

# Affordable Housing in Haywood County

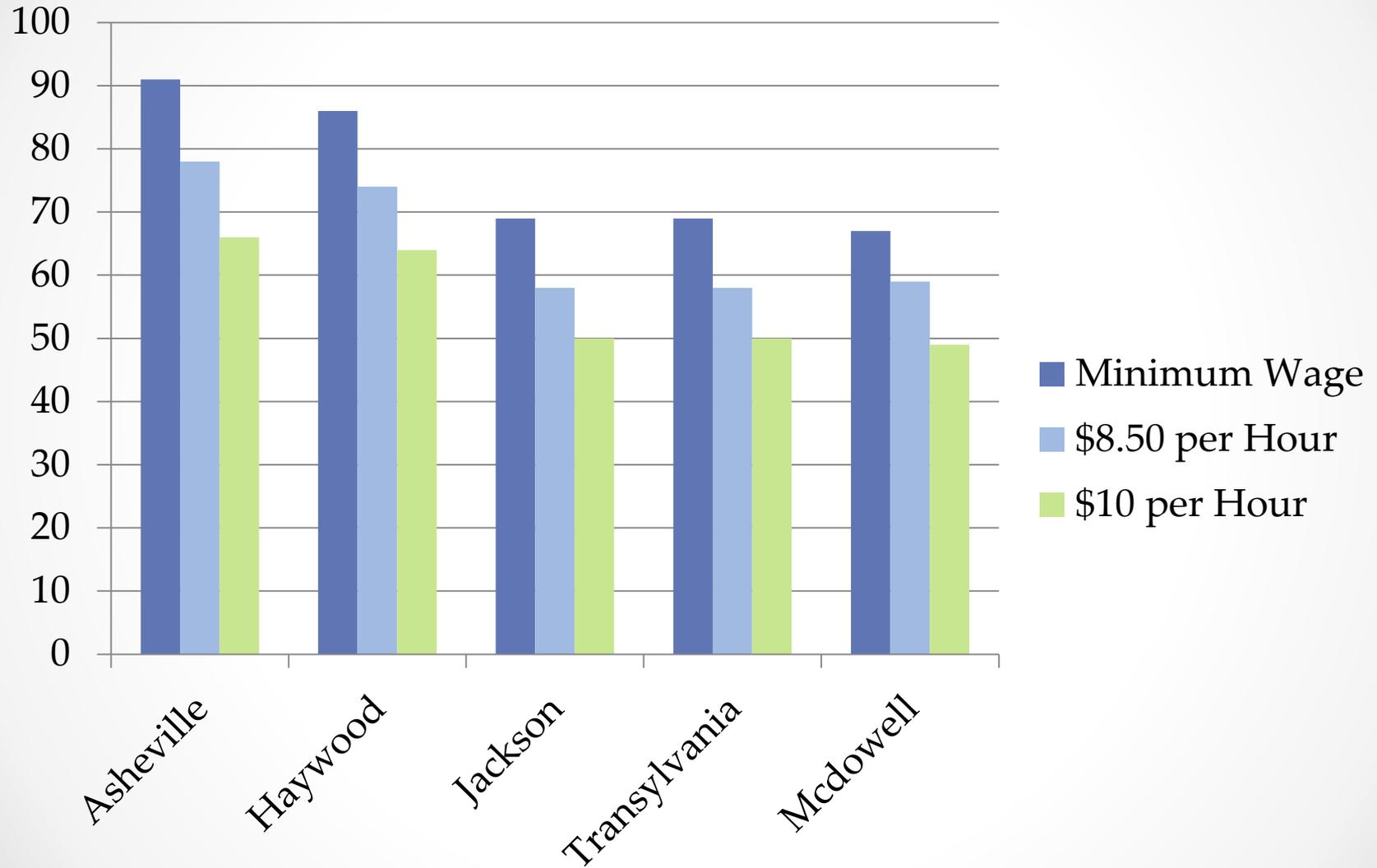
Realities as the Section 8 Administration:

- More than 600 on Wait List – Currently Closed
- Average Wait Two Years
- Once Approved must extend numerous times for lack of affordable housing
- Haywood Pathways Center reports 3 guests with vouchers cannot find affordable housing-length of stay increasing due to housing options

# Community Challenges

- Fair Market Rent is \$811 for a two bedroom rental
- Living Wage: 1 Adult-\$10.29, with 1 Child-\$21.14, with 2 Children-\$25.33
- 86 Hours of Work Needed at Minimum Wage to afford a two bedroom rental
- Deficit of Affordable Units in District is- 11,266
- Rent/ Utility Deposits, Start up Costs

# Hours of Work Needed to Afford a Two Bedroom



# Homelessness

- Head Start : 15 Homeless Children in 2014, 12 in 2015
- Haywood Pathways Center: Served 355 in 2015
- REACH: Served 78 plus 35 children in 2015
- Haywood County Schools: According to the McKinney-Vento Law definition - currently 310 Homeless Children
- Community Kitchen: Sees an average of 5-10 Homeless per month
- Several community partners such as Open Door, Health & Human Services, Haywood Christian Ministries and many churches serve the homeless

# Savings to Taxpayers

## Studies Show

- Annualized per person cost of homeless is between \$30,000 and \$50,000.
- Cost of supportive housing averages \$10,000 per unit per year.
- Local public savings by reducing homelessness plus positive economic activity of additional affordable housing across the region, the total economic impact conservatively projected at just over \$82,100,000.
- Affordable housing reduces the burden of homelessness on law enforcement, emergency transports, hospitals and the business community

# Current Efforts

- Potential Renovation of Old Hospital
- Mountain Projects Self-Help Housing: 3 under construction. Built 40 adding \$5,200,000 to tax base.
- Habitat: 2 under construction. Built 44 and 9 rehabs since 1990.
- Haywood Pathways: Future plans include housing for Families.
- Camp Bethel

# Areas of Opportunity

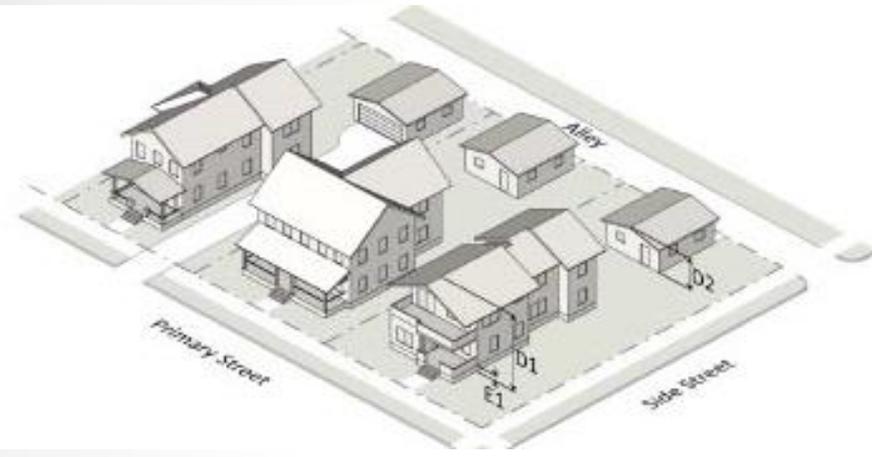


Tiny Homes/  
Communities



## BACKYARD COTTAGES

Accessory Dwelling Units, (ADU's) Granny Flats, Elder Cottage Housing, In-Law Suites, Mother-Daughter Units, Secondary Dwelling Units, Guest Houses, Companion Units, Carriage Houses, Alley Flats....



Cities such as Asheville, NC, Portland, Oregon, and Seattle, Washington, have adopted backyard cottages into their development ordinances.

# Requests

- Formally Appoint a Task Force
- Help fund an Evaluation and a Plan

*Devise a Systematic Approach to Address Housing Solutions for All Persons in Haywood County*