



Creative Solutions
FOR
Thriving Communities

CENTRALINA COUNCIL OF GOVERNMENTS

REGIONAL CONFERENCE 2014

Matching Housing Stock with Future Community Needs



GROWING Jobs and Our Economy | CONTROLLING Cost of Government | IMPROVING Quality of Life



Welcome & Introductions

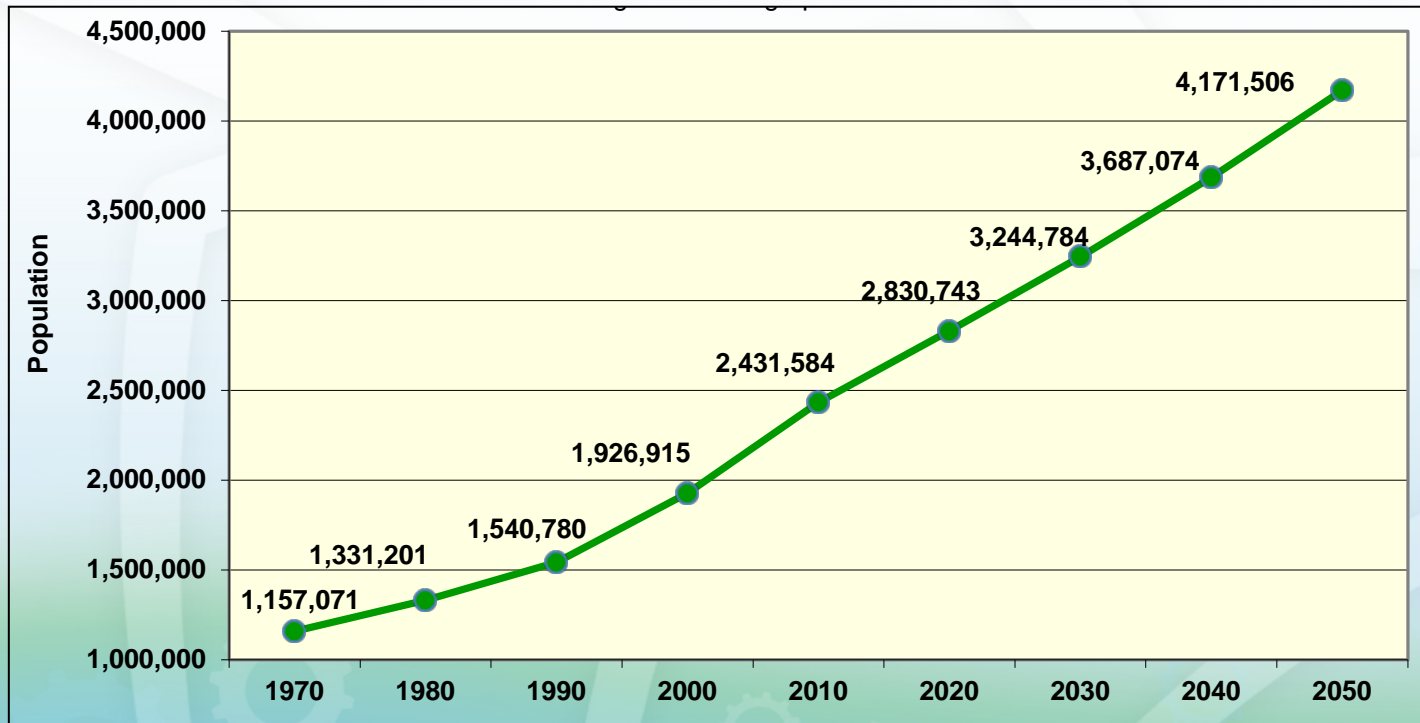


Session Take-Aways

- Understand current demographic and housing issues
- Learn about outcomes from the recent CONNECT Comprehensive Regional Housing Strategy, including where the region is now and future housing needs
- Availability of CONNECT housing data, by county
- To raise awareness about housing needs for our growing aging population; reinvesting in housing stock, providing housing for a variety of needs, overcoming barriers
- Learning about Community-based Housing Strategies

Setting the Context

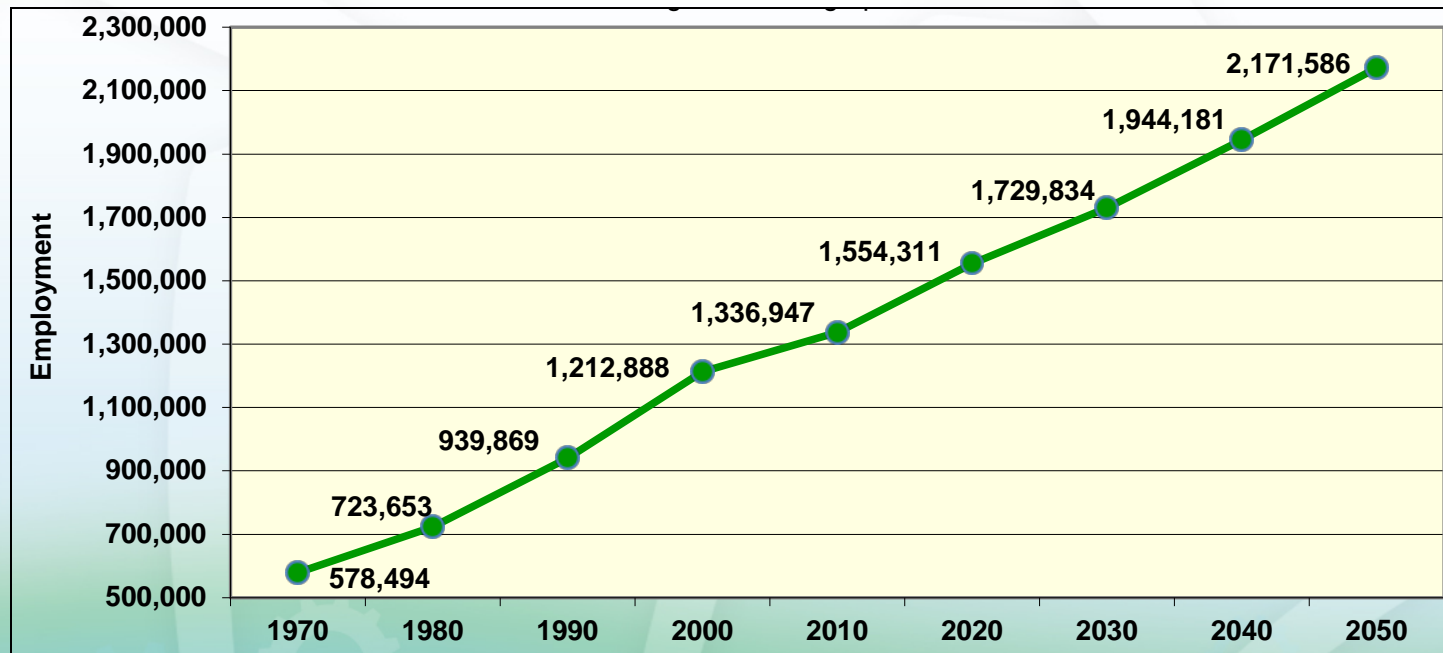
Population Forecast 14-County CONNECT Region



Source: Census and Metrolina Regional Demographic and Economic Forecast

Setting the Context

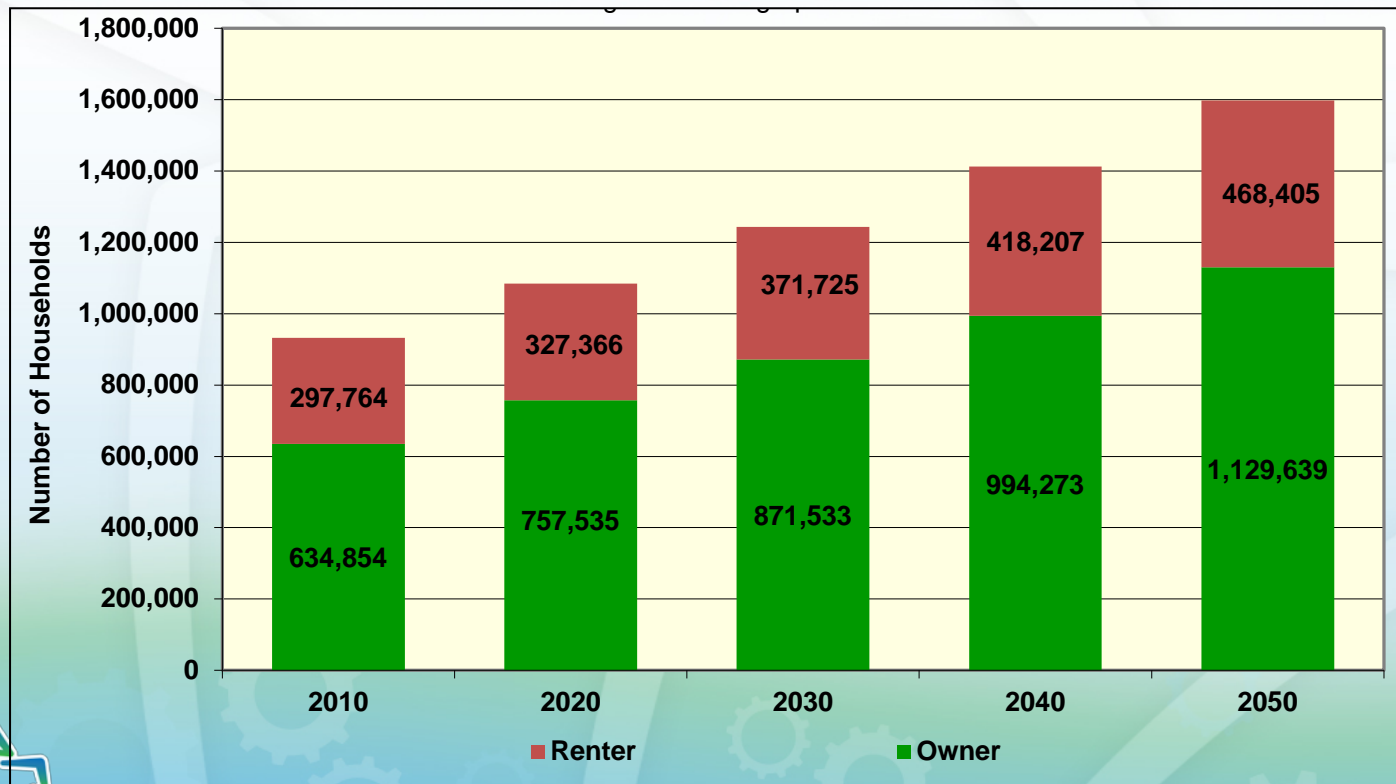
Employment Forecast 14-County CONNECT Region



Source: BEA and Metrolina Regional Demographic and Economic Forecast

Setting the Context

Household Forecasts by Tenure 14-county CONNECT Region



Setting the Context

Household Forecasts by County 14-County CONNECT Region

County	2010	2020	2030	2040	2050	2010-2050 % Change
Anson	9,755	9,791	9,864	10,843	12,076	23.8
Cabarrus	65,666	77,914	90,088	102,815	116,059	76.7
Cleveland	38,555	39,185	42,867	47,957	54,001	40.1
Gaston	79,867	86,499	92,755	99,677	114,356	43.2
Iredell	61,215	69,126	79,985	91,571	106,262	73.6
Lincoln	30,343	35,981	41,621	47,516	53,633	76.8
Mecklenburg	362,213	438,114	512,400	587,710	664,477	83.4
Rowan	53,140	57,748	64,736	73,068	82,129	54.6
Stanly	23,589	24,679	27,248	30,596	34,333	45.5
Union, NC	67,864	84,822	99,756	114,556	129,592	91.0
Chester	12,876	12,954	13,226	14,627	16,299	26.6
Lancaster	29,697	32,523	36,511	41,235	46,385	56.2
Union, SC	11,974	11,891	11,891	11,850	12,841	7.2
York	85,864	103,675	120,308	138,461	155,601	81.2
CONNECT Region	932,618	1,084,901	1,243,258	1,412,480	1,598,044	71.4

Source: Census and Metrolina Regional Demographic and Economic Forecast

Setting the Context

Household Forecasts by Income 14-County CONNECT Region

Year	Less Than 30%	30% - 50%	50% - 80%	80% - 95%	Above 95%	Total
Owner - Occupied						
2010	44,706	52,659	87,722	45,262	404,506	634,854
2020	53,062	62,436	104,708	54,087	483,243	757,535
2030	60,878	71,574	120,495	62,314	556,274	871,533
2040	69,379	81,504	137,484	71,139	634,768	994,273
2050	78,799	92,602	156,183	80,848	721,207	1,129,639
Renter-Occupied						
2010	71,394	54,558	63,074	23,845	84,893	297,764
2020	78,619	59,993	69,647	26,199	92,909	327,367
2030	89,298	68,099	79,145	29,760	105,421	371,723
2040	100,493	76,591	89,062	33,489	118,574	418,209
2050	112,550	85,802	99,743	37,498	132,812	468,405
Total						
2010	116,100	107,216	150,796	69,107	489,399	932,618
2020	131,680	122,429	174,354	80,286	576,152	1,084,902
2030	150,176	139,672	199,640	92,073	661,695	1,243,256
2040	169,872	158,094	226,546	104,627	753,343	1,412,482
2050	191,349	178,404	255,926	118,346	854,019	1,598,044

Source: Census and Metrolina Regional Demographic and Economic Forecast



CONNECT Our Future

Comprehensive Regional Housing Strategy

Comprehensive Regional Housing Strategy produced
by the Housing Work Group and Western Economic
Services

- 2013 Housing Needs Assessment •

*Where are we now? Where are we headed in the
future?*



CONNECT Our Future

Comprehensive Regional Housing Strategy

Data Collected at County Level and is available at no cost on CONNECT website in the Technical Appendix

What data is available in the Technical Appendix?

What's the Problem?

Housing Assessment Findings

- Unmet housing needs for many households
- Substantive opportunities for both rehab and redevelopment
- Not enough large family housing
- Desire for additional contemporary housing and neighborhood features
- Strong demand for both rental units and homeownership housing over the forecast horizon year, 2050
- Lack of sufficient senior housing suitable for an aging population



One Very Real Issue

“Aging Society”

- Today, there are larger proportions of people over age 60 than there are under age 15
- Boomers are the *first generation* to go through the permanent shift to an aging society: people living longer, having fewer babies
- This shift will completely change how society works: how we work, where we live, family organization, the economy, healthcare, politics, etc.



One Very Real Issue

“Aging Society”

Right now, ~50% of people live in the suburbs and about 75% older Americans live there.

Suburbs designed in the 1950s and 1960s for young families with cars.

Disconnect: What happens when you lose your mobility in the suburbs?

Roy’s Story (video)



An Innovative and Practical Solution: Community-based Housing Strategy

What is it?

A Community-based Housing Strategy will ensure the right mix of housing – **quantity, type, price point, and location** – for a diverse, growing population, meeting the demands of employers, aging residents and all other segments of the community.



An Innovative and Practical Solution

*Why have a Community-based
Housing Strategy?*



An Innovative and Practical Solution

*How does a Community-based
Housing Strategy work?*



An Innovative and Practical Solution

What would a community get out of a Community-based Housing Strategy?



Questions?