

# LOCAL GOVERNMENTS RESPONDING: The Housing Crisis in North Carolina

In response to the housing crisis, the N.C. League of Municipalities and N.C. Association of County Commissioners undertook a survey of planning and inspections staff in some of the fastest growing jurisdictions in North Carolina. The survey was aimed at better understanding the scope of the problem, local policies and processes related to housing, and possible ways to better address the issue of housing affordability.

**Key findings from the survey of 31 municipalities & 9 counties, included in a detailed report, *Local Governments Responding: The Housing Crisis in North Carolina*, are:**



82% of Respondents Have Adjusted Development Reviews Over the Last Two Years to Better Partner with Developers and Citizens



82% of Respondents Provide for a Concurrent Review Process



60% of Respondents Have Revised Zoning Codes to Allow More Density by Right



Median Time Reported for a Major Subdivision Plan Review was 20 Business Days

## WHERE REFORMS ARE HAPPENING (Out of 40 Respondents/Fast-Growing Communities)

### Local Governments Revising Building Codes for More Density by Right



### Local Governments Allowing ADUs on Single-Family Lots



The report notes the complexity of the causes of the housing affordability crisis, in North Carolina and across the country, explaining that decades-long urbanization, rising land costs, labor shortages and COVID-related supply chain and materials costs increases have all contributed to increases in housing costs. It also looks at some possible steps to make approval processes more efficient and address housing affordability.

### Local Government Best Practices:

- Approve concurrent review processes intended to speed overall building approvals and allow development to proceed more efficiently.
- Establish an option for pre-submittal meetings in which developers meet with planning staff to discuss the planned use ahead of subdivision or other development plan submissions.
- Create an ongoing process that allows developers, staff and citizens to meet to discuss development plans, land-use planning and building review processes, as well as development generally.
- Establish interlocal agreements with neighboring jurisdictions to allow for resource and personnel sharing during times of high-volume building or staffing issues.

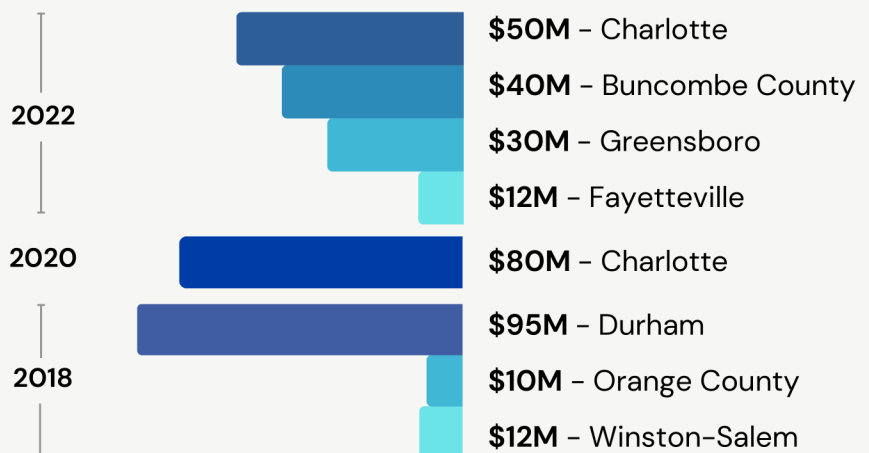
### Potential State Policy Changes:

- Expand a state Department of Insurance pilot program to train more building inspectors.
- Create and fund uniform software for small jurisdictions that could streamline and speed up permitting processes and create more certainty for builders.
- Build a state-of-the-art educational lab where building inspectors and other personnel can be trained in seeing real-world examples of trade construction and how to correct code issues.
- Incentivizing investment in housing designed for various family income levels, whether through tax credits, land banking or public-private agreements, is time proven in addressing housing affordability.

## Housing Bonds: Local Taxpayers Invest in Housing

The housing affordability crisis has been ongoing for years in North Carolina’s larger cities and counties. That is why local officials and residents in those places have approved housing bonds – typically by overwhelming majorities – over several years. These bonds have covered a range of needs and assisted people at a range of income levels through direct construction of low-income housing, down payment assistance and land banking.

### Recently Approved Housing Bond Issues & Amounts



See the full report at [ncim.org/advocacy/housing-crisis](https://ncim.org/advocacy/housing-crisis) to see detailed findings & additional survey results.