

Affordable Housing in Garner, NC

An adequate supply of affordable housing ensures that the people who make Garner a great place to live - teachers, police officers, public works staff, retail and restaurant workers, and more - can live in the community where they work.

What is Affordable Housing?

The total cost of housing, including the mortgage/rent and utilities, should not exceed

30%

of gross income.

Who is eligible?

The term "affordable housing" generally refers to income-restricted or subsidized housing that is affordable to households making less than 80% of the Area Median Income for the Metropolitan Statistical Area (MSA). In 2023, the Raleigh Area MSA, the median household income for a family of four was \$113,300.

\$90,650

80% AMI
Family of 4

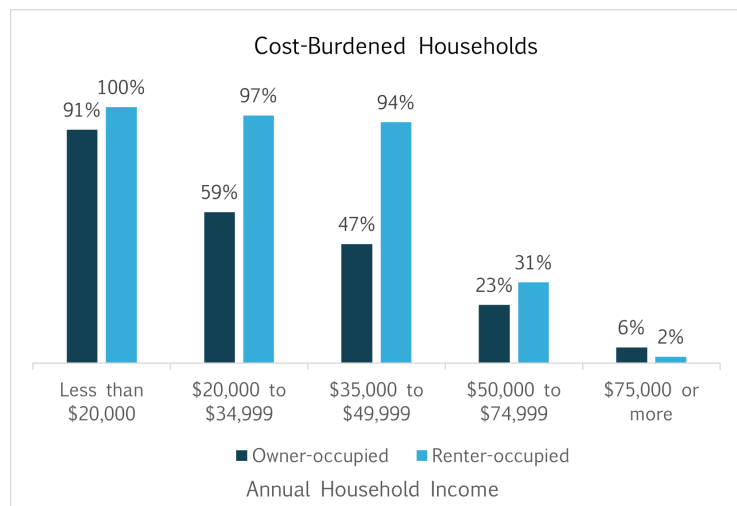
Cost-Burdened Households

Of households making less than \$50,000 per year,

78%

are housing cost-burdened.

Approximately **1 out of every 4** households in Garner has an annual income of less than \$50,000, and the majority of these households are paying more than 30% of their income for housing, which leaves fewer resources for transportation, education, health care, and other needs. This is true for both owner occupants and renters. Approximately 36% of housing units are renter-occupied.



2,570 households, or approximately 6,528 people, making an annual income of \$50,000 or less spend more than 30% of their income for housing.

⚡ Energy Burdened Households

According to the US Department of Health and Human Services, paying more than 6% of a household's budget is unaffordable.

Percentage of income spent on energy costs:

6 - 8% = unaffordable > 8% = severely unaffordable

In Garner, the average family earning less than 50% of AMI spends:

\$169 a month on energy costs or
12% of their monthly income

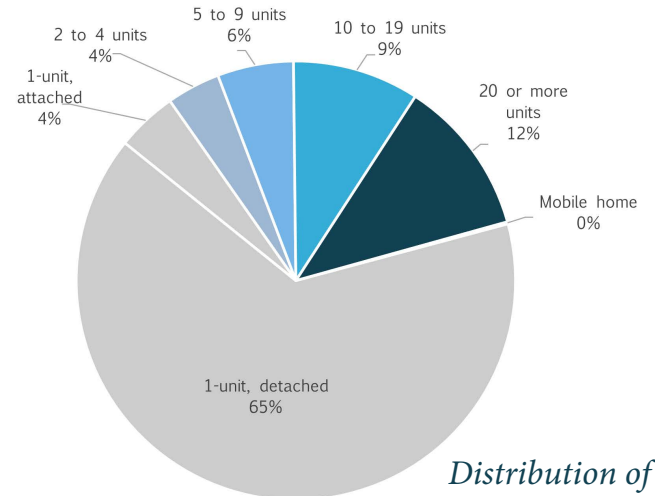
For households earning less than 50% of AMI, energy costs are:

SEVERELY UNAFFORDABLE



Housing Stock

13,367 Total Housing Units



Distribution of Housing Types

Garner has mostly single-family detached houses. There are very few small apartment buildings (5-9 units), which can add density while maintaining the feel and character of a single-family neighborhood.

These cost-burdened numbers reflect current Garner residents, and do not account for people who work in Garner but cannot afford to live there. The median incomes for different occupations are shown below, and the AMI percentage assumes the worker is the sole earner in a 4-person household.



Police Officer
\$55,230
49% of AMI



Plumber
\$51,110
45% of AMI



Elementary Teacher
\$51,570
46% of AMI



Minimum Wage Retail Worker
\$33,850
30% of AMI



Registered Nurse
\$78,670
69% of AMI



Firefighter
\$41,800
37% of AMI

Just twenty-seven percent (34%) of housing units in Garner are 1 and 2 bedroom units, while 65% of households are 1- and 2-person households. Building smaller units can provide affordable options for smaller households.

From 2022 American Community Survey

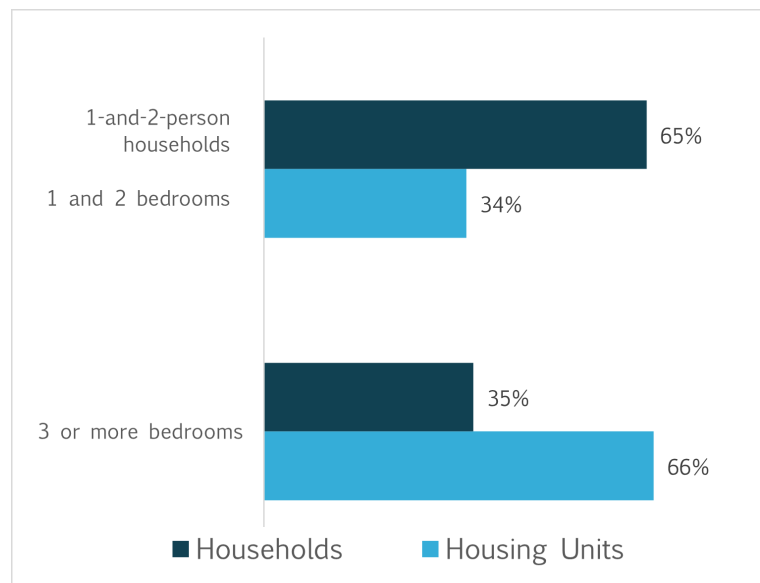
\$1,628 Median Monthly Mortgage

\$1,371 Median Monthly Rent

From Redfin's data center: median price of homes sold in Garner, average for months between January 2020 and December 2023.

\$339,811 Median Sale Price

\$173 Median Price Per Square Foot



Comparison of Housing Unit Size to Household Size

Strategies to Address the Affordable Housing Issue

The fundamental issue with affordable housing is that there is a gap between what it costs the market to produce housing and the amount people can pay without being housing cost burdened. Here are some ways other communities have chosen to address this gap.



Have a community conversation and identify community priorities around the issue. This can help educate town elected officials, staff, and the public about affordable housing, and also reduce public opposition when an affordable housing development is proposed.



Adjust zoning codes to allow 2-4 unit apartment buildings (e.g., duplexes, triplexes, etc.) in single-family neighborhoods. These can be designed to look like single-family houses, and provide affordable options for those who want a small, affordable unit and want to live in a neighborhood. Small buildings with between 2 and 19 units are referred to as "missing middle housing", as they provide options in between single-family houses and large apartment complexes.



Provide waivers to developers of affordable housing that reduce the requirements for parking, landscaping, setbacks, public art, or other amenities that can add costs to a development.



Provide bonuses or incentives for including affordable housing in large-scale market-rate developments. Examples include density bonuses for a percentage of affordable units, or parking requirement reductions for the affordable units.



Provide funding, financing, or publically-owned land (donation or low-cost sale) to developers of affordable housing to help fill their financing gaps. This in particular can help developers take advantage of the 4% Low-Income Housing Tax Credit.

This infographic was prepared by Central Pines Regional Council in February 2019 and revised in January 2022 with data from the 2022 American Community Survey, 2022 Bureau of Labor Statistics Wage Data, 2024 Redfin Data Center, 2016 Wake County Tax Records, and the Town of Garner. Income limits listed are from FY23. More information and resources on affordable housing can be viewed at www.centralpinesnc.gov/housing