

I. Housing

Housing in the planning area is predominantly single-family which includes site-built, modular, and manufactured/mobile homes. There are a few duplexes and triplexes in the core area of Efland but there is no large-scale multi-family housing. A total of nine (9) parcels totaling 80.8 acres are used as Mobile Home Parks in the planning area. The 2000 U.S. Census reported a total of 1,066 housing units in the planning area.

<u>Housing Units</u>	1066
<i>Urban</i>	<i>183</i>
<i>Rural</i>	<i>883</i>

Source: U.S. Census Bureau, Census 2000

Data collected by Orange County's Planning Department for purposes other than this small area plan has indicated that housing values in Cheeks Township are the lowest of any of the county's seven (7) townships. Indeed, the Efland-Mebane Task Force has indicated that continuing to promote housing affordability in the planning area is important.

Housing affordability within Orange County and its municipalities continues to be an issue. Orange County enjoys one of the highest median household income levels in the State. According to the 2005 Housing and Community Development Consolidated Plan for 2005-2010, the 2004 median household income was \$69,800 which ranks 4th in the State. However, Orange County, and especially Chapel Hill, also has one of the highest priced real estate markets in the State. The Draft 2006 Orange County Comprehensive Housing Strategy includes an Affordability Index for Three- and Four-Person Households in Orange County (excluding the Municipalities of Chapel Hill, Carrboro, and Hillsborough). The following table illustrates Housing Affordability in Orange County.

Orange County Housing Affordability (excludes Chapel Hill, Carrboro, and Hillsborough municipal areas)		
	Three-Person Household	Four-Person Household
Annual Income @ 60% of Median	\$38,520	\$42,672
Maximum Affordable House @ 60% of Median	\$124,737	\$138,182
Annual Income @ 80% of Median	\$51,360	\$56,896
Maximum Affordable House @ 80% of Median	\$199,579	\$210,036
Annual Income @ 100% of Median	\$64,200	\$71,120
Maximum Affordable House @ 100% of Median	\$249,473	\$262,546

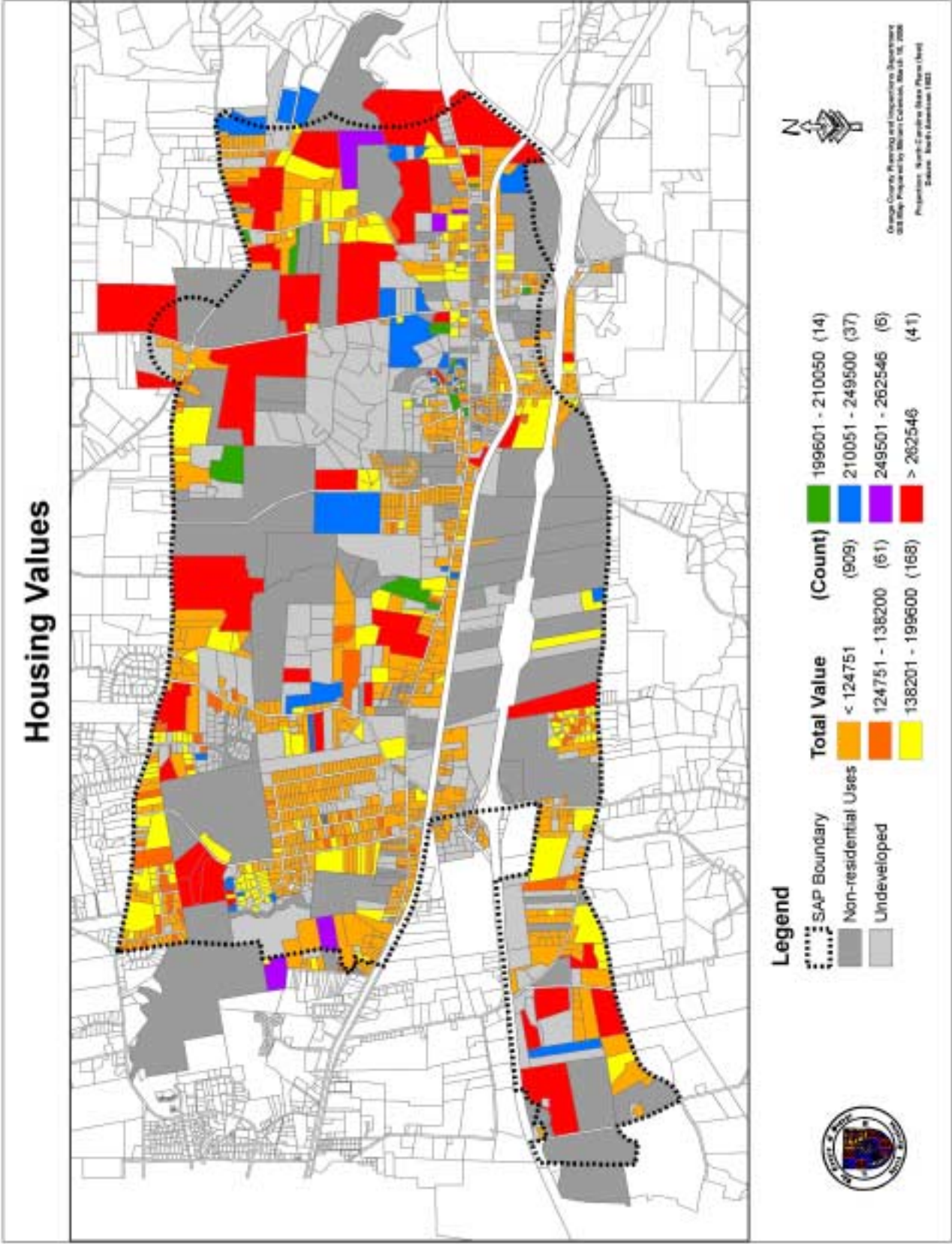
Source of Data: 2006 Draft Orange County Comprehensive Housing Strategy

Map 25 shows the value of parcels used for residential purposes in the planning area. The map was produced by performing a GIS query on parcels shown as Residential (or Agricultural Use

Vale with a Residential component) on the Existing Land Use Map (Map 17). The value is the Total Value, as contained in County Tax Assessor information, of both the land and structure. It is noted that the map contains some anomalies in Ashwick Subdivision because the subdivision is currently under construction. Thirteen (13) of the lots are shown to have a value of less than \$124,751 because a house is either under construction or it is essentially finished but a certificate of occupancy has not yet been issued. Because of this, the lot was coded as “Residential” for land use purposes but the Tax Assessor values (on which the GIS query is based) have not yet “caught up” due to the sequence of events that occurs during the construction process.

As is evident on Map 25, a significant number of residential properties in the planning area are considered to be affordable to low- and moderate-income households. The following table depicts which color-coded residential parcels are considered affordable to the different low- and moderate-income household categories.

Planning Area Residential Affordability (to be used with Map 25)		
	Three-Person Household	Four-Person Household
Low Income (60% of Median)	Light Orange	Light Orange Dark Orange
Moderate Income (80% of Median)	Light Orange Dark Orange Yellow	Light Orange Dark Orange Yellow Green
Median Income (100% of Median)	Light Orange Dark Orange Yellow Green Blue	Light Orange Dark Orange Yellow Green Blue Purple
Note: Properties coded in Red on Map 25 are considered affordable only to households earning more than 100% of the Median Income for Orange County.		



Source: Orange County Planning Department

The planning area has experienced new residential growth in recent years. As the table below shows, residential growth has been predominantly single-family site built or modular homes. Relatively few additional manufactured homes have been sited in the planning area since 2002. The table also shows that the average value of site built or manufactured homes in the planning area has risen dramatically since 2002. In 2002, the average value of a site built or modular home was \$98,124; by 2005, the average value of new construction had risen to \$189,250. During the same time period, the average square footage of the homes increased from 1,950 to 2,410. This equates to a per-square-foot average cost of \$50.32 in 2002 to a per-square-foot average cost of \$78.53 in 2005. Some of this variance is due to the fact that Richmond Hills Subdivision (a Habitat for Humanity Project) was permitted for construction from 2002 to 2004. Because Habitat for Humanity is able to construct homes for less than market rates due to the use of volunteer labor and donation of some building materials, the construction value of the homes is significantly less than the value of a comparable home constructed by a for-profit builder.

Certificate of Occupancy Permits Issued in the Planning Area, by Year				
	2002	2003	2004	2005
Total Number of COs Issued	31	42	37	24
Site Built or Modular	27	38	36	22
Manufactured Home	4	3	1	2
Average Number of Square Feet, all types	1,995	1,797	2,512	2,291
Site Built or Modular	1,950	1,884	2,538	2,410
Manufactured Home	2,190	1,295	1,600	982
Total Value, all types	\$2,999,338	\$4,008,125	\$5,587,086	\$4,184,494
Site Built or Modular	\$2,649,338	\$3,906,825	\$5,502,086	\$4,163,494
Manufactured Home	\$350,000	\$101,300	\$85,000	\$21,000
Average Value, all types	\$96,753	\$95,432	\$151,002	\$174,354
Site Built or Modular	\$98,124	\$102,811	\$152,836	\$189,250
Manufactured Home	\$87,500	\$34,270	\$85,000	\$10,500

NOTE: Value pertains to structure only (does not include value of land).

Source of Data: Orange County Inspections Department, March 2006

Comparison of Planning Area to Orange County*				
	2002	2003	2004	2005
Site Built and Modular Homes				
Total Number of COs Issued, entire county	380	380	344	313
Total Number of COs Issued, planning area (% of total)	27 (7.1%)	38 (10.0%)	36 (10.5%)	22 (7.0%)
Average Number of Square Feet, entire county	3,200	3,189	3,450	3,747
Average Number of Square Feet, planning area	1,950	1,884	2,538	2,410
Average Value, entire county	\$200,380	\$210,305	\$254,692	\$305,943
Average Value, planning area	\$98,124	\$102,811	\$152,836	\$189,250
Average square-foot cost, entire county	\$62.62	\$65.95	\$73.82	\$81.65
Average square-foot cost, planning area	\$50.32	\$54.57	\$60.22	\$78.53
Manufactured Homes				
Total Number of COs Issued, entire county	49	25	25	20
Total Number of COs Issued, planning area (% of total)	4 (8.2%)	3 (12.0%)	1 (4.0%)	2 (10.0%)
Average Number of Square Feet, entire county	1,514	1,471	1,217	1,497
Average Number of Square Feet, planning area	2,190	1,295	1,600	982
Average Value, entire county	\$46,511	\$50,992	\$28,738	\$41,669
Average Value, planning area	\$87,500	\$34,270	\$85,000	\$10,500
Average square-foot cost, entire county	\$30.72	\$34.66	\$23.61	\$27.84
Average square-foot cost, planning area	\$39.95	\$26.46	\$53.13	\$10.69
NOTE: Manufactured Home information includes placement of a new or pre-owned manufactured home that is not a direct replacement of an existing manufactured home (i.e., a manufactured home did not exist on the lot immediately prior to placement of the reported manufactured home).				

*: Includes Hillsborough because Orange County administers building permitting and inspections for the Town of Hillsborough. Does not include the Towns of Carrboro or Chapel Hill, or the portion of the City of Mebane within Orange County.