

Dare Community Housing Task Force

Long-Range Tourism Management
Plan Committee

October 9, 2024

28 Task Force Members

Dare County government and all six towns (elected officials and staff); Dare Bd of Education, Outer Banks Association of REALTORS ©; Outer Banks Homebuilders; Outer Banks Visitors Bureau; Hotel/Motel Association; Outer Banks Chamber, Outer Banks Health; Restaurant Association; and five resident members.

Three sub-committees that meet to address issues related to locations and sites, non-profit and legislation research and community engagement and outreach.

Mission Statement

To collaboratively develop short-term and long-term solutions to address housing issues affecting Dare County residents, business owners and workforce. These solutions include identifying physical sites for construction of housing units, building community support through appropriate outreach activities, and implementing regulatory reforms and options that can be tailored to fit each community's unique characteristics and constituency.

PRESENTATIONS

UNC School of Government on how local governments are authorized by NC Constitution and statutes to participate in housing development.

City of Asheville, NC and Aspen, CO on their housing programs.

North Carolina Housing Finance Agency –first time homebuyer programs and other state and federally funded programs..

Outer Banks Community Foundation – non-profit efforts elsewhere.

Private developers of multifamily projects elsewhere in NC and property managers on trends in year round rental markets.

ECU STUDY

Professors at East Carolina University are studying community attitudes toward workforce housing. Following their presentation on August 20, the Task Force voted to participate and collaborate in their study. The study will involve interviews with community leaders, online survey of residents, virtual presentations of sites, and community forums throughout Dare County. Target completion is spring 2025.

FACTORS OF HOUSING

Available – inventory, land, long-term, and perpetual.

Attainable – Affordable, not cost-burdened < 30% of household income.

Sustainable – Increased insurance costs; funding; resilient

Acceptable – Consistent with regulations, neighborhood scale, aesthetics

STATISTICS

Median home value 2003=\$325,000.

Median value 2020=\$381,500 17% increase 2003-2020.

Median value 2024= \$622,000 63% increase from 2020-2024. (OBAR)

2024 80% AMI 4-person is \$73,4500 (HUD)

Median household income for Dare County \$79,742, 30% for housing expenses =\$23,922 (2022 American Community Survey)

30% of households in Dare County are “cost-burdened” (NC Housing Coalition).

OPTIONS TO CONSIDER

Consistent with State law – existing legislation - 2004 BOE law.

Moderate housing at higher AMI > 80% is needed also.

What local regulations are established and ways to empower property owners to contribute to housing stock.

Successful programs involve partnerships with governments, non-profits, private sector corporations and agencies.

Need to make housing identifiable and relatable for community, address concerns about property values and effects on neighborhoods. Housing needs include moderate income households of year-round residents and workforce.

MOVING FORWARD

Year end report with findings and recommendations.

Further research and effort to establish a non-profit agency.

Study on teacher and local government housing as authorized in 2004 legislation.

Participate with ECU study and capitalize on their research.

Develop toolkits for use by local governments/property owners to offset development costs.