



CITY OF HENDERSONVILLE BUSINESS ADVISORY COMMITTEE

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Monday, April 11, 2022 – 11:30 AM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. January 10, 2022 Minutes

4. **PUBLIC COMMENT**

5. **OLD BUSINESS**

6. **NEW BUSINESS**

A. Stormwater Update – *Mike Huffman, Stormwater Administrator*

B. Housing Update – *John Connet, City Manager*

7. **OTHER BUSINESS**

8. **ADJOURNMENT**

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CITY OF HENDERSONVILLE BUSINESS ADVISORY COMMITTEE

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Monday, January 10, 2022 – 11:30 AM

MINUTES

Present: Steve Dozier Chair, Ken Gordon Vice Chair, Mike Summey, Beau Waddell, Brittany Brady, Rebecca Waggoner, Cam Boyd, Council Member Dr. Jennifer Hensley

Absent: Randy Hunter, Judy Stroud,

Others Present: Mayor Barbara G. Volk, Debbie Bell, Gary Steinberg, Susan Frady

Staff Present: City Manager John Connet, Communications Manager Allison Justus, Budget Manager Adam Murr, Community Development Director, Lew Holloway, and others

1. CALL TO ORDER

Chairman Dozier called the meeting to order at 11:30 a.m.

2. APPROVAL OF AGENDA

Ken Gordon moved to approve the agenda as presented. A unanimous vote of the Committee followed. A unanimous vote of the Committee followed. The motion carried.

3. APPROVAL OF MINUTES

Ken Gordon moved to approve the meeting minutes of July 126, 2021, as presented. A unanimous vote of the Committee followed. The motion carried.

4. OLD BUSINESS

5. NEW BUSINESS

- A. Presentation of Updated Lighting Ordinance, Lew Holloway, Community Development Director

Community Development Director Lew Holloway, Debbie Bell, and Gary Steinberg provided a summary of the Dark Sky and the International Dark Sky Association based in Tucson, AZ and discussed a Model Lighting Ordinance MLO created in 2008 which established requirements for dark sky compliant lighting. Mr. Steinberg stated Lighting Zones (LZs) are created on a scale with levels 1-4 and provided direction on lighting priority levels for communities.

Committee Member Cam Boyd questioned the need for the lighting ordinance and Manager Connet stated the proposed ordinance coincided with ideas from the police headquarters project and said City Council has asked new developers to incorporate dark sky compliant lighting into their plans. Manager Connet stated it was determined a policy was needed as citizens are becoming increasingly concerned over lighting issues (greenhouses and industrial developments).

Council Member Dr. Jennifer Hensley advised developers are presenting requests and attending community development meetings and said Council has no policy in place to define dark sky compliance. Council Member Hensley stated Council wants clear and consistent application of lighting requirements and said that arbitrary requirements would be unfair to developers. If there is a lighting requirement, it should be written and applied equitably.

Debbie Bell clarified the proposed policy references color temperature and lumen output and said lumens per sq. ft. is not an advisable policy to implement and is just an example. Ms. Bell stated in order for lighting ordinances to be successful factors such as uniformity, safety and harmony between residential and commercial areas are necessary.

Brittany Brady inquired how the proposed lighting ordinance compares to other local government lighting ordinances and Community Development Director Lew Holloway clarified this policy differs from many others because there is a wide variety of standards established in different lighting ordinances.

Ken Gordon inquired why there is a need for a lighting ordinance governing light trespass between two commercial properties. Ms. Bell clarified there are accessories for lighting fixtures which will reduce the light trespassing onto adjacent properties. Manager Connet clarified the main concerns are between commercial and residential properties. Director Holloway provided the proposed policy establishes zones that advise owners of which properties should have different standards to be courteous to neighbors.

Susan Frady addressed the Committee stating that the Partnership for Economic Progress has sent a survey to members to obtain an understanding of what the existing lighting situation on affected properties and said the current zoning ordinance may require flood lights to be shielded.

Following additional staff and lighting committee research, Manager Connet advised the proposed lighting ordinance will be brought back to the Business Advisory Committee at their next meeting.

B. Stormwater Utility Update, Michael Huffman, Stormwater Administrator

This update was postponed to the next regularly scheduled meeting.

C. Census Data Presentation, John Connet, City Manager

This update was postponed to the next regularly scheduled meeting.

6. OTHER BUSINESS

7. ADJOURNMENT

There being no further discussion the meeting was adjourned at 1:00 p.m. upon unanimous assent of the Committee.

Steve Dozier, Chair

ATTEST:

Angela L. Reece, City Clerk



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: John Connet **MEETING DATE:** 04/11/2022
AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration
TITLE OF ITEM: Stormwater Update – *Mike Huffman, Stormwater Administrator*

SUGGESTED MOTION(S):

NA

SUMMARY:

Stormwater Administrator Mike Huffman will provide an update on stormwater management activities.

BUDGET IMPACT: \$ NA

Is this expenditure approved in the current fiscal year budget? NA

If no, describe how it will be funded. NA

ATTACHMENTS:

None



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: John Connet **MEETING DATE:** 04/11/2022
AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration
TITLE OF ITEM: Housing Update – John Connet, *City Manager*

SUGGESTED MOTION(S):

NA

SUMMARY:

I will provide information regarding housing in Henderson County.

BUDGET IMPACT: \$ NA

Is this expenditure approved in the current fiscal year budget? NA

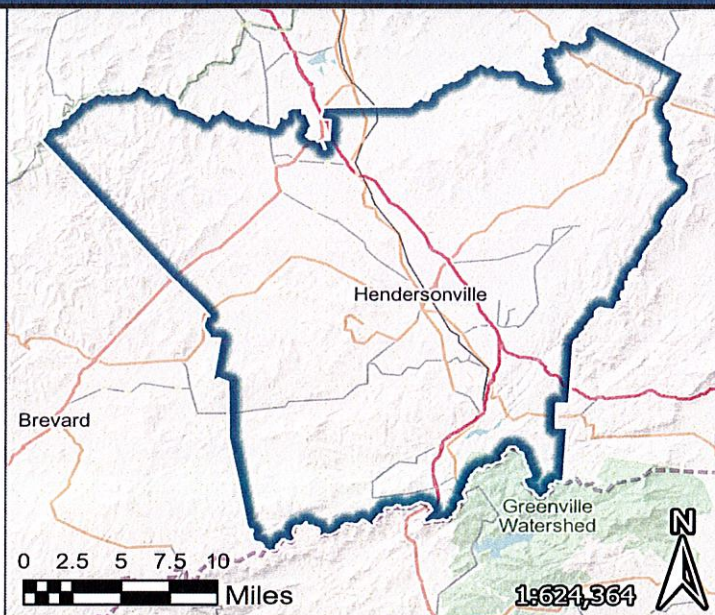
If no, describe how it will be funded. NA

ATTACHMENTS:

Bowen National Research Report

The county overview is part of the Housing Needs Assessment of Western North Carolina and the 19 areas (18 counties and one Indian Reservation) that comprise the Dogwood Health Trust footprint. This evaluation takes into account the demographics, economics and housing supply of the region, along with the input of area stakeholders, and estimates the housing gaps of the region between 2020 and 2025. The research and analysis, which includes a collection of primary data, analysis of secondary data and on-site market research, was conducted primarily between January and June of 2021. This profile addresses key highlights from the full Housing Needs Assessment for Henderson County.

Henderson County is located in the east portion of the study region. Hendersonville serves as the county seat. The county contains 375.1 square miles (rank 12th of 19) and had a 2020 population of 122,907 (rank 2nd), resulting in a population density of 327.7 people per square mile (rank 2nd). The occupied housing consists of 71.1% owners and 28.9% renters. The county's median household income in 2020 was \$56,086 (rank 2nd). The share of adults without a high school diploma was 9.0% in 2020, which was lower than the region and state averages of 11.4%. A total of 12,408 people in the county lived in poverty in 2020, resulting in a poverty rate of 10.9%, which is lower than the region's rate of 14.4%. A map of the county is shown on the right. While this document includes highlights of key findings, please refer to the full regional Housing Needs Assessment for additional information.



Housing Gap Estimates – Number of Units Needed by Income Level

The following tables summarize the county's rental and for-sale (owner) housing gap estimates (number of units/homes needed or could be supported) by various income segments (expressed as shares of Area Median Household Income) following North Carolina Housing Finance Agency (NCHFA) guidelines as well as HUD methodology. It is important to point out that the general-occupancy projects are open to all income-eligible households, regardless of age. We have not excluded older adults (age 55+) from the general-occupancy estimates. Therefore, the older adult estimates are a subset of the general-occupancy ("general") estimates. These estimates should be used as a general guide for development potential within the subject market.

| Tenure | ≤50% AMHI | | 51%-80% AMHI | | 81%-120% AMHI | | Total | |
|---------------------|------------------|----------------|----------------|----------------|----------------|----------------|---------|---------|
| | General | Age 55+ | General | Age 55+ | General | Age 55+ | General | Age 55+ |
| NCHFA Format | | | | | | | | |
| Renter | 1,149 (69.6%) | 603 (63.1%) | 240 (14.5%) | 215 (22.5%) | 261 (15.8%) | 137 (14.3%) | 1,650 | 955 |
| Owner | 262 (84.2%) | 295 (81.0%) | 1 (0.3%) | 62 (17.0%) | 48 (15.4%) | 7 (1.9%) | 311 | 364 |
| HUD Format | | | | | | | | |
| Renter | 1,202 (59.9%) | 473 (58.8%) | 480 (23.9%) | 201 (25.0%) | 326 (16.2%) | 131 (16.3%) | 2,008 | 805 |
| Owner | 490 (41.4%) | 281 (39.6%) | 336 (28.4%) | 209 (29.4%) | 358 (30.2%) | 220 (31.0%) | 1,184 | 710 |

AMHI – Area Median Household Income

| US Census, ESRI & Claritas Estimates | County | | Region | | State | |
|--------------------------------------|------------|------------|------------|------------|------------|------------|
| | Population | Households | Population | Households | Population | Households |
| 2000 Census | 89,173 | 37,414 | 778,617 | 320,087 | 8,049,282 | 3,131,002 |
| 2010 Census | 106,740 | 45,448 | 868,436 | 362,224 | 9,535,457 | 3,745,144 |
| Change 2000-2010 | 17,567 | 8,034 | 89,819 | 42,137 | 1,486,175 | 614,142 |
| Percent Change 2000-2010 | 19.70% | 21.5% | 11.5% | 13.20% | 18.5% | 19.60% |
| 2020 Estimated | 122,907 | 52,097 | 953,260 | 398,318 | 10,736,851 | 4,215,474 |
| Change 2010-2020 | 16,167 | 6,649 | 84,824 | 36,094 | 1,201,394 | 470,330 |
| Percent Change 2010-2020 | 15.10% | 14.6% | 9.8% | 10.00% | 12.6% | 12.60% |
| 2025 Projected | 131,318 | 55,589 | 994,947 | 416,139 | 11,357,274 | 4,461,326 |
| Change 2020-2025 | 8,411 | 3,492 | 41,687 | 17,821 | 620,423 | 245,852 |
| Percent Change 2020-2025 | 6.80% | 6.7% | 4.4% | 4.50% | 5.8% | 5.80% |

| Socio-Economic Profile | County | | Region | | State | |
|--|--------|-------|---------|-------|-----------|-------|
| | Number | Share | Number | Share | Number | Share |
| Minority Population | 11,826 | 11.1% | 97,264 | 11.2% | 3,006,532 | 31.5% |
| Unmarried Population | 43,864 | 42.4% | 376,703 | 46.6% | 4,316,408 | 49.2% |
| Population without High School Diploma | 8,314 | 9.0% | 80,184 | 11.4% | 837,047 | 11.4% |
| Population in Poverty | 12,408 | 10.9% | 125,448 | 14.4% | 1,467,591 | 14.7% |

| Household Heads by Age | | | | | | | |
|------------------------|-----------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Year | <25 | 25 to 34 | 35 to 44 | 45 to 54 | 55 to 64 | 65 to 74 | 75+ |
| 2010 | 1,175 (2.6%) | 4,998 (11.0%) | 6,911 (15.2%) | 8,208 (18.1%) | 8,809 (19.4%) | 7,661 (16.9%) | 7,686 (16.9%) |
| 2020 | 1,224 (2.3%) | 5,287 (10.1%) | 7,112 (13.7%) | 8,176 (15.7%) | 10,083 (19.4%) | 10,332 (19.8%) | 9,883 (19.0%) |
| 2025 | 1,282 (2.3%) | 5,182 (9.3%) | 7,368 (13.3%) | 8,272 (14.9%) | 10,047 (18.1%) | 11,544 (20.8%) | 11,894 (21.4%) |
| Change 2020-2025 | 58 (4.7%) | -105 (-2.0%) | 256 (3.6%) | 96 (1.2%) | -36 (-0.4%) | 1,212 (11.7%) | 2,011 (20.3%) |

| Households by Income & Tenure | | | | | | | | | |
|-------------------------------|------------------|------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------------|
| Tenure | Year | <\$10,000 | \$10,000 - \$19,999 | \$20,000 - \$29,999 | \$30,000 - \$39,999 | \$40,000 - \$49,999 | \$50,000 - \$59,999 | \$60,000 - \$99,999 | \$100,000+ |
| Renter | 2010 | 1,541 (13.6%) | 2,537 (22.4%) | 1,980 (17.5%) | 1,540 (13.6%) | 1,284 (11.4%) | 730 (6.5%) | 1,409 (12.5%) | 285 (2.5%) |
| | 2020 | 1,191 (7.9%) | 2,694 (17.9%) | 2,513 (16.7%) | 2,140 (14.2%) | 1,527 (10.2%) | 1,140 (7.6%) | 2,675 (17.8%) | 1,153 (7.7%) |
| | 2025 | 1,070 (6.7%) | 2,544 (15.9%) | 2,269 (14.2%) | 2,068 (12.9%) | 1,559 (9.7%) | 1,237 (7.7%) | 3,435 (21.4%) | 1,844 (11.5%) |
| | Change 2020-2025 | -121 (-10.2%) | -150 (-5.6%) | -244 (-9.7%) | -72 (-3.4%) | 32 (2.1%) | 97 (8.5%) | 760 (28.4%) | 690 (59.9%) |
| | | | | | | | | | |
| Owner | 2010 | 1,865 (5.5%) | 3,725 (10.9%) | 3,619 (10.6%) | 3,578 (10.5%) | 4,219 (12.4%) | 3,099 (9.1%) | 9,046 (26.5%) | 4,991 (14.6%) |
| | 2020 | 1,043 (2.8%) | 2,674 (7.2%) | 3,358 (9.1%) | 3,601 (9.7%) | 2,739 (7.4%) | 3,080 (8.3%) | 9,373 (25.3%) | 11,196 (30.2%) |
| | 2025 | 910 (2.3%) | 2,476 (6.3%) | 3,014 (7.6%) | 3,264 (8.3%) | 2,375 (6.0%) | 2,817 (7.1%) | 9,594 (24.2%) | 15,113 (38.2%) |
| | Change 2020-2025 | -133 (-12.7%) | -198 (-7.4%) | -344 (-10.3%) | -337 (-9.4%) | -364 (-13.3%) | -263 (-8.5%) | 221 (2.4%) | 3,918 (35.0%) |
| | | | | | | | | | |

Top 3 Employment Sectors – Occupations, Wages and Housing Affordability

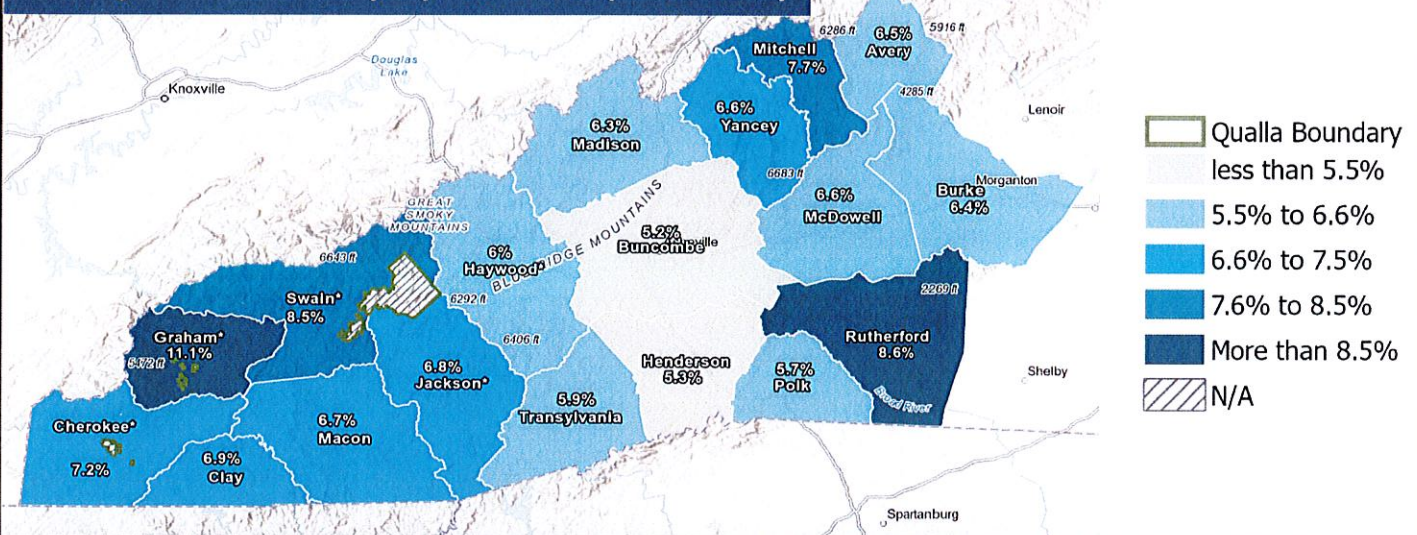
| Occupation & Wages (2020 Estimates) | | | Housing Affordability* | |
|-------------------------------------|---|----------------------|------------------------|----------------|
| Industry Sector | Occupation Type | Typical Annual Wages | Max Monthly Rent | Max Home Price |
| Health Care & Social Assistance | Physicians, Dentists, Therapists, Technicians | \$88,210 | \$2,205 | \$365,000 |
| Retail Trade | Sales & Supervisors | \$40,030 | \$1,000 | \$165,000 |
| Manufacturing | Assemblers, Fabricators, Machine Operators | \$39,200 | \$980 | \$160,000 |

*Maximum monthly rent or total or-sale home price a household can reasonably expect to be able to afford based on stated wages.

Unemployment Rate by Year (Through February 2021)

| 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|------|------|------|------|------|------|------|------|------|------|------|
| 8.5% | 7.7% | 6.0% | 4.9% | 4.7% | 4.3% | 3.8% | 3.3% | 3.2% | 7.0% | 5.1% |

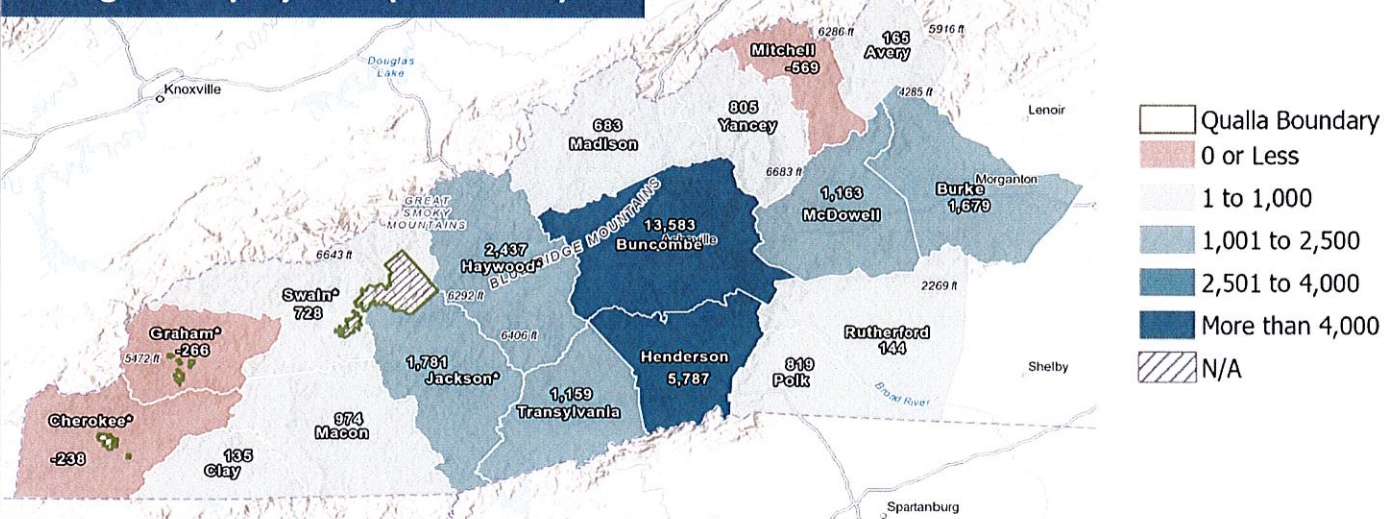
Average Annual Unemployment Rate (2011-2021)



Total Employment and Percent Change in Employment by Year (Through February 2021)

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| # | 44,531 | 45,221 | 46,201 | 47,025 | 48,238 | 49,909 | 51,377 | 52,717 | 53,682 | 48,836 | 50,318 |
| % Change | - | 1.5% | 2.2% | 1.8% | 2.6% | 3.5% | 2.9% | 2.6% | 1.8% | -9.0% | 3.0% |

Change in Employment (2011-2021)



Henderson County: Housing Overview (Secondary Data)

Item B.

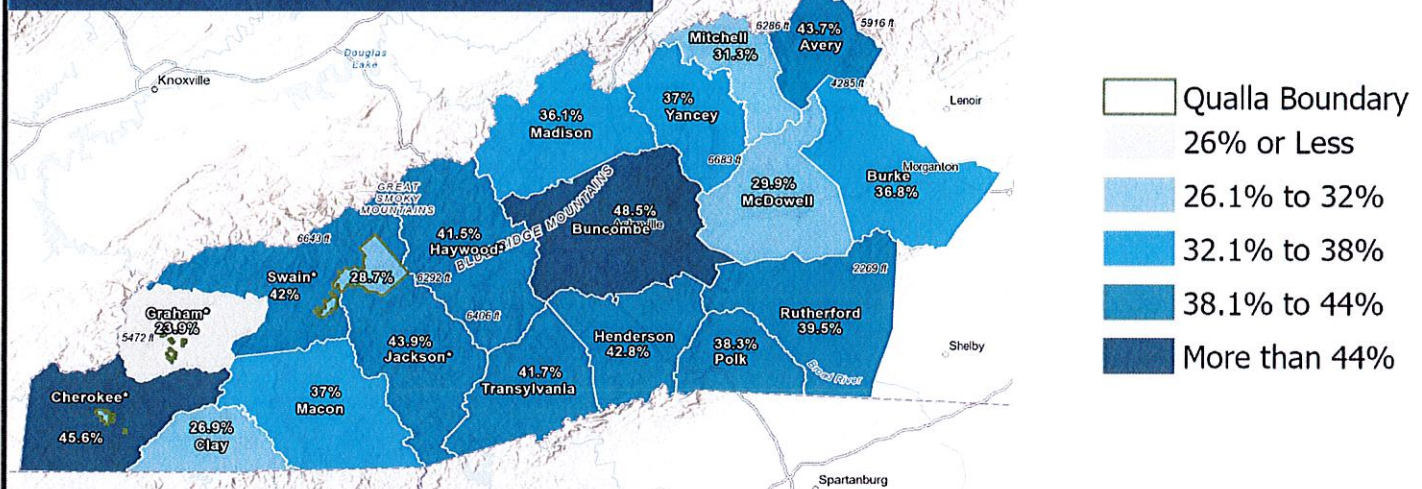
| | Housing Units by Type & Tenure | | | | | | | |
|---------|---|-----------|--------------|---------|--|-----------|--------------|---------|
| | Renter-Occupied Housing by Units in Structure | | | | Owner-Occupied Housing by Units in Structure | | | |
| | 4 or Less | 5 or More | Mobile/Other | Total | 4 or Less | 5 or More | Mobile/Other | Total |
| Number | 8,234 | 2,423 | 2,463 | 13,120 | 30,532 | 459 | 5,110 | 36,101 |
| Percent | 62.8% | 18.4% | 18.8% | 100.00% | 84.5% | 1.2% | 14.2% | 100.00% |

| Housing Age and Conditions | | | | | | | | | | | |
|----------------------------|---------|----------------|---------|-----------------|---------|----------------|---------|--------------------------------|---------|----------------|---------|
| Pre-1970 Product | | | | Overcrowded | | | | Incomplete Plumbing or Kitchen | | | |
| Renter-Occupied | | Owner-Occupied | | Renter-Occupied | | Owner-Occupied | | Renter-Occupied | | Owner-Occupied | |
| Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 3,795 | 28.9% | 6,713 | 18.6% | 502 | 3.8% | 659 | 1.8% | 138 | 1.0% | 224 | 0.6% |

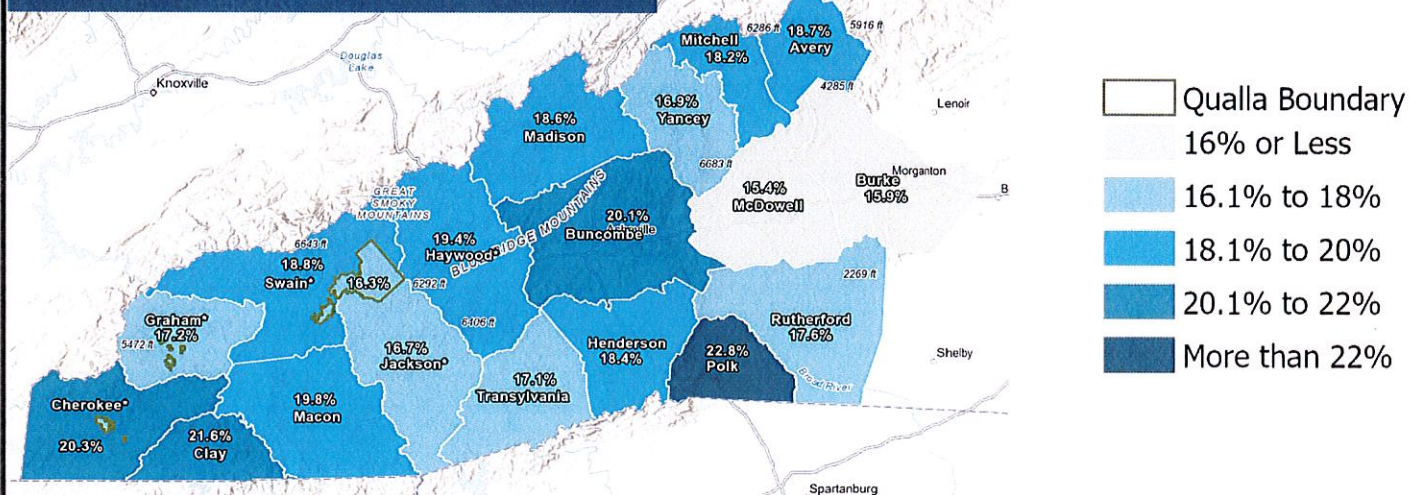
| Household Income, Housing Costs and Affordability (Housing Cost Burden) | | | | | | | |
|---|-------------------------|-----------------------------|--------------------|------------------------------------|-------|--|-------|
| 2020 Households | Median Household Income | Estimated Median Home Value | Average Gross Rent | Share of Cost Burdened Households* | | Share of Severe Cost Burdened Households** | |
| | | | | Renter | Owner | Renter | Owner |
| 52,097 | \$56,086 | \$214,000 | \$853 | 42.8% | 18.4% | 14.8% | 7.0% |

*Paying more than 30% of income toward housing costs | **Paying more than 50% of income toward housing costs

Cost Burdened Renter Households



Cost Burdened Owner Households



Item B.

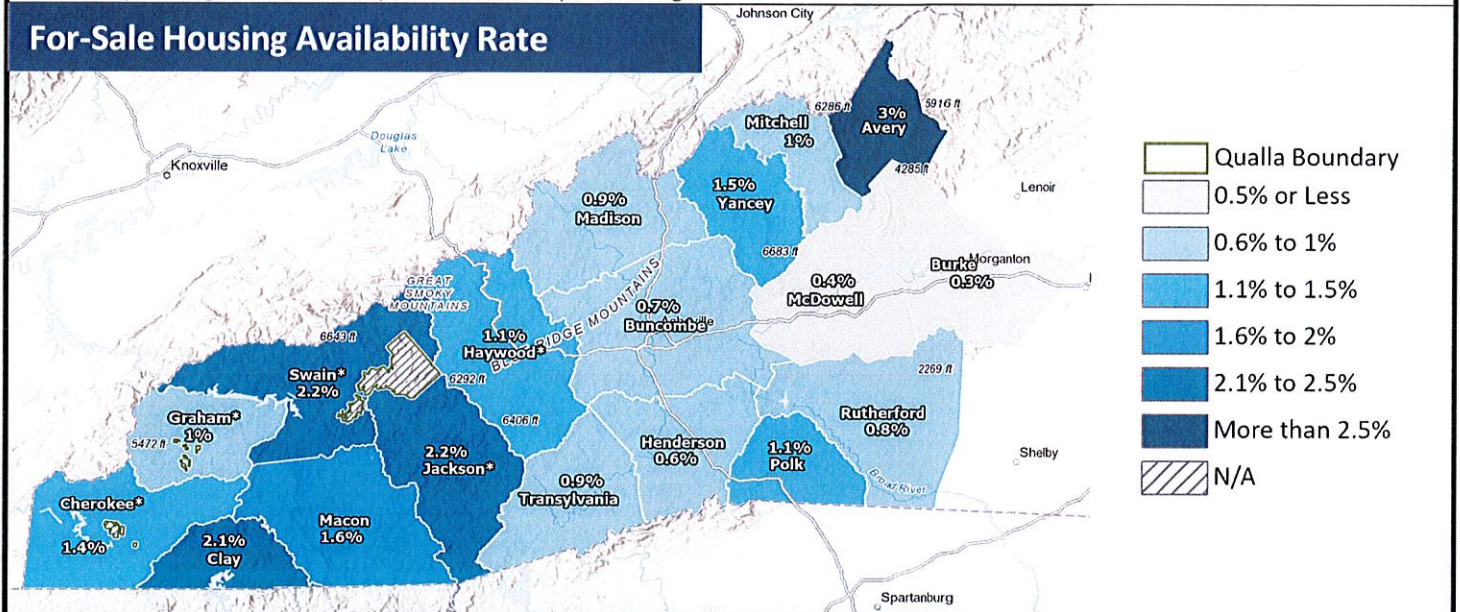
Henderson County: For-Sale Housing Inventory

Item B.

| Available For-Sale Housing | | | | | | |
|----------------------------|-------------------|--------------------|--------------------|-------------------|------------------------|--------------------|
| Total Available Units | % Share of Region | Availability Rate* | Average List Price | Median List Price | Average Days On Market | Average Year Built |
| 227 | 9.1% | 0.6% | \$697,799 | \$449,000 | 74 | 1987 |

*Derived by dividing available units by total owner-occupied housing

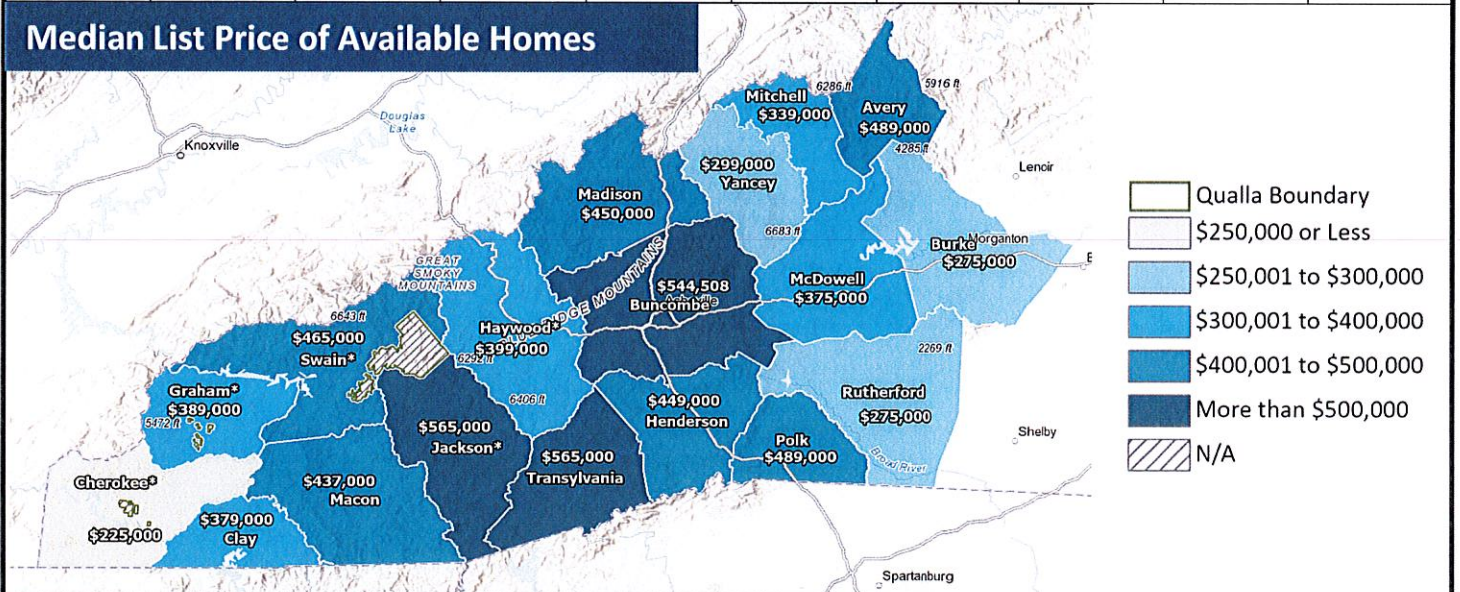
For-Sale Housing Availability Rate



Available For-Sale Housing Units by List Price

| <\$100,000 | | \$100,000 - \$199,999 | | \$200,000 - \$299,999 | | \$300,000 - \$399,999 | | \$400,000+ | |
|------------|---------|-----------------------|---------|-----------------------|---------|-----------------------|---------|------------|---------|
| Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 | 0.0% | 17 | 7.5% | 36 | 15.9% | 50 | 22.0% | 124 | 54.6% |

Median List Price of Available Homes



Available For-Sale Housing Units by Bedroom Type

| Studio/One-Br. | | Two-Bedroom | | Three-Bedroom | | Four-Bedroom+ | |
|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|
| Number (Share) | Median Price | Number (Share) | Median Price | Number (Share) | Median Price | Number (Share) | Median Price |
| 4 (1.8%) | \$149,000 | 41 (18.1%) | \$275,000 | 127 (55.9%) | \$399,999 | 55 (24.2%) | \$775,000 |

| Special Needs (Hard to House) Populations | | |
|---|--------|---------|
| Special Needs Group | County | Region |
| Persons with Disabilities | 17,631 | 148,763 |
| Developmentally Disabled | 17,330 | 58,149 |
| Persons with a Mental Illness | 2,102 | 26,230 |
| Single-Parent Households | 2,834 | 24,266 |
| Frail Elderly (Age 65+) | 2,430 | 15,687 |
| Persons with Substance Abuse Disorder | 96 | 3,873 |
| Ex-Offender/Re-Entry | 279 | 2,214 |
| Homeless Population | 150 | 1,521 |
| Youth Aging Out of Foster Care* | 10 | 88 |

*Assume half of homeless persons ages 18-24 likely aged out of foster care

Disclaimers: Primary data sources include U.S. Census Bureau, American Community Survey (ACS) and ESRI. All other data sources are cited within the full report. A detailed analysis of the county's demographics, economics, and housing supply is included in the Housing Needs Assessment.

Contact Information



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