



Financial & Structural Issues Affecting Affordability & Access in Carrboro

October 24, 2012

Carley Ruff & Lauren Knott



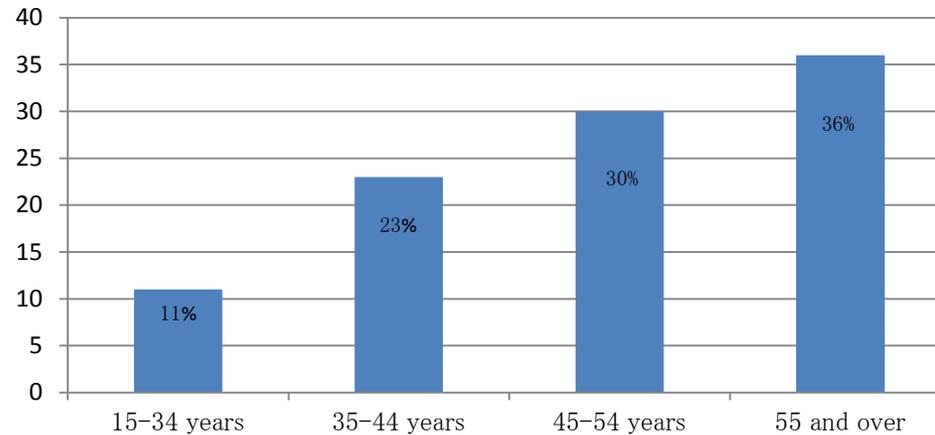
Carrboro Demographics



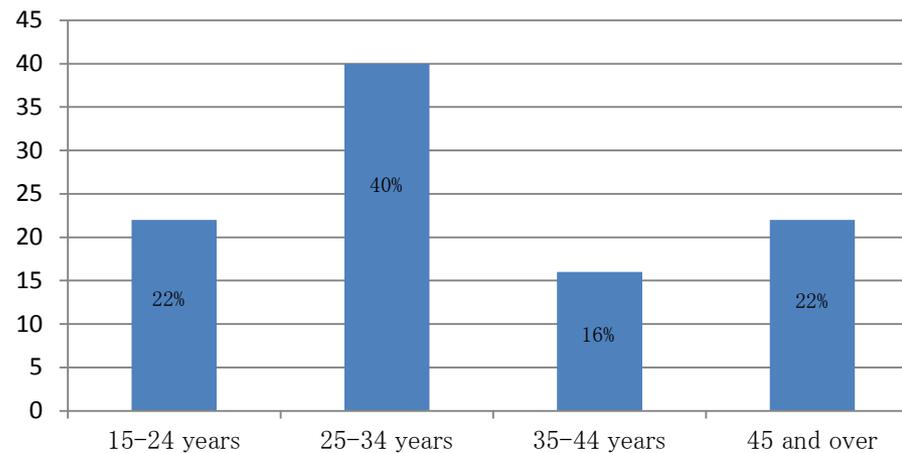
Total Population	19,582
Total UNC students living here	2,820
Median Age	30 years
Total housing units	9,408
Total number with college degree	7,724
Number of foreign born	4,658



Owner-occupied housing units, by age of householder



Renter-occupied housing units, by age of householder



State of Housing

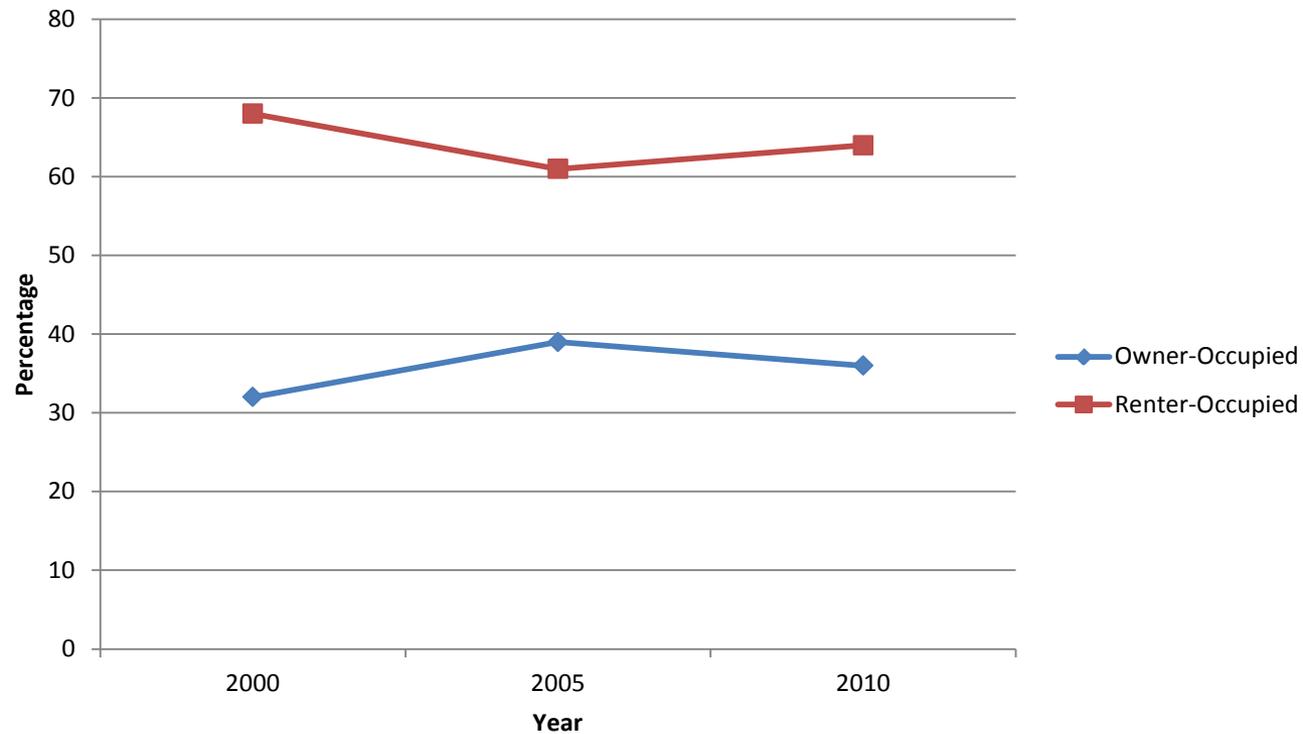


	North Carolina	Orange County	Chapel Hill	Carrboro
Area Median Income (AMI)	\$59,872	\$68,700	\$75,178	\$63,308
Owner-occupied	67%	59%	48% (avg. household size= 2.55)	36% (avg. household size= 2.71)
Renter-occupied	33%	41%	52% (avg. household size= 2.20)	64% (avg. household size= 1.93)

State of Housing



Owner vs. Renter-Occupied Units in Carrboro, 2000-2010



State of Housing



	North Carolina	Orange County	Chapel Hill	Carrboro
2012 FMR	\$709	\$779	Average cost of 2 bedroom= \$864	
Mean Renter Wage	\$12.11	\$9.67	-	-
Rent Affordable	\$630	\$503	-	-
% Cost Burdened by their rent	52%	58%	57%	53%
% Cost Burdened by their mortgage	34%	26%	38%	55%



Housing and Transportation Affordability Index

<http://htaindex.cnt.org/map/>

Types of Housing

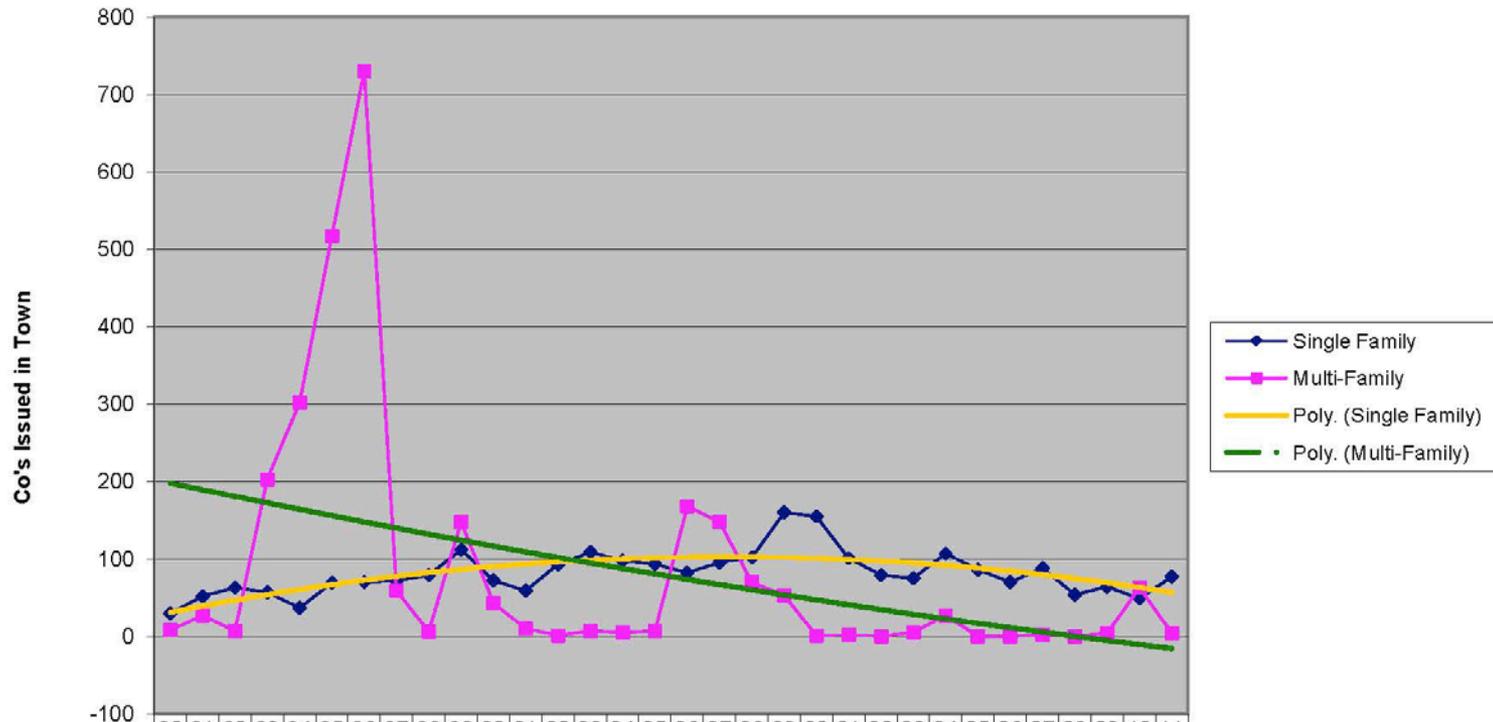


	North Carolina	Chapel Hill	Carrboro
Total Housing Units	4,229,552	21,639	9,408
1-unit, detached	2,754,734 (65%)	9,554 (44%)	3,305 (35%)
1-unit, attached	152,868 (4%)	2,064 (9%)	545 (6%)
2-9 units	400,377 (9%)	4,668 (22%)	1,756 (19%)
10 or more units	314,827 (7%)	5,180 (24%)	3,673 (39%)
Mobile home	605,418 (14%)	173 (1%)	129 (1%)

Certificates of Occupancy



Certificates of Occupancy Issued in the Town of Carrboro from FY80-81 through FY11-12



	80-81	81-82	82-83	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
Single Family	30	52	63	57	37	69	70	72	79	111	72	59	93	10	98	93	82	95	10	16	15	10	79	75	10	86	70	88	54	64	49	77
Multi-Family	8	27	7	20	30	51	73	59	6	14	43	10	1	7	5	7	16	14	70	53	1	2	0	5	27	0	0	2	0	4	63	4

Fiscal Year

Age of Housing



	North Carolina	Chapel Hill	Carrboro
Built 2000 or later	755,743 (18%)	3,756 (17%)	923 (10%)
Built 1990 to 1999	896,428 (21%)	3,852 (17%)	2,029 (22%)
Built 1980 to 1989	725,467 (17%)	4,643 (21%)	2,414 (26%)
Built 1970 to 1979	648,184 (15%)	3,472 (16%)	2,263 (24%)
Built 1960 to 1969	428,956 (10%)	2,995 (14%)	1,117 (12%)
Built 1959 or earlier	774,774 (19%)	3,441 (15%)	662 (6%)

Affordable Housing Providers



Low-Income Housing Tax Credit Properties in Carrboro



- Carolina Spring Apartments
600 W. Poplar Avenue
124 units
For individuals aged 55+



- Club Nova Apartments
103 W. Main Street
24 units
For individuals with disabilities



- The Landings at Winmore
300 S. Camellia Street
58 units
For families

Funding for Affordable Housing



- HOME Investment Partnership Program
- Orange County Community Development Block Grant (CDBG) Program
- Orange County Housing Bond Program
- Orange County Housing Loan Trust Fund
- North Carolina Housing Finance Agency

Resources



- NLIHC Out of Reach Report
www.nlihc.org
- American Community Survey
www.census.gov/acs



Carley Ruff
cruff@nchousing.org

Lauren Knott
lknott@nchousing.org

(919) 881-0707
www.nchousing.org

