



Background on Housing:

Data and Trends in the Triangle Region

Debbie Goldstein, NCLF Executive Director

March 23, 2023

NC Population Growth

NC grew 9.5% in last decade, now 10.7M+

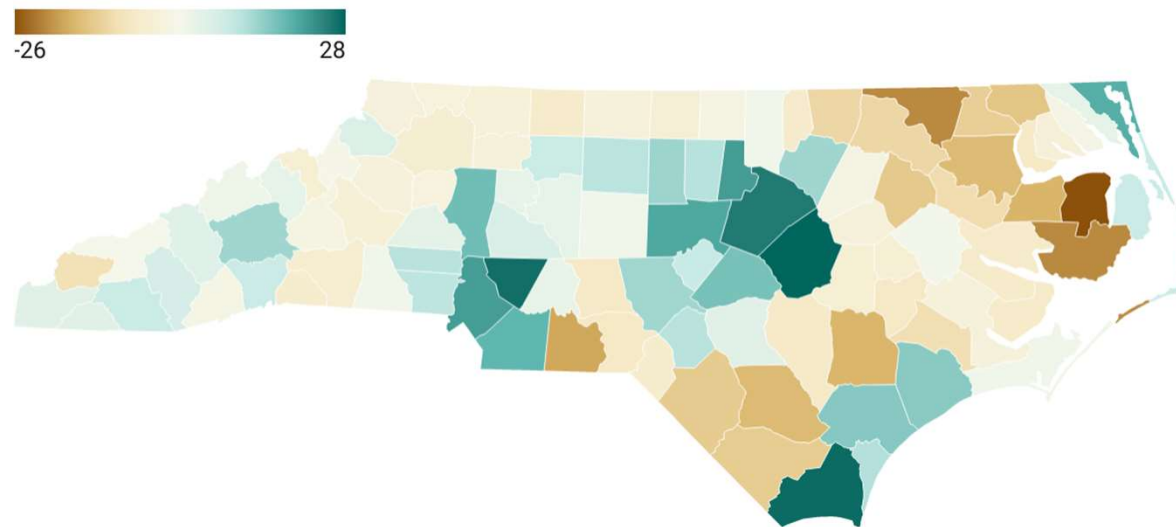
- Adult population growth drove the increase (12.4%)
- Hispanic/Latino population grew by 40%
- Most NC growth (86%) came from other states: VA, FL, SC, NY, GA. (Western NC: FL, CA, NY, inside NC)
- Expected to add 866,000 new households 2020-2030

Triangle region is a major driver of NC growth:

- Johnston County is the fastest growing county in the state, growing nearly 3x the state growth rate
- Wake 4th fastest growing county

Fastest growth in Triangle, Charlotte, Wilmington

Population growth rate (%) for NC counties, 2010-2020

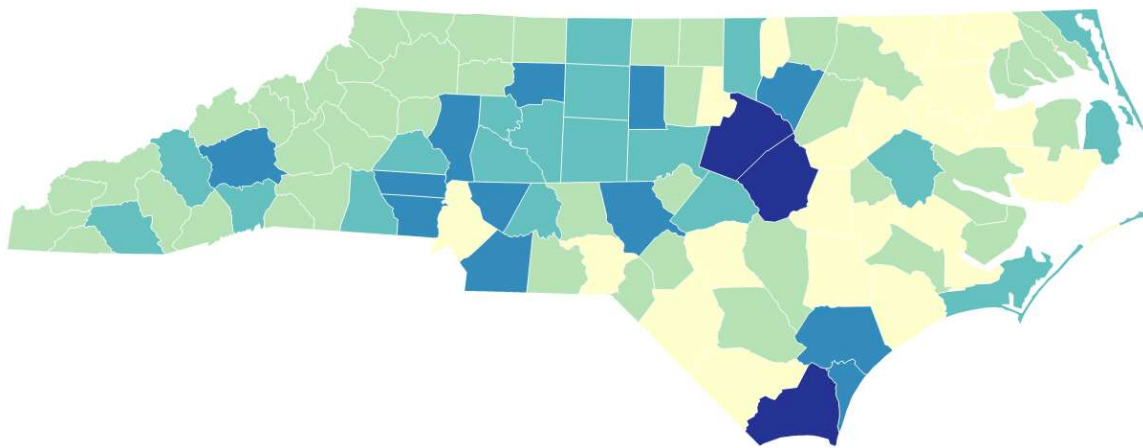


Map: Carolina Demography • Source: U.S. Census Bureau • Created with Datawrapper

Growth happening across region; attributed to migration and/or natural growth

21 NC counties with net out-migration since 2020 Census

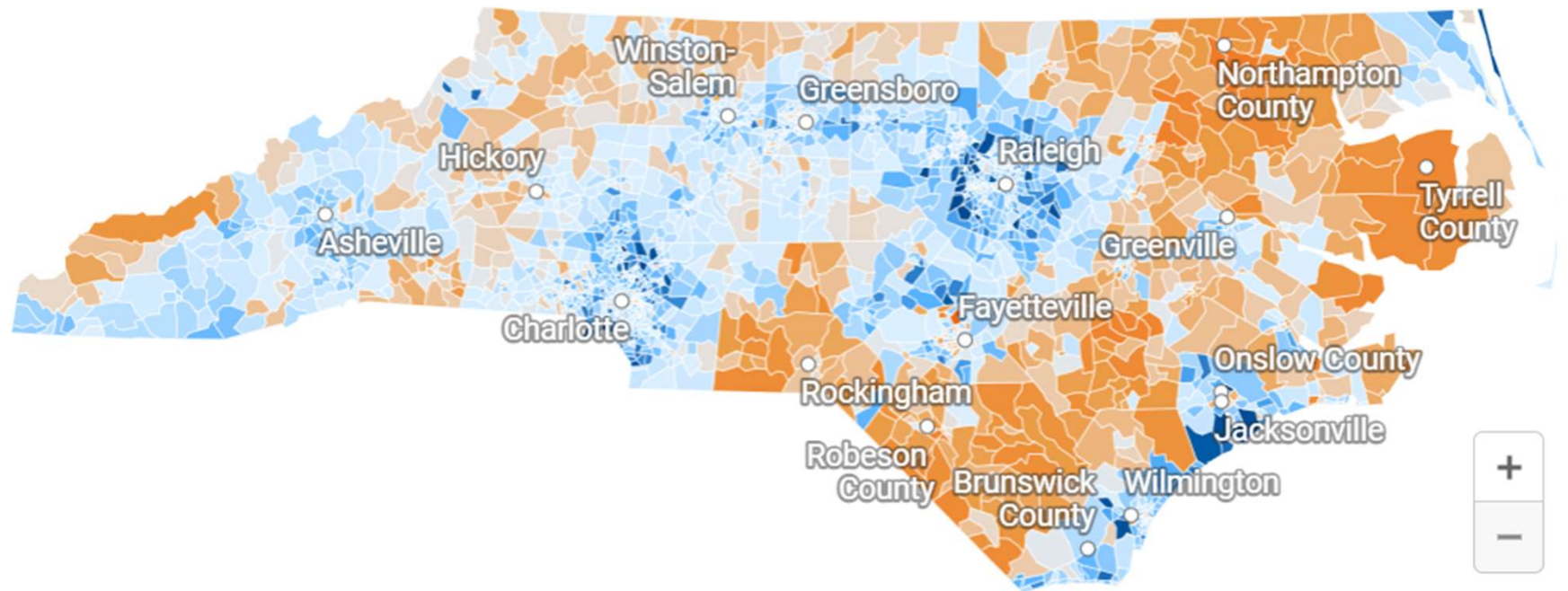
Estimated population change from net migration, April 1, 2020 to July 1, 2021



- All counties experienced population growth, with Johnston experiencing the most (+27.9%)
- Last year, Wake was the county with largest difference between births and deaths (+5838)
- All counties but Chatham had more births than deaths; all of Chatham's growth came from migration

Where did populations grow and decrease in North Carolina?

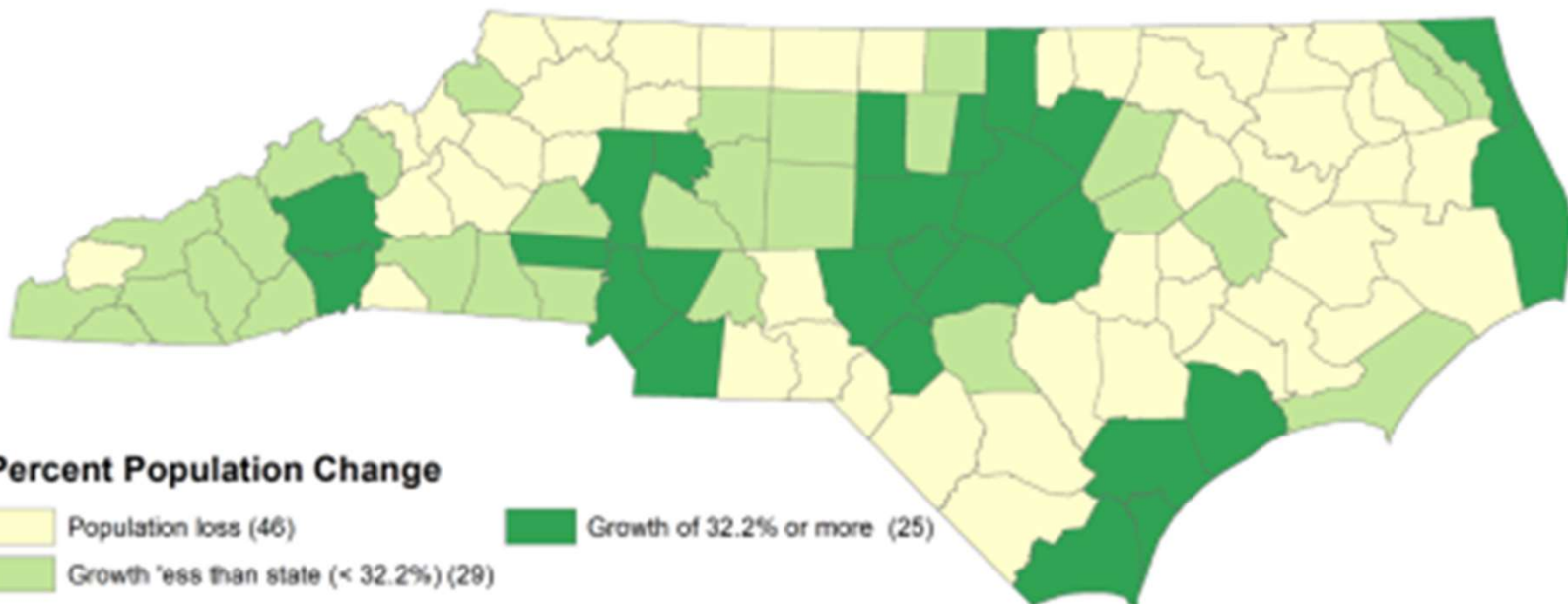
Percentage change in total population in NC tracts



Note: some tracts exceed 400% growth, see table for specific values

Map: Carolina Demography • Source: [U.S. Census Bureau, via the Tennessee State Data Center](#) • [Get the data](#) • [Embed](#) • Created with [Datawrapper](#)

Projected County Population Change 2021-2050



Population Demographics

	Total population (2020)	% white	% people of color	% <19 (2022)	% 20-64	% 65+ (2022)
Chatham	76,285 <ul style="list-style-type: none"> • 20% growth since 2020 • 34% projected growth by 2040 	70%	10% Black 14% Hispanic 4% Multiracial	22.2%	53.8%	24%
Harnett	133,568 <ul style="list-style-type: none"> • 16% growth since 2020 • 31% projected growth by 2040 	58%	20% Black 14% Hispanic 5% Multiracial	29.1%	58.7%	12.2%
Johnston	215,999 <ul style="list-style-type: none"> • 28% growth since 2010 • 47% projected growth by 2040 	63%	15% Black 16% Hispanic 4% multiracial	28%	59%	13%
Wake	1,129,410 <ul style="list-style-type: none"> • 25% growth since 2020 • 46% projected growth by 2040 	57%	18% Black 11% Hispanic 4% Multiracial	27%	61.8%	11.3%

Housing and Economic Demographics

	Total housing units (7/21)	Median household income (2021)	Unemployment rate (11/22)	HO Rate and % Renter (2021)	Median Gross Rent (2019)/ Median home	Monthly Mortgage Payment (Q3 2022)	% Cost-Burdened (2019)	% Vacant	Average commute To work (2019, mins)
Chatham	34,803	\$76,791	3.1%	76.4% HO	\$845/ \$281,700	\$2514 +74.2% from Q3 2021	19% Owner 45% Renter	9.9%	29.8
Harnett	53,906	\$59,676	4.2%	65.4% HO	\$893/ \$154,000	\$1214 +71.2% from Q3 2021	21% Owner 47% Renter	12.4%	30.4
Johnston	88,370	\$66,026	3.4%	73% HO	\$857/ \$165,100	\$1614 +73.5% from Q3 2021	20% Owner 49% Renter	8.6%	30.9
Wake	476,870	\$88,471	3.1%	63.9% HO	\$1150/ \$281,700	\$2446 +73.5% from Q3 2021	17% Owner 43% Renter	7.3%	25.5

Homelessness in Triangle Region

- Point-In-Time Data (Local w/HUD)
 - Statewide, 9,200 Homeless in 2020 on any given day
 - Wake County point in time count: 1534 (2022), 912 (2021); 769 (2020)
 - 2021 data reflected impact of COVID-19: no unsheltered count conducted
 - 2020: 6.2% veterans, 13.4% chronically homeless,
 - Children often invisible part of homelessness, up to 20% of homeless population
- Statewide Demographics of homeless population:
 - 51% African-American
 - 38% Female
 - 14% Chronic Homelessness
 - 59% Emergency Shelters, 24% Unsheltered, 17% Transitional Housing
 - Generally, homelessness has been declining in NC: down 24% since 2010

Homelessness in Triangle Region

2021 Point in Time Count
NC Balance of State Continuum of Care

County	Homeless Families with Children					Homeless Adults without Children				Homeless Children without Guardians		TOTAL HOMELESS PEOPLE	Location		
	Total Households	Total People	Children 17 & Under	Adults 18-24	Adults Age 25+	Total Households	Total People	Adults 18-24	Adults Age 25+	Total Households	Children 17 & Under		Emergency Shelter	Transitional Housing	Unsheltered Situation*
Chatham	0	0	0	0	0	1	1	0	1	0	0	1	1	0	N/A
Harnett	6	15	9	3	3	3	3	1	2	0	0	18	10	8	N/A
Johnston	0	0	0	0	0	12	12	0	12	0	0	12	8	4	N/A

* No unsheltered count conducted in 2021
(due to COVID-19 pandemic)

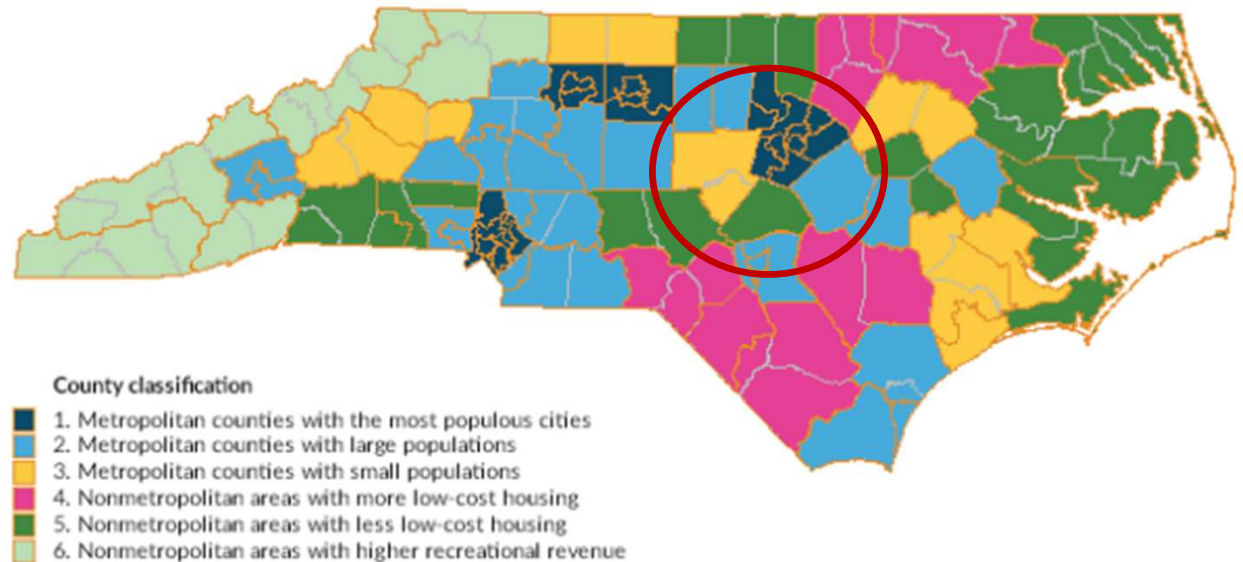
Housing for NC's Future (Urban Institute 2020)

“North Carolina currently has too few homes (single-family and multifamily) in all cost bands. The housing shortage is most severe for households with low and middle incomes.”

Varied community types in NC wrestling with different housing challenges:

- Urban growth
- Tourism economy with high demand for short-term housing and impact on local resident housing costs
- Transient population, aging population, service-sector workforce
- Bordering SC, VA, TN

Six Community Types in North Carolina



URBAN INSTITUTE

Housing for NC's Future (Urban Institute 2020)

“The mix of housing across cost bands must shift to align with future households”

Housing Units by Cost Band Needed to Accommodate Household Growth from 2015 to 2030 in Groups 1 and 2



Source: Urban Institute projections from American Community Survey microdata from IPUMS-USA, University of Minnesota, www.ipums.org, and the North Carolina Office of Management and Budget.

Notes: Growth in units that are vacant and for sale or for rent is assumed to match the overall growth in units needed to accommodate households to maintain current vacancy rates. Units that were seasonal or vacant and being held off the market at baseline are not included in this figure.

Housing Units by Cost Band Needed to Accommodate Household Growth from 2015 to 2030 in Groups 3 to 6



Source: Urban Institute projections from American Community Survey microdata from IPUMS-USA, University of Minnesota, www.ipums.org, and the North Carolina Office of Management and Budget.

Notes: Growth in units that are vacant and on the market is assumed to match the overall growth in units needed to accommodate households to maintain current vacancy rates. Units that were seasonal or vacant and being held off the market at baseline are not included in this figure.

Wake County

- Largest population in the state; approx. +211,000 residents since 2010
- 181% increase in total number of residential properties sold between 2010 and 2021
 - Largest numeric increase in Raleigh
 - Most rapid growth rate: Apex, Fuquay-Varina, and Holly Springs
 - Cary saw slowest growth in home sales



Analysis of Impediments to Fair Housing Choice

Wake County led collaborative effort in 2020 with City of Raleigh, Town of Cary, Raleigh Housing Authority, and the Housing Authority of the County of Wake

- Required by HUD to receive funds, Updates 2015 study
- Good source of information about population change, housing stock, housing cost, and distributions by race, ethnicity, and income

<https://s3.us-west-2.amazonaws.com/wakegov.com.if-us-west-2/prod/documents/2020-10/2020%20Wake%20County%20Analysis%20of%20Impediments.pdf>

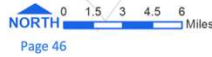
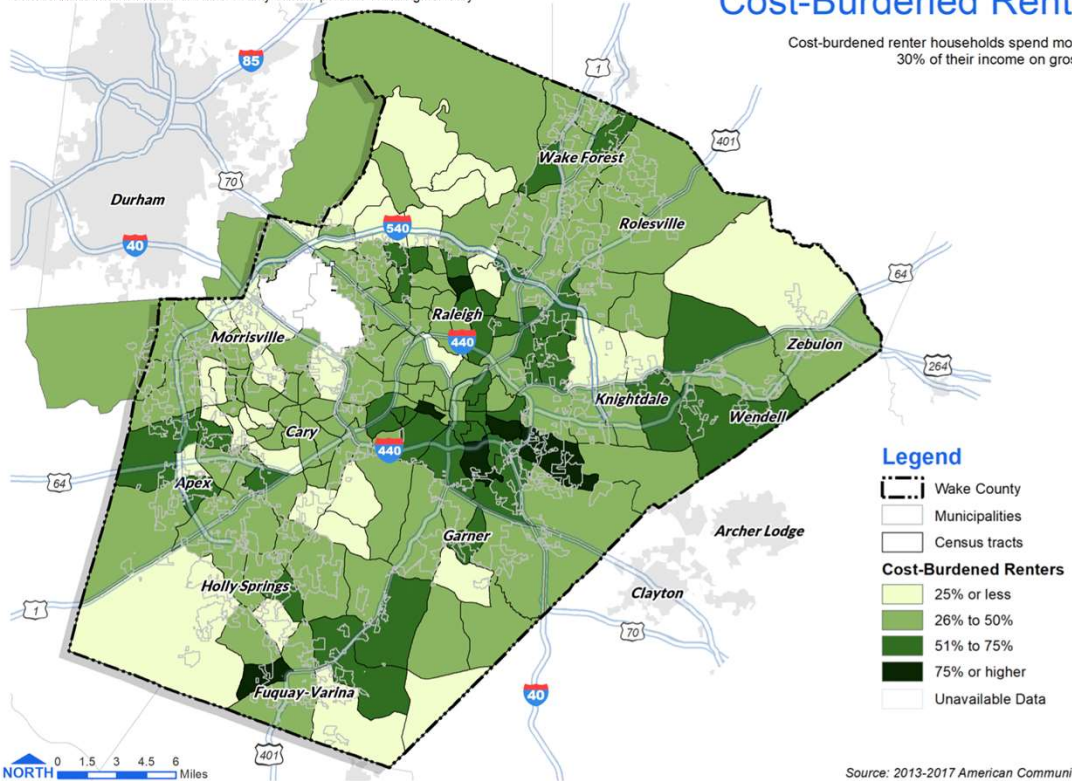
Findings – Housing Stock

- Rental units & multi-family units continue to be concentrated in Raleigh
- Raleigh had 46.3% of the total housing inventory in Wake County, yet 62% of all rental units
 - $\frac{3}{4}$ of these rental units are some form of multi-family structures
- Cary is a large multi-family rental housing market despite being a relatively affluent first-ring suburb
 - 69% owner-occupied and 31% renter-occupied
 - 25.2% of housing stock is multi-family with 93% of these being renter-occupied

Census tracts shown outside of Wake County contain portions of Raleigh or Cary

Cost-Burdened Renters

Cost-burdened renter households spend more than 30% of their income on gross rent.



Page 46

Wake County • City of Raleigh • Town of Cary • Raleigh Housing Authority • Housing Authority of the County of Wake

Source: 2013-2017 American Community Survey
2020 Analysis of Impediments to Fair Housing Choice

Findings – Housing Cost

Changes in Housing Value, Rent, and Income – Wake County, 2000-2017			
	Median Housing Value (Adjusted to 2017 Dollars)	Median Gross Rent (Adjusted to 2017 Dollars)	Median Household Income (Adjusted to 2017 Dollars)
2000	\$ 232,530	\$ 1,038	\$ 81,156
2010	\$ 250,469	\$ 952	\$ 71,851
2017	\$ 250,700	\$ 1,043	\$ 73,577
% Change from 2010 - 2017	0.1%	9.6%	2.4%

**Adjusted for inflation to 2017 dollars using BLS indices.*

Source: U.S. Census Bureau, 2000 Decennial Census (H076, H063, P053); 2006 – 2010 & 2013 – 2017 American Community Survey (B25077, B25064, B19013)

Findings – Housing Cost

- 2010 – 2017: inflation-adjusted median housing value in Wake County virtually unchanged
 - Median gross rent (includes estimated utility costs) increased 9.6%
 - Median household income decreased 2.4%--a significant increase from 2013 when there was a 11.3% decrease
- The number of units renting for \$1,000 or more grew 140.5%, while units renting for less than \$1,000 shrank by 21.8%
- *Rent rose 36% between 2014-2021, rose 11% between 2020-2021 alone*
- *42% increase in home prices between 2010-2021, largest single year increase was 14% between 2020-2021*

Demographic Data

- On average, White households are 22.3% more likely to own their home in Raleigh than Black households
 - Higher in Raleigh than the urban county where White households were 20.2% higher
- Black & Hispanic households in Wake County – more likely to rent at a slightly higher rate than in 2013
 - Outliers are Morrisville, Wendell, & Zebulon where the rate of home ownership is higher among Hispanics than Whites

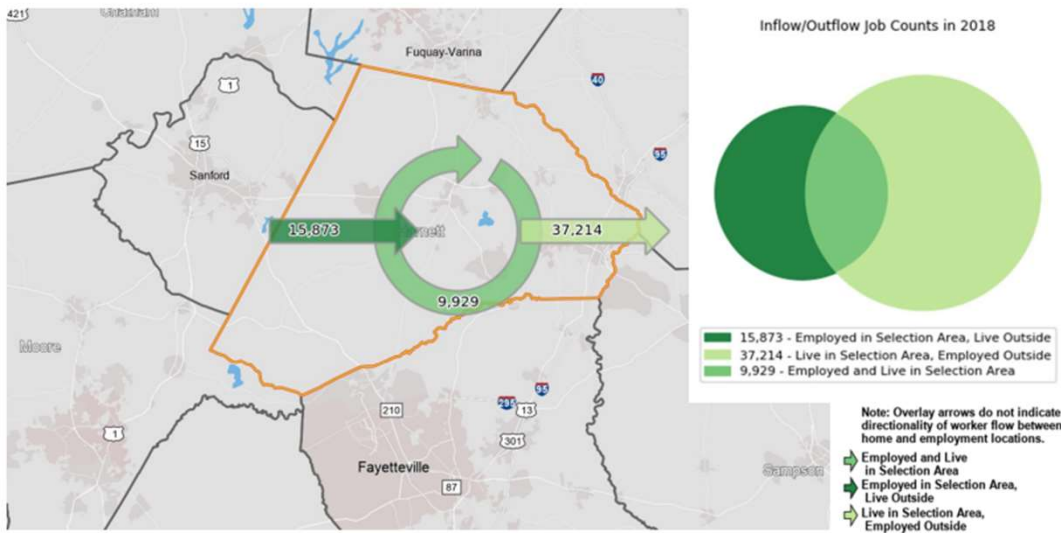
Harnett County

- Grow Harnett County – *Strong Roots, Smart Growth 2021 Economic Development Plan*
- Prepared by Rose Associates –update to 2015 plan
- Doesn't specifically look at housing need but more real estate market in general.

<https://www.harnett.org/boc/downloads/harnett-countyedplan.final.8.25.2021.pdf>



Findings – Housing Stock



Harnett County Metrics	Multifamily
Inventory	2,115 Units
12 mo. Net Absorption	44 (+4.2%) Units
Vacancy Rate	2.9% (-2.1%)
Market Rent/unit	\$683 (+8.2%)
Market Sale/unit	\$66,900 (+11.8%)
Market Cap Rate	6.8% (-0.3%)

Findings – Housing Cost

- Housing is relatively affordable with median gross rents in the county at \$893 per month and with median owner-occupied housing values at \$154,000
- Yet 25% to 30% of those holding mortgages are financially stressed because of housing costs

Chatham County

**AFFORDABLE RENTAL HOUSING REPORT & STRATEGY TOOLBOX
for Goldston, Pittsboro, Siler City, and Chatham County (July 2017)**

<https://www.chathamcountync.gov/home/showpublisheddocument/32224/636440310333270000>

Findings – Housing Cost

- The Housing & Transportation Index estimates that the typical household in Chatham County spends 32% of their income on housing and 28% on transportation, totaling to 60% of its income
- Estimated gap of 1,995 affordable rental units in Chatham

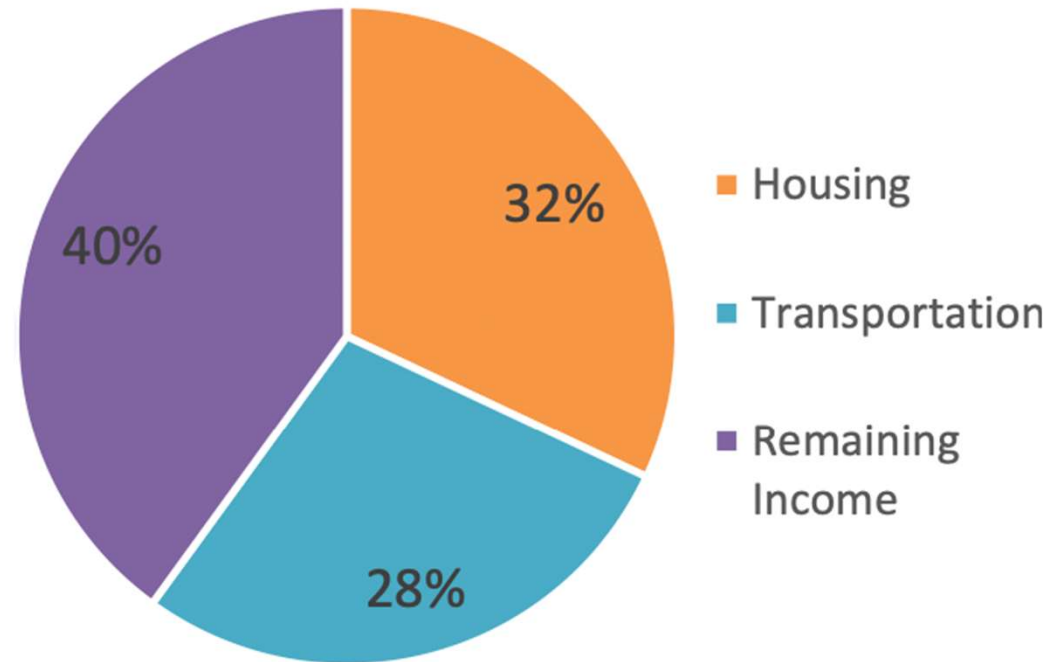


FIGURE 10: HOUSEHOLD SPENDING ON HOUSING & TRANSPORTATION COSTS

Findings – Housing Cost

- Renters make up 22% of all households
- Overall median household income is \$55,642, but the median renter household income is just \$30,742
- 66% of households in Chatham County with incomes less than \$50,000 are cost burdened

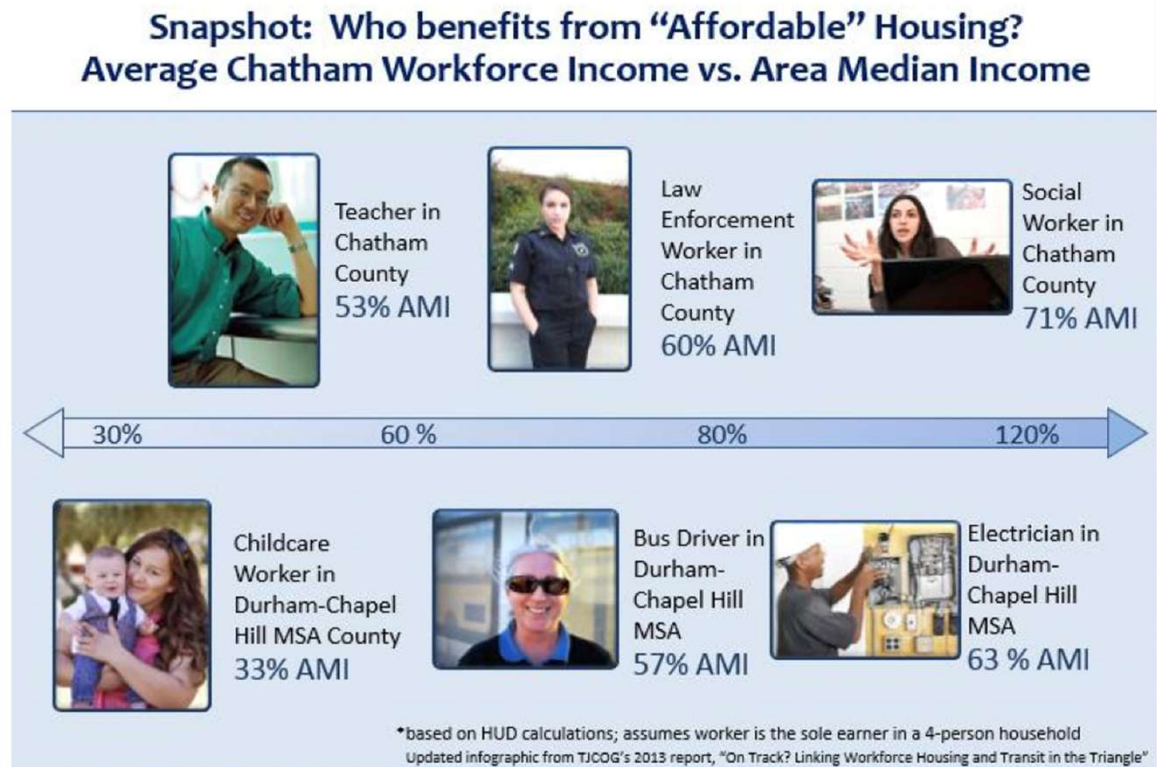


FIGURE 5: AVERAGE CHATHAM WORKFORCE INCOME VS. AREA MEDIAN INCOME, 2015

Findings – Housing Stock

- 80% of the housing stock is single-family homes
- 15% are mobile homes
- While this is typical for a rural county, there is still a disparity between number of bedrooms available and household sizes.
- Different strategies needed for different populations: i.e. seniors, lower-income households



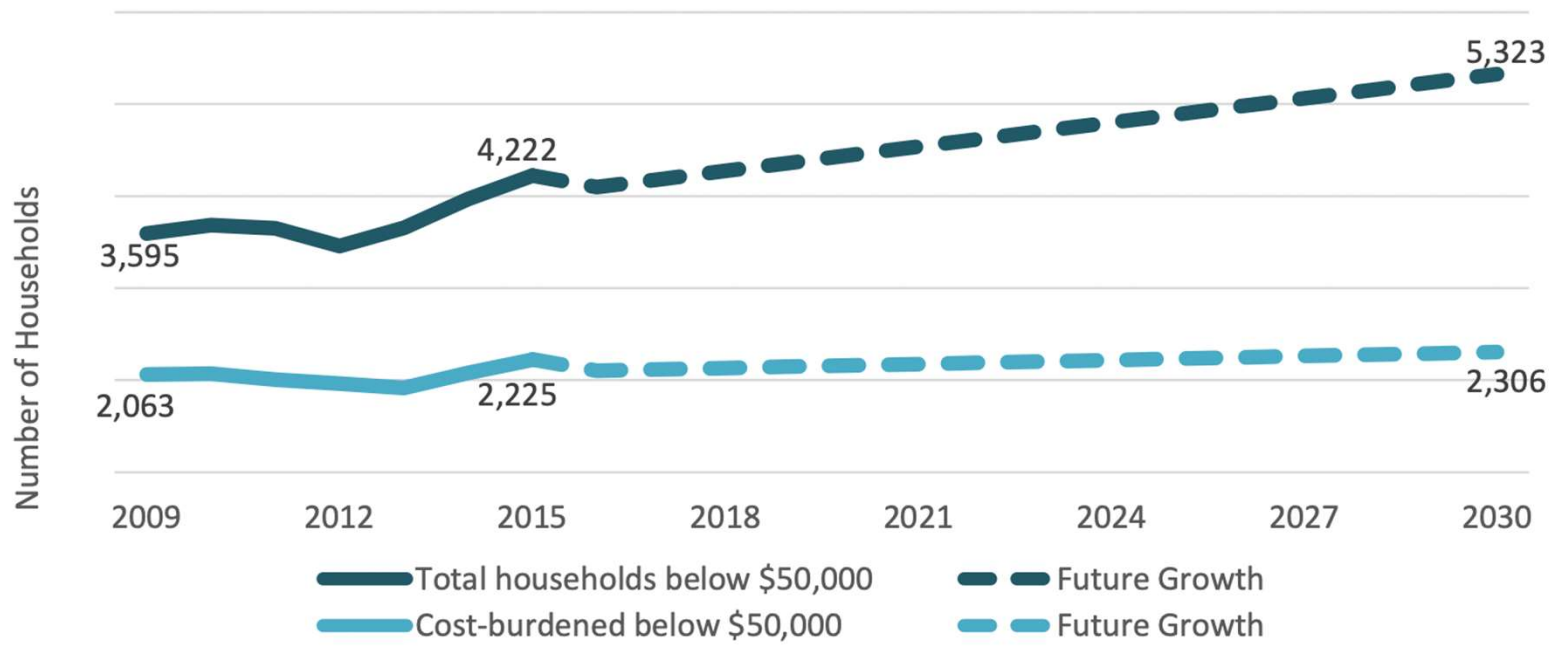


FIGURE 11: FORECASTED NEED FOR AFFORDABLE HOUSING

Johnston County – Housing Cost & Demographics

- Median home price in September 2022 was \$370,000 – lower than Wake County or Triangle wide prices
- 18% of all owners living at all income levels are burdened
 - 28% black
 - 26% Latino
 - 27% people of color
 - 16% white
- 46% of all renters living at all income levels are burdened
 - 53% Black
 - 54% People of Color
 - 40% White

Johnston County – Housing Stock

- Year over year increase of new construction homes for sale is 160%+
- 553 homes listed for sale at the end of September 2022
- Close to 500 new homes a year being built in Clayton



Other Data

- Affordability by Metro Area: <https://www.nar.realtor/research-and-statistics/housing-statistics/realtors-affordability-distribution-curve-and-score>
- Mortgage data by county: <https://www.nar.realtor/research-and-statistics/housing-statistics/county-median-home-prices-and-monthly-mortgage-payment>
- Homebuyer demographics by metro area: <https://www.nar.realtor/research-and-statistics/housing-statistics/home-buyers-by-metropolitan-statistical-area>