

PRELIMINARY DATA: HOUSING NEED IN WINSTON-SALEM



Marla Y. Newman
Director, Community Development
May 15, 2018

Workforce Housing Defined –

Housing generally affordable to persons earning \$35,000 to \$49,999 in the Winston-Salem metropolitan area.



This income range covers the following occupations:

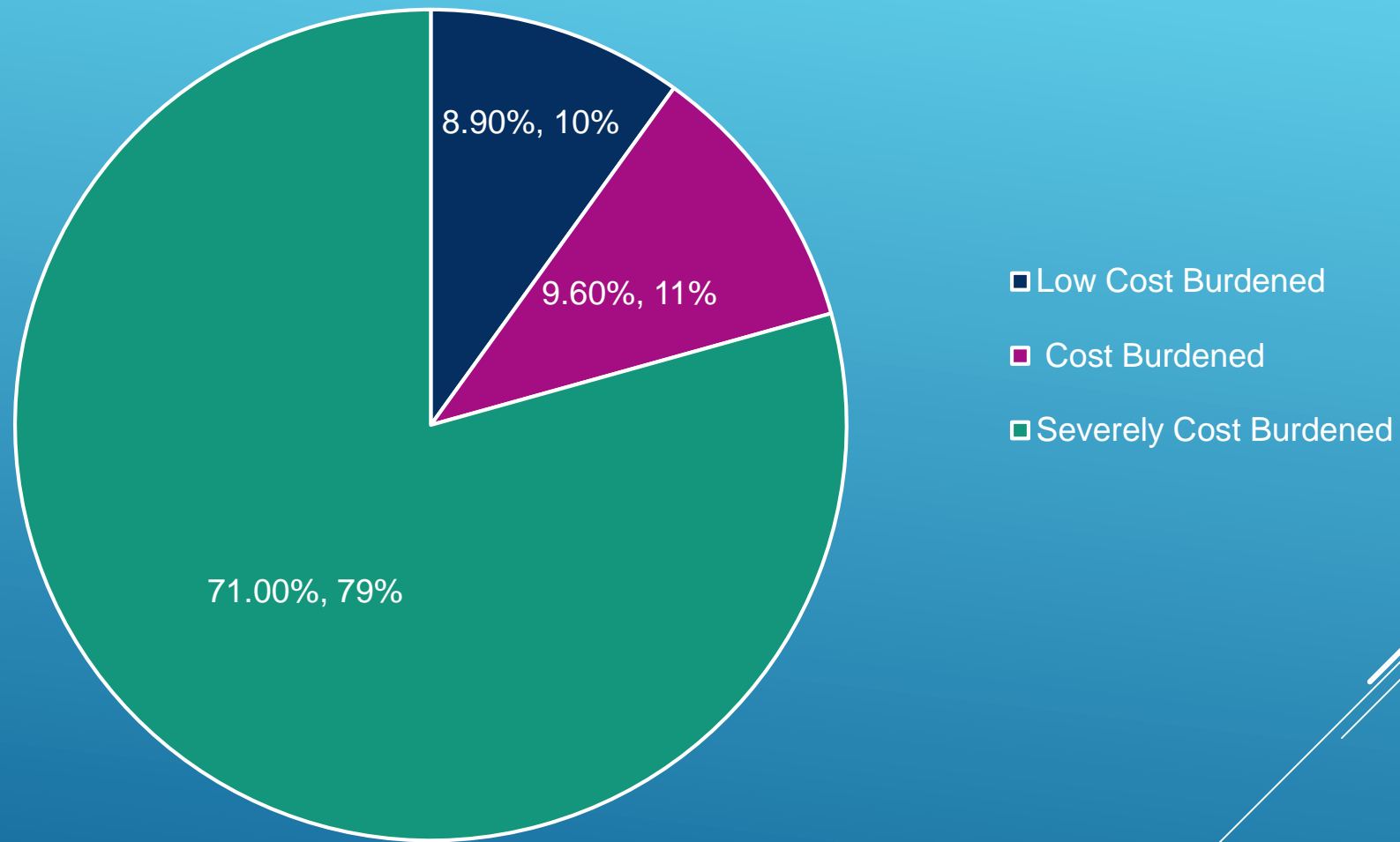
- ✚ Community and social service employees
- ✚ K-12 public school teachers
- ✚ Registered nurses and nurse practitioners
- ✚ Firefighters
- ✚ Police and sheriff's patrol officers
- ✚ Service workers
- ✚ Retail salespersons
- ✚ Office and administrative support personnel



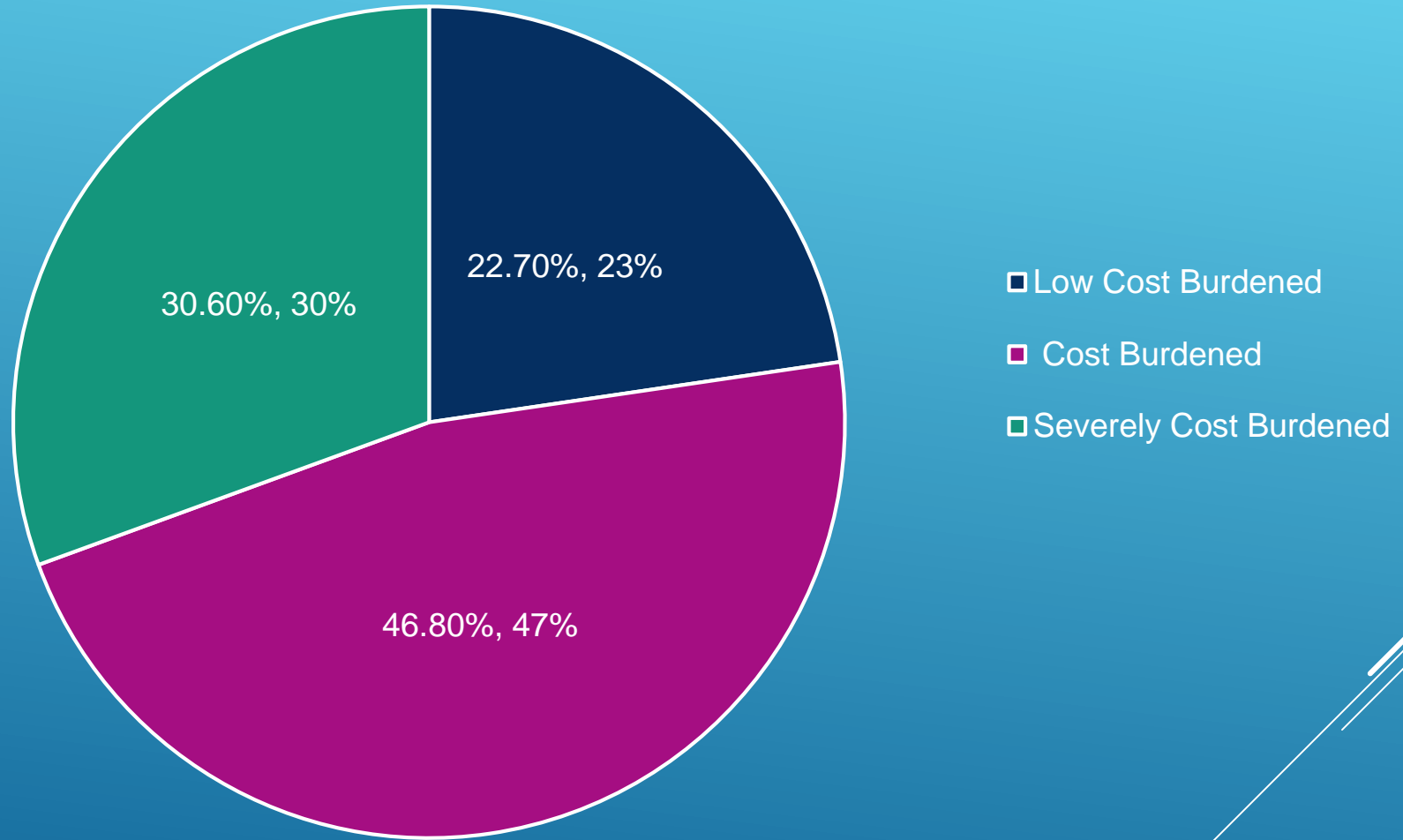
Renter Cost Burdened Households - Winston Salem



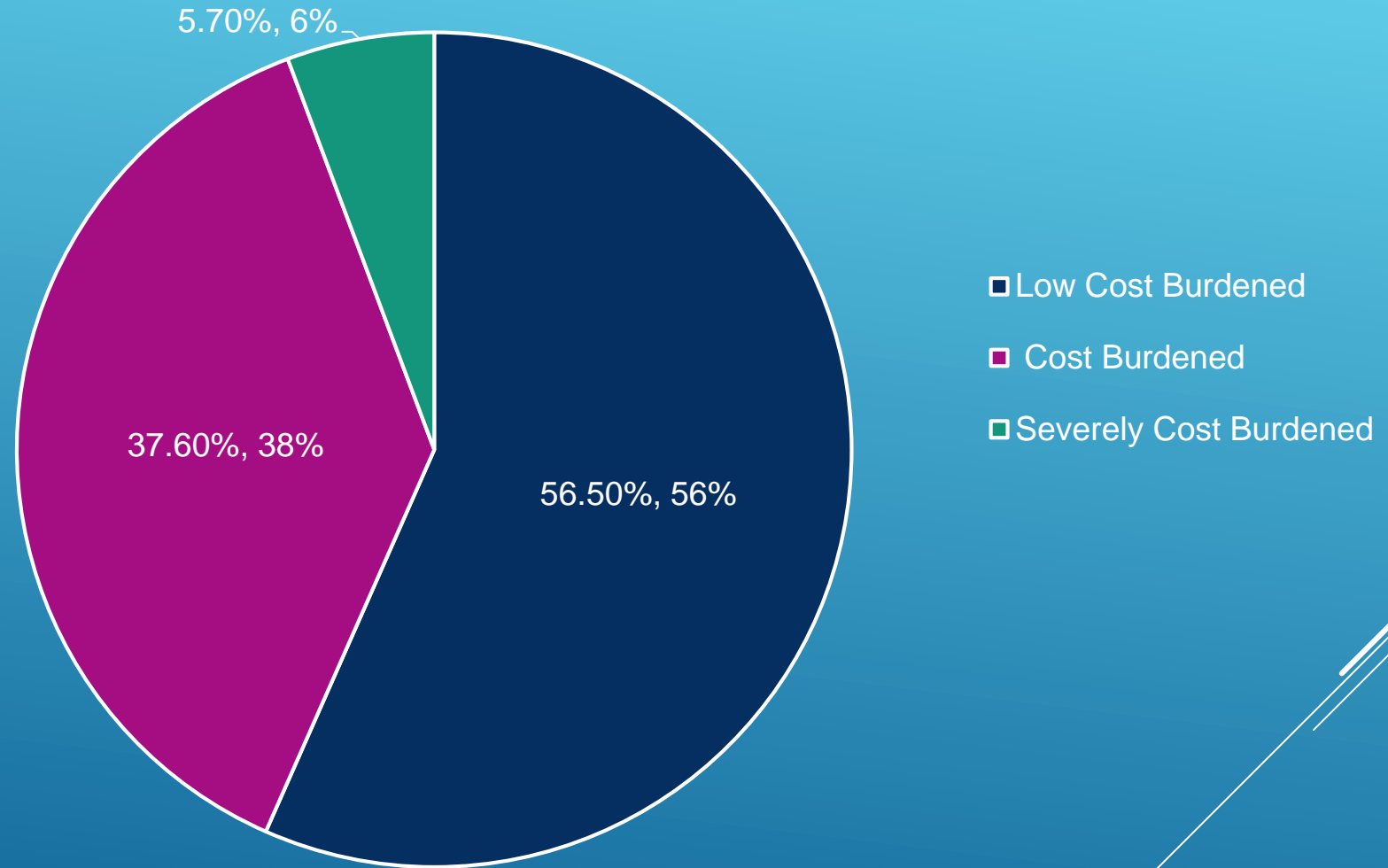
Renter Households at 30% AMI



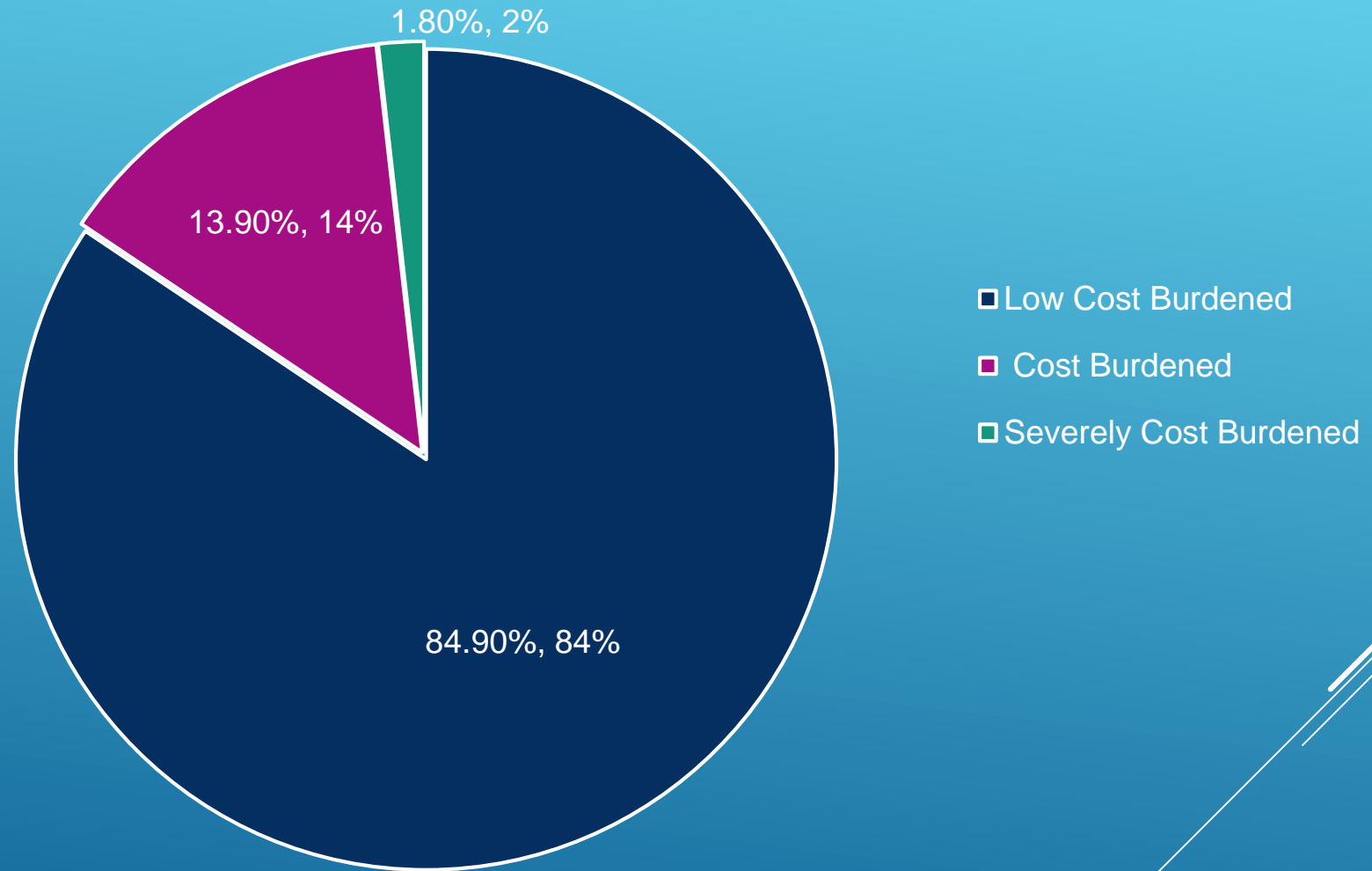
Renter Households at 30% to 50% AMI



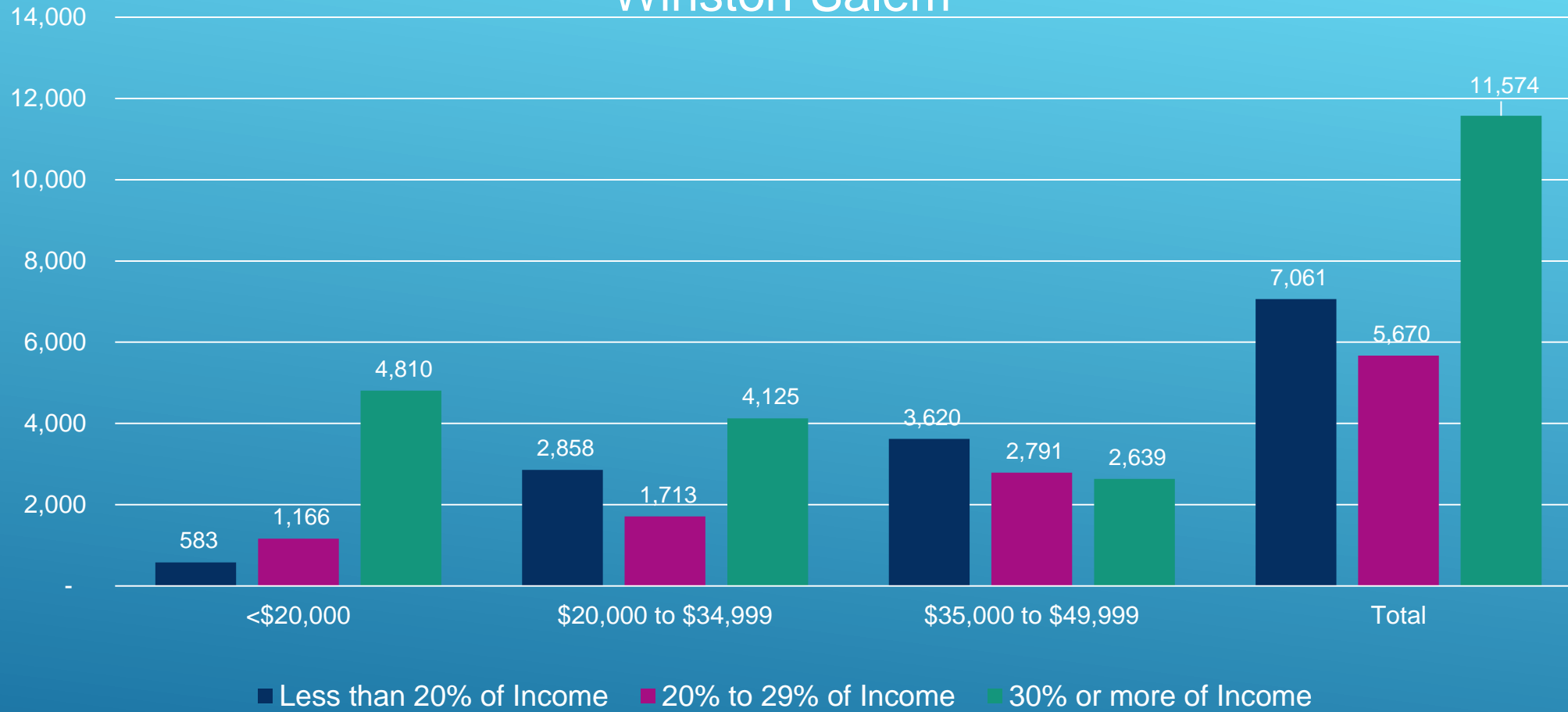
Renter Households at 50% to 80% AMI



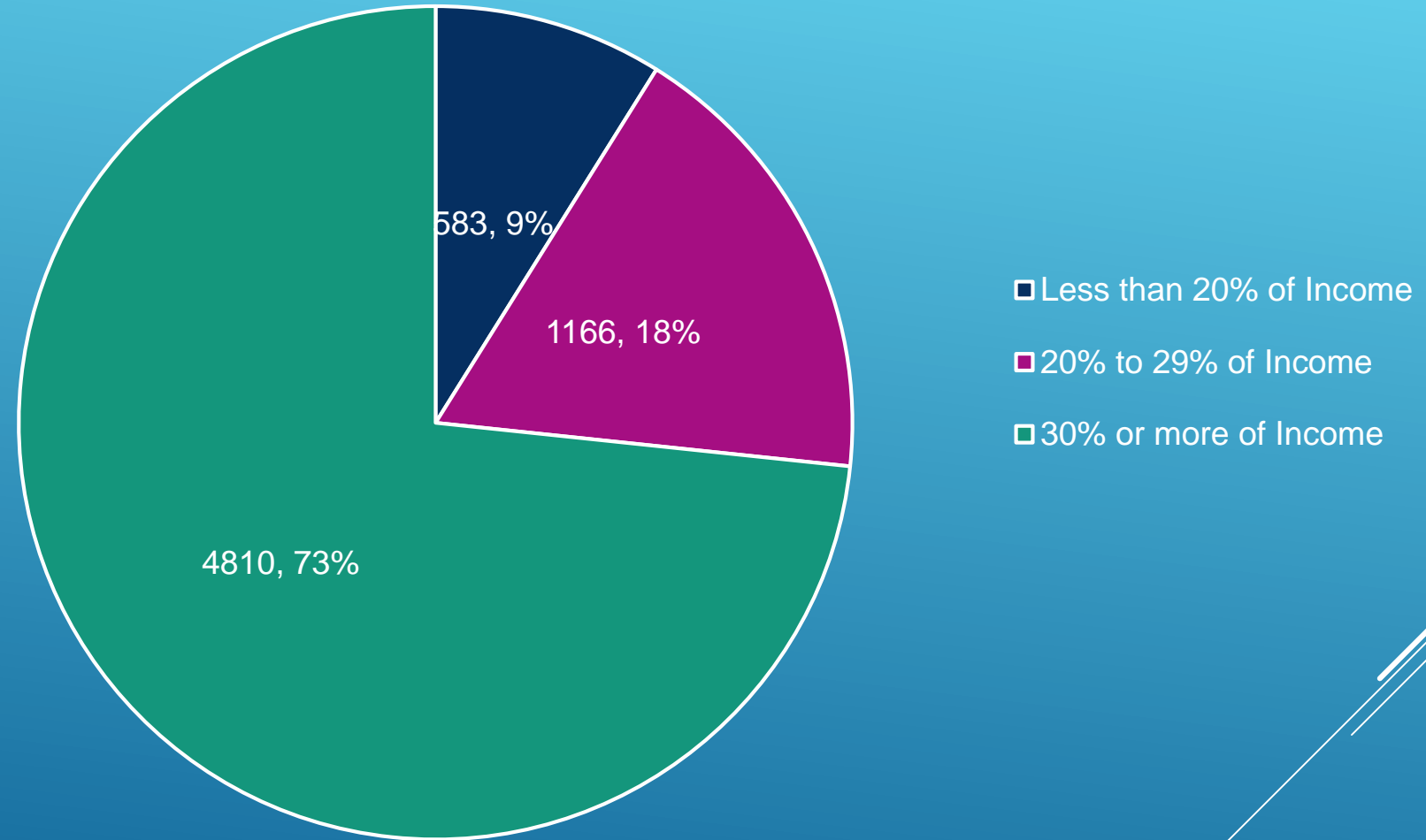
Renter Households at 80% to 100% AMI



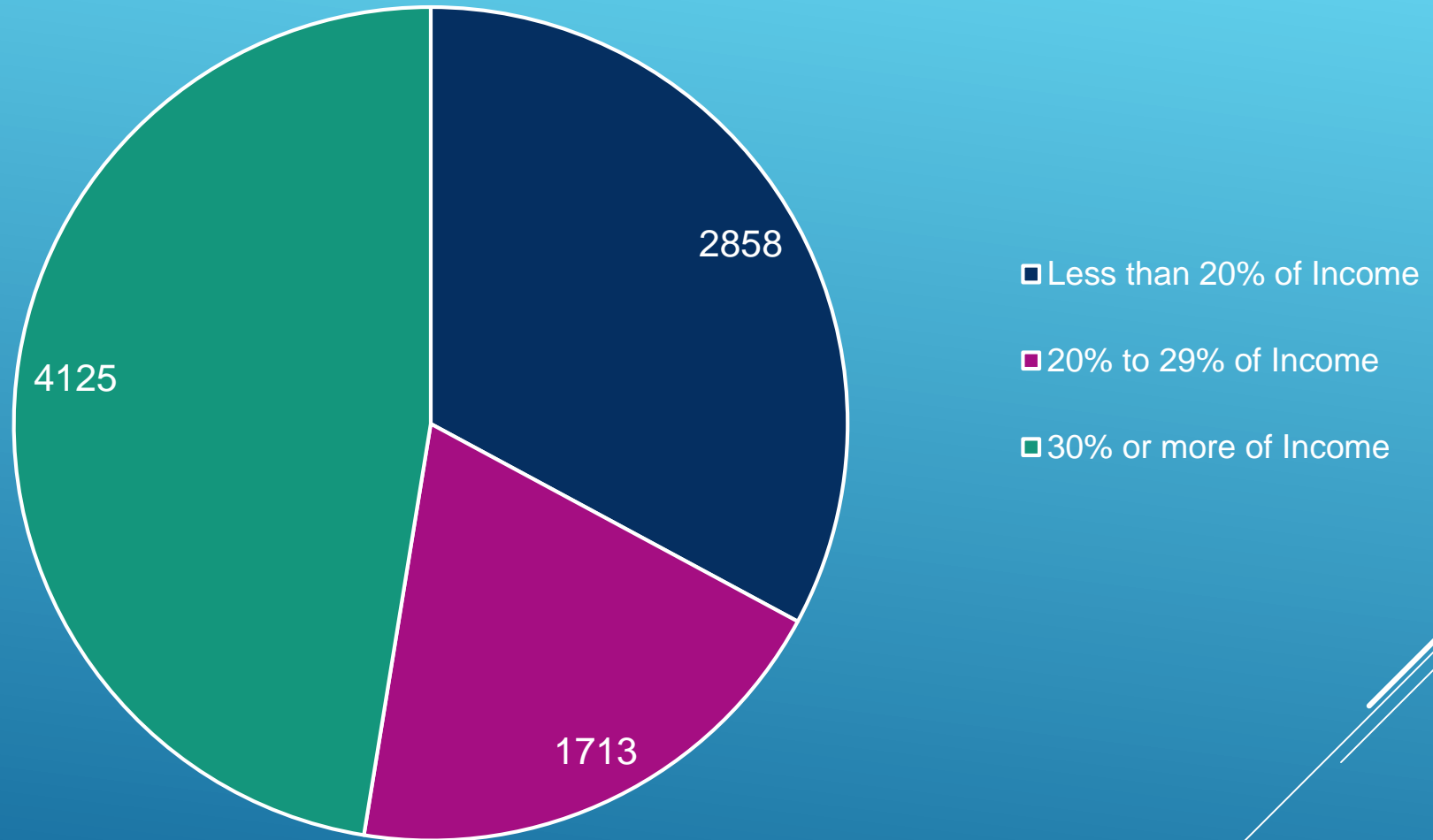
Owner-Occupied Units by Housing Cost Burden and Income Winston-Salem



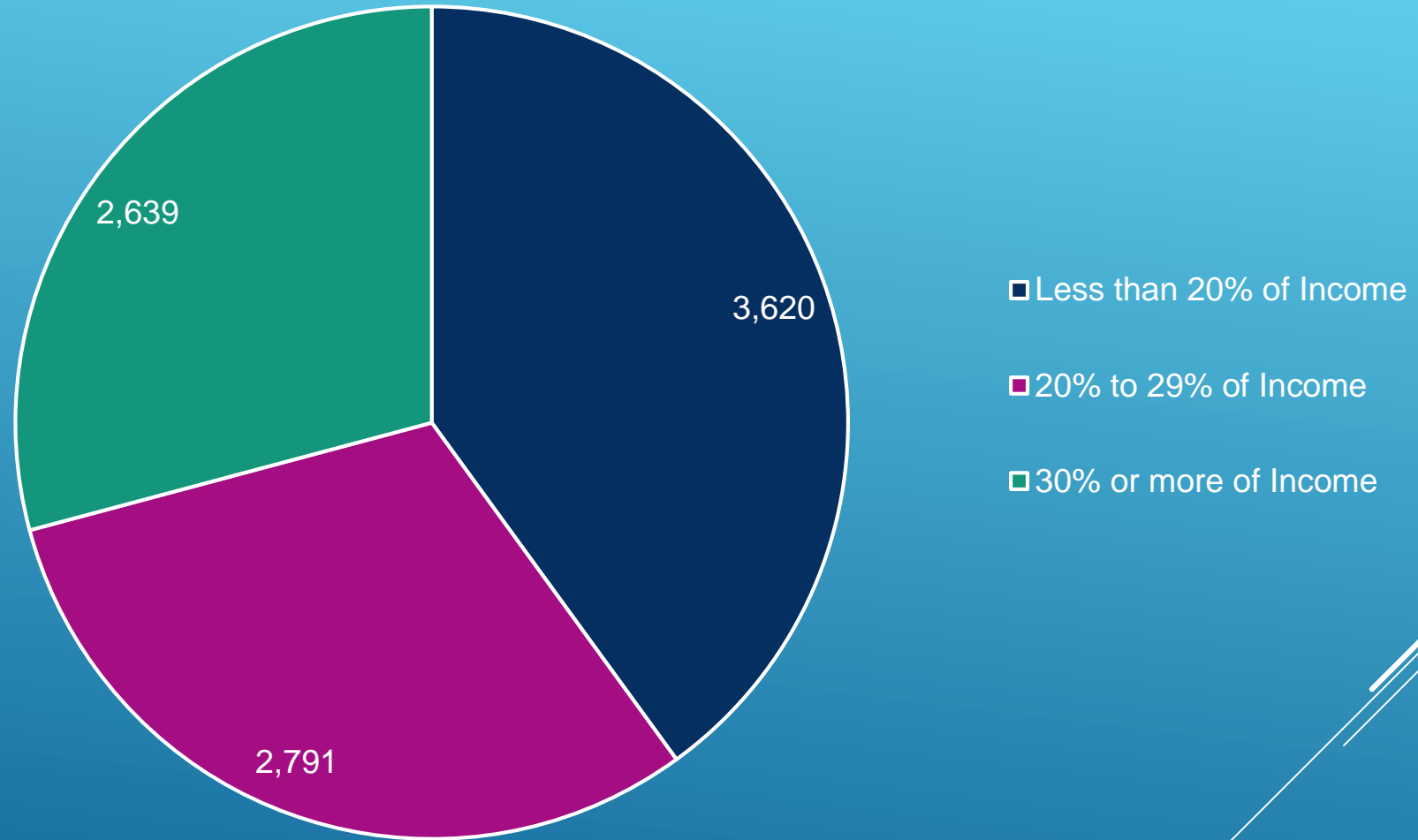
Owner Occupied Units w/Income Less than \$20,000



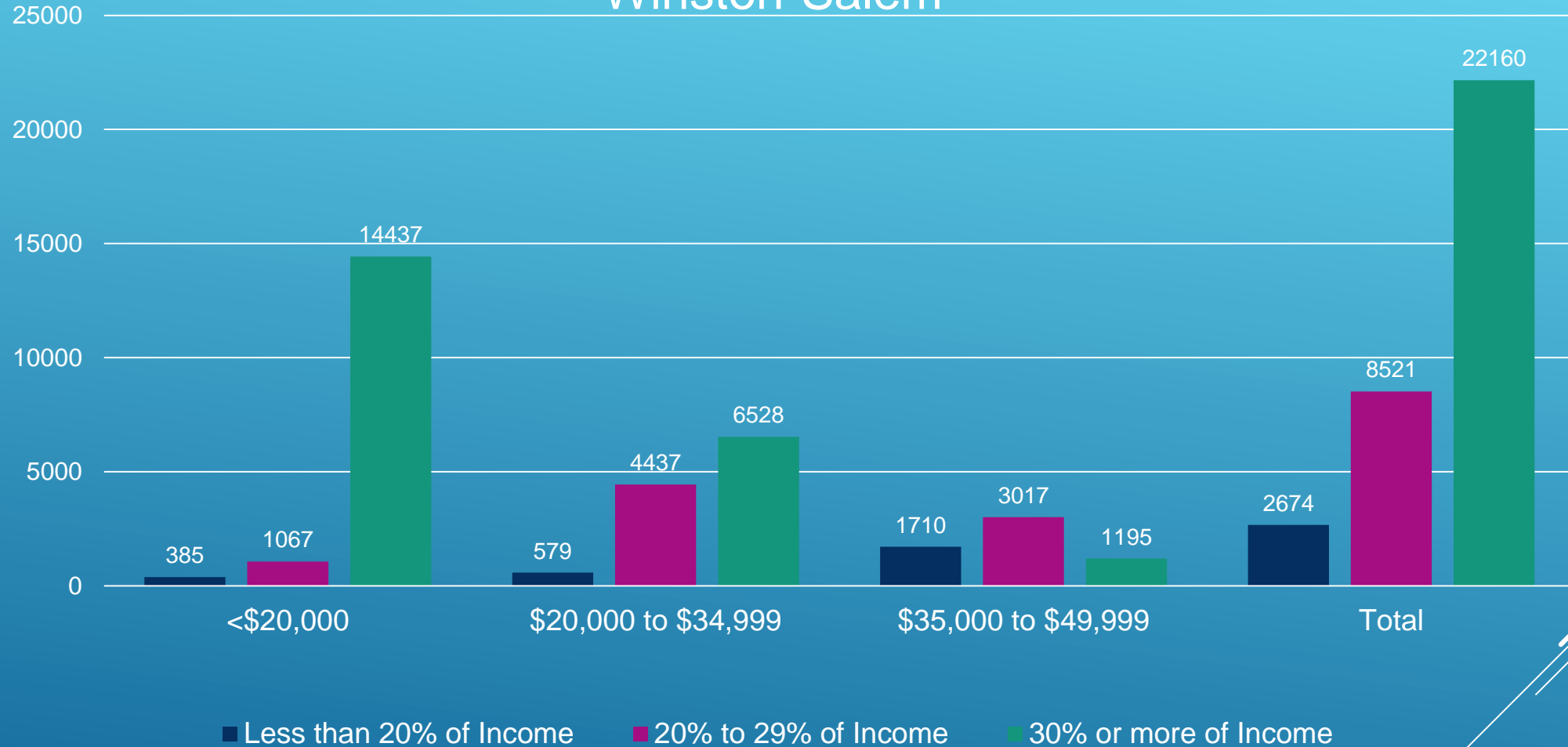
Owner Occupied Units w/Income between \$20,000 to \$34,999



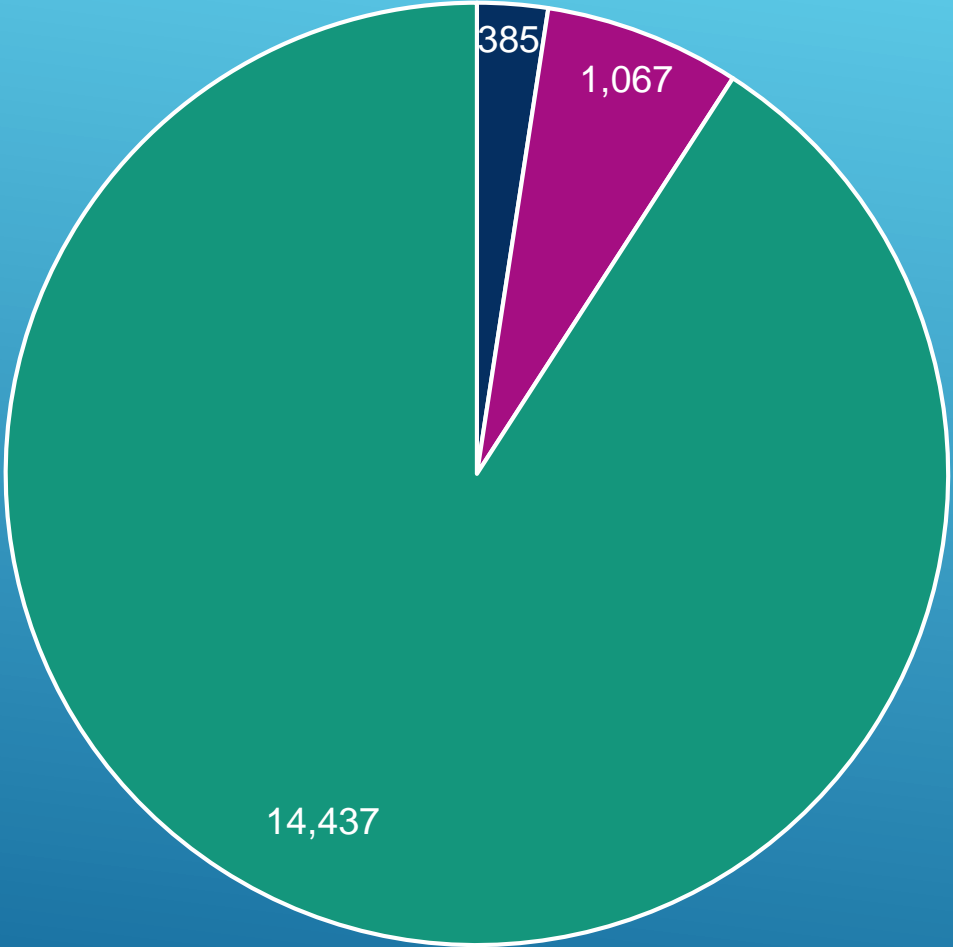
Owner Occupied Units w/Income between \$35,000 to \$49,999



Renter Occupied Units by Housing Cost Burden and Income Winston-Salem

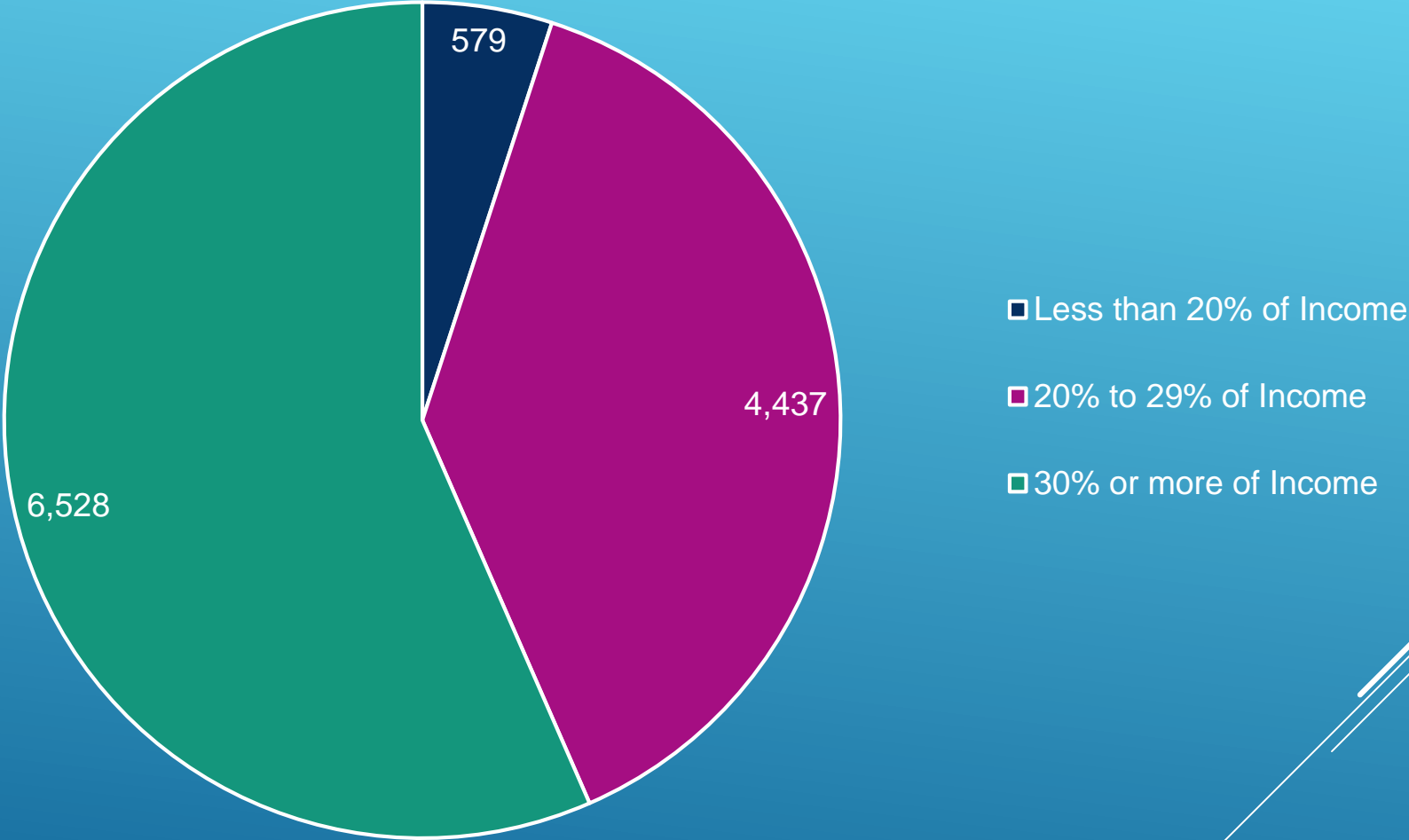


Renter Occupied Units w/Income Less than \$20,000

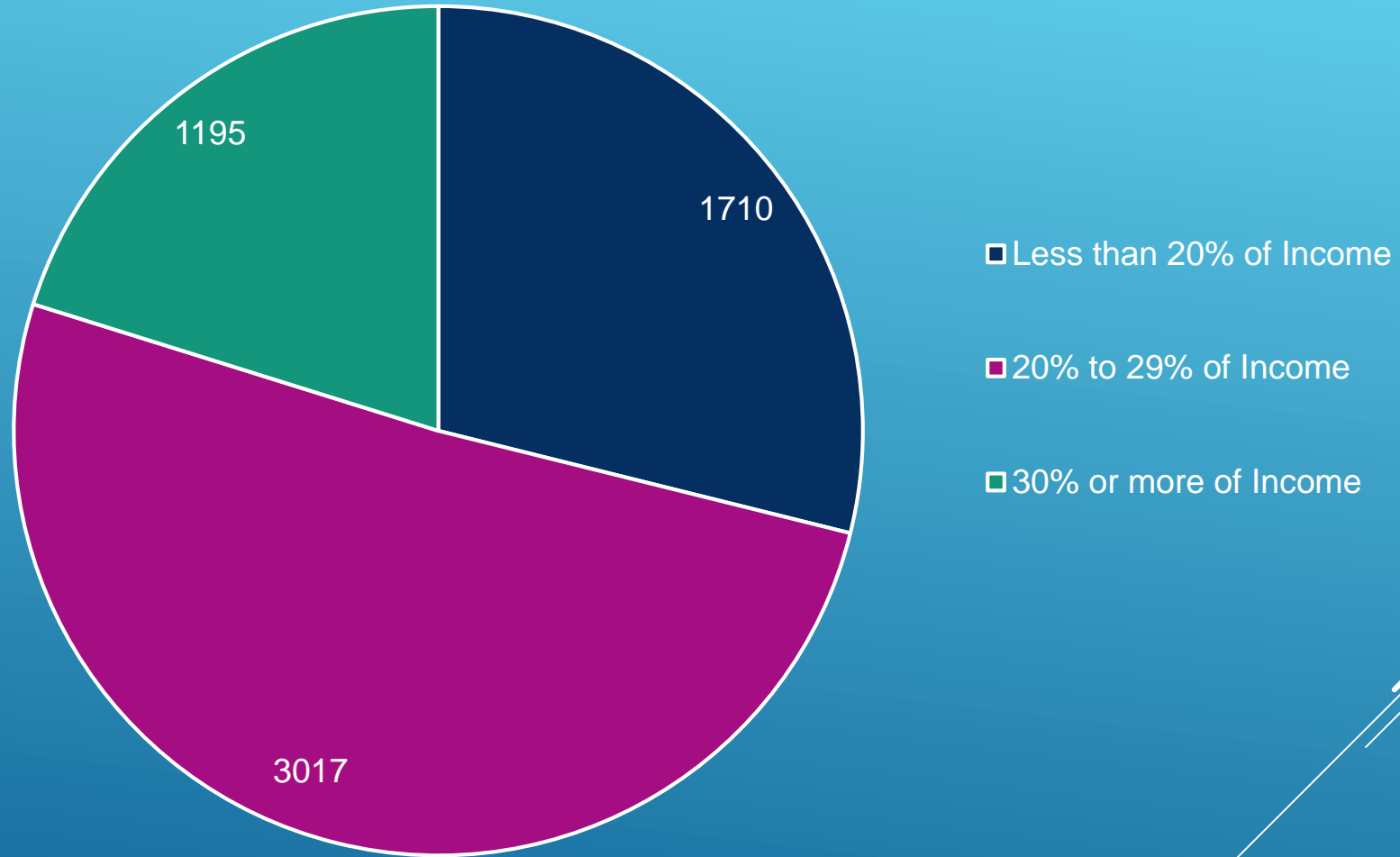


- Less than 20% of Income
- 20% to 29% of Income
- 30% or more of Income

Renter Occupied Units w/Income between \$20,000 to \$34,999 - Winston-Salem



Renter Occupied Units w/Income between \$35,000 to \$49,999 - Winston-Salem



Based on the preliminary assessment:

- A total of 14,663 net new units of housing will be demanded by 2027.
- Over half (62% or 8,941 units) will be needed by older adults between the ages of 65 and 84.
- Second highest demand will be with younger adults – equivalent to about 5,400 new units.
- A significant share of older adults will want more owner housing units than renter properties.



Based on the preliminary assessment (cont'd):

- Conversely, younger adults ages 25 to 44 are expected to demand more renter housing options (3,231 units).
- The shortage of affordable rental housing units (and unavailable to families at 30% of AMI) is 8,433 units.
- The shortage of affordable rental housing units (and unavailable to families at 50% of AMI) is 7,811 units.





Aster Park



Ridgewood Place

Next Steps—

- ✚ Housing needs report will be completed and presented by Enterprise Community Partners in late summer
- ✚ Key strategies recommended by Enterprise will be incorporated into the FY19 Consolidated Housing and Community Development Annual Plan
- ✚ Community Development Staff will identify promising development strategies consistent with the housing needs report

