



**PIEDMONT TRIAD**  
REGIONAL COUNCIL

# Piedmont Triad Regional Housing Summit



**CREATIVE REGIONAL SOLUTIONS**





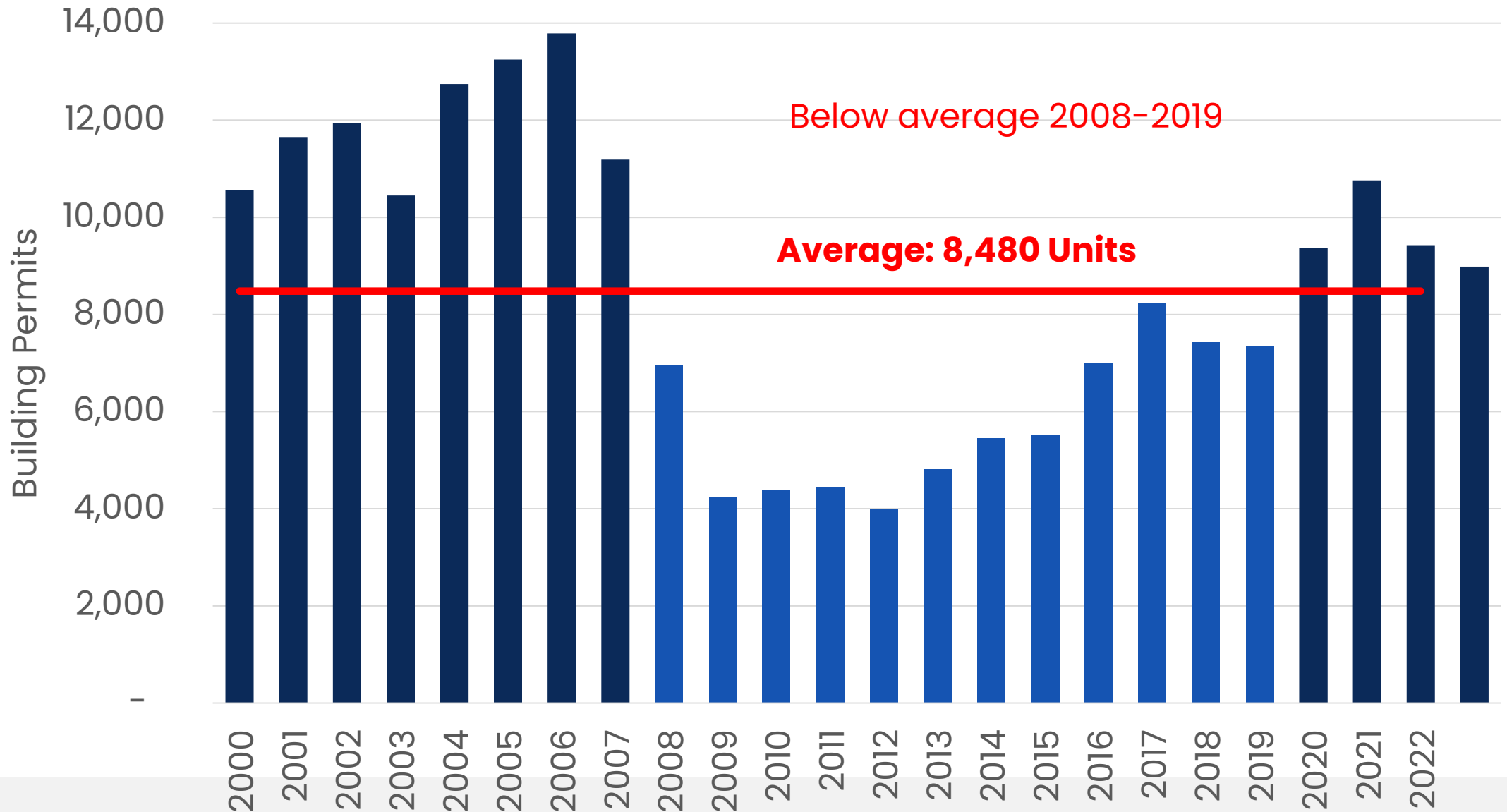
PIEDMONT TRIAD  
REGIONAL COUNCIL

# Demonstrating Regional Housing Need through Data

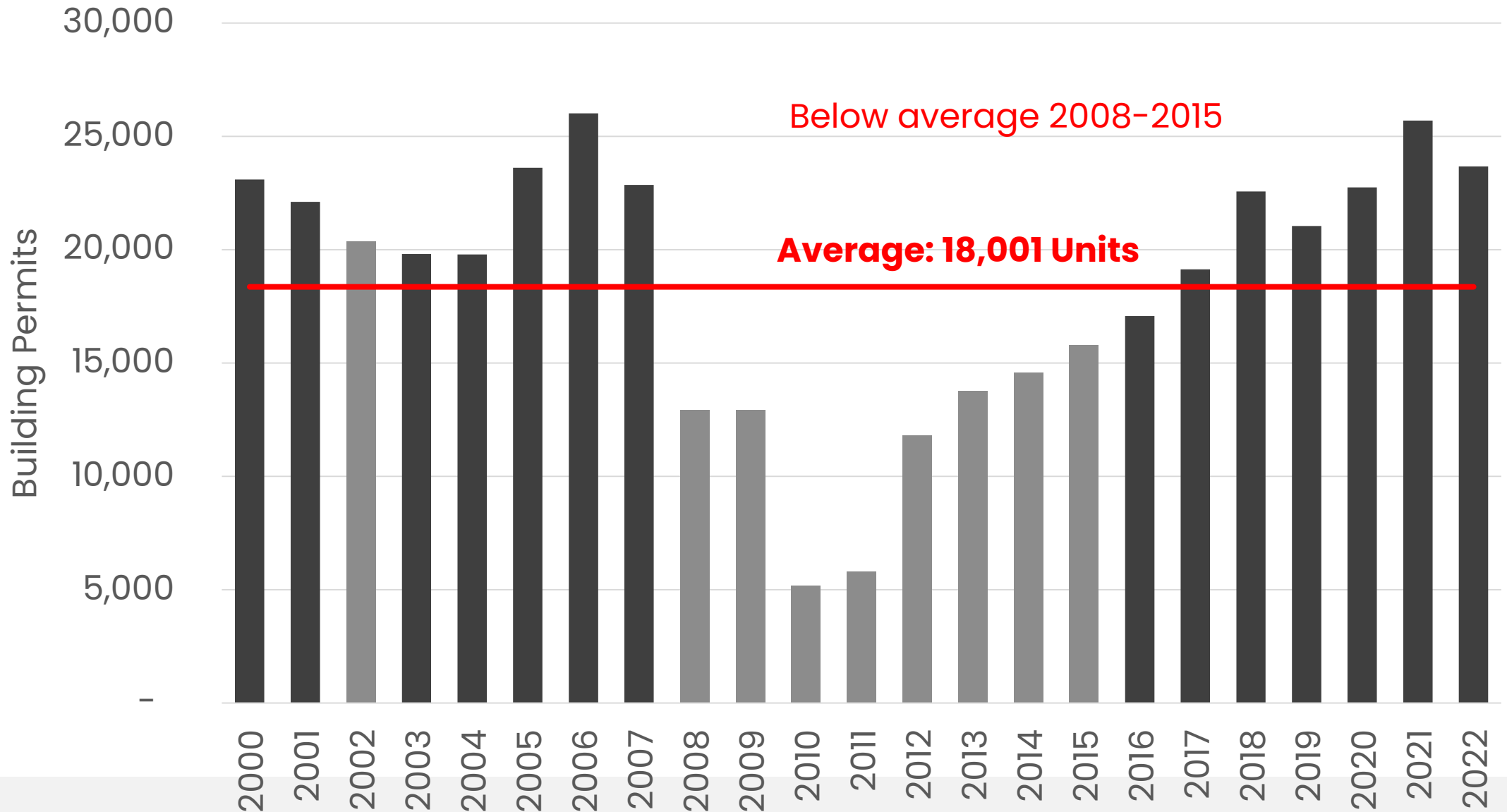
Jesse Day – Regional Planning Director  
PTRC

|       | 1       | 2       | 3       | 4       | 5       | 6       | 7       | 8       | 9       |
|-------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| ****A | 973,000 | 807,000 | 754,000 | 344,000 | 430,000 | 360,000 | 425,000 | 837,000 | 306,000 |
| ****  | 799,000 | 557,000 | 142,000 | 508,000 | 323,000 | 421,000 | 963,000 | 307,000 | 638,000 |
| ****  | 627,000 | 000     | 584,000 | 818,000 | 544,000 | 284,000 | 426,000 | 879,000 | 66,000  |
| ****  | 418,000 | 17,000  | 837,000 | 24,000  | 866,000 | 992,000 | 25,000  | 156,000 | 337,000 |
| ****  | 17,000  | 000     | 77,000  | 378,000 | 173,000 | 317,000 | 286,000 | 775,000 | 382,000 |
| ****  | 000     | 000     | 000     | 253,000 | 526,000 | 230,000 | 759,000 | 876,000 | 945,000 |
| ****B | 701,000 | 818,000 | 818,000 | 305,000 | 94,000  | 62,000  | 504,000 | 851,000 | 672,000 |
| ****  | 000     | 831,000 | 402,000 | 910,000 | 98,000  | 716,000 | 301,000 | 47,000  | 461,000 |
| ****  | 19,000  | 315,000 | 101,000 | 150,000 | 78      | 000     | 000     | 000     | 000     |
| ****  | 243,000 | 989,000 | 948,000 | 624,000 | 2       | 000     | 000     | 000     | 000     |
| ****  | 000     | 131,000 | 406,000 | 215,000 | 000     | 000     | 000     | 000     | 000     |
| ****  | 250,000 | 514,000 | 696,000 | 123,000 | 000     | 000     | 000     | 000     | 000     |
| ****  | 772,000 | 169,000 | 401,000 | 830,000 | 000     | 000     | 000     | 000     | 000     |
| ****  | 000     | 298,000 | 173,000 | 605,000 | 618,000 | 000     | 000     | 000     | 000     |
| ****  | 000     | 488,000 | 252,000 | 833,000 | 316,000 | 000     | 000     | 000     | 000     |
| ****  | 000     | 961,000 | 209,000 | 740,000 | 692,000 | 000     | 000     | 000     | 000     |
| ****  | 3,000   | 448,000 | 625,000 | 419,000 | 431,000 | 000     | 000     | 000     | 000     |
| ****  | 7,000   | 962,000 | 322,000 | 383,000 | 399,000 | 000     | 000     | 000     | 000     |
| ****  | 14,000  | 370,000 | 616,000 | 325,000 | 144     | 000     | 000     | 000     | 000     |
| ****  | 141,000 | 173,000 | 680,000 | 85,000  | 69      | 000     | 000     | 000     | 000     |
| ****  | 576,000 | 225,000 | 902,000 | 22,000  | 87      | 000     | 000     | 000     | 000     |
| ****  | 653,000 | 722,000 | 323,000 | 463,000 | 000     | 000     | 000     | 000     | 000     |
| ****  | 996,000 | 682,000 | 438,000 | 56,000  | 276,000 | 154,000 | 195,000 | 15,000  | 000     |
| ****  | 986,000 | 463,000 | 628,000 | 836,000 | 477,000 | 863,000 | 477,000 | 195,000 | 15,000  |
| ****  | 990,000 | 997,000 | 98,000  | 000     | 000     | 000     | 000     | 000     | 000     |
| ****  | 616,000 | 172,000 | 000     | 000     | 000     | 000     | 000     | 000     | 000     |
| ****  | 185,000 | 000     | 000     | 58,000  | 000     | 000     | 000     | 000     | 000     |

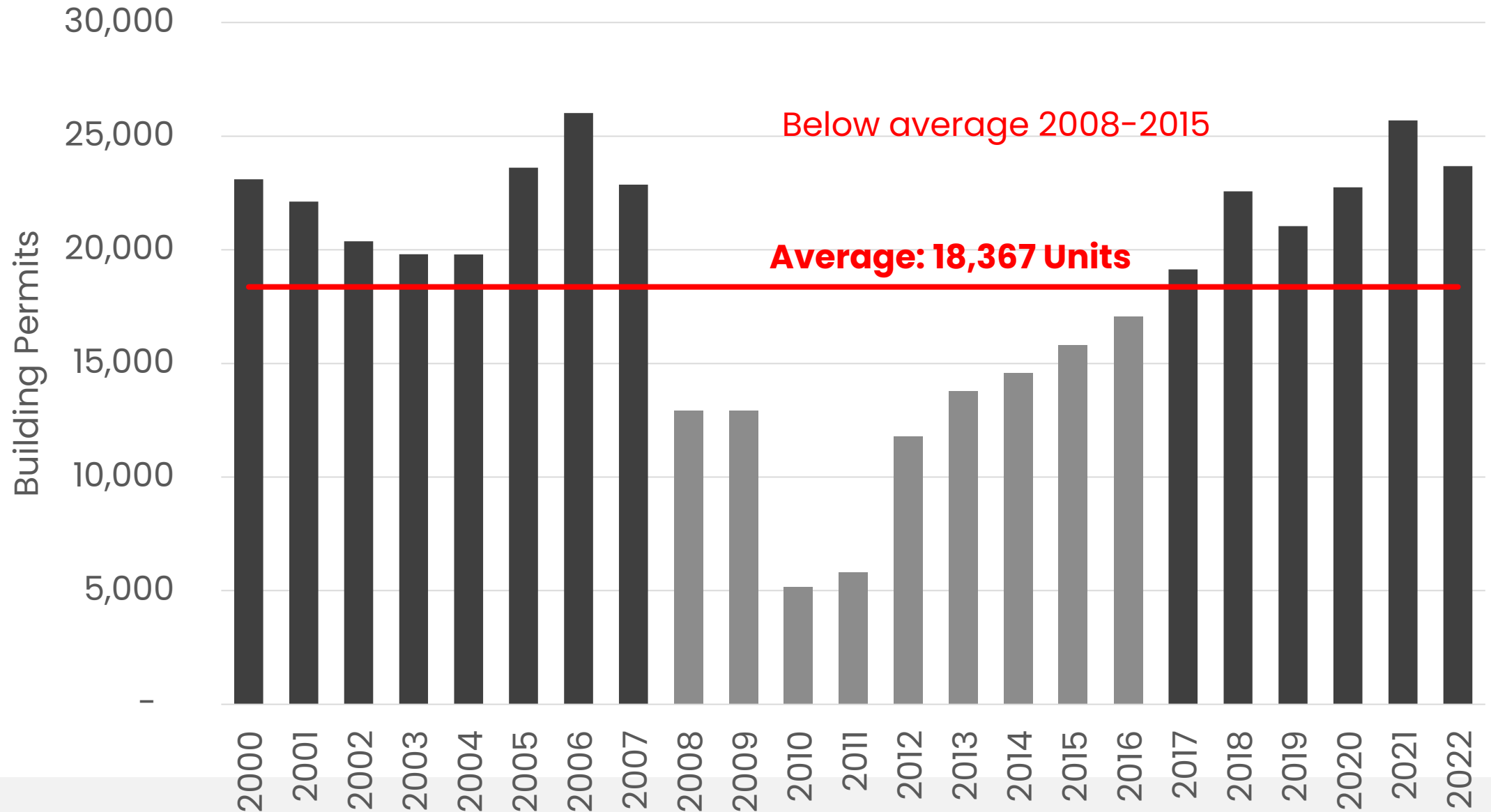
# Total Building Permits (PTRC Region)



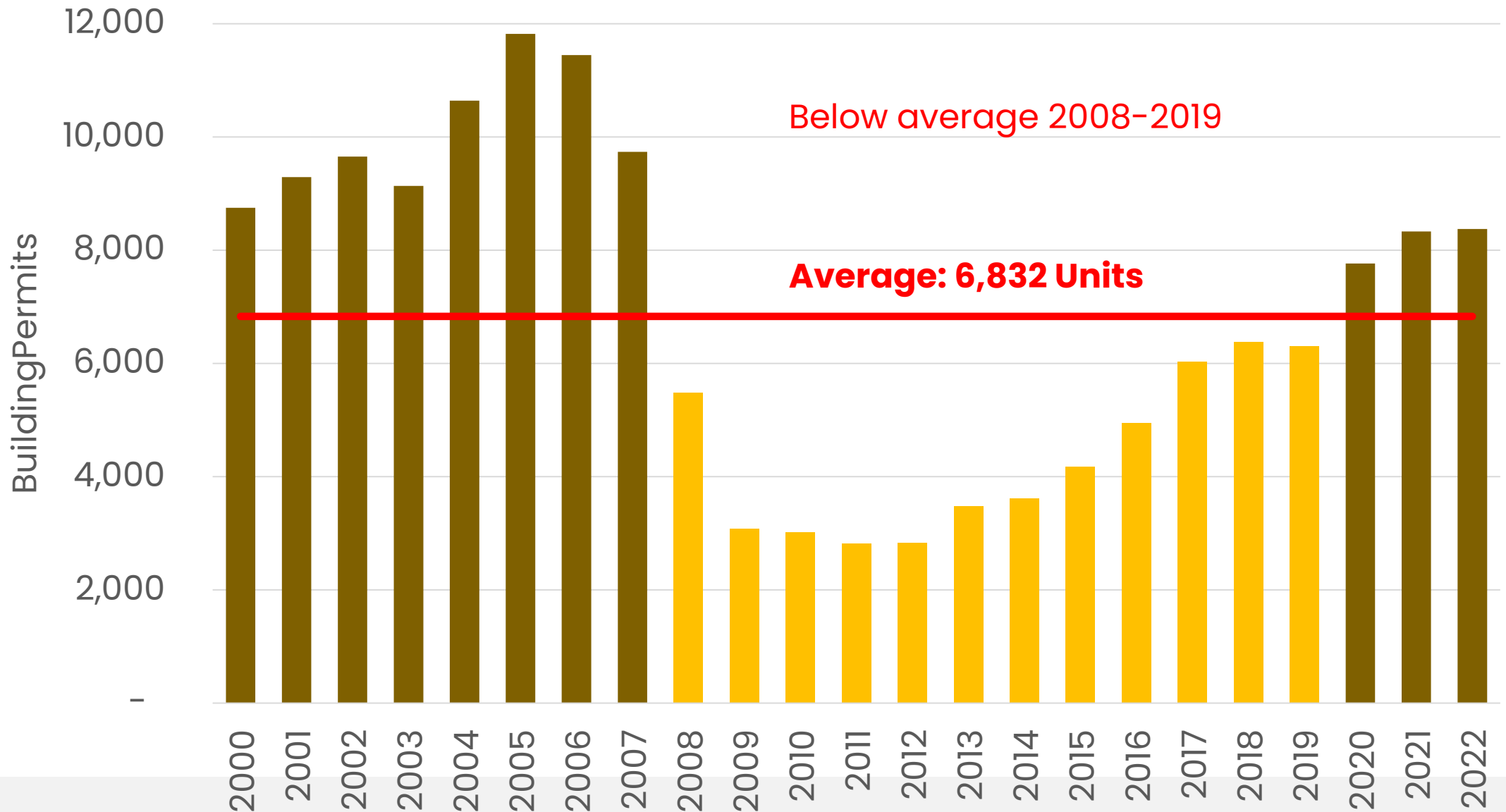
# Total Building Permits (Triangle Region)



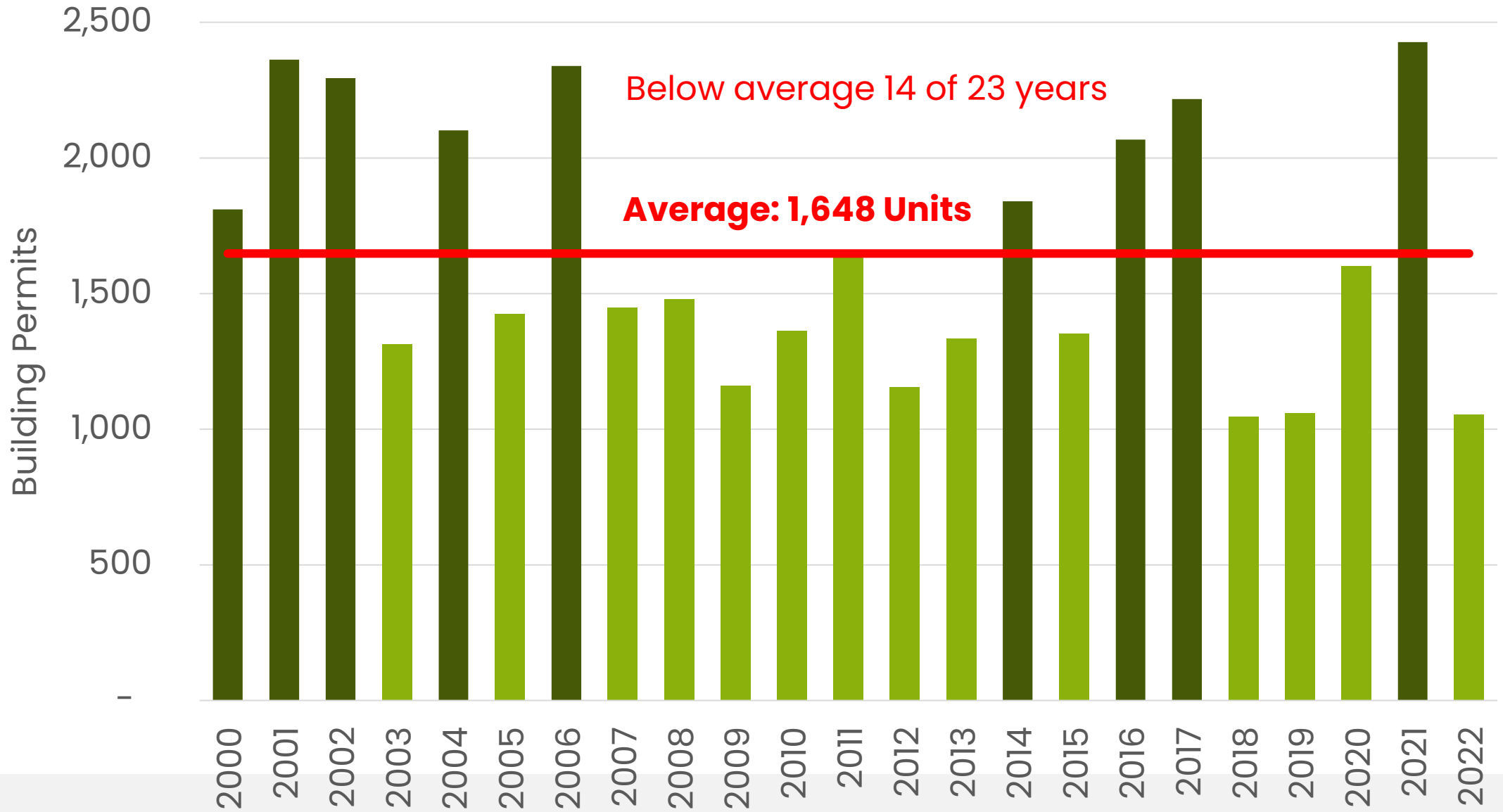
## Total Building Permits (Charlotte Region)



# Single Family Building Permits (PTRC Region)

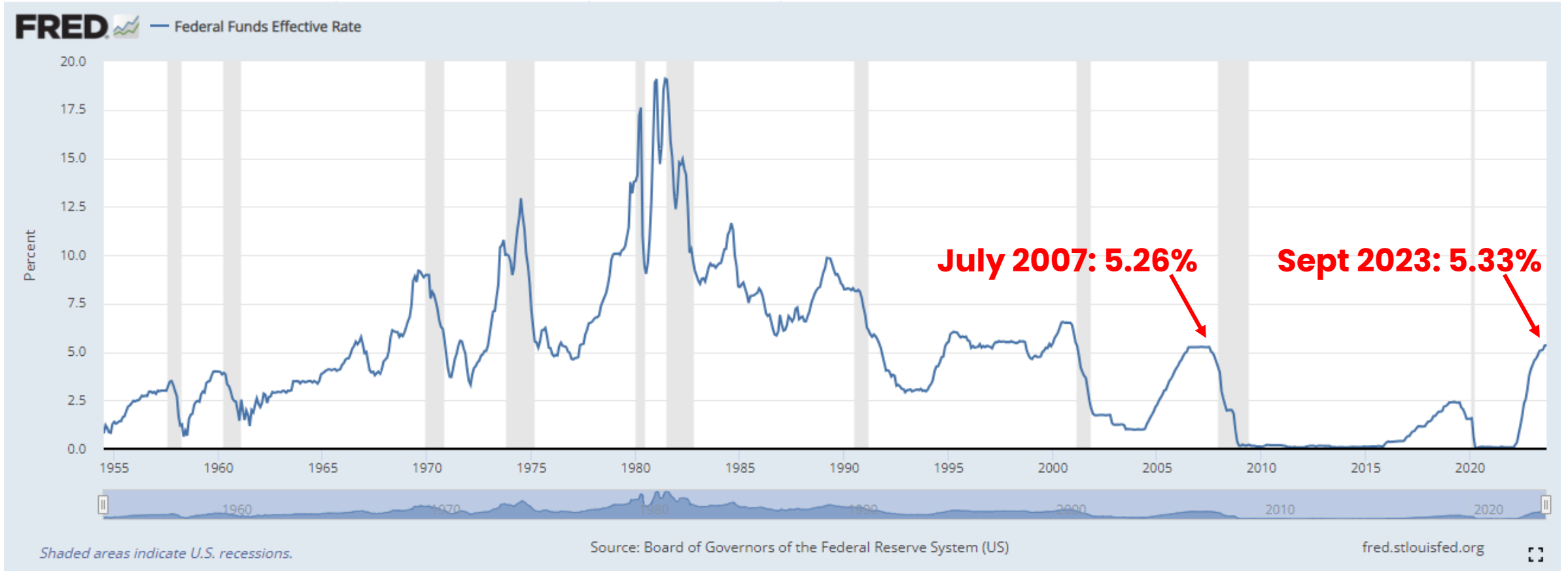


# Multi Family Building Permits (PTRC Region)



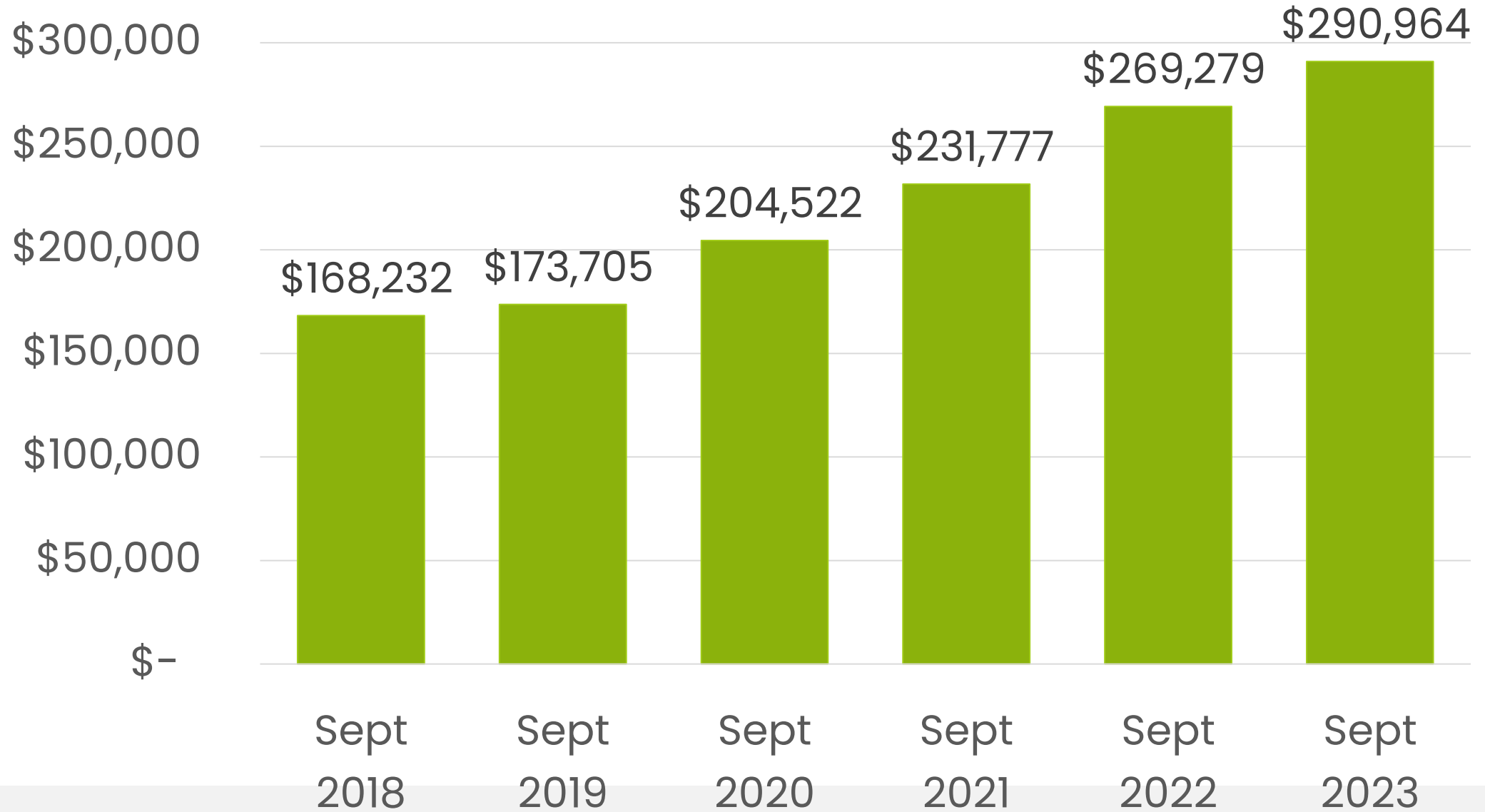


# Federal Funds Effective Rate

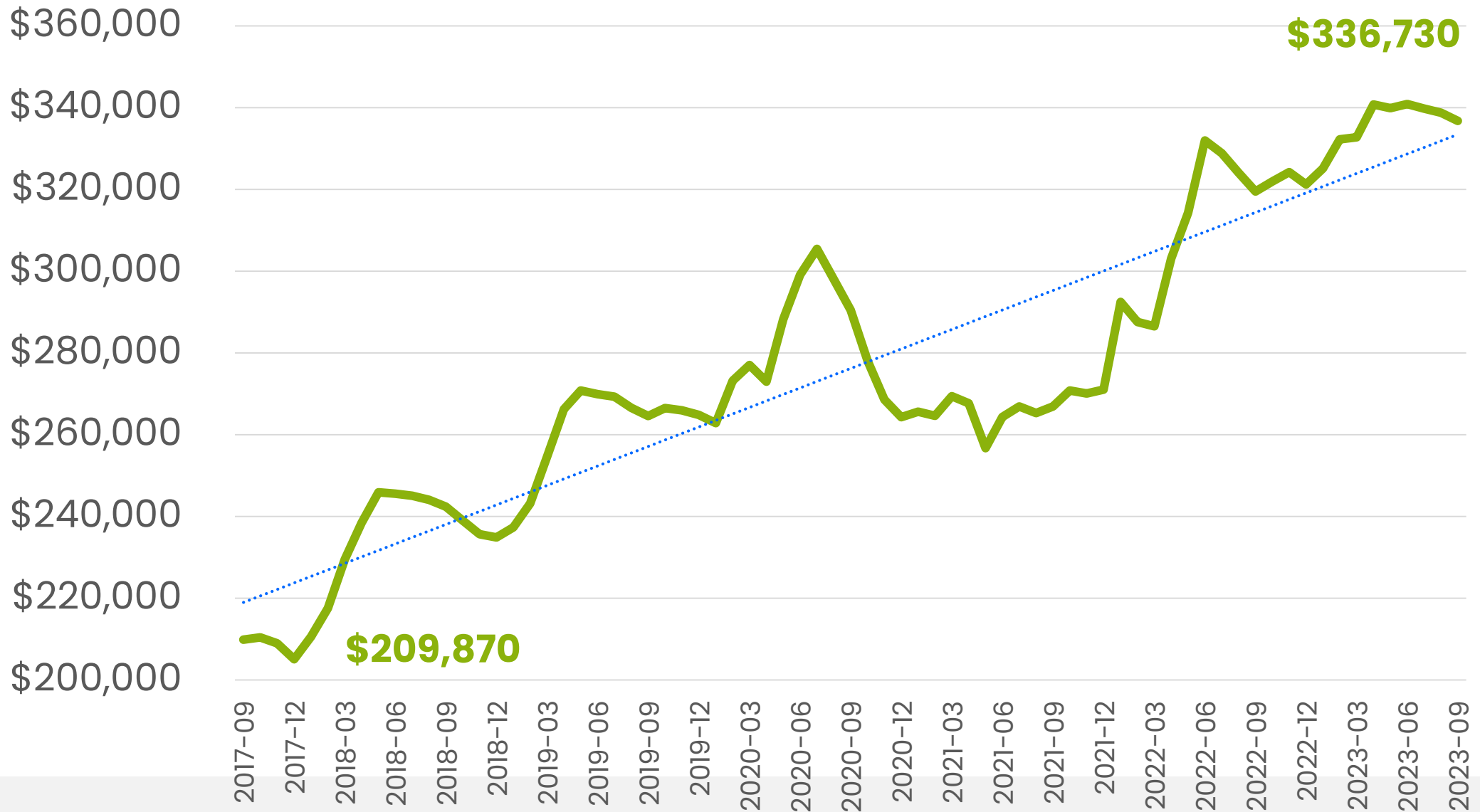




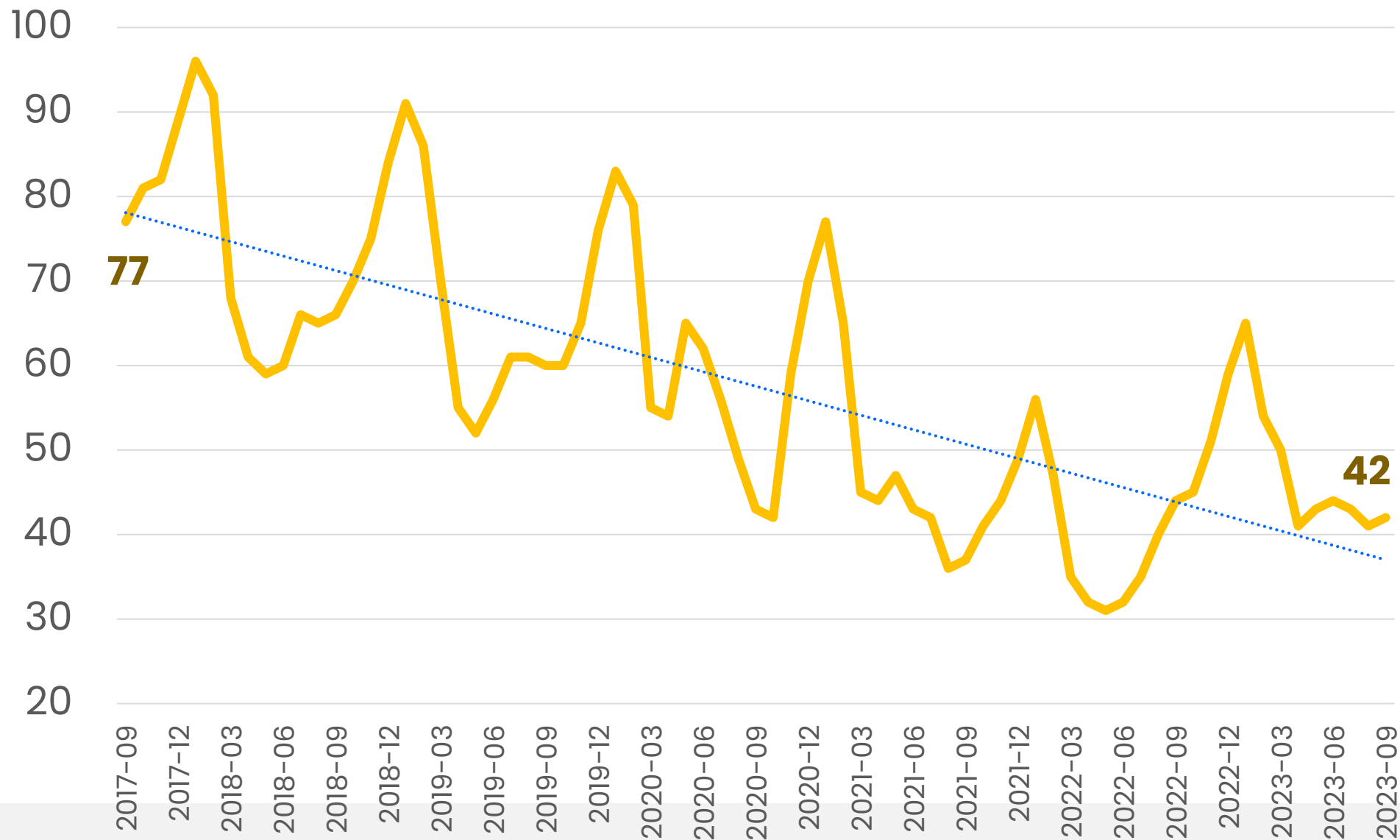
# Median Sales Price (PTRC Region)



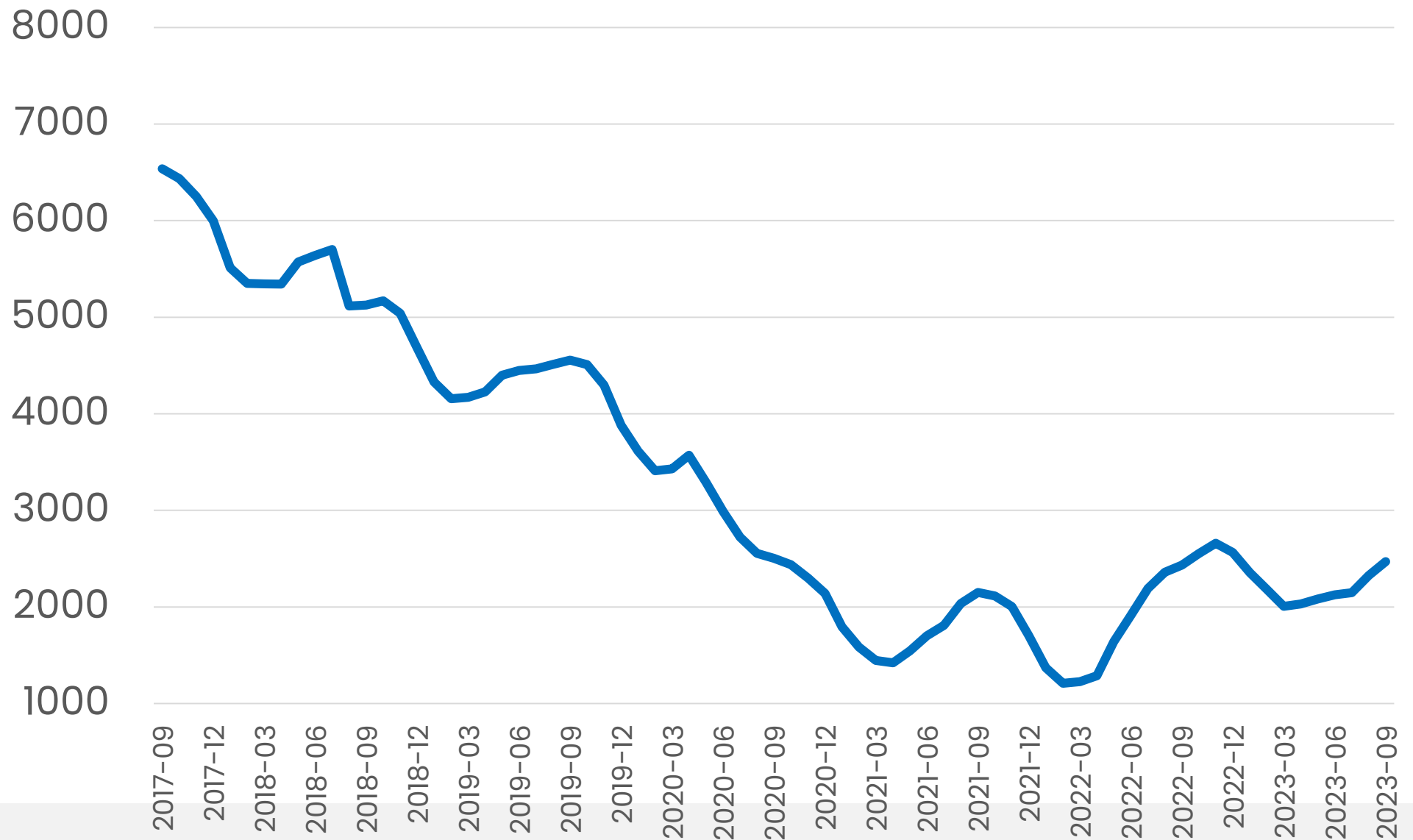
# Median Listing Price (PTRC Region)



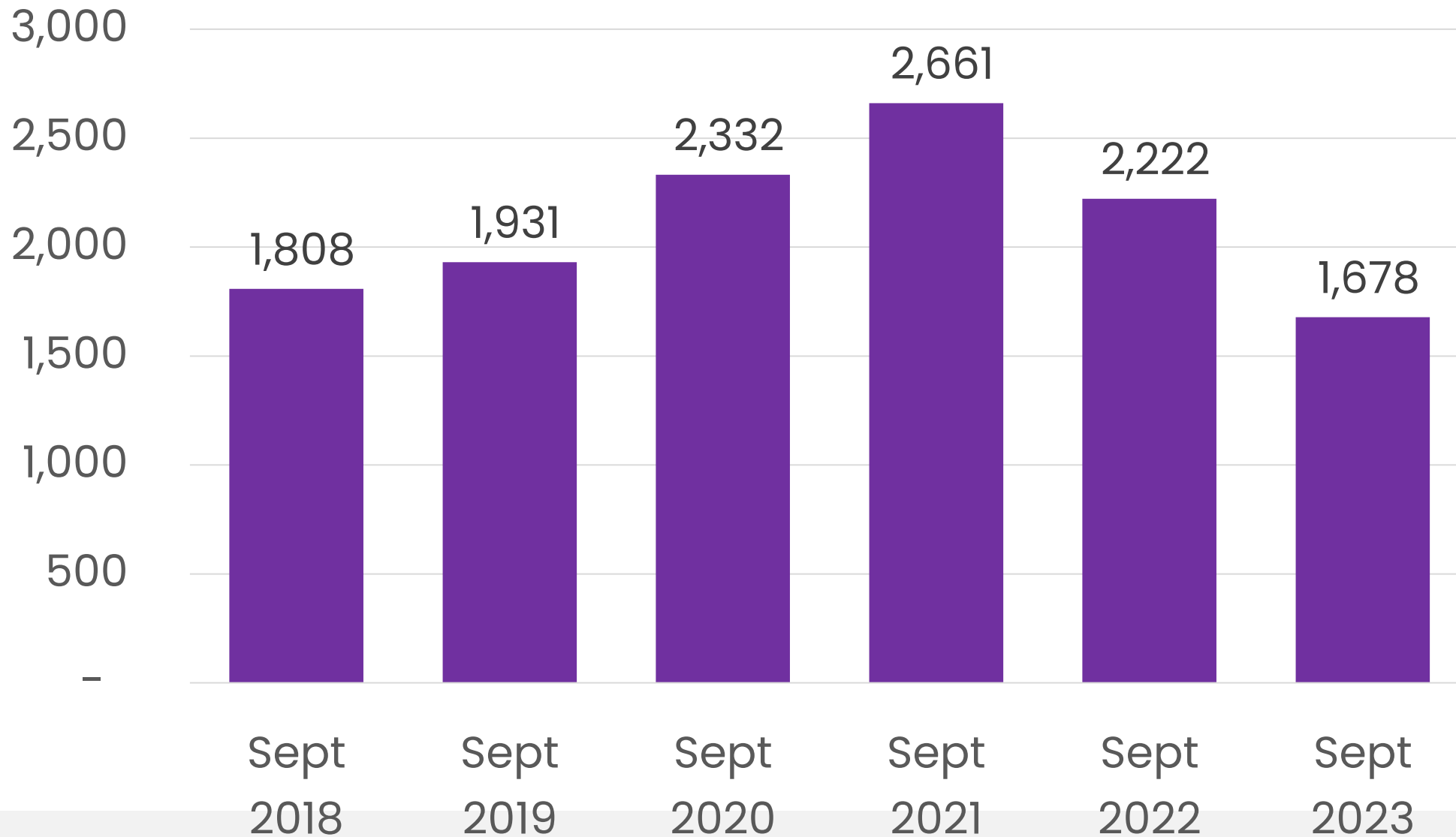
# Median Days on Market (PTRC Region)



# Active Listing Counts (PTRC Region)

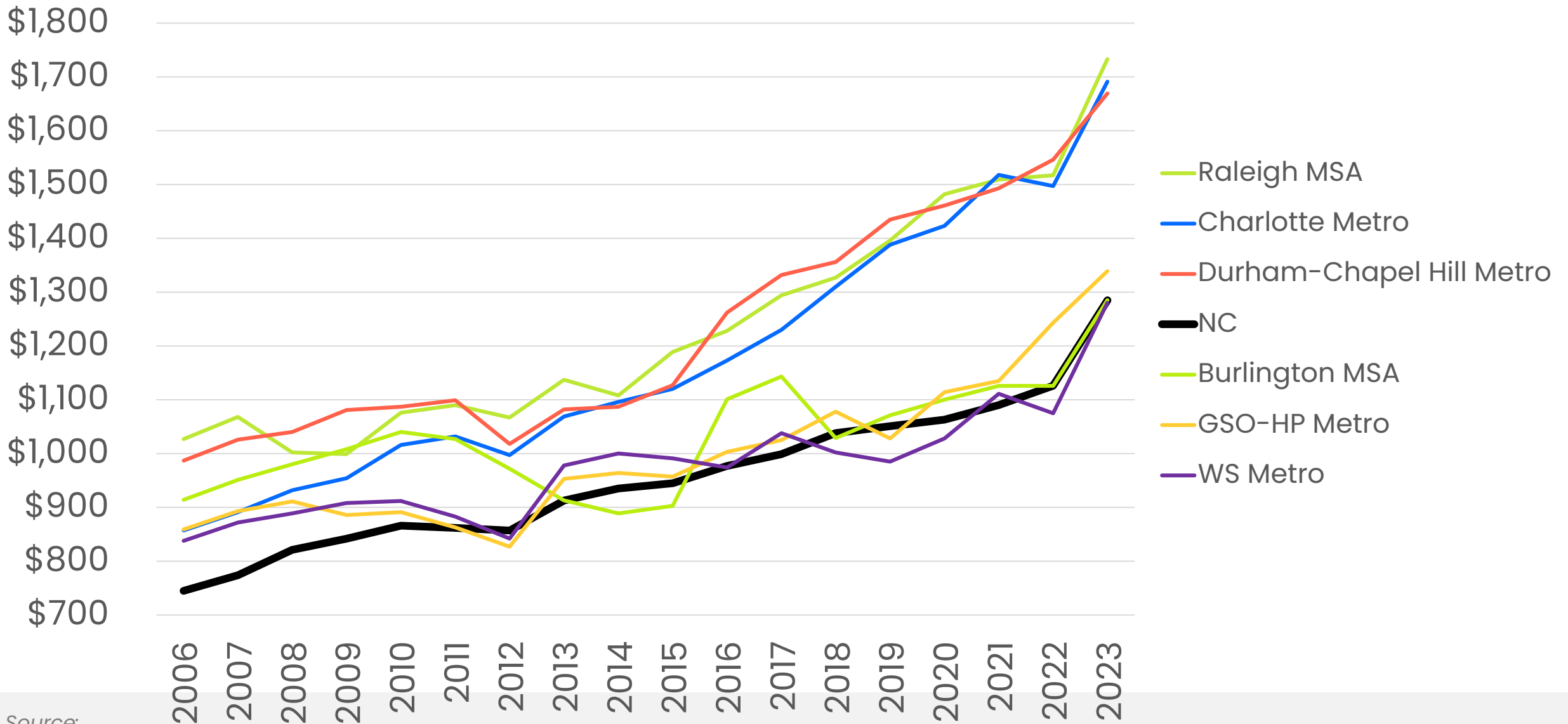


# Number of Homes Sold (PTRC Region)



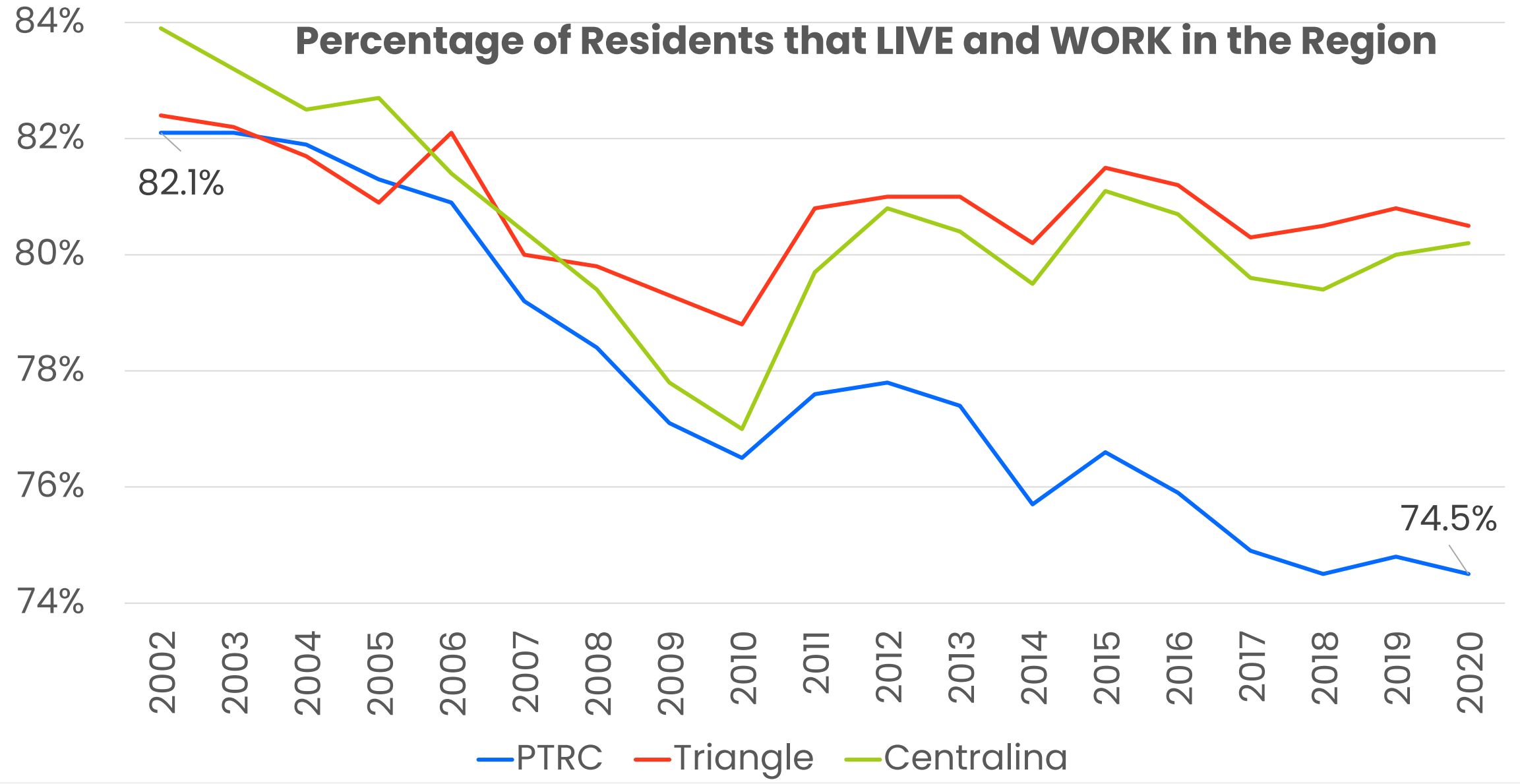
Source:  
Redfin Housing Market Trends

# Fair Market Rent (3-Bedroom)





# Percentage of Residents that LIVE and WORK in the Region

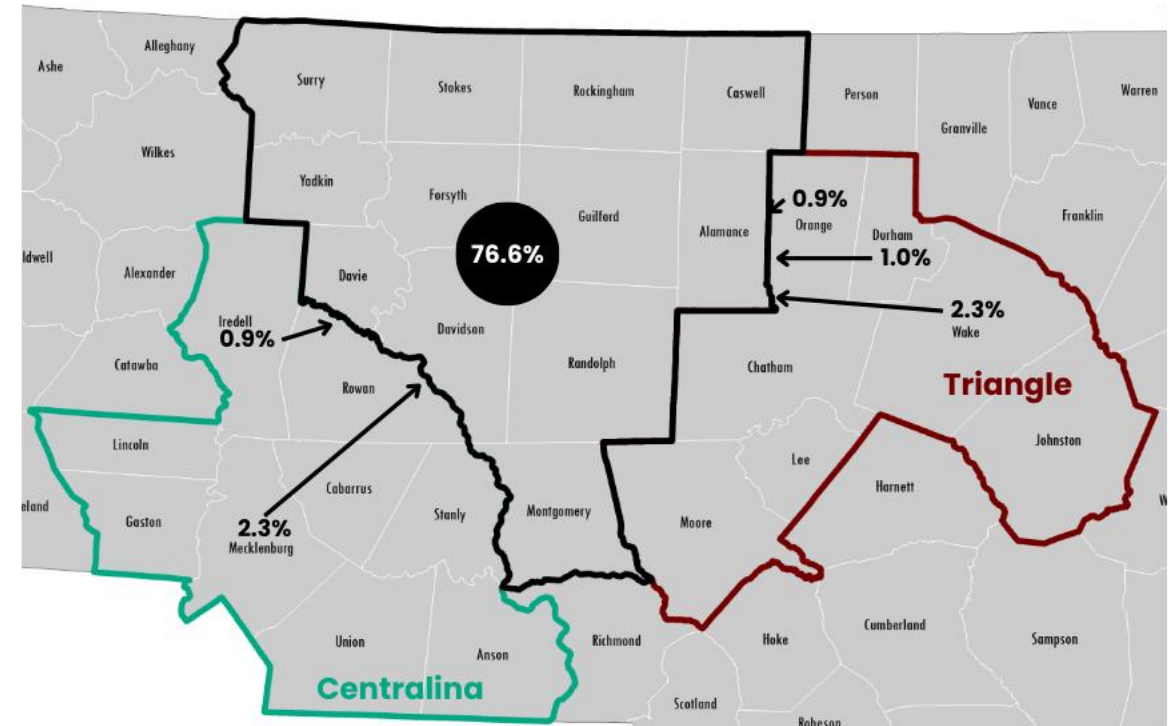
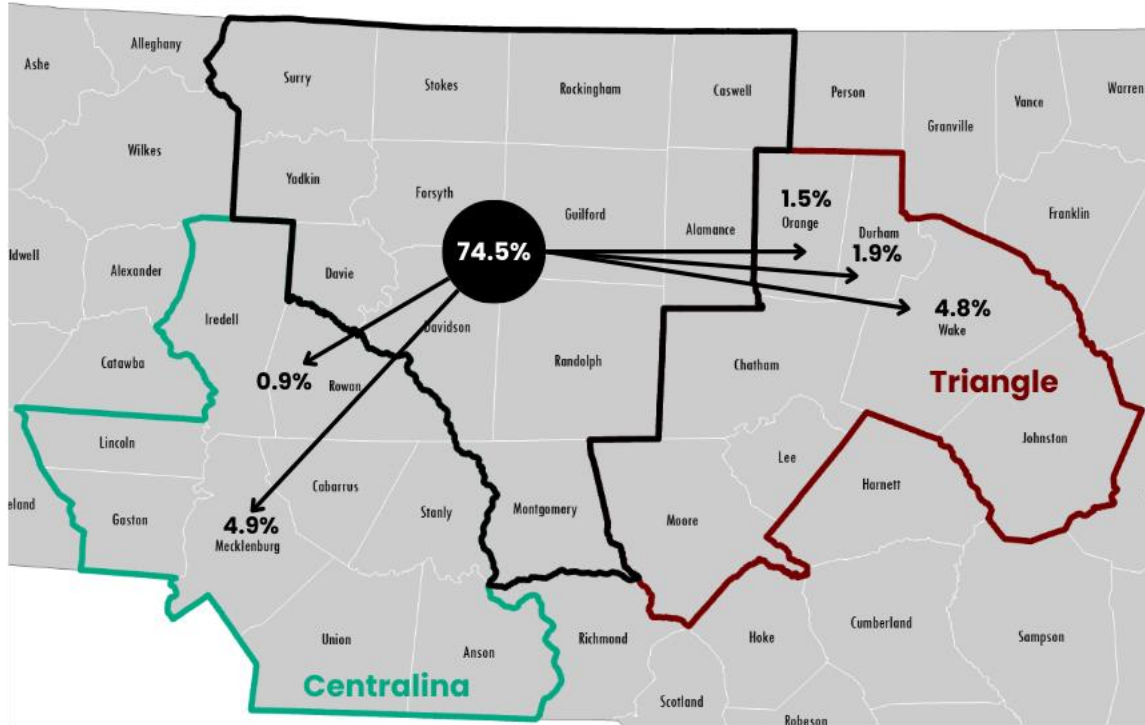


Source:  
CensusOnTheMap

2020

**Top 5 Counties TO where residents commute outside the region:**

**Top 5 Counties FROM where workers commute outside the region:**

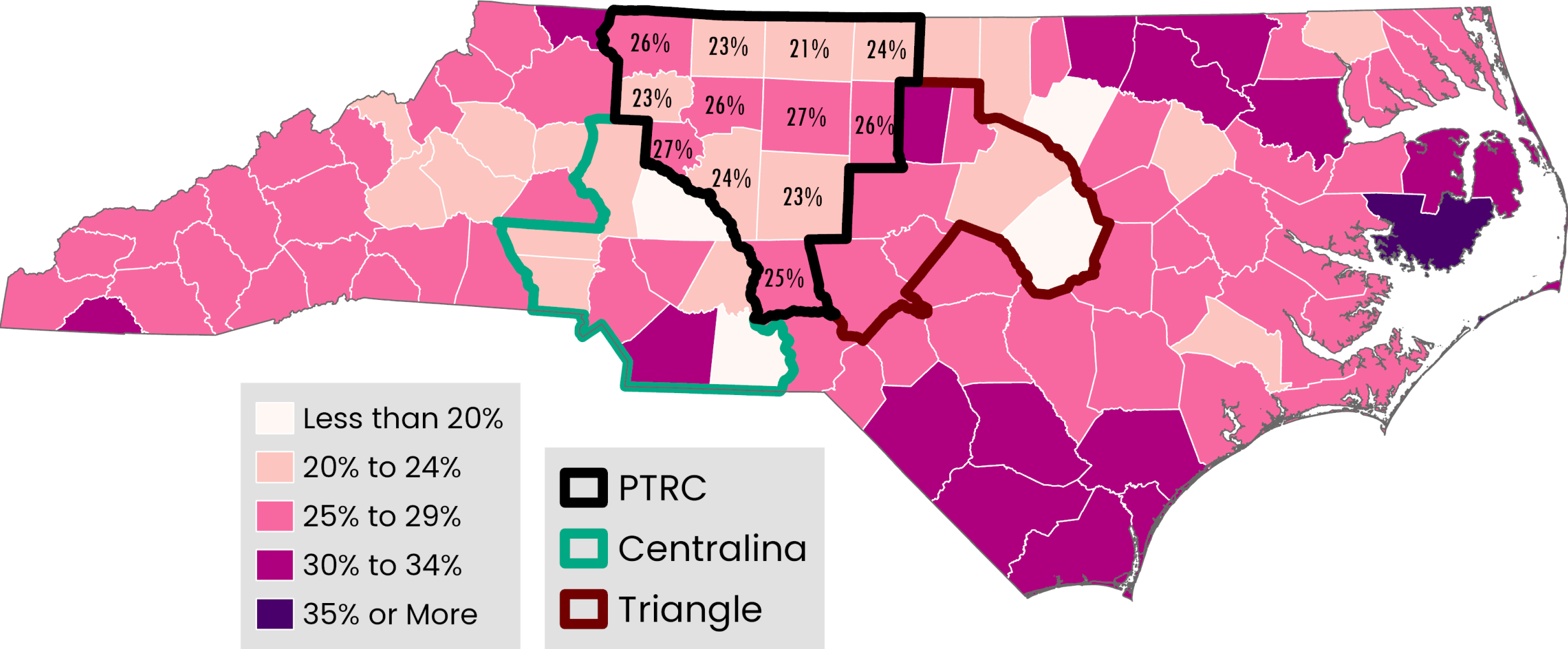


Out of 725,109 labor force residents in the region, 540,383 (74.5%) live and work in the region.

Out of 705,672 jobs\* in the region, 540,383 (76.6%) live and work in the region.

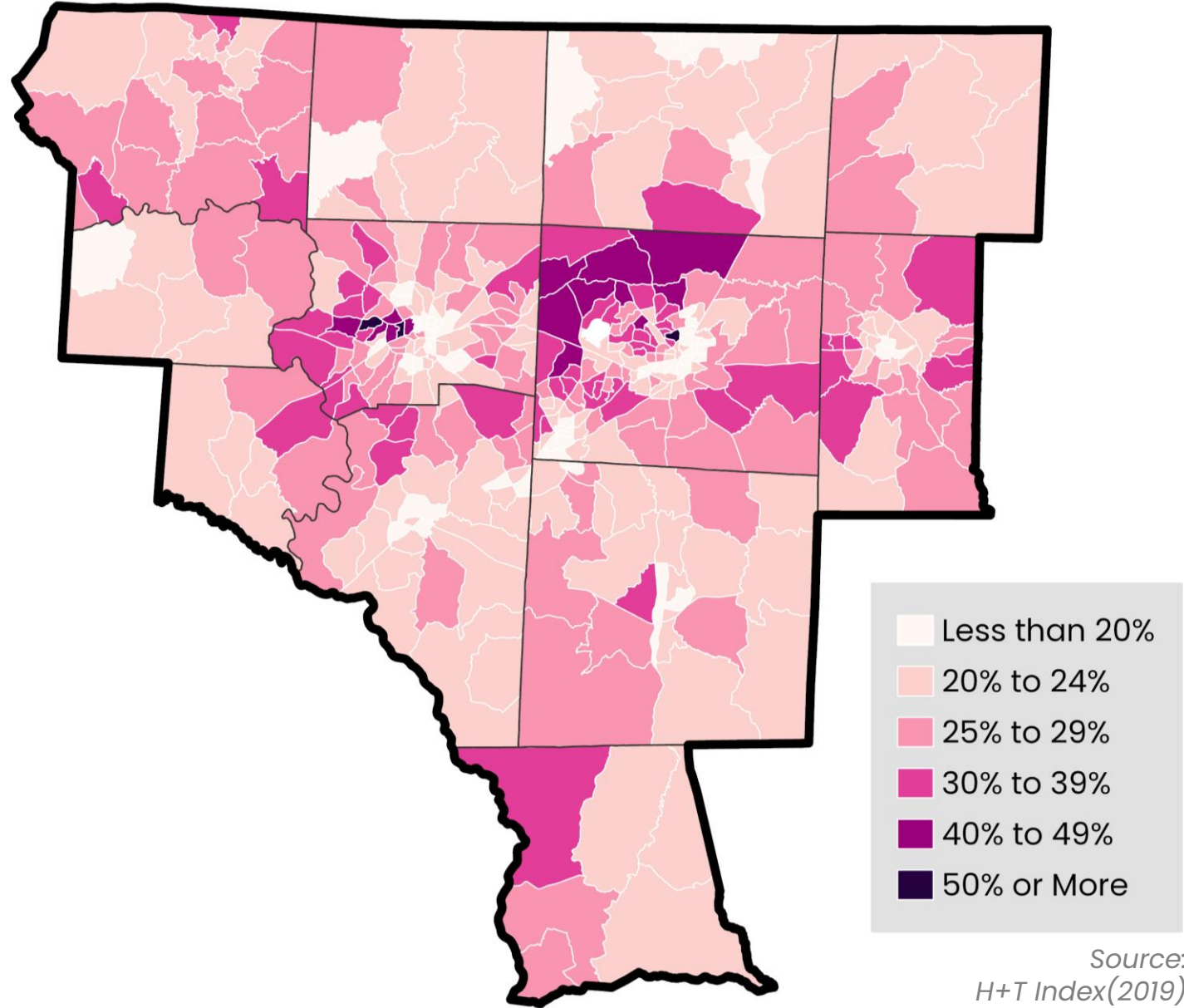
*\*OnTheMap only includes wage & salary jobs. The Bureau of Economic Analysis estimates 964,515 jobs in the region (2020), which also includes self proprietors.*

# Average Housing Cost as % of Income



Source:  
H+T Index(2019)

# Average Housing Cost as % of Income



Source:  
H+T Index(2019)

# Need for Future Housing Units

| County      | Population       |                  | Population Change 2010-2020 |             | Population Projection |                  |                  | Population Change 2022-2027 |             | Housing Units  | Population Per Housing Unit | Additional Housing Units Needed (2022-2032) |
|-------------|------------------|------------------|-----------------------------|-------------|-----------------------|------------------|------------------|-----------------------------|-------------|----------------|-----------------------------|---|
|             | 2010             | 2020             | #                           | %           | 2022                  | 2027             | 2032             | #                           | %           | 2020           | 2020                        |   |
| Alamance    | 151,131          | 171,415          | 20,284                      | 13.4%       | 174,862               | 185,066          | 195,244          | 20,382                      | 11.7%       | 73,385         | 2.34                        | 8,726                                       |
| Caswell     | 23,719           | 22,604           | (1,115)                     | -4.7%       | 22,493                | 22,138           | 21,787           | (706)                       | -3.1%       | 10,444         | 2.16                        | (326)                                       |
| Davidson    | 162,878          | 168,930          | 6,052                       | 3.7%        | 171,063               | 176,965          | 182,871          | 11,808                      | 6.9%        | 74,536         | 2.27                        | 5,210                                       |
| Davie       | 41,240           | 42,712           | 1,472                       | 3.6%        | 43,738                | 46,113           | 48,490           | 4,752                       | 10.9%       | 18,753         | 2.28                        | 2,086                                       |
| Forsyth     | 350,670          | 382,590          | 31,920                      | 9.1%        | 388,244               | 405,319          | 423,257          | 35,013                      | 9.0%        | 170,176        | 2.25                        | 15,574                                      |
| Guilford    | 488,406          | 541,299          | 52,893                      | 10.8%       | 552,646               | 579,731          | 606,157          | 53,511                      | 9.7%        | 232,277        | 2.33                        | 22,962                                      |
| Montgomery  | 27,798           | 25,751           | (2,047)                     | -7.4%       | 25,696                | 25,714           | 25,715           | 19                          | 0.1%        | 14,773         | 1.74                        | 11  |
| Randolph    | 141,752          | 144,171          | 2,419                       | 1.7%        | 145,359               | 148,757          | 152,155          | 6,796                       | 4.7%        | 62,024         | 2.32                        | 2,924                                       |
| Rockingham  | 93,643           | 91,096           | (2,547)                     | -2.7%       | 91,078                | 91,115           | 91,116           | 38                          | 0.0%        | 43,431         | 2.10                        | 18  |
| Stokes      | 47,401           | 44,520           | (2,881)                     | -6.1%       | 44,269                | 44,176           | 44,149           | (120)                       | -0.3%       | 21,160         | 2.10                        | (57)  |
| Surry       | 73,673           | 71,359           | (2,314)                     | -3.1%       | 71,113                | 71,044           | 70,980           | (133)                       | -0.2%       | 33,436         | 2.13                        | (62)  |
| Yadkin      | 38,406           | 37,214           | (1,192)                     | -3.1%       | 37,015                | 36,958           | 36,945           | (70)                        | -0.2%       | 16,946         | 2.20                        | (32)  |
| <b>PTRC</b> | <b>1,640,717</b> | <b>1,743,793</b> | <b>103,076</b>              | <b>6.3%</b> | <b>1,767,576</b>      | <b>1,833,096</b> | <b>1,898,866</b> | <b>131,290</b>              | <b>7.4%</b> | <b>771,341</b> | <b>2.26</b>                 | <b>58,074</b>                               |

Source: US Decennial Census; NC State Demographer County Projections

|                       | <b>Total Housing Units:</b> | <b>Lacking complete plumbing facilities</b> |             | <b>Lacking complete kitchen facilities</b> |             |
|-----------------------|-----------------------------|---|-------------|--|-------------|
| Alamance              | 72,651                      | 1,347                                       | 1.9%        | 1,784                                      | 2.5%        |
| Caswell               | 10,483                      | 827   | 7.9%        | 854  | 8.1%        |
| Davidson              | 74,413                      | 2,067                                       | 2.8%        | 2,477                                      | 3.3%        |
| Davie                 | 18,614                      | 380   | 2.0%        | 542  | 2.9%        |
| Forsyth               | 168,778                     | 2,106                                       | 1.2%        | 3,827                                      | 2.3%        |
| Guilford              | 231,383                     | 3,093                                       | 1.3%        | 5,559                                      | 2.4%        |
| Montgomery            | 14,933                      | 715   | 4.8%        | 715  | 4.8%        |
| Randolph              | 61,983                      | 1,999                                       | 3.2%        | 3,101                                      | 5.0%        |
| Rockingham            | 43,464                      | 2,235                                       | 5.1%        | 2,260                                      | 5.2%        |
| Stokes                | 21,283                      | 758   | 3.6%        | 896  | 4.2%        |
| Surry                 | 33,486                      | 853   | 2.5%        | 1,292                                      | 3.9%        |
| Yadkin                | 17,013                      | 606   | 3.6%        | 936  | 5.5%        |
| <b>PTRC</b>           | <b>768,484</b>              | <b>16,986</b>                               | <b>2.2%</b> | <b>24,243</b>                              | <b>3.2%</b> |
| <b>North Carolina</b> | <b>4,673,933</b>            | <b>101,961</b>                              | <b>2.2%</b> | <b>118,492</b>                             | <b>2.5%</b> |



# Key Takeaways:

- Home prices and rents in our region have significantly increased
- Fewer homes are on the market, and are selling much quicker than before
- Supply and permits are recovering since the great recession slump – but not universal across the 12 counties
- What can you do in your jurisdiction to incentivize supply of housing?





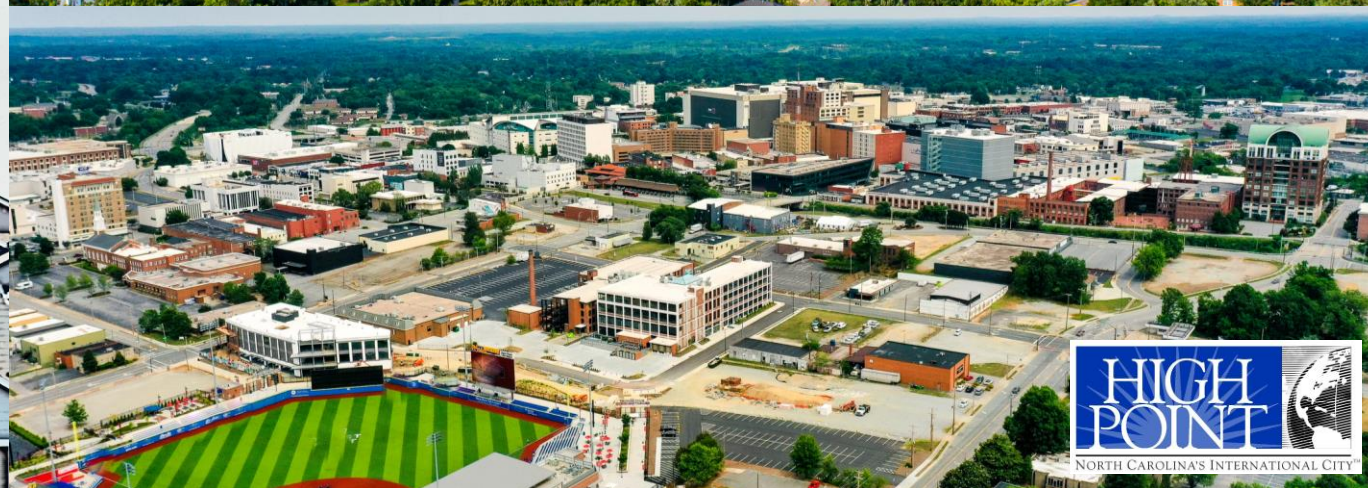
# Piedmont Triad Project Spotlight

Cynthia Blue – Assistant Director –  
Housing and Community Development  
City of Greensboro

Samuel Hunter – Assistant Director –  
Housing Services - City of Winston-Salem

Don McKnight – Assistant Director –  
Community Development and Housing  
City of High Point

Adam Shull – PTRC - Regional Planning  
Assistant Director- *Facilitator*





# Greensboro Housing Loan Fund

Cynthia Blue

Asst. Director Housing & Strategy

Housing & Neighborhood Development

City of Greensboro

November 15, 2023



# Housing GSO: Creating Opportunities to Build a Better Community



[www.greensboro-nc.gov/HousingGSO](http://www.greensboro-nc.gov/HousingGSO)

## ACCESS to Homeownership

Expand opportunities for sustainable low- and moderate-income homeownership through down payment assistance and housing counseling services.

## AFFORDABLE Rental Homes

Increase the supply of quality rental homes available to low-income renters not well served by the current markets.

## Neighborhood REINVESTMENT

Target housing resources to address blight, attract private investment, and establish self-sustaining markets in neighborhoods.

## SUPPORTIVE Housing

Provide housing and short-term rental assistance to meet the needs of homeless and other vulnerable populations, including access to supportive services.

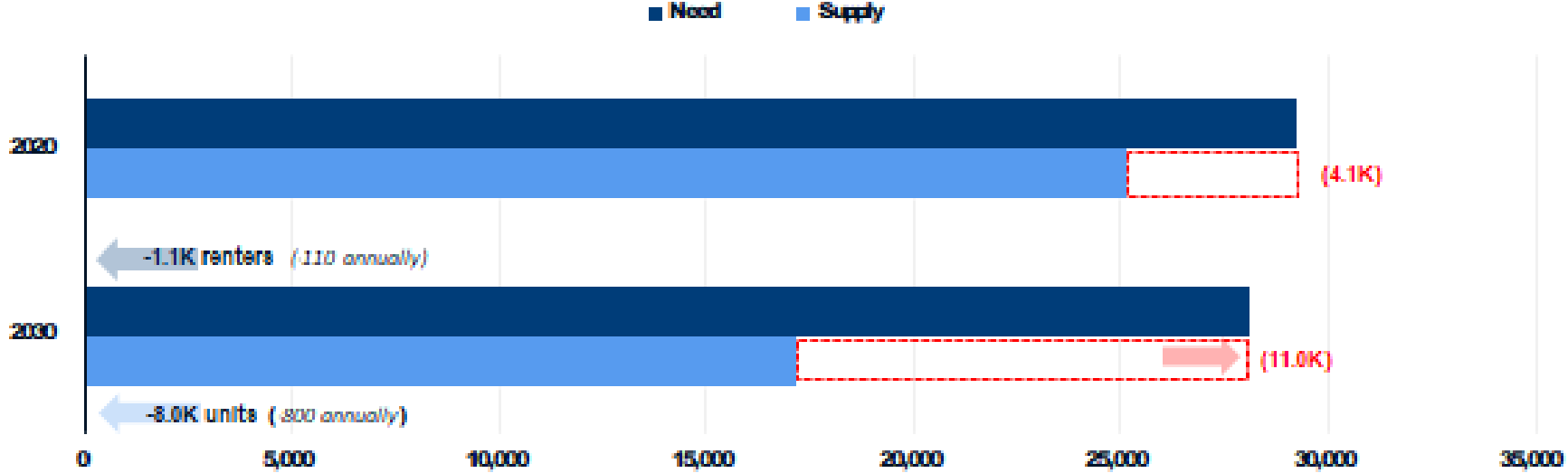


# Need for Affordable Rental Units

## AFFORDABLE RENTAL HOMES

Greensboro has an existing shortage of affordable rental homes for households earning \$30,000 a year or less. **This gap will only grow more pronounced as rents continue to rise, depleting Greensboro's stock of naturally affordable housing.**

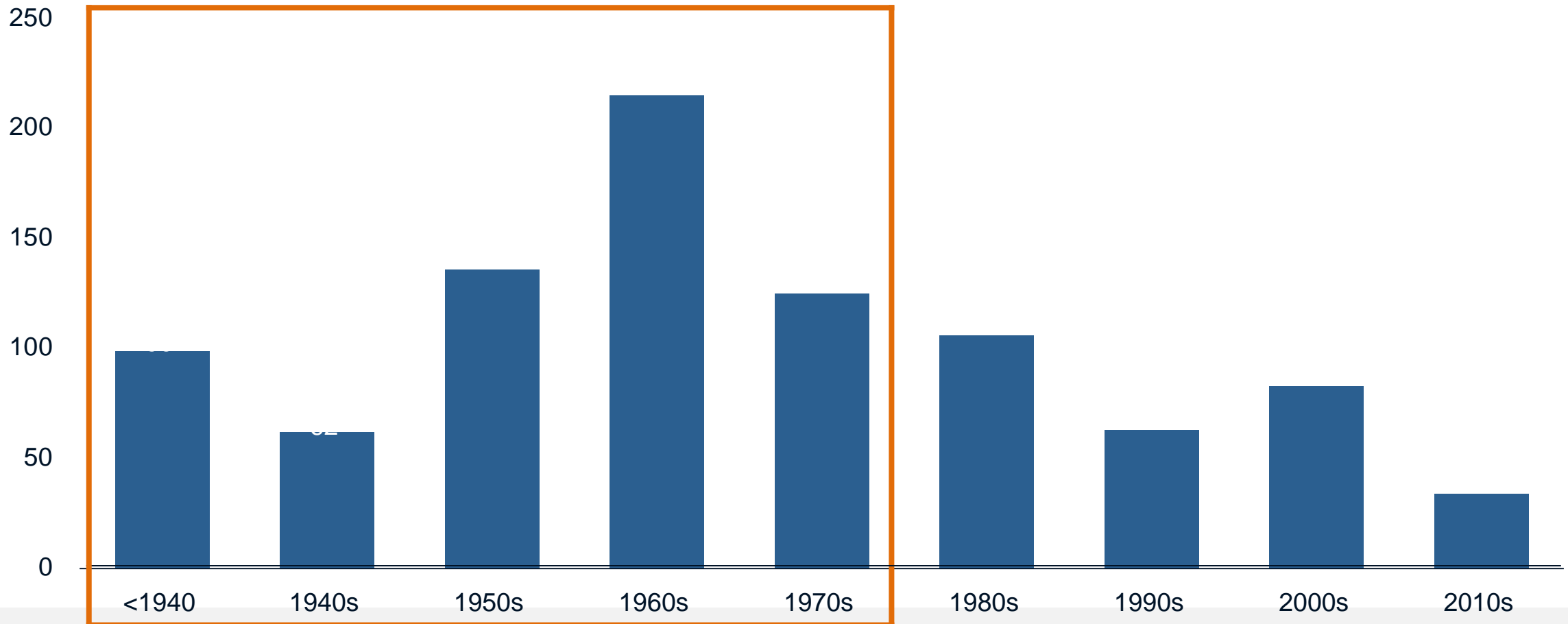
Cumulative Rental Housing Gap for Households Earning \$30,000 and Below, Current and Projected



Source: ACS, PUMS 2010 and 2017 5 Year Estimates

The majority of Greensboro multifamily housing is more than 50 years old and in need of rehabilitation.

Multifamily Deliveries in Greensboro





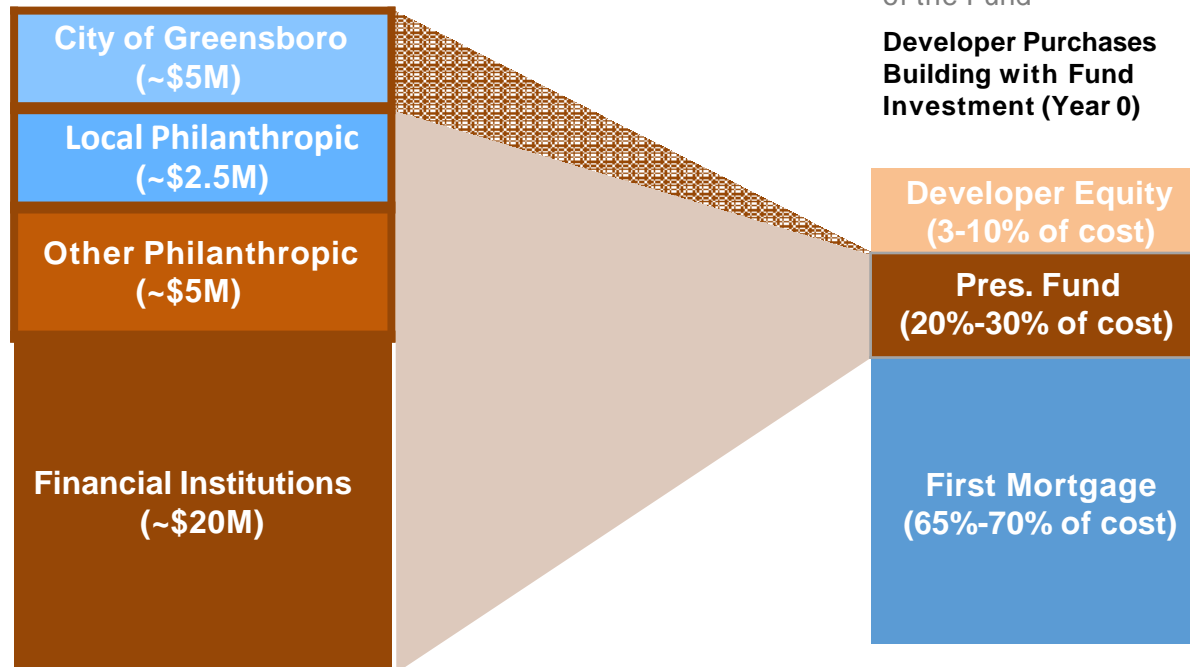
# Align Activities to Housing GSO Plan Goals

- Create Preservation Loan Fund
- Increase stock of units affordable to 30% AMI
- Create 250 additional supportive housing units
- Develop short term rental assistance programs
- Explore land trust models for acquiring properties and maintaining affordability
- Restructure Homebuyer Assistance to serve targeted populations
- Launch Neighborhood Reinvestment activities in partnership with local communities

# The Greensboro Housing Loan Fund invests in projects as low-cost mezzanine financing.

## Fund Level

Total amount dependent on available City and Private funding



## Project Level

Developer acquires and rehabs building with support of the Fund

Developer Purchases Building with Fund Investment (Year 0)

## GHLF invests as low-cost equity or mezzanine debt, earning

enough to operate itself and pay back investors.

Project investments leverage \$20 of private funding for every \$1 of City and local philanthropic funding.

# Greensboro Housing Loan Fund



# Greensboro Housing Loan Fund

GHLF

\$32 MM

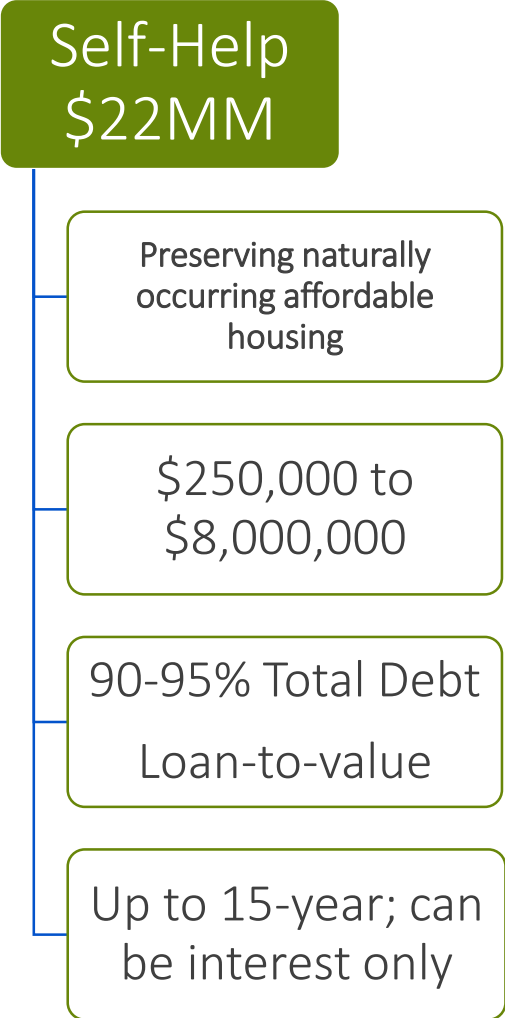
Self-Help

\$22 MM

ICAP

\$10 MM

# Greensboro Housing Loan Fund



# Greensboro Housing Loan Fund







# Winston-Salem Choice Neighborhood Initiative

MCCORMACK  
BARON  
SALAZAR

  
HOUSING AUTHORITY  
of Winston-Salem

  
Winston-Salem

  
USI | URBAN STRATEGIES, INC.





## Details

- Former residents have the first right of return to the new development
- Mixed Income Development creating and replacing a total of 406 units
- 1br-5br options for leasing
- Luxury vinyl flooring and carpet in all units
- Washer and Dryers in all units
- Designated senior living in phase 3
- Fitness, community rooms, on-site property management, and other amenities
- Total of 5 phases (Brown Elementary School and Cleveland Avenue Homes)
- Phase 1 is slated for completion in February 2024 and fully leased by spring 2024
- Phase 2-3 demolition is slated to begin in spring 2024
- Façade Improvement Program in addition to the vertical construction has begun
- Public Art Commission has assisted with the design and appearance of the development to promote a sense of place
- Urban Strategies has facilitated the relocation of current residents by providing them case management services (i.e., financial literacy, moving assistance, educational assistance)

# The Flats at Peters Creek

- Former motel to be converted to 62 new multifamily
- There will be a unit mix of 1br and 2 br
- 10% of the units will have roll-in showers
- Unit amenities
  - Range and range hoods
  - Dishwashers
  - Storage
  - Washer and dryer hookups
- 16 units are set aside for <30% AMI
- 46 units are set aside for <60% AMI
- All of the units are required to stay affordable for 50 years



# City of High Point Operation Inasmuch

Piedmont Triad Regional Housing Summit  
November 15, 2023

Don McKnight, Assistant Director  
Community Development & Housing







## *History*

- ❖ OIAM was started in 1995 by a church in Fayetteville NC.
- ❖ What started in a single church is now being implemented in 2100 churches across 26 states and 5 countries.
- ❖ This day of service has extended outside the walls of the church to other for-profit and nonprofit organizations.
- ❖ The City of High Point held it's first event in the spring of 2016 in the Southside community using a public-private partnership model. Events have been held in the fall and spring of each year (except during COVID).

*'Assuredly, I say to you, inasmuch as you did it to one of the least of these  
My brethren, you did it to Me.' Matthew 25:40*



- ❖ Operation Inasmuch is a one-day event facilitated by the City of High Point in partnership with local nonprofits, faith organizations, businesses, and civic groups to provide home repairs to eligible homeowners at no cost.
- ❖ The **City** provides the funding and assists with logistics planning for the day of the event, **Housing Consultants Group** is responsible for community outreach and homeowner engagement, and **Community Housing Solutions** qualifies participating households, prepares the scope of work for each home, and is responsible for volunteer engagement.
- ❖ **Community Housing Solutions** and **Housing Consultants Group** have been instrumental to the success of these events.
- ❖ Communities are located within High Point's Core City (concentrated areas of poverty) and is part of an overall effort to revitalize this area.
- ❖ Since 2016, there have been 1,578 volunteers who have donated their time and energy to assist 184 households.





Opening Ceremony

Councilmen Cyril Jefferson and Christopher Williams  
Former NFL Players Tavon Wilson and William Hayes

**OIAM Five Points**  
**October 28, 2023**  
(78 volunteers & 15 households assisted)







*Thank you!*

CITY OF  
high point.

COMMUNITY  
HOUSING  
SOLUTIONS  
REBUILDING HOMES. RESTORING HOPE.

OPERATION  
INASMUCH  
Serving the Community as One



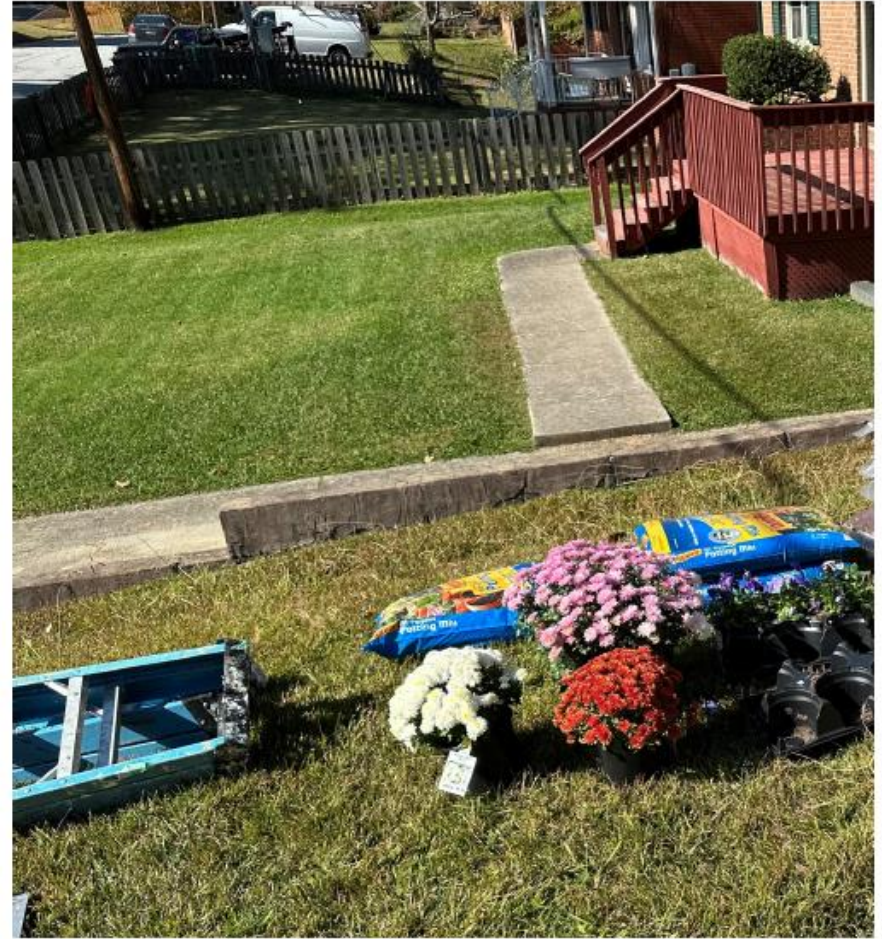




Thank you!

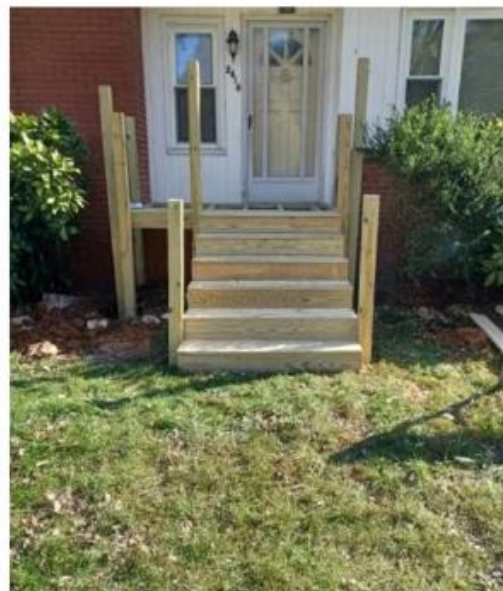








# Thank you!



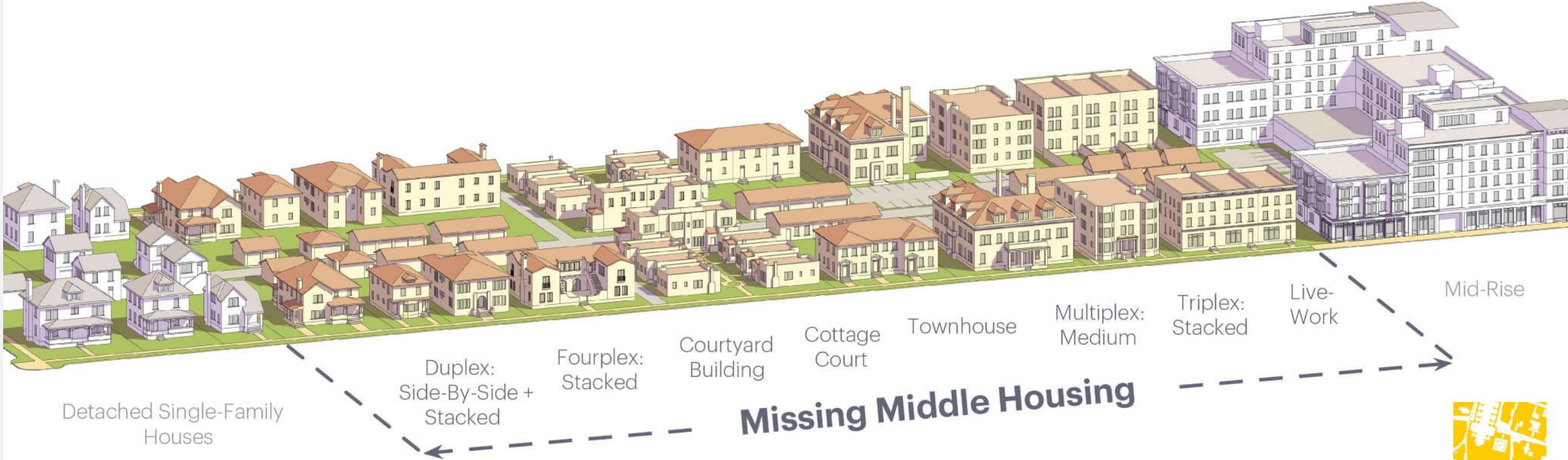


# Housing Resources Highlight

- Missing Middle Housing – Opticos Design
  - Analysis + Definition of Barriers - Greensboro
- Western Piedmont Housing Growth Toolkit
- Proforma Models for IDD Inclusive Housing
- Willow Oaks Prospectus – City of Greensboro
- Housing Matters to NC Podcast – NC Housing Coalition

[www.ptrc.org/services/regional-planning/events/housing-summit](http://www.ptrc.org/services/regional-planning/events/housing-summit)



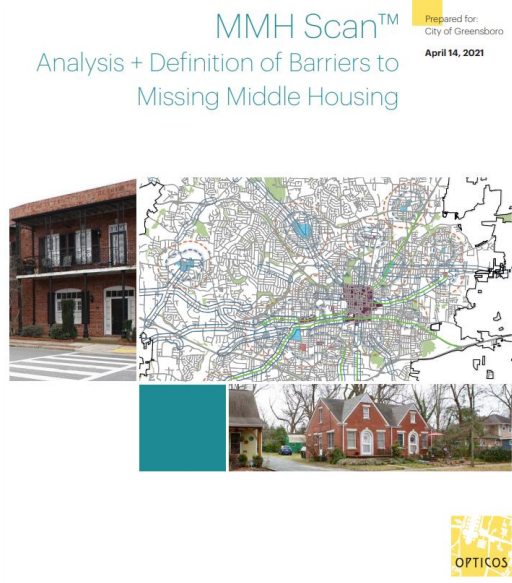


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Opticos Design, Inc.



- **Missing Middle Housing** is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.





### The Need for Regulatory Change

Too often, the types and size of new dwellings that the market wants are not allowed by local policy or zoning regulations. This leaves innovative developments needing to go through complex and uncertain review processes when trying to respond to the shifting market. Regulatory change is needed to make new investment predictable and simple.



### Ideal for MMH

#### Walkable

*Small block lengths, a well-connected street network, and nearby services, shops, and restaurants on a local Main Street support a high degree of walkability for this historic neighborhood.*



### Appropriate for MMH

#### "MMH-Ready"

*A well-connected street network with a mix of block lengths provides a walkable foundation that will support Missing Middle Housing types and enable pedestrian-scale redevelopment of adjacent commercial parcels.*



### Not Appropriate for MMH

#### Automobile-Oriented

*Minimally-connected streets with frequent cul-de-sacs and commercial areas accessible primarily via higher-speed roadways do not provide a successful environment for Missing Middle Housing.*





# How to Use This Toolkit

Use the workflow steps below to integrate the Housing Toolkit with your area's unique context. Neighborhoods and housing mixes vary widely throughout the region, so it is important to align the policy strategies in this document with the particular needs of your area. A combination of staff, citizen groups, and elected and appointed officials should participate in this process.

1



### ***Review the Housing Types***

Read the left page of each type as you work through the document to become familiar with the form and definitions of the various types.

2



### ***Survey Neighborhoods***

Survey local neighborhoods to determine what types of housing they already include.

3



### ***Identify Needs***

Using the insights from your local survey, determine which types are needed and desired in your current districts.

4



### ***Review Strategies***

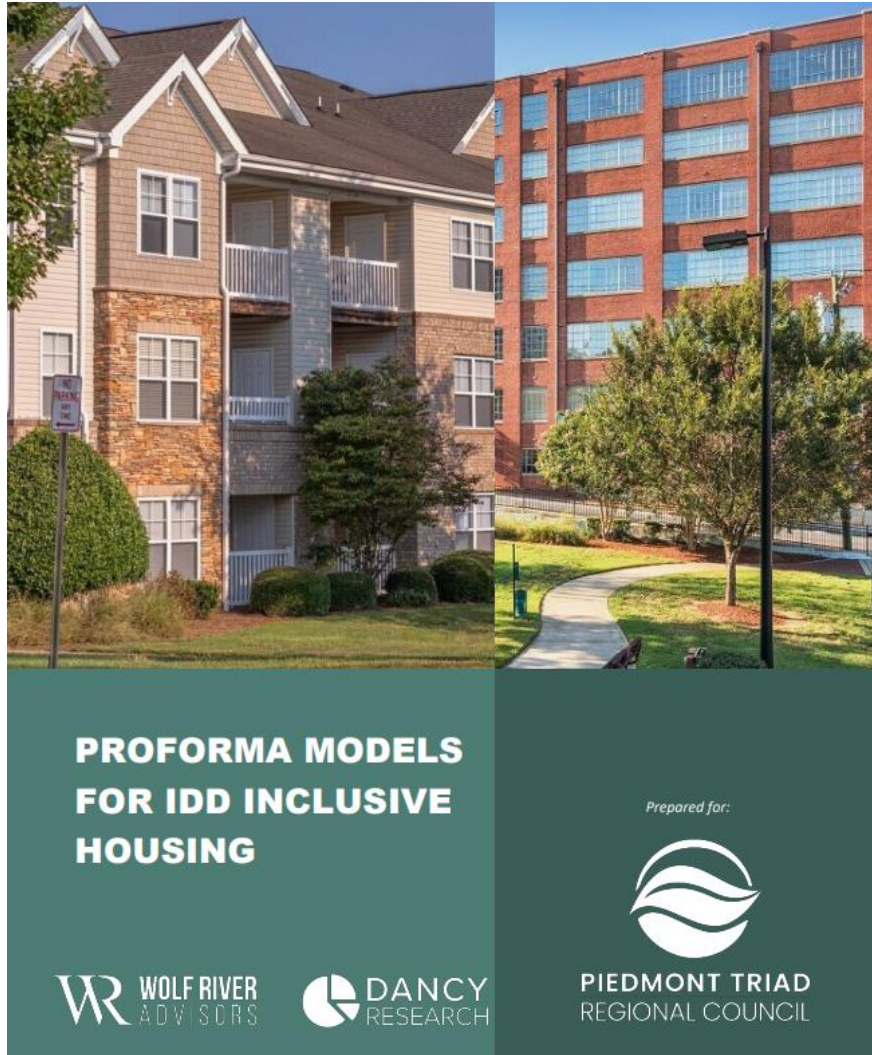
Go back through the document and review the policy and strategy suggestions.

5



### ***Modify and Adopt Codes***

Modify the policy and strategy suggestions to integrate them into your jurisdiction's zoning and development code, and adopt the changes.



1

**Pre-Planning Phase/Feasibility**

- **Site Selection**
- **Feasibility Analysis**
  - ✓ Market Research
  - ✓ Prepare Initial Proforma
- **Consult Experts**
  - ✓ Architects,
  - ✓ Engineers
  - ✓ Urban Planners
  - ✓ Lawyers
  - ✓ Financial Analysis / Advisors
  - ✓ Building Management
- **Preliminary Design, Programming, and Planning**
- **Secure Financing:**
  - ✓ Create a “pitch-book”
  - ✓ Create a Sources and Use analysis with the proposed capital stack.
  - ✓ A Stabilized operating proforma.
  - ✓ A ten-year discounted cash flow proforma that identifies the anticipated rate of return.
  - ✓ Cash on Cash
  - ✓ IRR

2

**Planning/Design Phase**

- **Final Design**
- **Regulatory Approvals**
- **Environmental Assessment**
- **Cost Estimation**

3

**Construction Phase**

- **Prepare Construction Documents**
- **Procure Contractor**
- **Begin Construction**
- **Quality Checks & Inspections**
- **Problem-Solving: Address any issues during construction**

4

**Completion and Leasing Phase**

- **Final Inspection and Approvals**
- **Closing**
- **Marketing**
- **Tenant Screening:**
- **Qualify Special needs (IDD) tenants.**
- **Lease Agreements**
- **Building Management**





**PROFORMA MODELS  
FOR IDD INCLUSIVE  
HOUSING**

Prepared for:



**PIEDMONT TRIAD  
REGIONAL COUNCIL**

**WR** WOLF RIVER  
ADVISORS

**D** DANCY  
RESEARCH

**PROFORMA OPTIONS: SIDE BY SIDE COMPARISON**

|                                       | OPTION 1             | OPTION 2  | OPTION 3  | OPTION 4  |
|---------------------------------------|----------------------|---|---|---|
| Rental Rate Mix                       | All market-rate rent | Blended: 80%/20% <ul style="list-style-type: none"> <li>market-rate</li> <li>20% IDD rates</li> </ul> | Blended: 60%/40% <ul style="list-style-type: none"> <li>market-rate</li> <li>20% IDD rates</li> <li>20% @50% AMI</li> </ul> | Blended: 40%/60% <ul style="list-style-type: none"> <li>market-rate</li> <li>20% IDD rates</li> <li>20% @50% AMI</li> <li>20% @30% AMI</li> </ul> |
| Rental Rate Range                     | \$1,000 - \$1,500    | \$114 - \$1,500   | \$114 - \$1,500   | \$114 - \$1,500   |
| Annual Rent (Year 1)                  | \$5,220,000          | \$4,304,736   | \$3,762,576   | \$2,960,424   |
| Annual Rent (Year 10)                 | \$6,519,065          | \$5,376,025   | \$4,698,942   | \$3,697,164   |
| <b>Net Operating Income (Year 1)</b>  | <b>\$2,218,500</b>   | <b>\$1,463,407</b>  | <b>\$1,016,125</b>  | <b>\$354,350</b>  |
| <b>Net Operating Income (Year 10)</b> | <b>\$2,581,609</b>   | <b>\$1,638,601</b>  | <b>\$1,080,007</b>  | <b>\$253,541</b>  |

*Proforma formulas include the following: Annual Rent Increase = 2.5%; Annual Expenses Increase = 3.3%*





## Willow Oaks Homebuilder Property Offering

Greensboro Housing Development Partnership (GHDP) invites area homebuilders to participate in providing quality and affordable new homes in the Willow Oaks neighborhood of Greensboro, NC. Lots are currently available for purchase and construction of single family, twin-home, and townhomes intended for owner-occupancy. All lots are fully developed with water and sewer lines stubbed to the property line, sidewalks, street trees, and graded building pads ready for home construction.



### 1. About Willow Oaks

Willow Oaks is a new home community located approximately 1.5 miles east of downtown Greensboro. Once the site of a large public housing community, Willow Oaks is now one of Greensboro's most dynamic and diverse neighborhoods, with more than 100 new single-family homes and twin-homes, and over 200 townhomes and villas providing quality homes for families and seniors.

At the center of the neighborhood is the Willow Oaks Community Center, housing an Early Head Start Childcare Partnership Center and attractive spaces for community-sponsored and private events.

### 2. Homebuilder Selection

GHDP welcomes applications from homebuilders for purchase of lots and construction of single family, twin-home, and townhome housing for sale. Homebuilder incentives are available that can reduce lot costs to as low as \$5,000 depending on what design features are included in the home design. A description of the homebuilder application and selection process is described in Section 6.



Willow Oaks Community Center



### Examples of Architecture in Willow Oaks:



Victorian



Craftsman



Colonial Revival







## Housing Matters to NC Podcast



Housing Matters  
to NC Podcast

The podcast will include the audio from each week's Housing Call that NCHC hosts every Tuesday at 9:45 AM, so if you are unable to make the call, you will have another chance to listen in.

### Listen on Your Favorite App



## [Podcast – North Carolina Housing Coalition \(nchousing.org\)](https://nchousing.org)



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huge impact on policies needed to advance affordable housing..."

Podcast

"Even though local elections typically get less attention than presidential and congressional elections, the outcomes of these races have a huge, huge impact on policies needed to advance affordable housing..."

-Stephanie Watkins-Cruz  
Director of Housing Policy



Housing Matters 2 NC

### Housing Call: November 07, 2023

November 8, 2023

"[W]hen you invest in rental assistance, when you invest in affordable housing, you will see exponential results and really deep impact for the folks that need it."

-Stephanie Watkins-Cruz  
Director of Housing Policy



Housing Matters 2 NC

### Housing Call: October 31, 2023

October 31, 2023

"HUD announced \$212 million in funding is available now to expand the supply of affordable housing and supportive services for very low- and extremely low-income persons living with disabilities."

-Stephanie Watkins-Cruz  
Director of Housing Policy



### Housing Call: October 17, 2023

October 18, 2023

2023

- November
- October
- September
- August
- July
- June
- May
- April
- March
- February
- January

2022

2021



# Surry County Housing Summit 2023

Chris Knopf – Surry County Manager - *Facilitator*

Andy Scott – Wolf River Advisors

Chris Younger – JRN Development and OFFSITEK -  
Business and Government Strategist







*Photos of Surry County Housing Summit event and site tour*





# **Local Developer/ Housing Industry Forum**

**Ben Brockschmidt – Executive Director- Piedmont  
Triad Apartment Association - *Facilitator***

**Brice Shearburn - Principal - Infill Delicate LLC**

**Jeremy Simpson - CEO - The Housing Tree CDO**

**Chris Younger – Business and Government Strategist  
JRN Development and OFFSITEK**



**PIEDMONT TRIAD**  
REGIONAL COUNCIL



**Thank you for  
coming!**

Please remember to fill out **post-event survey** in your packet and drop it off on the way out!

**Event website/housing resources:**

<https://www.ptrc.org/services/regional-planning/events/housing-summit>

**Safe travels!**