

# Affordable Housing

## in Sanford, NC

An adequate supply of affordable housing ensures that the people who make Sanford and Lee County 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. In Lee County, the median household income for a family of four is \$58,100. In Sanford, 52% of households make less than \$50,000 per year.

**\$46,500**

**80% AMI**  
Family of 4

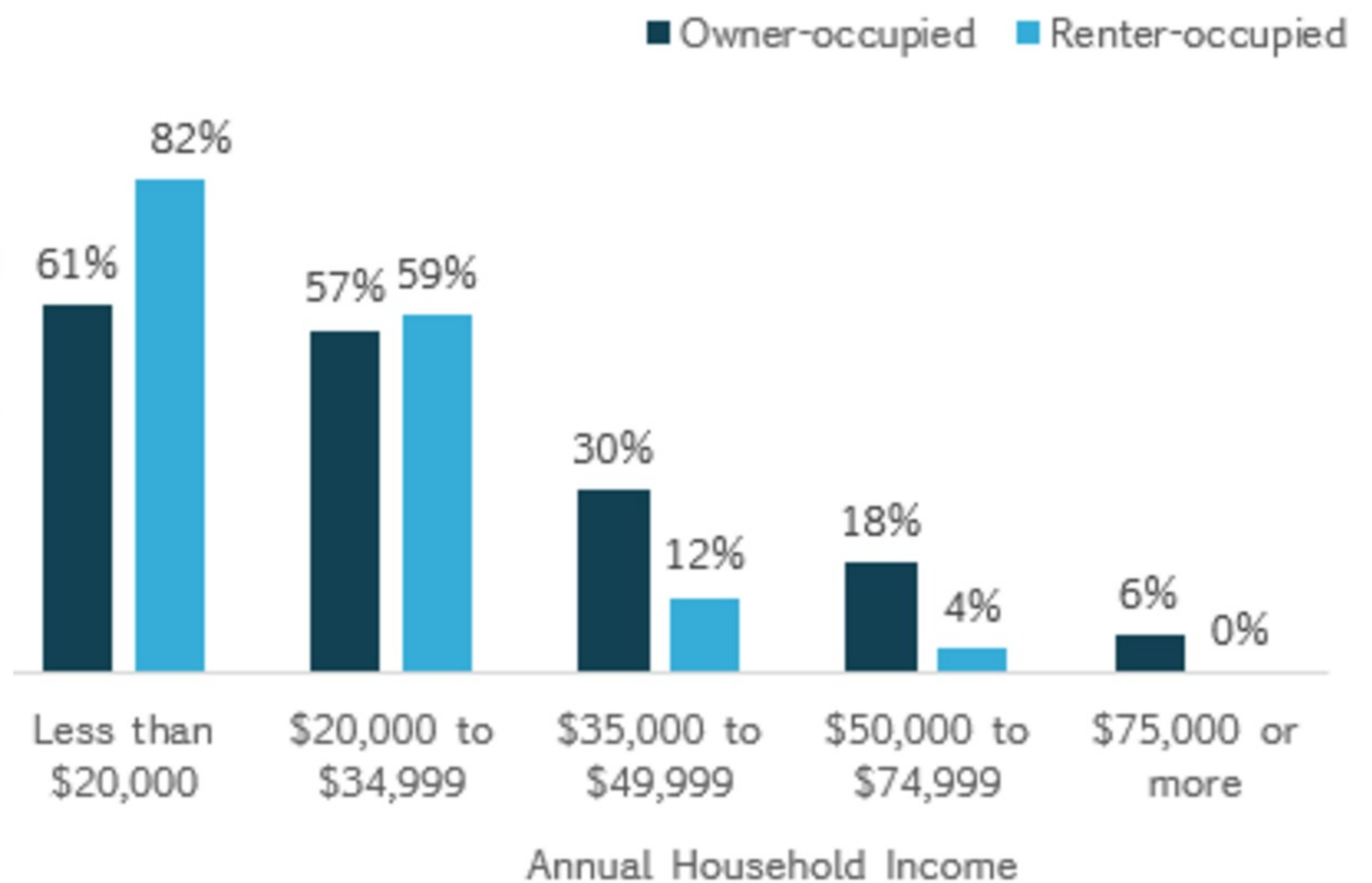
## Cost-Burdened Households

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

**58%**

are housing cost-burdened.

Approximately 1 out of every 2 households in Sanford 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 46% of housing units are renter-occupied.



3,595 households, or approximately 9,922 people, pay more than 30% of their income for housing.



These cost-burdened numbers reflect current Sanford residents, and do not account for people who work in Sanford 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**  
**\$48,097**  
**83% of AMI**



**Public Works Employee**  
**\$39,688**  
**68% of AMI**



**Teacher**  
**\$41,450**  
**71% of AMI**



**Minimum Wage Retail Worker**  
**\$15,080**  
**26% of AMI**

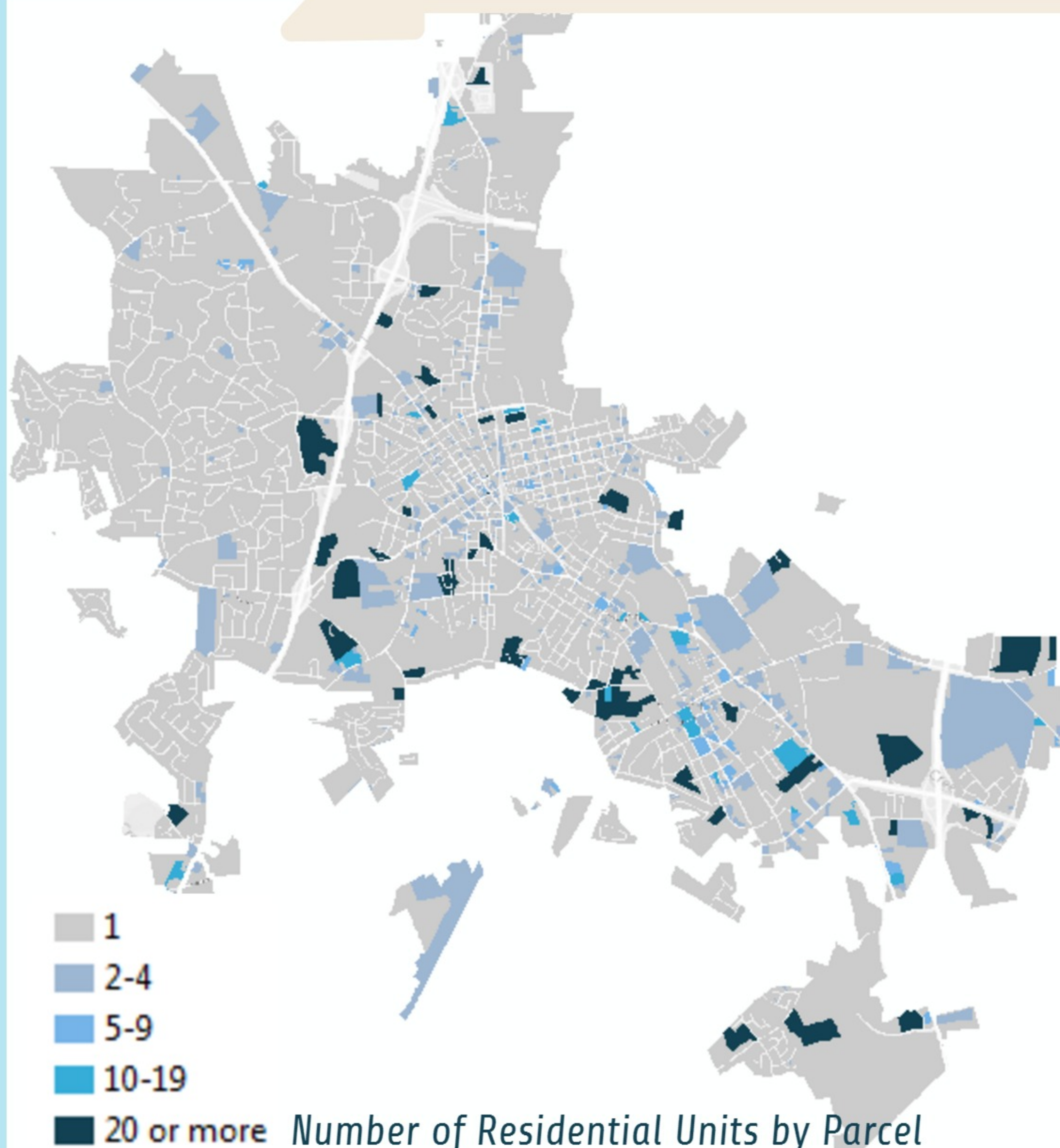


**Registered Nurse**  
**\$57,160**  
**98% of AMI**

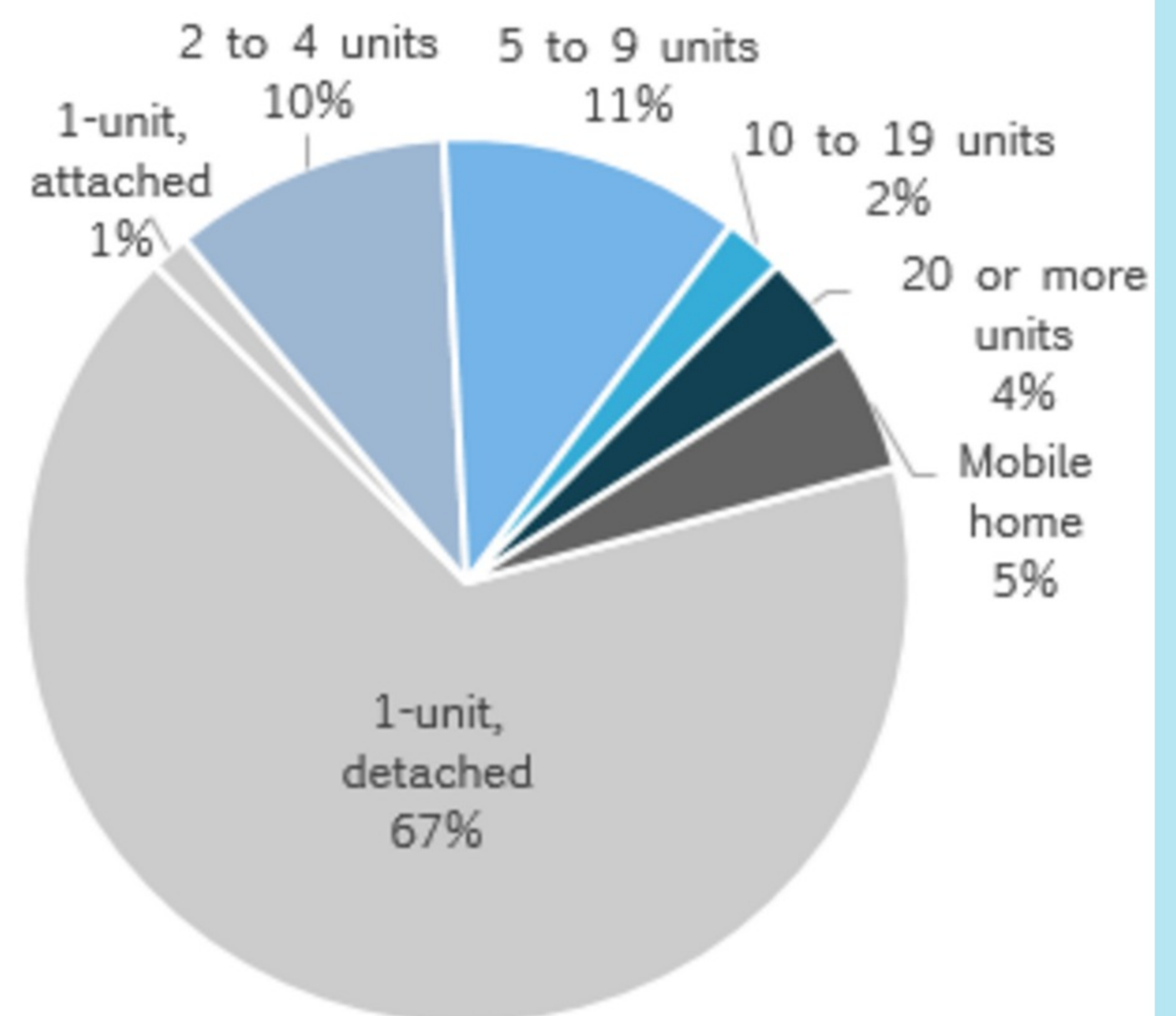


**Firefighter**  
**\$46,031**  
**79% of AMI**

## Housing Stock



**11,587** Total Housing Units



Sanford's housing stock is primarily single-family detached houses. There are very few larger apartment buildings (10+ units), which can provide affordable options, particularly if located near shopping and services.



Just forty-two percent (42%) of housing units in Sanford are 1 and 2 bedroom units, while 60% of households are 1- and 2-person households. Building smaller units can provide affordable options for smaller households.

From 2011-2015 American Community Survey

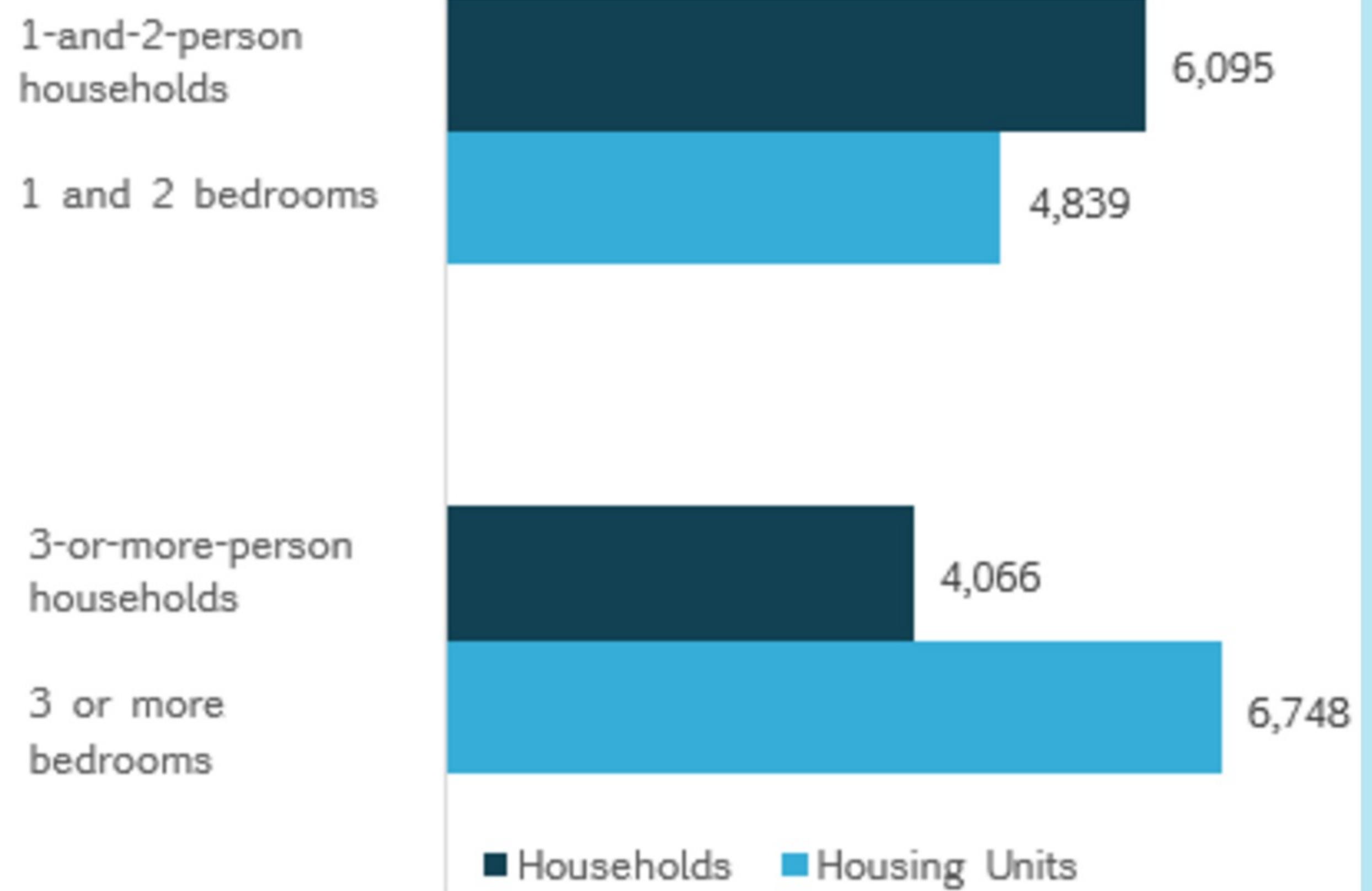
**\$1,178** Median Monthly Mortgage

**\$693** Median Monthly Rent

Of houses sold since 2014, from tax records

**\$124,000** Median Sale Price

**\$128,373** Average Sale Price



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.