



TRANSYLVANIA COUNTY COMMUNITY LAND TRUST

Student-Built Teacher Housing Project



STREET SCENE

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TRANSYLVANIA COUNTY
COMMUNITY LAND TRUST

PROJECT NUMBER: 1006

DATE: DECEMBER 9, 2012

2012

Introduction

On January 14, 2008, the Transylvania County Workforce Housing Coalition made a proposal to the Transylvania County Board of Education to develop a housing program for critical workforce employees, beginning with teachers, on land owned by the Board of Education.



Due to the attraction of climate, forests and proximity to urban areas, land and housing costs in Transylvania County have outpaced the ability of beginning teachers to compete in the market for suitable rentals during the summer tourist season. (See Transylvania Housing Market Synopsis, page 4).

The proposal was accepted by the Board of Education and the Transylvania County Community Land Trust was organized and incorporated as a 501 (c) (3) nonprofit entity in 2010. The plan is for High School students enrolled in workforce development classes (Carpentry and Masonry) to build some housing for teachers instead of auctioning the houses to the public as formerly required by North Carolina Statute and the rest built by contractors.

Description of Proposed Activities

Transylvania County Board of Education provided the initial organizational funding and 4.5 acres of land for housing. In addition, the Board of Education has purchased an adjoining 2.8 acres for housing and street access. The two tracts will be developed in three phases: During each phase there will be units dried-in by students and finished by local contractors. Thirty-six units in total are planned.

Project Goals

Educational plans for Career and Technical Education classes include not only traditional construction skills but energy conservation, passive solar and affordable housing construction skills. Horticulture classes will help with the propagation and planting of landscape plants. Science classes will monitor energy usage, development impact on water quality and alternative energy conservation methods. For the Board of Education, it will be a recruitment and retention tool for out-of-county beginning teachers. Specific goals are 1) enhance student education, 2) provide affordable teacher housing and 3) perpetual affordability.

Partner Organizations

Transylvania Board of Education, over many years has invested \$526,860 in property acquisition, legal fees, surveying and planning costs. United Way of Transylvania County, USDA Rural Development and Transylvania County Endowment have invested \$79,000 in organizational development and site plans.

Problem Statement

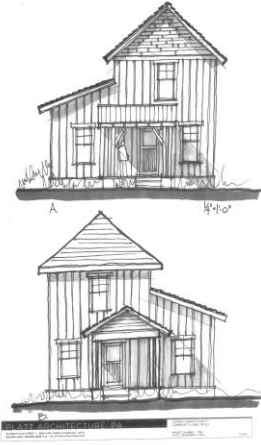
The North Carolina State Employees Credit Union Foundation has express interest in providing a 15 year interest free loan for teacher housing construction only. *In order to meet the goal of providing affordable rentals for teachers, the infrastructure costs will have to be subsidized from sources other than NCSECU Foundation.*

Estimated Budget

Phase	Units	Infrastructure	House	Total	Sq ft
1	13	\$408,953	\$1,344,349	\$1,753,302	12,240
2	15	\$330,182	\$1,624,191	\$1,954,373	14,560
3	8	\$271,018	\$1,149,203	\$1,420,221	8,500
Totals	36	\$1,010,153	\$4,117,743	\$5,127,896	35,300
Per square foot cost		\$28.61/sq ft or 20%	\$116.64/sq ft or 80%	\$145.26/sq ft	



For more information go to www.TCCLT.org.
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2015 Transylvania Housing Market: A Brief Synopsis

- Annual beginning Salary for Transylvania County teachers is \$33,000 + 10% local supplement = \$36,300.
- Affordable housing is defined as no more than 30% of salary for rent or mortgage and utilities. $\$36,600/12 \times 30\% = \907 less \$226 utilities = \$682 for rent.
- Most new hires of beginning teachers occurs in the months of July and August, in the middle of Transylvania’s tourist season when the availability of affordable quality rentals is most limited.
- “Between 2015 and 2020, the greatest *renter* household growth is projected to occur among households with incomes \$35,000 and \$49,000...” . (Bowen Report, page 6)
- “...the greatest housing issue facing county residents appears to be associated with cost burden.” (40% are cost burdened) The high share of cost burdened households indicates that many area residents are paying a disproportionately high share of their income toward housing cost, which is likely due to a lack of affordable housing.” (Bowen Report, page 12)
- (Rental) “Vacancies are generally low among all program types and quality levels. More importantly, there does not appear to be a direct correlation between quality level and vacancy rates. This is not unusual in markets with limited available product.” (Bowen Report, page 23)
- “The most significant housing issues within the county, as indicated by respondents, are rent burdened/affordability and limited availability.” (Bowen Report, page 36)

Sources:

Transylvania County Schools

Transylvania County Housing Needs Assessment
 prepared for the Asheville Regional Housing Consortium by **Bowen National Research**, Pinkerington, Ohio
 January, 2015