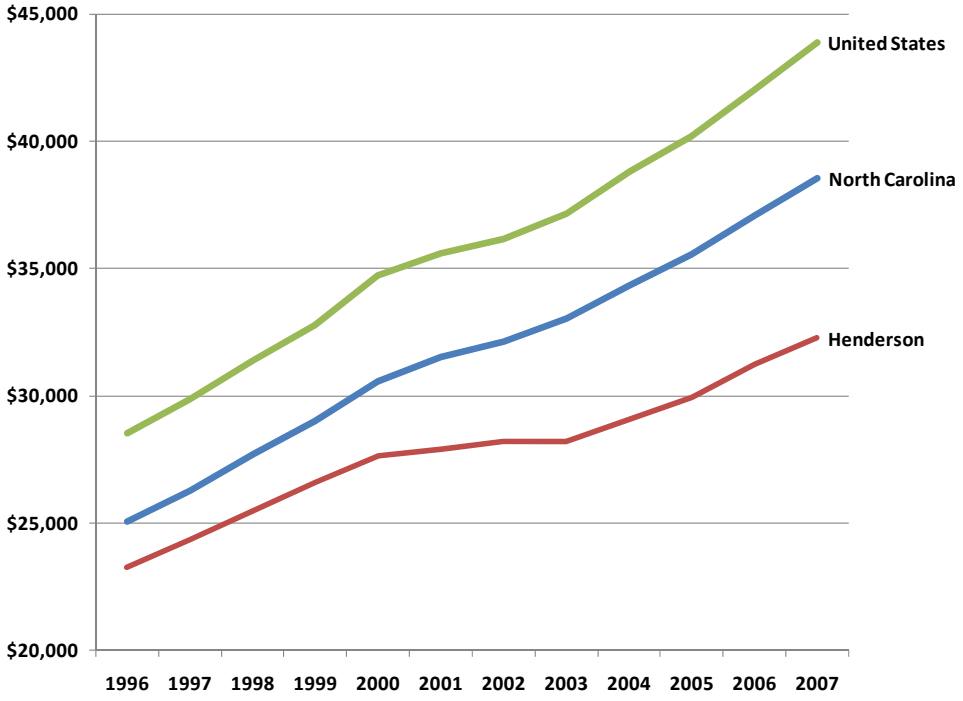
Source: *U.S. Census Bureau*

Figure 1
Sources of Population Change-Henderson County



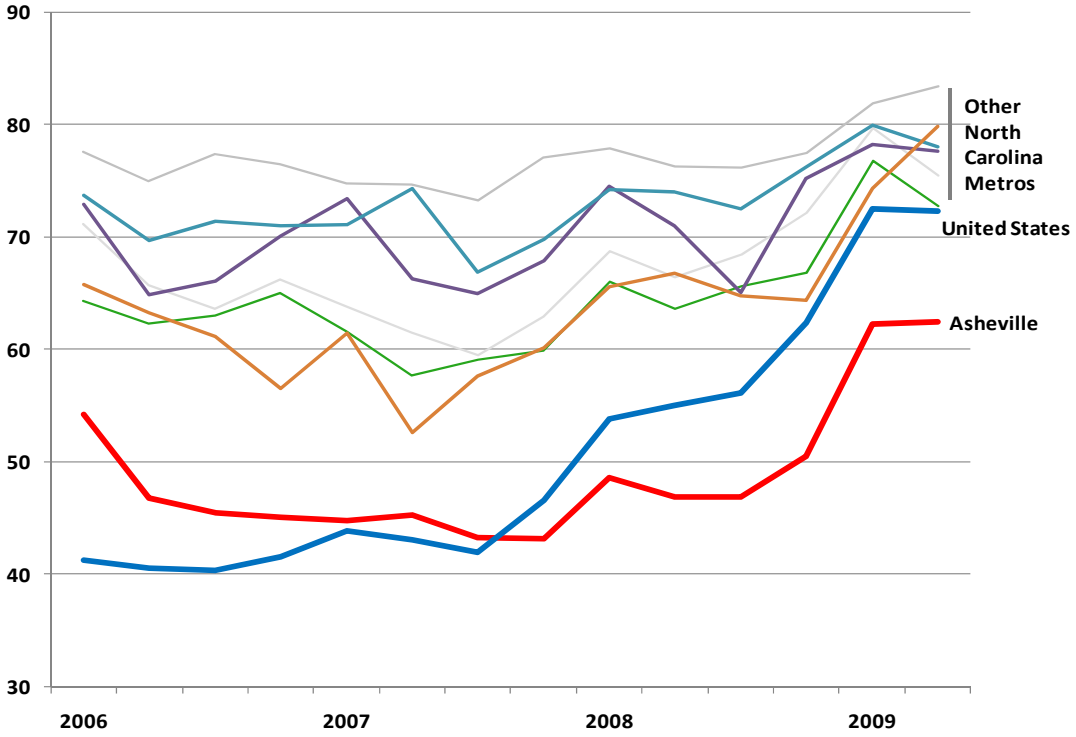
Source: U.S. Census Bureau

Figure 2
Average Wage Per Job



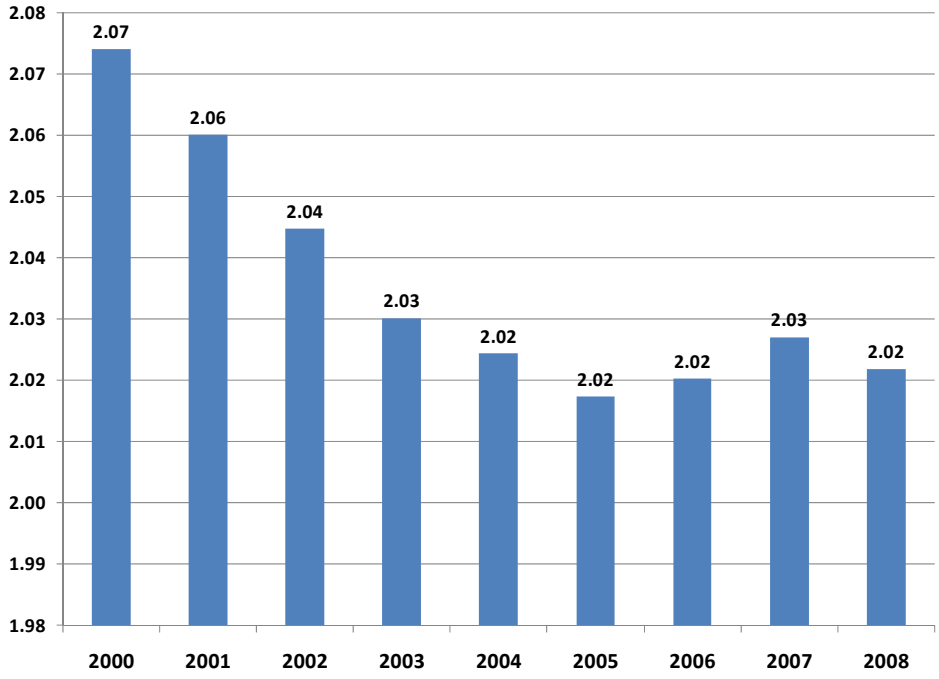
Source: U.S. Bureau of Economic Analysis

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



Source: U.S. Census Bureau

Figure 4
Average Household Size – Henderson County



Source: U.S. Census Bureau

Current Housing Market

1. *Existing Inventory*

Type: **Single detached housing is the dominant housing structure type**, accounting for 70 % of all occupied units in Henderson (Appendix Table A-5). Relative to the nation and state, mobile homes make up a larger share of all housing.

Age: Henderson County housing is slightly newer than the state and nation's housing stock, with a median year built of 1983 compared to 1982 in the state and 1974 in the nation (Appendix Tables A-6 and A-7).

Tenure: As of 2005-2007 owner occupied units represented 76 % of all occupied housing in Henderson County, down slightly from 78 % in 2000 but still above the state and national figures (Table 3). The proportion of renter occupied units increased by 2 percentage points over the same period. The change toward more renter occupied housing is similar in the state, while owner occupancy nationwide has continued to increase.

Table 3
Tenure of Occupied Housing Units

	2000		2005-2007	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Units				
Henderson	29,487	7,927	32,308	9,897
Percent				
Henderson	78.8%	21.2%	76.6%	23.4%
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 have held stable at 13% in Henderson County between 2000 and 2005-2007 (Table 4), although the rate stands above the state and nation. **Vacancy defined as "***For seasonal, recreational, or occasional use***, which includes second homes, accounts for over half of housing vacancies** (Table 5 and Figure 5).

Table 4
Occupancy - Percent of Total Housing Units

	2000		2005-2007	
	Occupied	Vacant	Occupied	Vacant
Units				
Henderson	37,414	5,582	42,205	6,445
Percent				
Henderson	87.0%	13.0%	86.8%	13.2%
North Carolina	88.9%	11.1%	86.1%	13.9%
United States	91.0%	9.0%	88.4%	11.6%

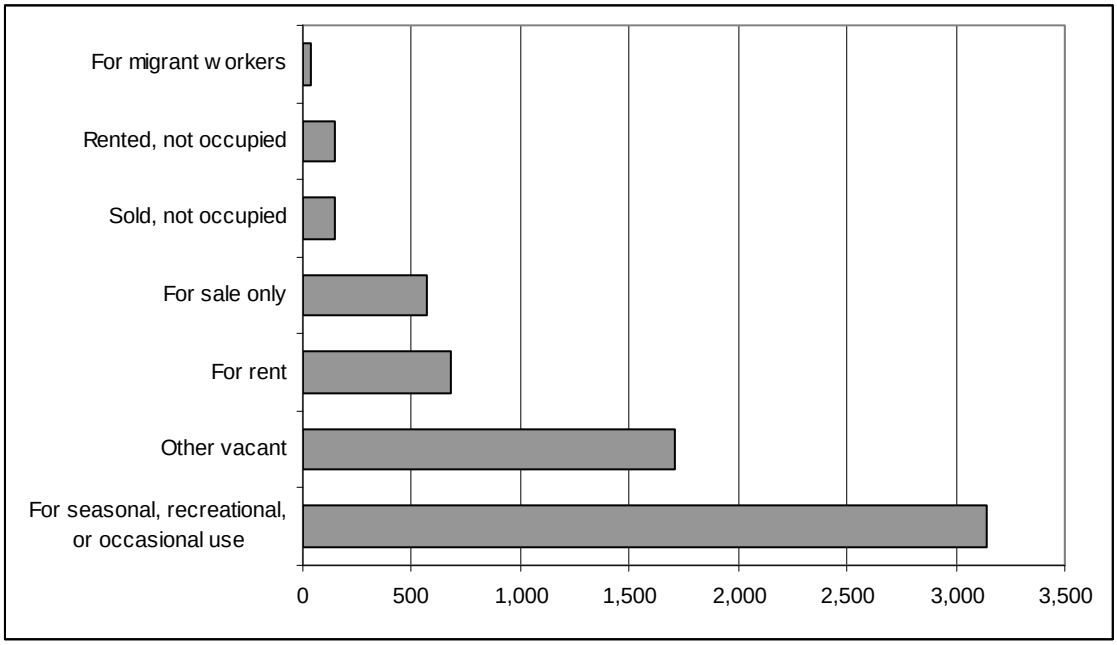
Source: U.S. Census Bureau

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

	Henderson (units)	Henderson (%)
Total Housing Stock	48,650	
Total Vacant	6,445	13.2%
For rent	681	1.4%
Rented, not occupied	146	0.3%
For sale only	574	1.2%
Sold, not occupied	150	0.3%
For seasonal, recreational, or occasional use	3,146	6.5%
For migrant workers	38	0.1%
Other vacant[2]	1,710	3.5%

Source: U.S. Census Bureau

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



[2] This covers all vacancies not falling into one of the other categories. For example, units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

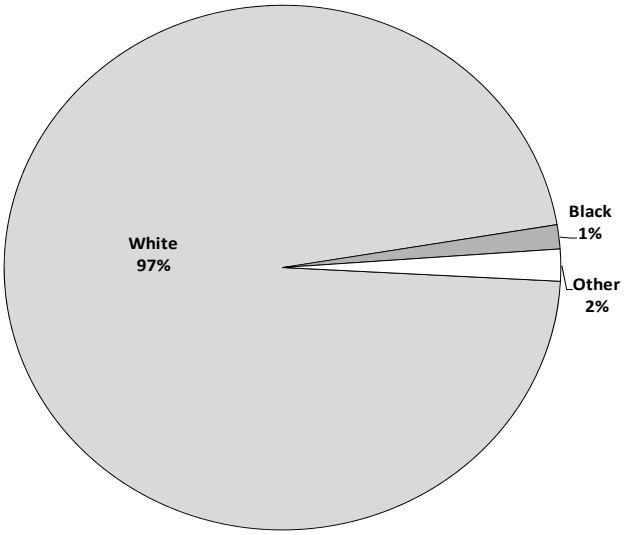
2. *Homeownership*

A. Household Characteristics

The number of owner occupied homes in Henderson County has increased to 32,308 units in 2005-2007, up by 2,865 units or 9.6 % since 2000 (Table 6).

Race of Householder: White owner-occupiers have increased by 9.7 %, while Black owner-occupiers have increased by 3.0 %, and still comprise a relatively small portion of all owner-occupied housing (Figure 6 and Appendix Table A-8). The number of Hispanic or Latino owner occupied householders has increased by 45 %. However, **home ownership rates declined in all race and ethnic groups between 2000 and 2005-2007** (Table 7).

Figure 6
Owner Occupied Housing by Race 2005-2007



Source: U.S. Census Bureau

Table 6
Owner Occupied Summary – Henderson County

	2000	2005-2007	Change	Change (%)
Units	29,483	32,308	2,825	9.6%
Population	68,541	74,665	6,124	8.9%
White Householder	28,440	31,191	2,751	9.7%
Black Householder	468	482	14	3.0%
Hispanic or Latino Householder	456	661	205	45.0%
Median Household Income	42,368	49,156	6,788	16.0%

Source: U.S. Census Bureau

Table 7
Home Ownership Rate by Race - Henderson County

	2000	2005-2007
All	78.8%	76.6%
White	80.5%	79.1%
Black	52.2%	50.5%
Hispanic or Latino	40.6%	28.7%

Source: U.S. Census Bureau

Cost burdens: Twenty four percent of owner occupiers have housing costs that are 30 % or more of household income (Table 8). Housing expenditures[3] that exceed 30 % of household income have historically been viewed as an indicator of a housing affordability problem.[4] Households with expenditures greater than this are said to be "cost burdened". Nine percent of owner occupiers (2,894 households) have housing costs exceeding 50% of income and are considered severely cost burdened. **The percentage of owners who are cost-burdened has increased since 2000 in every income group (Table 9).**

Table 8
Monthly Owner Costs as a Percentage of Household Income, 2005-2007

	2005/2007	Percent
Total:	32,308	
30.0 to 49.9 %	4,743	14.7%
50.0 % or more	2,894	9.0%
Total 30.0 % or more	7,637	23.6%

Source: U.S. Census Bureau

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

Household Income	2000		2005-2007	
	#	Percent of Income Group	#	Percent of Income Group
Less than $20,000:	1,419	46.7%	2,770	53.1%
$20,000 to $34,999:	1,123	26.3%	2,327	40.5%
$35,000 to $49,999:	652	15.8%	1,502	28.1%
$50,000 to $74,999:	316	6.2%	854	9.6%
$75,000 or more:	93	1.9%	184	4.4%

Source: U.S. Census Bureau

[3] 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.

[4] 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]

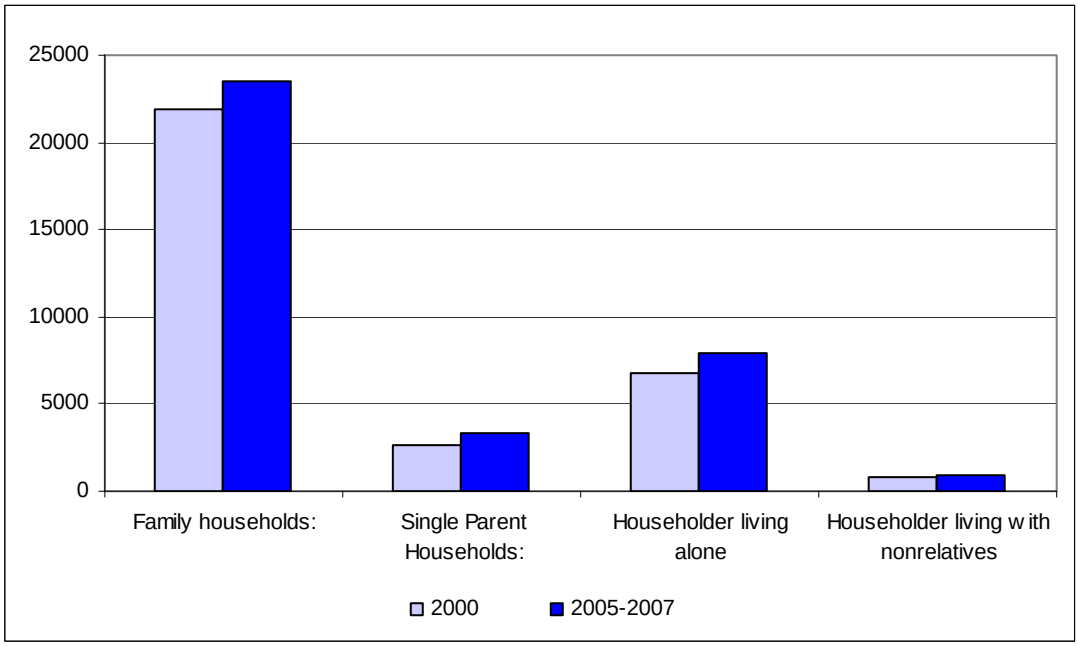
Household type: The type and age of householders of owner occupied housing has changed notably between 2000 and 2005-2007. (Table 10 and Figure 7). While *Family households*, the largest category saw the largest absolute increase, the *other family* and *nonfamily* categories experienced the largest percentage increases.

Table 10
Owner Occupied Household Type

	2000	2005-2007	Change	Change (%)
Owner occupied	29483	32,308	2,825	9.6%
Family households:	21917	23,539	1,622	7.4%
Married-couple family	19291	20,192	901	4.7%
Other family	2626	3,347	721	27.5%
Single Parent Households:				
Male householder, no wife present	754	1,014	260	34.5%
Female householder, no husband present	1872	2,333	461	24.6%
Nonfamily households:	7566	8,769	1,203	15.9%
Householder living alone	6779	7,868	1,089	16.1%
Householder living with nonrelatives	787	901	114	14.5%

Source: U.S. Census Bureau

Figure 7
Owner Occupied Household Type

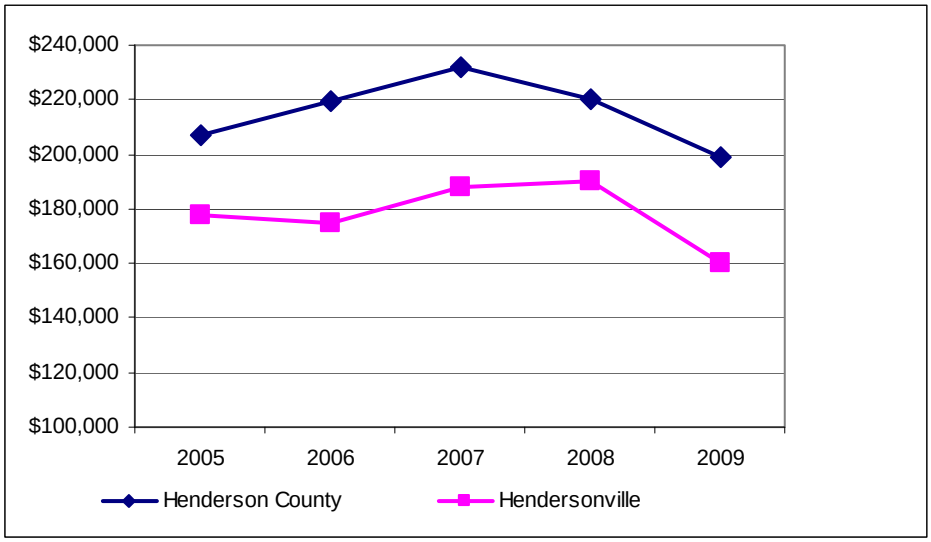


B. The Current Housing Sales Market

Since 2000, Henderson County has experienced the highest rate of population growth of the four counties in the Asheville Regional Housing Consortium, fuelling demand for housing of all types, with particularly high demand from retirees (27.8% of Henderson County's population is over 60, compared with 23.5% for the Consortium as a whole). Between 2005 and 2007, prices rose at a rate significantly faster than the state or nation and, within the Consortium, exceeded only by Transylvania County. The median sales price of single-family units in Henderson County was $207,200 in 2005, peaking at $232,000 in 2007 (Figure 8 and Appendix Tables A-9(a) & (b)).

In the City of Hendersonville, prices for single-family homes rose more slowly from $177,800 in 2005 to a peak of $190,000 in 2008. Median prices for multifamily units in Hendersonville rose strongly from $149,750 in 2005 to $191,500 in 2007, with many new units coming on to the market. (Appendix Tables A—9(c) & (d)).

Figure 8
Median sales price for residential units in Henderson County – 2005-2009



Source: Mountain Multiple Listing Service
Note: (1) 2009 sales recorded through August 31
(2) Data does not include sales by owner (not through a broker)

The volume of multifamily sales in Henderson County, and particularly in Hendersonville, has been notably higher than elsewhere in the Consortium area. From 2000-2009 in Hendersonville, the number of multifamily home sales equaled the number of single family sales, and new multifamily homes sold at twice the rate of new single family homes. This is a pattern not seen anywhere else in the Consortium. Multifamily homes include apartment-style condominiums, townhomes, duplexes, and clustered detached dwellings). According to Hendersonville's Planning Department townhomes (attached row houses) are the single most frequent type.

Factors in the growth of this market sector may include:

- Zoning standards in both Hendersonville and Henderson County that allow Planned Residential Communities with no minimum lot sizes.
- A relatively high proportion of people over retirement age.
- A preference by retired people, and others, for homes with zero lot lines rather than single family homes on large lots.

Throughout the period 2005-2009, the volume of sales was declining, slowly at first but rapidly in 2008 when sales were only 60% of the 2005 level. Median prices started to fall in 2008 and continued in 2009. This pattern, seen all over the nation, was due to several factors, including the withdrawal of buyers from overheated markets and the collapse of the subprime mortgage market followed by national economic recession.

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.

The NC Mountains MLS reported that median home sales for Henderson County fell from $200,000 for the month of August 2008 to $179,000 for August 2009. Median sales for land in the countywide also dropped during the same period: from $92,000 for August 2008 to $30,000 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. Much 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 approval.[5] 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, particularly in Hendersonville and Fletcher. Increased land and infrastructure costs have been a major

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

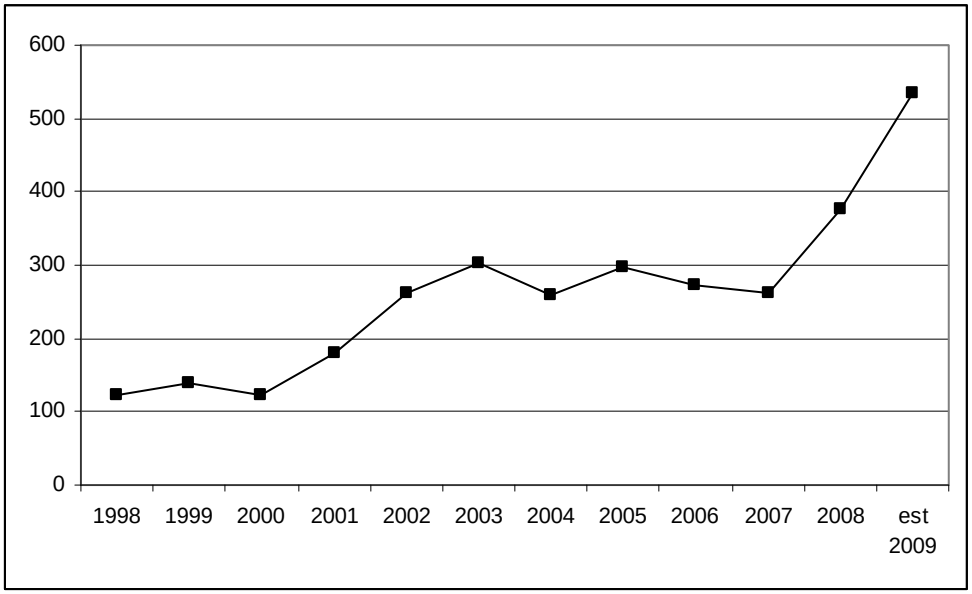
factor in this shift. Their sales are now being impacted by the tightened lending practices. This perpetuates the challenge of building and buying affordable homes in Henderson County despite lower land prices, construction costs, and interest rates, and the 2009 federal tax credit for first-time homebuyers.

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 Henderson County** and that it will maintain its reputation as a destination for people seeking a high quality of life.

C. Impact of Foreclosures

Since 2006, there has been a notable increase in foreclosures across the nation, for reasons noted in the previous section. In Henderson County foreclosures started to rise in 2007 and doubled by 2009 (Figure 9). 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 Illinois[6].

Figure 9
Foreclosure Actions in Henderson County (1998 – 2009)



Source: NC Commissioner of Banks "NC Foreclosure Help"

[6] "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.

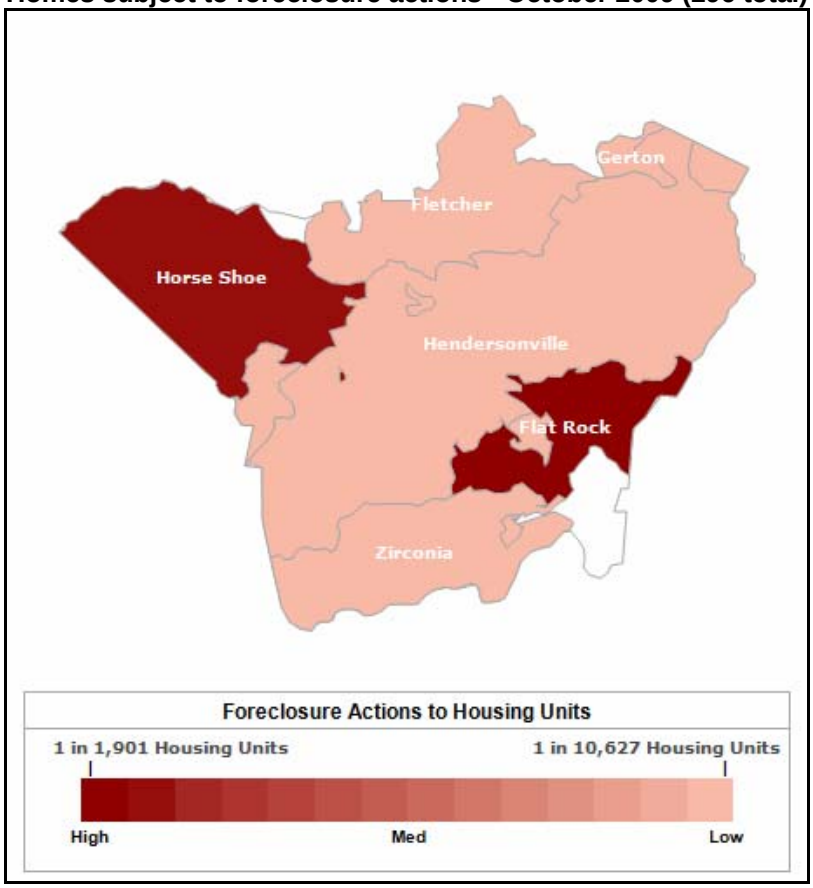
Table 11
Foreclosure Starts Jan 2005 – Oct 2009

	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.**

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



Source: RealtyTrac

Table 12
Current Inventory of Foreclosure and Short Sales[7] listed on MLS (Nov 8, 2009)

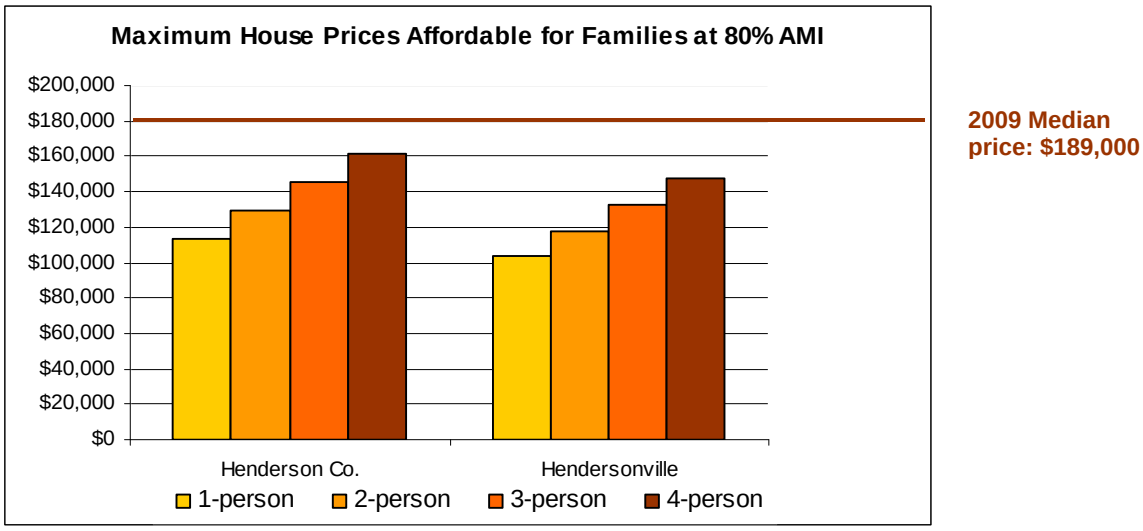
	# Foreclosure	# Short Sales
$0-100,000	6	1
$100,001-$125,000	4	3
$125,001-$150,000	2	2
$150,001-$175,000	2	8
$175,001-$200,000	5	2
$200,001+	25	17
TOTAL	**44**	**33**

Source: Mountain MLS

D. Affordability of Homeownership

Despite the recent 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 – in the unincorporated parts of Henderson County and in Hendersonville, compared with the median price of homes sold in 2009. Figure 12 illustrates the buying power of people with average wages for selected professions. The calculations and assumptions on which these charts are based are shown in Appendix Table A-10. Buyers in Hendersonville can afford less than buyers in the unincorporated area because higher property taxes are factored into their mortgage calculations.

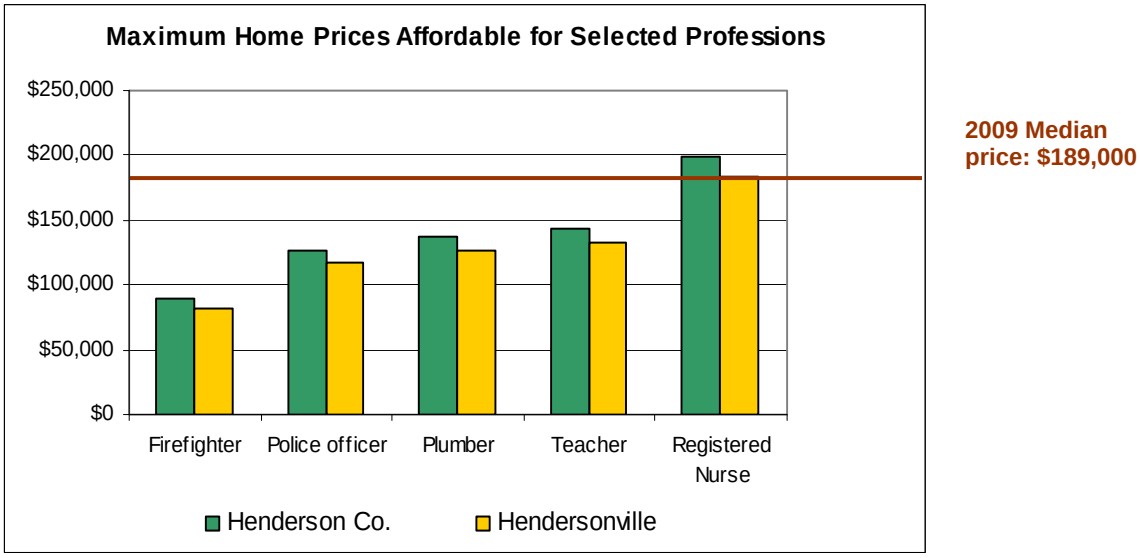
Figure 11



Source: Mountain Multiple Listing Service
Here and in the next figure "Henderson Co" refers to the unincorporated area only.

[7] 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.

Figure 12

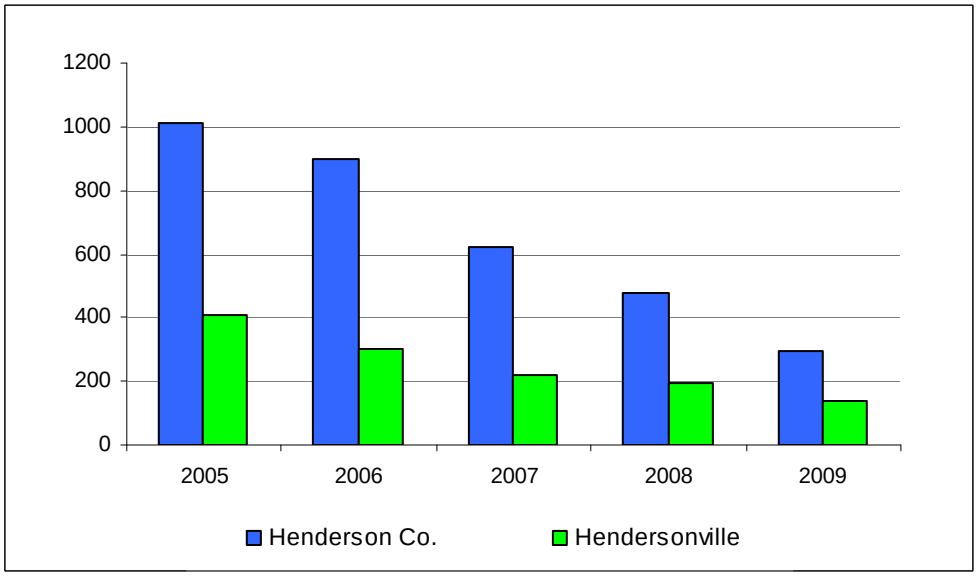


Source: Mountain Multiple Listing Service; NC Employment Security Commission

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-11). In mid-October, 2009, 316 residential units were on the market with asking prices at or below $150,000 and 141 at or below $125,000. These figures include manufactured homes and those sold "as is" i.e. in need of rehabilitation.

With so few affordable homes available and tightening mortgage restrictions, it is becoming extremely difficult for families below 80% AMI to become homeowners. Data available for Buncombe County (but not elsewhere in the Consortium) shows that the average assistance needed to help families with income below 80% AMI buy a home homeowners has risen from about $35,000 in 2005 to almost $50,000 in 2009.

Figure 13
Homes sold below $150,000 – 2005-2009



Source: Mountain Multiple Listing Service; 2009 figures are through August 31 only.

3. *Rental Market*

Since 2000, the number of renter occupied units in Henderson County has increased by 24% to 9,897 units in 2005-2007 (Table 13).

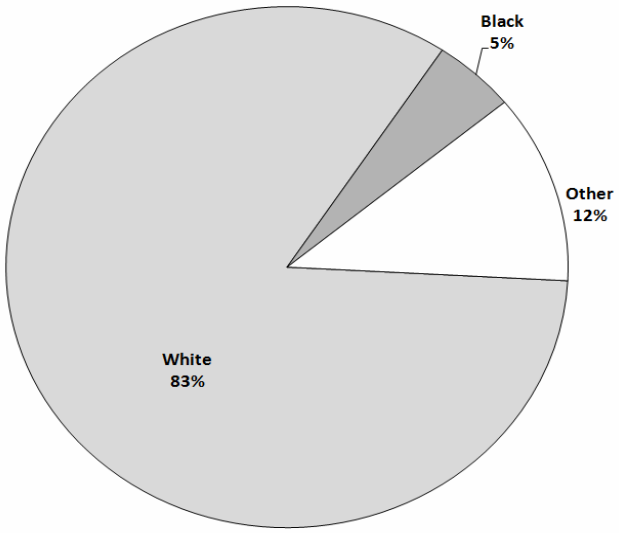
Table 13
Renter Occupied Summary

	2000	2005-2007	Change	Change (%)
Units	7,931	9,897	1,966	24.8%
Population	18,783	21,909	3,126	16.6%
White Householder	6,890	8,261	1,371	19.9%
Black Householder	429	472	43	10.0%
Hispanic or Latino Householder	666	1,643	977	146.7%
Median Household Income	25,696	29,222	3,526	13.7%
Housing Costs 30 % or More of Household Income	2,498	3,994	1,496	59.9%

Source: U.S. Census Bureau

Race: White renter households have increased by nearly 19% between 2000 and 2005-2007, while Black renter households have increased by 10%. Hispanic or Latino renter households have grown by 146%, with Hispanic households now occupying 17% of all renter occupied units compared with 8.4% in 2000 (Figure 14).

Figure 14
Renter Occupied Housing by Race 2005-2007



Source: U.S. Census Bureau

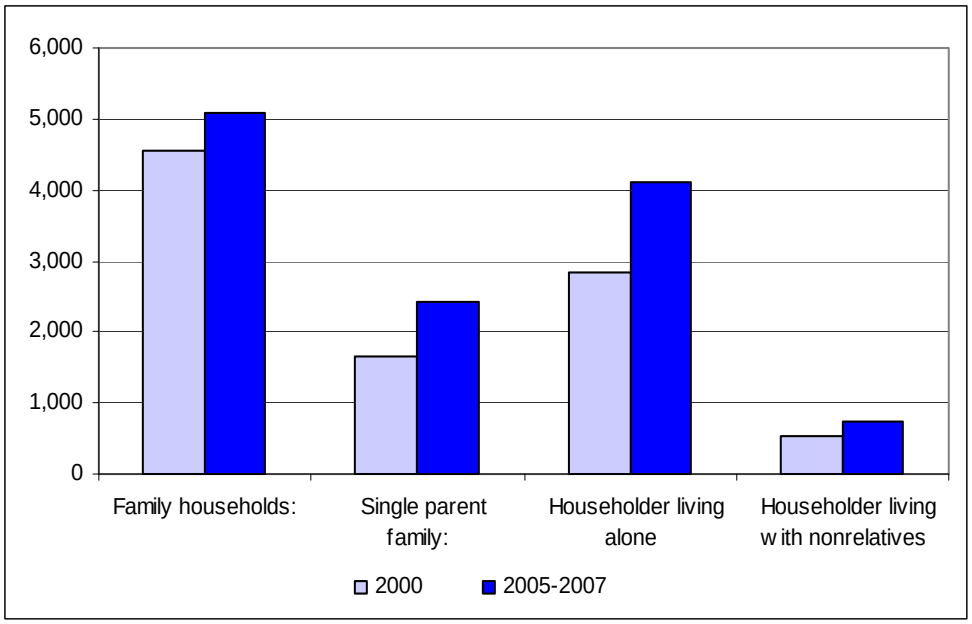
Household types: The type and age of householders of renter occupied housing has changed notably between 2000 and 2005-2007 (Table14 and Figure 15). Family households still make up the largest type of renter occupied household, but the Nonfamily household category experienced a significant increase, up 1,451 households, or 43%. The percentage of family households headed by a single female householder has also risen notably, up 52% or 633 households.

Table 14
Renter Occupied Household Type

	2000	2005-2007	Change	Change (%)
Total renter occupied	7,931	9,897	**1,966**	**24.8%**
Family households:	4,559	5,074	**515**	**11.3%**
Married-couple family	2,893	2,650	**-243**	**-8.4%**
Single parent family:	1,666	2,424	**758**	**45.5%**
Male householder, no wife present	454	579	**125**	**27.5%**
Female householder, no husband present	1,212	1,845	**633**	**52.2%**
Nonfamily households:	3,372	4,823	**1,451**	**43.0%**
Householder living alone	2,832	4,094	**1,262**	**44.6%**
Householder living with nonrelatives	540	729	**189**	**35.0%**

Source: U.S. Census Bureau

Figure 15
Renter Occupied Household Type



A. Rental Affordability

The number of renters with housing costs[8] that are 30 % or more of household income has increased significantly. Forty six percent of renters were "cost-burdened" in 2005-2007 compared with 32% in 2000 (Table 15 and Figure 16). For renters with incomes less than $20,000 nearly 89% were rent-burdened. Increased cost burdens were experienced by every age group, but most severely for the youngest, age 15 to 24, and oldest , age 65 and over (Table 16).

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

	2000*		2005-2007	
Household Income	**#**	**Percent of Income Group**	**#**	**Percent of Income Group**
Less than $20,000:	1,860	64.0%	2,364	88.8%
$20,000 to $34,999:	520	23.1%	1,136	49.5%
$35,000 to $49,999:	89	7.8%	399	25.9%
$50,000 to $74,999:	26	2.8%	66	5.0%
$75,000 or more:	3	0.7%	29	3.4%
Total	2,498	32.7%	**3,994**	46.0%

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

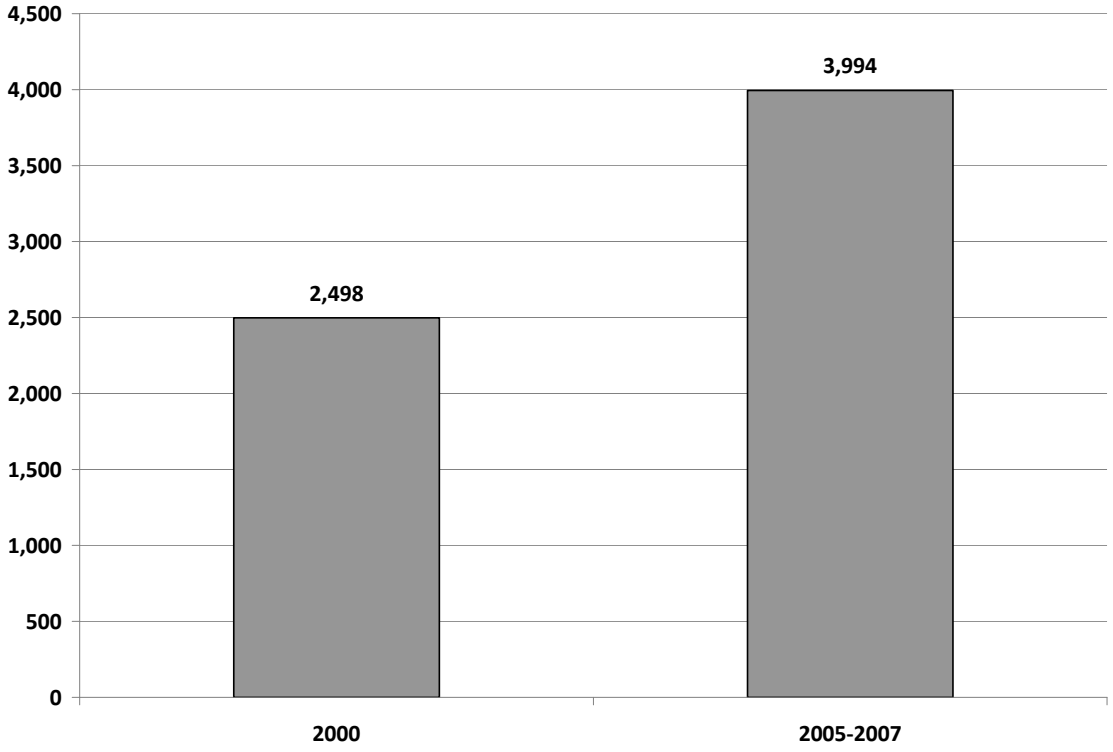
Table 16
Renters with Housing costs >30% of Household Income by Householder Age

	2000		2005-2007	
Householder Age	**#**	**Percent of Age Group**	#	Percent of Age Group
15 to 24 years	234	30.4%	412	39.2%
25 to 34 years	488	23.1%	1,209	42.0%
35 to 64 years	1,095	33.2%	1,546	36.0%
65 and over	681	46.8%	827	49.4%
Total	2,498	32.7%	3,994	40.4%

Source: U.S. Census Bureau

[8] Renter housing costs are contract rent plus utilities – heating fuel, electricity, water, sewer, and trash collection.

Figure 16
Renters with housing costs greater than 30% of Household Income



Source: U.S. Census Bureau

Another way to quantity 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
Affordability of Fair Market Rents

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, 2009

Of the top 20 occupations in Henderson County, only four 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 indicates unable to afford Fair Market Rent Bedroom Type

	Mean Hourly Wage	Employment	% of Total	Efficiency	Bedrooms		
					1	2	3
Total all occupations	$16.82	36,690					
Retail Salespersons	$13.72	1,430	3.9%				
Team Assemblers	$15.35	1,280	3.5%				
Registered Nurses	$26.32	820	2.2%				
Cashiers	$8.53	810	2.2%				
Food Prep & Serving Workers	$8.10	780	2.1%				
Waiters & Waitresses	$8.82	720	2.0%				
Laborers & Material Movers	$12.78	710	1.9%				
Secretaries	$13.16	640	1.7%				
Landscaping Workers	$11.24	630	1.7%				
Home Health Aides	$11.02	580	1.6%				
Maintenance Workers	$17.33	550	1.5%				
Janitors & Cleaners	$9.50	510	1.4%				
Construction Laborers	$12.29	510	1.4%				
Retail First-Line Supervisors	$16.57	510	1.4%				
Office Clerks, General	$10.79	500	1.4%				
Receptionists & Clerks	$11.74	480	1.3%				
Truck Drivers, Tractor-Trailer	$17.73	430	1.2%				
Office First-Line Supervisors	$22.34	410	1.1%				
General & Operations Managers	$46.75	410	1.1%				
Production First-Line Supervisors	$21.78	400	1.1%				

Source: NC Employment Security Commission

B. Current Rental Market Conditions

Median gross rent (contract rent plus utilities) in Henderson County increased by 21% from 2000 to 2005-2007, the smallest increase in the Consortium area (Table 19), and remained below the state and national levels. Despite the substantial (24%) increase in the number of rental units over the period (Table 18), vacancy rates reduced from 8.1% to 6.4% over the same period (Table 20).

Data available in Buncombe County, but not elsewhere in the Consortium, suggests that vacancies started to increase in 2008 with an accompanying downward turn in rents. A similar pattern in Henderson County seems likely. However, as in Buncombe County, demand for the most affordable rental property has remained high. The manager for seven tax credit properties in Henderson County reported waiting lists of up to a year for elderly developments and a little less for family developments.

Table 19
Median Gross Rent

	2000	2005-2007	Percent increase
Buncombe Co.	551	689	25%
Henderson Co.	513	621	21%
Madison Co.	367	610	66%
Transylvania Co.	468	574	23%
North Carolina	548	674	23%
United States	602	781	30%

Source: U.S. Census Bureau

Table 20
Henderson County – rental vacancy rate

	2000	2005-2007
Total renter occupied units	7,931	9,897
Total vacant for rent	702	681
Percent vacant	8.1%	6.4%

C. Manufactured Housing (Mobile Homes)

There are 6912 manufactured homes built under HUD standards (commonly called mobile homes) in Henderson County, making up 16 % of all residential units (Table 21 and Appendix Table A-5). The homeownership rate for mobile homes is 64 %, compared with 77 % for all types of housing[9].

Table 21
Mobile Homes by Tenure – 2005-2007

	Owner-occupied	Renter-occupied	Total
Hendserson County	4,419	2493	6,912

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

Based on information obtained from the County Planning Department, 3971 mobile home units (57 %) are located in 286 mobile home parks. Tenure in 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. Others are owned by third parties who collect rent from the tenants and pay pad rent to the park owner.

We carried out a survey (in Buncombe County only) which showed that average monthly rents for units in mobile home parks are significantly lower than average market rents for 2- or 3-bedroom apartments, making this type of housing attractive to low-income families, who may also prefer living in a detached home rather than an apartment. Even

[9] 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.

so, 51% of mobile home tenants in Henderson County 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.

Ownership of a mobile home unit on a rented pad does not provide security of tenure. Sales of mobile home parks for redevelopment result in owner-occupiers being forced to relocate their units. Mobile homes on rented sites tend to depreciate in value rather rapidly, not unlike vehicles.

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 offers security of tenure and other improvements in the condition of mobile home parks[10].

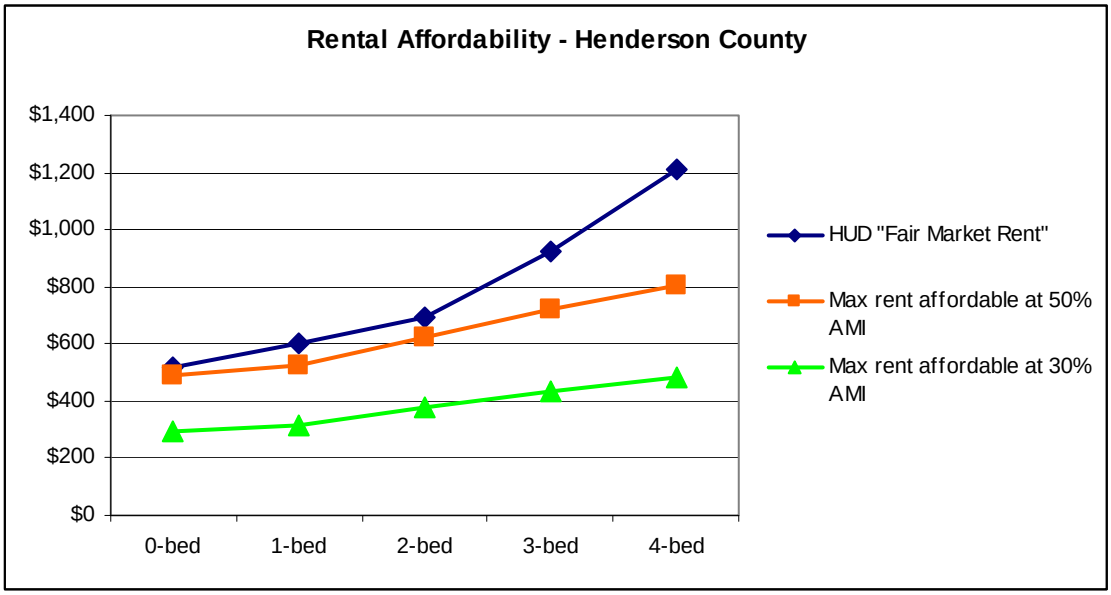
[10] "Building Wealth Through Ownership: Resident-Owned Manufactured Housing Communities in New Hampshire" – Journal of Extension, Vol 46, No.2, April 2008

Subsidized Housing

1. Need for Subsidized Rental 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 Henderson County is affordable only to households with more then 50% of area median income. This is illustrated in Figure 17 using HUD Fair Market Rents, which are somewhat below average market rents.

Figure 17



Source: www.huduser.org (datasets)
Rents shown include utilities

Renters with income below 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.

2. Inventory of Subsidized Units

There are 1244 units of rental housing assisted with subsidies that regulate maximum rents and tenant income, comprising 12.5 % of all rental units in the county. They are summarized by primary funding source in Table 22 with a detailed inventory in Appendix Tables A-12.

Table 22
Summary of Assisted Housing

	Public Housing Units	Housing Choice Vouchers	HUD Assisted	USDA Assisted	LIHTC	Other	Total
Henderson County	378	420	50	178	197	21	**1244**
Hendersonville only	378	295	50	136	140	4	**708**

Sources: Hendersonville Housing Authority; Western Carolina Community Action; HUD: huduser.org; USDA: http://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/select_state.jsp
Notes: 1. Units funded from more than one source are counted only once
2. Includes 35 units targeted to 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. Public Housing units and most 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.

3. New Subsidized Development

Low Income Housing Tax credits are the most important source of assistance for new affordable rental housing. Since 2005, 68 LIHTC units have been added and projects in pre-development by the Housing Assistance Corporation (HAC) should add another 104 units by 2012 in the Barker Heights neighborhood of Hendersonville. HAC is also planning a HUD 202 (elderly housing) development of 24 units in the same neighborhood and one or two smaller developments targeted to special needs (funding source not yet identified). No USDA-assisted rental developments are currently planned in Henderson County County.

4. Conversion of Assisted Housing to Market Rate

Some HUD-assisted developments have reached the end of their initial compliance periods and are on renewal contracts. None have been converted since 2005 and in telephone contacts with property managers none reported any intention of conversion while HUD assistance remains available.

All of the LIHTC developments are sponsored and managed by the non-profit Housing Assistance Corporation; none are expected to convert to market rate in the foreseeable future.

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

1. *Inventory*

Public housing in Henderson County is provided by the Hendersonville Housing Authority which managers **378 public housing units**: 346 at scattered sites throughout the City of Hendersonville, 22 units in Etowah, and 10 in Fletcher. Of these, 160 are designated for elderly or disabled tenants. The Housing Authority is rated "high performing" by HUD.

The Housing Choice Vouchers program for both Henderson and Transylvania County is managed by Western Carolina Community Action Agency (WCCA). In August 2009, **420 vouchers were being used in Henderson County**. Most voucher holders (70%) live in Hendersonville, followed by East Flat Rock (11%) and Flat Rock (9. WCCA is critically short of funds to maintain this number of vouchers because the recession has reduced tenant incomes and therefore increased the amount of subsidy needed. **In September 2009, WCCA was forced to terminate subsidy to three voucher-holders.**

Public housing and Housing Choice Vouchers together provide affordable housing to 798 households in Henderson County, which is 8% of all renter households in the county.

Table 23
Public Housing Inventory – Hendersonville Housing Authority

Total Units	Unit Breakdown						ADA Units
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
378	26	118	117	97	13	7	11*

Source: Hendersonville Housing Authority
** seven units are occupied by tenants needing an ADA unit*

2. *Tenant Characteristics*

Income: Precise income data was not available, but we were told that the great majority of households have extremely low income (<30% AMI). 18% of voucher holders are reported as having no income source at all and only 16 % have income from employment[11].

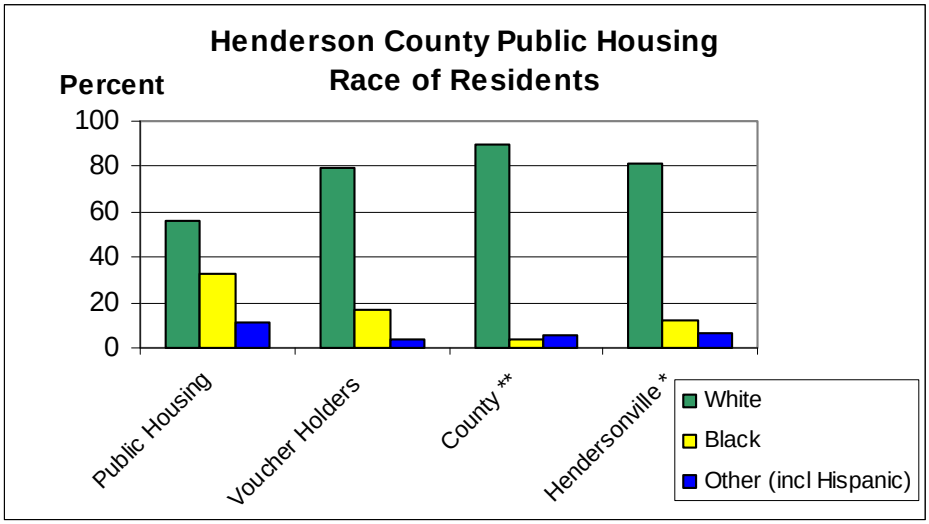
Race: Public housing tenants and voucher holders are predominately white, as is the population of the county as a whole. However, the proportion of African Americans, particularly among public housing tenants, is higher than in the county population. The Hispanic population also appears relatively high, but is possibly undercounted in the census data shown for the county.

Gender: There is a predominance of women (64% of all residents), possibly reflecting the fact that female-headed households generally have lower income than two-parent households and are more likely to need subsidized housing.

Disabilities: At this time, the housing authority appears to have sufficient ADA-accessible units for those with severe physical disabilities, since 4 out of the 11 accessible units are temporarily occupied by other households.

[11] Information on residents provided by Hendersonville Housing Authority and WCCA

Figure 18



Source: Hendersonville Housing Authority;
** Census Bureau: 2000 Census*
** * Census Bureau: American Community Survey 2005-2007*

Table 24
Other Tenant Characteristics

	White	Black	Other (incl. Hispanic)	Male	Female	FHH	Elderly (> 62)	Disabled
Public Hsg.	426	247	86	285	423	261	134	n/a
Vouchers	958	205	48	424	787	n/a	113	301

3. Waiting Lists:

Managers report that the current recession has reduced turnover and waiting lists are getting longer, with estimated waits of over a year except for elderly people seeking public housing units. People who were awarded vouchers this year had less difficulty in finding suitable rental units than previously and fewer returned their vouchers unused.

Table 25
Public Housing and Voucher Waiting Lists

	Wait list (Number)	Vacant Units	Waiting time (months
Public Housing	176	0	1-4 for elderly 12+ for all others
Vouchers	1016	0	12 - 24

4. Resident Services

WCCA operates a Section 8 home-ownership program for voucher-holders. Since 2003, 21 participants in Henderson County have become homeowners.

5. Improvement Plans

The housing authority will use it annual capital grant and one-time American Recovery & Re-investment grant to accelerate its rolling program of improvements to its units.

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 are otherwise homeless. 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 poor[12].

Over 15,000 adults in Henderson County (20 % of the total adult population) have a disability of some kind (Table 26). In 2005-2007, 2464 people with disabilities had incomes below the poverty level, almost the same as in 2000 (Table 27). However, 2000 census figures show that households having a member with a disability are almost twice as likely to have extremely low income when compared with all households (15 % ELI versus 8 %) and therefore experience a high rate of housing problems (Appendix Tables A-14 and 15).

Table 26
Persons by Age and Type of Disability in 2005-2007

	Henderson	Percent of Age Group Population
Population 16 to 64 years	**58,257**	
With any disability*	8,797	15.1%
With a sensory disability	2,389	4.1%
With a physical disability	4,952	8.5%
With a mental disability	2,855	4.9%
Population 65 years and over	**20,481**	
With any disability*	6,964	34.0%
With a sensory disability	2,642	12.9%
With a physical disability	5,243	25.6%
With a mental disability	1,700	8.3%

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

Table 27
Disabled Persons with Income below Poverty Level

Age Group	2000	2005/2007
16 to 20 years	112	51
21 to 64 years	1,476	1622
65 years and over	897	791
Total	**2,485**	**2,464**

Source: U.S. Census Bureau

[12] North Carolina Division of Social Services at *www.dhhs.state.nc.us/dss/links*

It is not possible to specify housing needs by type of disability – there are too many variables. We have divided needs into three broad categories: Independent living, accessibility (for people with mobility limitations), and assisted living.

1. Independent Living

Both the elderly and people with disabilities generally prefer 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.

A. Repairs and Accessibility Modifications

Sources of assistance in Henderson County are:

- State CDBG funds are used by the County to do about 7 substantial rehabilitations and 7 urgent repairs every three years [13].
- State HOME funds are used by the County for about 2 substantial rehabilitations each year.[14]
- Housing Assistance Corporation. HAC assists about 60 homeowners a year in the very low income (<50% AMI) group. The elderly make up 70% of cases and people with disabilities 25%.
- *NC Division of Vocational Rehabilitation's Independent Living Program assists* about 20 households a year with housing modifications
- Community Action Opportunities provides weatherization improvements for 20-25 households a year with income under 200% of the federal poverty level. For 2010 this will increase to about 200 units using one-time stimulus funds under the American Recovery & Reinvestment Act.
- Several churches and faith-based groups undertake minor repairs and modifications for members of their congregations and others. They assist about 50 households a year[15].

Most agencies reported to us that word of mouth and referrals bring in all the cases they can handle, suggesting that there is significant unmet need. HAC hopes to expand its capacity for minor repairs to about 100 a year by building its volunteer base and take on some more extensive repairs. Benchmark CMR, Inc. reported that responses to its advertisements for CDBG-funded rehabilitations come in slowly and that some applicants are unwilling to accept a lien on their property, as required by program rules.

[13] Source: Benchmark CMR, Inc. which administers the program for Henderson County.
[14] Source: Land of Sky Regional Council of Governments which administers the program.
[15] Information from First Baptist Church of Hendersonville, Mud Creek Baptist Church, Etowah Methodist Church, and Recreation Experiences.

B. Purpose-built housing

There are 334 units of housing built for affordable independent living in Henderson County. These are summarized in Table 28 from data in Appendix Table A-12.

Table 28
Summary of Affordable Independent Living units for Elderly and Disabled

Primary Population	Primary Funding Source	Units
Elderly*	HUD, USDA, LIHTC, Public Housing	291
Disabled*	LIHTC, HUD	22
Domestic violence victims	HOME	4**
Youth	Private non-profit	17**
	Total units:	**334**

**Many developments for the elderly also rent to younger people with disabilities*
*** This accommodation is transitional rather than permanent, with stays of 1-2 years.*

All of the listed units have rent subsidies that make them affordable regardless of income.

We heard from Partnership Property Management, the company that manages about half of the units listed above, that they have waiting lists of a year or more for elderly housing. Henderson County Department of Social Services staff confirmed to us that **there is a high need for more independent housing both for the elderly and for people with disabilities**.

Over the next five years, the Housing Assistance Corporation is planning to build a 24-unit development for the elderly, and two developments of 10-12 units each for special needs groups. Possible target groups are: young people exiting foster care, people living with mental illness, or women exiting incarceration.

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 elevator[16]. Such units can be retrofitted to meet most accessibility needs without major structural changes. The federally-assisted housing listed in Appendix Table A-12 was almost entirely constructed since 1991 and should meet these standards. **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.

[16] 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 29 below summarizes the various types of state-licensed residential facilities in Henderson County, with full details in Appendix Table A-13. Facilities for children are not included.

Table 29
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.	541
Family Care Homes	Residential care for aged or disabled persons whose principal need is a home; 2-6 beds.	108
Nursing Home	Provides medical and nursing care for persons who are not sick enough to require hospital care	932
Mental Heath Facilities:	Residential homes for adults with developmental disabilities (DD)	58
	Residential homes for adults with a primary diagnosis of mental illness	0
	Assisted Family Living - all disability groups; 2-3 beds only.	12
	Total:	**1651**

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

Henderson County has an adequate number of assisted living facilities and nursing home beds for the elderly. Staff from the County Department of Social Services staff told us that waiting lists are generally short or non-existent. They are, however, concerned about the quality of many facilities. A new publicly-available rating system may help encourage improvements[17].

There is a shortage of assisted living beds for people with developmental disabilities. DSS staff told us that most group homes stay full, with low turnover. Some people are placed in adult care homes, family care homes, or nursing homes rather than mental health (DD) facilities with staff appropriately trained to care for this group[18].

There are no facilities licensed to care for people with chronic mental illness. DSS staff regard this as a critical need. They stated that 26% of all people living in Adult and Family Care homes have a primary diagnosis of mental illness, although these homes are intended mainly for the elderly and would be unlikely to meet the more rigorous mental health licensing requirements. This suggests that **at least 108 beds are needed in licensed mental health care facilities,** through upgrading of existing facilities or licensing of new ones.

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

[18] The 58 assisted units for developmental disabilities listed above do not include CAC of Hendersonville's 10-unit independent living facility for this group (see Table A-12)

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. Only a few homes will accept residents with slightly higher incomes at the Medicaid rate.

New Housing Production

1. *Trends in production*

Reflecting the national housing downturn, Henderson County has seen a decline in new housing starts following a peak in 2007, as measured by the number of residential building permits (Figure 19 and Table 30). Residential permits for 2008 were only 38% of the 2007 level. "Single-family" residences comprise the majority of residential permits, averaging 96% of all permits over the most recent five years.[19]

Figure 19
Residential Building Permits - Units

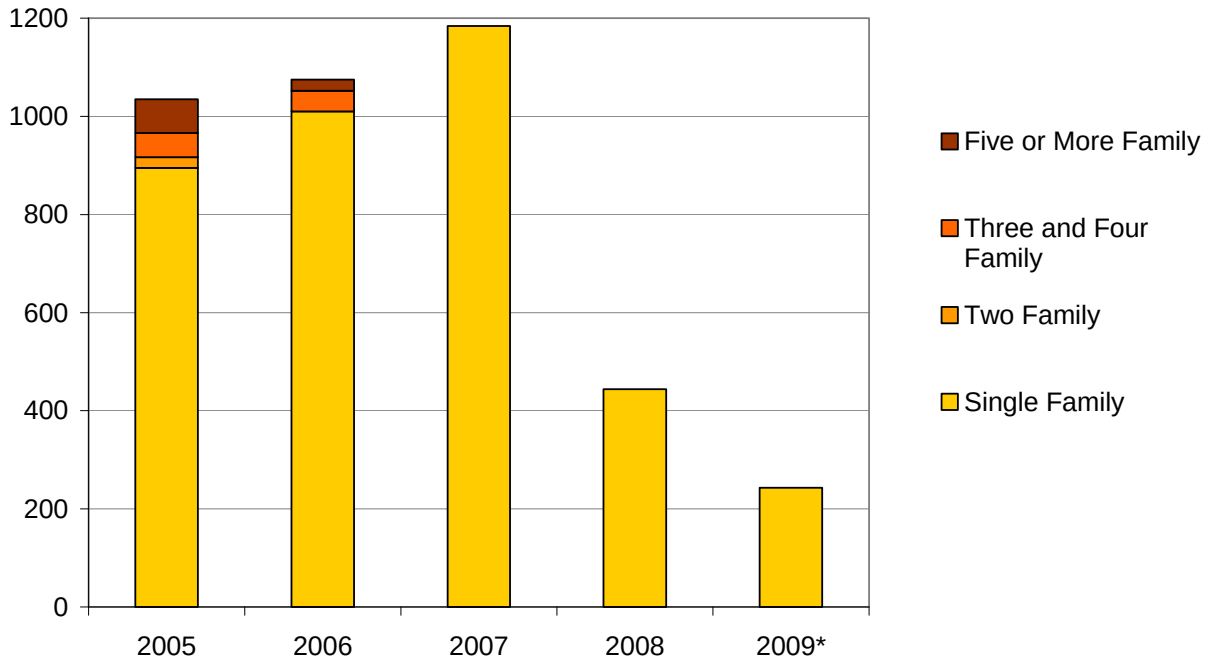


Table 30
Henderson County Residential Building Permits – Units

	2005	2006	2007	2008	2009*
Single Family	895	1,010	1,184	444	243
Two Family	22	0	0	0	0
Three and Four Family	49	42	0	0	0
Five or More Family	69	23	0	0	0
Total	1,035	1,075	1,184	444	243

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

[19] 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.

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 31 summarizes information provided by key agencies on their production targets in Henderson County for the next five years. These figures assume that federal funding levels are maintained in real terms.

Table 31
Non-profit development capacity 2010-2014

Agency	New Units for Homeownership	New Rental Units	Homeowner Rehab.*	Repairs & Weatherization
Housing Assistance Corporation	49	150	-	500
Henderson County Habitat for Humanity	50	-	-	-
Henderson County state CDBG funds	-	-	14	14
Henderson Co state HOME funds	-	-	10	-
Community Action Opportunities	-	-	-	315**
NC Independent Living program	-	-	-	100
Faith-based Groups	-	-	-	250
Totals:	**99**	**150**	**24**	**1693**
Totals for 2005-2009:	86	123	n/a	n/a

Source: C. Caplan 2009; CAPER reports.
** 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, including reduced levels of donations during recession
- Different timetables for different funding sources can delay projects
- Reliability of grant funding - it is hard to sustain capacity when grants are available only in some years
- Availability and cost of suitable land for development (with water & sewer)
- Difficulties recruiting income-qualified families for homeownership programs

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 Henderson County are shown in Table 32. This indicates that **the for-profit sector produced about 80 units a year for sale in the price range below $175,000, countywide[20].**

[20] Sales by non-profits will not be counted in this table because neither HAC nor Henderson County Habitat for Humanity use the Multiple Listing Service for their sales.

Table 32
Sales of New Homes below $175,000

Year	Henderson Co.	Hendersonville only
2005	52	16
2006	64	37
2007	133	12
2008	120	20
2009 (est.)	35	1
5-year Total	**404**	**86**

Source: Mountain Multiple Listing Service – see Appendix Tables A--9(a)-(d)
2009 figures have been estimated by extrapolating from data through August.

We interviewed selected for-profit developers who have specialized in building for the moderate-income market in Henderson County and asked them about their past production and plans for the next 5 years. Results are summarized in Table 33. Planned production for the next 5 years is lower than in the past five years, but with only three developers in the sample this may not be significant. None of the developers interviewed were active in building for the rental market.

Comparison of Tables 32 and 33 shows that much of the "affordable" production 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.

Table 33
Capacity of selected for-profit developers – Henderson County

Developer	2005-2009 Production		Planned production for 2010-2014	
	For Sale	For Rent	For Sale	For Rent
A	168		0	
B	0		20-40	
C	100		130	
D	400	110	100-140	30-40
Totals:	**668**	**110**	**250-310**	**30-40**

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 pool of buyers
- Competition from foreclosure sales
- Shortage of downpayment assistance
- High cost of land with water and sewer
- Cost of fees & permits

Projecting affordable rental production by the for-profit sector is difficult. No for-profit developers have built new tax credit developments in Henderson County since 2004. But several tax credit developers look for opportunities statewide and could choose this area.

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 Henderson County in 2020 will be 125,009 in 2020, an increase of 17,626 persons or 16% from 2010**. An additional 7,655 new housing units will be needed to meet this population increase, or 765 per year** (Table 34)[21]. If current demand patterns hold, 539 of these units (70% 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 larger proportion of the renter occupied future demand.

The OSBM also projects changes in population age groups (Table 35). A significant increase in the age group 65-74 is projected by 2020, growing by 2,741 persons or nearly 27% from 2010. This age group represents the "baby boomer" generation in 2020. This increase in an age group that typically scales down its housing size indicates a likely need for smaller unit sizes.

Table 34
Projected New Housing Demand by Type and Tenure 2010-2020

	Net Demand		Average Annual Demand	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Total Units	**5,860**	**1,795**	**586**	**180**
One, detached	4,679	714	468	71
One to Four, attached	325	353	33	35
Five to Forty-Nine	51	196	5	20
Fifty or More	3	80	0.3	8
Mobile Homes	801	452	80	45

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

[21] 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 35
2010-2020 Projected Population by Age Groups

	2010	2020	Change	Change %
15-24	13,171	15,020	1,849	14.0%
25-34	11,788	16,424	4,636	39.3%
35-44	13,825	14,938	1,113	8.1%
45-54	14,911	16,047	1,136	7.6%
55-59	6,811	8,374	1,563	22.9%
60- 64	6,332	7,749	1,417	22.4%
65-74	9,940	12,681	2,741	27.6%
75-84	7,296	7,387	91	1.2%
85+	3,223	3,340	117	3.6%

Sources: North Carolina Office of State Budget and Management

2. *Need for Affordable Units*

A. Renters

Based on the estimates above, there will be an increase in demand of about 1795 rental units by 2020. How many of these should be subsidized in order to meet demand from low-income renters? We found that 3,994 renters in Henderson County were cost-burdened in 2005-2007, or 46 % of all renter households (Table 14). Applying this percentage to the projected increase in renter households adds another 826 cost-burdened renters by 2020, for a total of 4,820 renters needing affordable rental housing. **To meet this total need over the next 10 years would require providing 482 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 30 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 5,860 units. We found that 24 % of existing homeowners were cost-burdened in 2005-2007. This implies that over the next 10 years 1383 new homebuyers (138 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 (currently priced below $175,000) are estimated in the previous section at about 100 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 Henderson 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-Henderson County

Household Type		Percent AMI	Priority	Unmet Need
Renters	Small Related	0% to 30%		797
		31% to 50%		696
		51% to 80%		301
	Large Related	0% to 30%		246
		31% to 50%		207
		51% to 80%		68
	Elderly	0% to 30%		296
		31% to 50%		258
		51% to 80%		112
	All Other	0% to 30%		480
		31% to 50%		419
		51% to 80%		181
Owners	Small Related	0% to 30%		862
		31% to 50%		636
		51% to 80%		569
	Large Related	0% to 30%		113
		31% to 50%		143
		51% to 80%		92
	Elderly	0% to 30%		650
		31% to 50%		480
		51% to 80%		429
	All Other	0% to 30%		206
		31% to 50%		152
		51% to 80%		136

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Table A-1
Sources of Population Change – Henderson County

Year	Natural	International	Domestic
2000	-9	82	394
2001	5	344	1,022
2002	-54	327	1,097
2003	-25	286	1,058
2004	-38	252	1,202
2005	-126	272	1,457
2006	-83	268	1,792
2007	53	241	1,869
2008	45	243	1,632

Source: U.S. Census Bureau

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

	2000	2005-2007	Change	Percent Change
Total population	89,173	98,657	9,484	10.6%
White	83,308	89,851	6,543	7.9%
Black or African American	2,976	3,510	534	17.9%
American Indian and Alaska Native	602	700	98	16.3%
Asian	720	914	194	26.9%
Native Hawaiian and Other Pacific Islander	62	NA	NA	NA
Some other race	2,506	4,628	2,122	84.7%
Hispanic or Latino (of any race)	4,880	7,923	3,043	62.4%

Source: U.S. Census Bureau
May add to more than the total population because individuals may report more than one race.

Table A-3
Top Industry Sector Employment – Henderson County

	2009 Employment	5-Year Average Annual Change	5-Year Average Annual Change (%)
Total Private Industry	28,056	(282)	-0.9%
Health Care and Social Assistance	6,252	201	3.6%
Manufacturing	5,271	(312)	-5.0%
Retail Trade	4,612	(30)	-0.5%
Total Local Government	4,537	60	1.4%
Accommodation and Food Services	3,064	11	0.5%
Educational Services	2,936	71	2.6%
Construction	2,048	(69)	-1.6%
Public Administration	1,441	31	2.3%
Administrative and Waste Services	1,372	(151)	-7.3%
Wholesale Trade	1,066	61	7.5%

Source: NC Employment Security Commission, 1st Quarters

Table A-4
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-5
Type of Structure - Percent of Occupied Housing (2005-2007)

	Henderson (units)	Henderson	North Carolina	United States
Single, detached	29,755	70.5%	66.7%	63.1%
Single, attached	1,604	3.8%	3.4%	5.8%
Two apartments	1,224	2.9%	2.2%	3.8%
Three or four apartments	886	2.1%	2.8%	4.3%
Five to nine apartments	802	1.9%	4.3%	4.7%
Ten or more apartments	1,013	2.4%	6.5%	11.9%
Mobile home or other type of housing	6,922	16.4%	14.1%	6.4%

Source: U.S. Census Bureau

Table A-6
Year Structure Built
Percent of Occupied Housing (2005-2007)

	Henderson	North Carolina	United States
2000 or later	10.7%	14.7%	10.3%
1990 to 1999	24.7%	22.8%	14.6%
1980 to 1989	20.4%	17.6%	14.5%
1960 to 1979	27.7%	26.2%	28.7%
1940 to 1959	11.1%	12.7%	17.8%
1939 or earlier	5.4%	6.1%	14.1%

Source: U.S. Census Bureau

Table A-7
Median Year Structure Built - Occupied Housing

	Henderson	North Carolina	United States
2000	1980	1978	1971
2005-2007	1983	1982	1974

Source: U.S. Census Bureau

Table A-8
Tenure by Race and Ethnicity (2005-2007)
Henderson County Occupied Housing

	Total	Owner Occupied	Renter Occupied
Total	42,205	32,308	9,897
White	39,452	31,191	8,261
Black	954	482	472
Other	1,799	635	1,164
Hispanic or Latino	2,304	661	1,643

Source: U.S. Census Bureau

Table A-9 (a)
Single Family Home Sales 2005-2009 - all of Henderson County

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Total Median $
2005	75000-100000	86	0	3	38	45	0	0	0	
	100000-125000	138	0	3	54	75	6	0	0	
	125001-150000	187	0	2	61	120	4	8	0	
	150001-175000	192	0	1	32	151	8	9	0	
	175001-200000	205	0	1	32	156	16	13	0	
	200001-+	879	0	1	67	643	168	90	0	
	Total	**1687**	**0**	**11**	**284**	**1190**	**202**	**120**	**0**	**$207,200**
2006	75000-100000	95	1	8	41	43	2	1	0	
	100000-125000	104	0	2	50	51	1	1	0	
	125001-150000	147	0	3	52	88	4	8	0	
	150001-175000	153	0	1	39	106	7	20	0	
	175001-200000	184	0	1	19	157	7	21	0	
	200001-+	889	1	2	69	634	183	188	0	
	Total	**1572**	**2**	**17**	**634**	**1079**	**204**	**239**	**0**	**$219,250**
2007	75000-100000	47	0	5	15	24	3	1	19	
	100000-125000	68	0	0	28	39	1	1	25	
	125001-150000	124	0	3	37	79	5	7	19	
	150001-175000	122	0	4	34	80	4	4	6	
	175001-200000	156	0	0	27	121	8	20	1	
	200001-+	913	0	1	85	670	157	191	3	
	Total	**1430**	**0**	**13**	**226**	**1013**	**178**	**224**	**73**	**$232,000**
2008	75000-100000	40	0	2	20	18	0	0	17	
	100000-125000	48	0	2	16	27	3	1	21	
	125001-150000	84	0	1	38	43	2	9	14	
	150001-175000	207	0	3	54	142	8	6	7	
	175001-200000	115	0	2	25	82	6	4	1	
	200001-+	521	0	2	42	378	98	112	0	
	Total	**1015**	**0**	**12**	**195**	**690**	**117**	**132**	**60**	**$220,000**
2009	75000-100000	27	0	2	10	15	0	0	7	
	100000-125000	39	0	0	16	21	2	1	13	
	125001-150000	69	0	2	29	36	2	10	5	
	150001-175000	127	0	1	23	94	9	12	0	
	175001-200000	68	0	1	10	52	5	7	0	
	200001-+	245	1	0	19	180	45	40	0	
	Total	**575**	**1**	**6**	**107**	**398**	**63**	**70**	**25**	**$199,000**

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

Table A-9(b)
Multi-family Home Sales 2005-2009 - all of Henderson County

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Total Median $
2005	75000-100000	49	0	1	48	0	0			
	100000-125000	50	0	0	44	6	0	5		
	125001-150000	110	0	0	47	63	0	25		
	150001-175000	44	0	1	25	18	0	5		
	175001-200000	33	0	1	19	13	0	13		
	200001-+	105	0	1	23	64	17	28		
	Total	**391**	**0**	**4**	**206**	**164**	**17**	**76**	**0**	**$148,950**
2006	75000-100000	34	0	2	30	2	0	0		
	100000-125000	10	0	0	10	0	0	0		
	125001-150000	83	0	0	55	28	0	32		
	150001-175000	36	0	26	10	0	0	2		
	175001-200000	33	0	1	15	16	1	7		
	200001-+	108	0	0	28	71	9	54		
	Total	**304**	**0**	**29**	**148**	**117**	**10**	**95**	**0**	**$168,000**
2007	75000-100000	13	0	1	12	0	0	1		
	100000-125000	27	0	1	23	3	0	6		
	125001-150000	119	0	0	53	66	0	90		
	150001-175000	55	0	1	18	36	0	23		
	175001-200000	20	0	0	9	11	0	2		
	200001-+	148	0	0	47	92	9	84		
	Total	**382**	**0**	**3**	**162**	**208**	**9**	**206**	**0**	**$157,950**
2008	75000-100000	15	0	2	13	0	0	0		
	100000-125000	31	0	5	26	0	0	16		
	125001-150000	109	0	0	80	29	0	74		
	150001-175000	44	0	1	18	25	0	14		
	175001-200000	16	0	0	10	6	0	5		
	200001-+	68	0	0	26	37	5	3		
	Total	**283**	**0**	**8**	**173**	**97**	**5**	**112**	**0**	**$147,455**
2009	75000-100000	8	0	4	4	4	0	0		
	100000-125000	7	0	0	7	0	0	0		
	125001-150000	8	0	0	7	1	0	0		
	150001-175000	4	0	0	3	1	0	0		
	175001-200000	11	0	0	9	2	0	0		
	200001-+	18	0	0	9	8	1	3		
	Total	**56**	**0**	**0**	**39**	**16**	**1**	**3**	**0**	**$146,990**

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

Table A-9(c)
Single Family Home Sales 2005-2009 - Hendersonville only

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Total Median $
2005	75000-100000	10	0		4	6	0	0		
	100000-125000	14	0	5	7	0	2	0		
	125001-150000	20	0	0	11	9	0	2		
	150001-175000	16	0	0	4	11	1	1		
	175001-200000	17	0	0	4	10	3	0		
	200001-+	47	0	0	2	35	10	16		
	Total	**124**	**0**	**5**	**32**	**71**	**16**	**19**	**0**	**$177,800**
2006	75000-100000	16	0	2	10	4	0	0		
	100000-125000	12	0	0	7	5	0	0		
	125001-150000	23	0	0	6	15	0	4		
	150001-175000	23	0	0	5	17	1	5		
	175001-200000	14	0	0	5	8	1	0		
	200001-+	58	0	0	2	50	6	31		
	Total	**146**	**0**	**2**	**35**	**99**	**8**	**40**	**0**	**$175,000**
2007	75000-100000	4	0	2	2	0	0	0		
	100000-125000	7	0	0	6	1	0	0		
	125001-150000	13	0	1	7	4	1	1		
	150001-175000	17	0	0	4	12	1	0		
	175001-200000	17	0	0	4	11	2	2		
	200001-+	45	0	0	4	34	7	7		
	Total	**103**	**0**	**3**	**27**	**62**	**11**	**10**	**0**	**$188,000**
2008	75000-100000	7	0	1	2	4	0	0		
	100000-125000	5	0	0	2	3	0	0		
	125001-150000	12	0	0	6	6	0	0		
	150001-175000	9	0	0	5	4	0	1		
	175001-200000	15	0	1	3	9	2	1		
	200001-+	31	0	0	4	20	6	3		
	Total	**79**	**0**	**2**	**22**	**46**	**8**	**5**	**0**	**$190,000**
2009	75000-100000	4	0	0	2	2	0	0		
	100000-125000	7	0	0	4	3	0	0		
	125001-150000	10	0	0	6	4	0	1		
	150001-175000	10	0	0	5	4	1	0		
	175001-200000	4	0	0	0	4	0	0		
	200001-+	15	0	0	4	8	3	2		
	Total	**50**	**0**	**0**	**21**	**25**	**4**	**3**	**0**	**$160,000**

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

Table A-9(d)
Multi-family Home Sales 2005-2009 - Hendersonville only

Table A - - (d)

	Closed Price	Total # Units	0 BR	1 BR	2BR	3BR	4BR	New	MFH	Total Median $
2005	75000-100000	26	0	1	25	0	0	0		
	100000-125000	20	0	0	19	1	0	3		
	125001-150000	29	0	0	21	8	0	5		
	150001-175000	27	0	1	15	11	0	5		
	175001-200000	23	0	0	13	10	0	11		
	200001-+	16	0	0	5	11	0	7		
	Total	**141**	**0**	**2**	**98**	**41**	**0**	**31**	**0**	**$149,750**
2006	75000-100000	14	0	1	13	0	0	0		
	100000-125000	5	0	0	5	0	0	0		
	125001-150000	44	0	0	39	5	0	27		
	150001-175000	15	0	0	12	3	0	1		
	175001-200000	15	0	0	8	7	0	4		
	200001-+	31	0	0	11	18	2	17		
	Total	**124**	**0**	**1**	**88**	**33**	**2**	**49**	**0**	**$150,900**
2007	75000-100000	5	0	0	5	0	0	0		
	100000-125000	12	0	0	11	1	0	0		
	125001-150000	21	0	0	19	2	0	9		
	150001-175000	19	0	1	9	9	0	2		
	175001-200000	7	0	0	6	1	0	0		
	200001-+	47	0	0	12	34	1	28		
	Total	**111**	**0**	**1**	**62**	**47**	**1**	**39**	**0**	**$191,500**
2008	75000-100000	6	0	1	5	0	0	0		
	100000-125000	17	0	0	17	0	0	10		
	125001-150000	26	0	0	24	2	0	8		
	150001-175000	11	0	1	8	2	0	1		
	175001-200000	5	0	0	3	2	0	0		
	200001-+	25	0	6	19	0	0	12		
	Total	**90**	**0**	**8**	**76**	**6**	**0**	**31**	**0**	**$147,000**
2009	75000-100000	3	0	0	1	2	0	0		
	100000-125000	6	0	0	6	0	0	0		
	125001-150000	7	0	0	7	0	0	0		
	150001-175000	2	0	0	1	1	0	0		
	175001-200000	8	0	0	7	1	0	0		
	200001-+	12	0	0	6	6	0	3		
	Total	**38**	**0**	**0**	**28**	**10**	**0**	**3**	**0**	**$180,000**

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

Table A-10
Calculation of Maximum Affordable Sales Price - Henderson County

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: Hendersonville: $0.842 Unincorporated areas: $0.5458
4. FHA Annual mortgage insurance premium is 0.5% of loan amount
5. Property insurance is 0.4% of price of home

Henderson County - Families at 80% AMI

Family size	80% AMI	Max. PITI	Property Taxes	Insurance	Mortgage Insurance	Max. P&I	Max. Loan	Max. Price
1	31,200	8,736	617	395	493	7,231	109,067	**113,022**
2	35,650	9,982	704	451	563	8,264	124,646	**129,167**
3	40,100	11,228	791	507	633	9,297	140,226	**145,312**
4	44,550	12,474	879	562	703	10,330	155,805	**161,456**

Hendersonville - Families at 80%AMI

1	31,200	8,736	867	555	694	6,620	99,847	**103,469**
2	35,650	9,982	994	636	795	7,558	113,993	**118,127**
3	40,100	11,228	1,120	717	896	8,496	128,138	**132,785**
4	44,550	12,474	1,246	798	997	9,433	142,283	**147,444**

Key professions - Henderson County

Firefighter	24,572	6,880	486	311	389	5,695	85,896	**89,011**
Police officer	34,739	9,727	688	440	550	8,049	121,401	**125,805**
Plumber	37,817	10,589	748	479	598	8,764	132,191	**136,985**
Teacher	39,648	11,101	786	503	629	9,184	138,518	**143,542**
Registered Nurse	54,751	15,330	1081	692	865	12,693	191,454	**198,398**

Key Professions - Hendersonville

Firefighter	24,572	6,880	690	442	552	5,195	78,363	**82,488**
Police officer	34,739	9,727	977	625	781	7,344	110,765	**116,595**
Plumber	37,817	10,589	1069	684	855	7,980	120,356	**126,690**
Teacher	39,648	11,101	1120	717	896	8,369	126,229	**132,873**
Registered Nurse	54,751	15,330	1549	992	1,239	11,550	174,209	**183,378**

Source: C. Caplan 2009

Table A-11
Sales of homes below $150,000

Henderson County

	Single Family Sales <$150,000	Multifamily Sales <$150,000	All Sales <$150,000	Total Sales, All Prices	Percent of Sales <$150,000
2005	411	209	620	2078	30%
2006	346	127	473	1876	25%
2007	239	159	398	1812	22%
2008	172	155	327	1298	25%
2009	135	23	158	631	25%
Totals:	**1303**	**673**	**1976**	**7695**	**26%**

Hendersonville

	Single Family Sales <$150,000	Multifamily Sales <$150,000	All Sales <$150,000	Total Sales, All Prices	Percent of Sales <$150,000
2005	44	75	119	1014	12%
2006	51	63	114	899	13%
2007	24	38	62	621	10%
2008	24	49	73	475	15%
2009	21	16	37	296	13%
Totals:	164	241	405	3305	12%

Source: Mountain Multiple Listing Service
2009 sales are for period Jan 1 – August 31 only.

Table A-12
Subsidized Housing in Henderson County

Property	Address	City	Zip	Total Units	Rent Assis-tance*	1-bed	2-bed	3-bed	4-bed	Resident type	Targeted to special needs
HUD-assisted											
East Winds Apts	133 Tracy Grove Rd	Hendersonville	28792	30	30	30				Elderly	
CAC of Hendersonville	737 Knollwood Dr	Hendersonville	28791	10	10					SPMI - independent	10
King Creek Cottages	201 King Creek Blvd	Hendersonville	28792	10	10	1	8	1		family/disabled	5
				50	50	31	8	1			15
LIHTC											
Conner Creek Apts	715 Conner Avenue	Hendersonville	28792	8			8			Family	
Jackson Parkview Apartments	Jackson Parkview Dr	Hendersonville (ETJ)	28792	32		8	16	8		Family	
Cedar Bluffs	28 Cedar Bluffs Dr	Hendersonville	28792	64		0	24	40		Family	
Parkside Commons	107 E Blue Ridge Rd	East Flat Rock	28726	25		21	4			Elderly	
Highland View Apts	500 King Creek Blvd	Hendersonville	28792	28		0	14	14		Family	3
Sugar Hill Apts	Sugar Hill Drive	Hendersonville	28792	40		30	10			Elderly	4
				197		59	76	62			7
USDA											
Meadow Garden Apts	102 Highland Lake Dr	Flat Rock	28731	42	40	14	28			Family	
Hillside Commons (also LIHTC-funded)	189 Hillside Commons Dr	Hendersonville	28792	36	36	32	4			Elderly	
Smokey Ridge Apts	109 Hall St.	Hendersonville	28739	56	48	16	36	4		Family	
Sugarloaf Apts.	10 Hope Circle	Hendersonville	28792	44	34		14	26	4	Farm Workers	
				178	158	62	82	30	4		0
Other											
Mainstay Manor	King Creek Blvd	Hendersonville	28792	4			4			Domestic Violence Victims	4
My Place	41 Wisdom Lane	Laurel Park	28739	17						Youth 18-24	
				21			4				4
		Grand Total		**446**	**208**	**152**	**170**	**93**	**4**		**26**

* In units with rent assistance tenants pay no more than 30% of gross income in rent & utilities

Sources: HUD: huduser.org; USDA: http://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/select_state.jsp

Housing Asssitance Corporatiopn; My Place;

Table A-13
State-Licensed Residential Care Facilities - Henderson County

Adult Care Homes (>6 Beds)	Beds	Owner
Blue Ridge Retirement	43	Cardinal Care, Inc, dba Blue Ridge Retirement
Cardinal Care Center-Hendersonville	60	Cardinal Care Inc. dba Cardinal Care Center
Carillon Assisted Living Of Hendersonville	96	Carillon Assisted Living of Hendersonville, LLC
Carolina Village, Inc.	28	Carolina Village, Inc.
Cherry Springs Village	60	Cherry Springs Holdings, LLC
Country Meadow Rest Home	15	Debra S. Pratt
Druid Hills Living Center #1	10	America's Living Center-WNC, LLC
Druid Hills Living Center #2	30	America's Living Center-WNC, LLC
Henderson's Assisted Living	26	Mizpah Healthcare, Inc
Heritage Lodge	24	Emeritus Corporation
McCullough's Rest Home	13	Virginia M. McCullough
Mountain View Assisted Living	27	Mizpah Healthcare, Inc
Spring Arbor West	48	Spring Arbor West
Spring Arbor of Hendersonville II, LP	61	Spring Arbor of Hendersonville, II
Total:	**541**	

Family Care Homes (up to 6 beds)	Beds	Owner
Carolina Living Center	6	America's Living Centers, LLC
Carolina Living Center #1	6	America's Living Centers, LLC
Country Meadow Family Care Home	5	Debra S. Pratt
Fletcher Family Home Care	6	WNC Assisted Living, Inc
Fletcher View Inn	6	Fletcher View Inn
Kay Family Care Home, LLC	4	Kudzai Mabunda
Robinson's Family Care Home	3	Etta Louise Robinson
Soundview Family Care Homes - Unit A	6	Soundview Family Care Homes, Inc.
Soundview Family Care Homes - Unit B	6	Soundview Family Care Homes, Inc.
Soundview Family Care Homes - Unit C	6	Soundview Family Care Homes, Inc.
Soundview Family Care Homes - Unit D	6	Soundview Family Care Homes, Inc.
Soundview Family Care Homes - Unit E	6	Soundview Family Care Homes, Inc.
Soundview Family Care Homes Unit F	6	Soundview Family Care Homes, Inc.
Soundview Family Care Homes Unit M	6	Soundview Family Care Homes, Inc
Soundview Family Care Homes Unit O	6	Soundview Family Care Homes Inc
Soundview Famiy Care Homes Unit N	6	Soundview Family Care Homes, Inc
Valentine's Family Care Homes I	6	Gregory Valentine
Valentine's Family Care Homes II	6	Gregory Valentine
Valentine's Family Care Homes IV	6	Gregory Valentine
Total:	**108**	

Continued on next page….

Table A-13 -- Continued

Nursing Homes	Beds	Owner
Beystone Health & Rehabilitation	50	Ardent Health and Rehabilitation Co.
Brian Center Health & Rehabilitation	120	SSC Hendersonville Operating Company, LLC
Carolina Village, Inc.	58	Carolina Village, Inc.
Golden LivingCenter - Hendersonville	150	Beverly Enterprises - North Carolina, Inc.
Hendersonville Health and Rehabilitation	130	Hendersonville Health and Rehabilitation, LLC
Life Care Center of Hendersonville	80	Hendersonville Medical Investors, LLC
Mountain Home Health and Rehab	134	HealthTrust NC, LLC
The Laurels of Hendersonville	120	Laurel Health Care Company of North Carolina
Universal Health Care/Fletcher	90	Universal Health Care/Fletcher, Inc.
Total:	**932**	

Mental Health Facilities – Developmental Disabilities only	Beds	Owner
3rd Avenue West	3	Monarch
Country Cove Group Home	6	RHA/North Carolina MR, Inc
Eagle's Nest Home	3	Plans for Life, LLC
Green Acres	2	Henning and Associates, Inc.
Halcyon L.L.C #B	2	Halcyon L.L.C.
Halcyon L.L.C. #A	2	Halcyon, LLC
Hall Street Home	2	Halcyon LLC
Hillpark Group Home	6	RHA North Carolina MR, Inc
Hutch Mountain Road	2	Davidson Homes, Inc.
King Creek Blvd.	3	Monarch
Laurel Park Group Home B36	6	Easter Seals UCP North Carolina, Inc.
Lyndhurst Drive	3	Monarch
Pinebrook Group Home	6	RHA/North Carolina MR, Inc.
Rayside A	6	RHA/North Carolina MR, Inc
Rayside B	4	RHA/North Carolina RM, Inc.
Windsor Hills	2	Halcyon LLC
Total:	**58**	

Mental Health Facilities – Assisted Family Living, all disability groups	Beds	Owner
A Step Forward	3	Storybook Farm, Inc.
Hour House	2	Betty Sue Edwards
Reach for Independence	3	Wanda Stills
Watermulder Home	1	Universal MH/DD/SAS
Wike- Early Home	3	Davidson Homes, Inc.
	12	

Source: NC Division of Health Service Registration

Table A-14
Housing Problems for Households with Mobility & Self Care Limitation

Name of Jurisdiction:			Source of Data:		Data Current as of:				
Henderson County, North Carolina			CHAS Data Book		2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 member House-holds	Elderly 1 & 2 member House-holds	All Other House-holds	Total Renters	Extra Elderly 1 & 2 member House-holds	Elderly 1 & 2 member House-holds	All Other House-holds	Total Owner s	Total House-holds
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	275	190	465	930	524	380	600	1,504	2,434
2. Household Income <=30% MFI	150	140	230	520	224	170	250	644	1,164
% with any housing problems	63.3	42.9	67.4	59.6	59.8	64.7	72	65.8	63.1
3. Household Income >30 to <=50% MFI	125	50	235	410	300	210	350	860	1,270
% with any housing problems	60	50	74.5	67.1	26.7	40.5	50	39.5	48.4
4. Household Income >50 to <=80% MFI	85	50	205	340	455	319	490	1,264	1,604
% with any housing problems	29.4	30	48.8	41.2	11	23.2	42.9	26.4	29.6
5. Household Income >80% MFI	109	43	280	432	760	828	1,585	3,173	3,605
% with any housing problems	45.9	18.6	10.7	20.4	3.9	7.6	10.4	8.1	9.6
6. Total Households	469	283	950	1,702	1,739	1,527	2,675	5,941	7,643
% with any housing problems	52.2	38.2	48.4	47.8	16.9	21.7	27.3	22.8	28.4

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-15
Housing Problems All Households – Henderson County 2000

Name of Jurisdiction: **Henderson County, North Carolina**	Source of Data: CHAS Data Book					Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	**Elderly 1 & 2 member households** (A)	**Small Related (2 to 4)** (B)	**Large Related (5 or more)** (C)	**All Other House-holds** (D)	**Total Renters** (E)	**Elderly 1 & 2 member households** (F)	**Small Related (2 to 4)** (G)	**Large Related (5 or more)** (H)	**All Other House-holds** (I)	**Total Owners** (J)	**Total House-holds** (L)
1. Household Income <=50% MFI	863	1,039	234	710	2,846	2,283	1,090	222	723	4,318	7,164
2. Household Income <=30% MFI	509	560	95	407	1,571	1,019	287	67	353	1,726	3,297
3. % with any housing problems	54.8	77.7	57.9	63.1	65.3	62.2	70.4	85.1	70.3	66.1	65.7
4. % Cost Burden >30%	54	74.1	47.4	61.2	62.6	61.4	67.6	47.8	70.3	63.7	63.2
5. % Cost Burden >50%	42.2	58	36.8	47.7	48.9	34.2	50.2	35.8	47.9	39.7	44.1
6. **Household Income >30% to <=50% MFI**	354	479	139	303	1,275	1,264	803	155	370	2,592	3,867
7. % with any housing problems	59	57.4	89.2	68.6	64	28.4	55.8	77.4	50	42.9	49.9
8. % Cost Burden >30%	57.9	55.3	42.4	68.6	57.8	27.6	52.1	64.5	50	40.6	46.3
9. % Cost Burden >50%	26.8	12.5	2.9	22.8	17.9	11.8	29.1	12.9	27	19.4	18.9
10. **Household Income >50 to <=80% MFI**	327	758	149	538	1,772	2,328	1,595	305	653	4,881	6,653
11. % with any housing problems	28.1	35.4	59.7	32.2	35.1	17.3	45.8	52.5	44.9	32.5	33.2
12.% Cost Burden >30%	28.1	27.6	2.7	31.4	26.7	17.1	43.3	27.9	44.9	30.1	29.2
13. % Cost Burden >50%	3.7	0.5	0	5.6	2.6	8.8	14.1	8.2	11.3	10.8	8.6
14. Household Income >80% MFI	435	1,640	255	985	3,315	6,771	10,430	1,119	1,948	20,268	23,583
15. % with any housing problems	32.2	6.1	41.2	9.1	13.1	5.7	8.8	24.5	13	9	9.6
16.% Cost Burden >30%	32.2	2.4	0	5.1	6.9	5.6	8	11.5	12.6	7.8	7.7
17. % Cost Burden >50%	18.4	0	0	0	2.4	1	0.7	2.2	2.8	1.1	1.3
18. **Total Households**	1,625	3,437	638	2,233	7,933	11,382	13,115	1,646	3,324	29,467	37,400
19. % with any housing problems	44.3	31.4	58.5	32.6	36.5	15.7	17.5	37.1	29.5	19.2	22.9
20. % Cost Burden >30	43.8	27	16.9	30.3	30.6	15.4	16.3	21	29.2	17.7	20.4
21. % Cost Burden >50	24.7	11.3	6.1	13.1	14.2	6.8	5.1	5.7	12	6.6	8.2