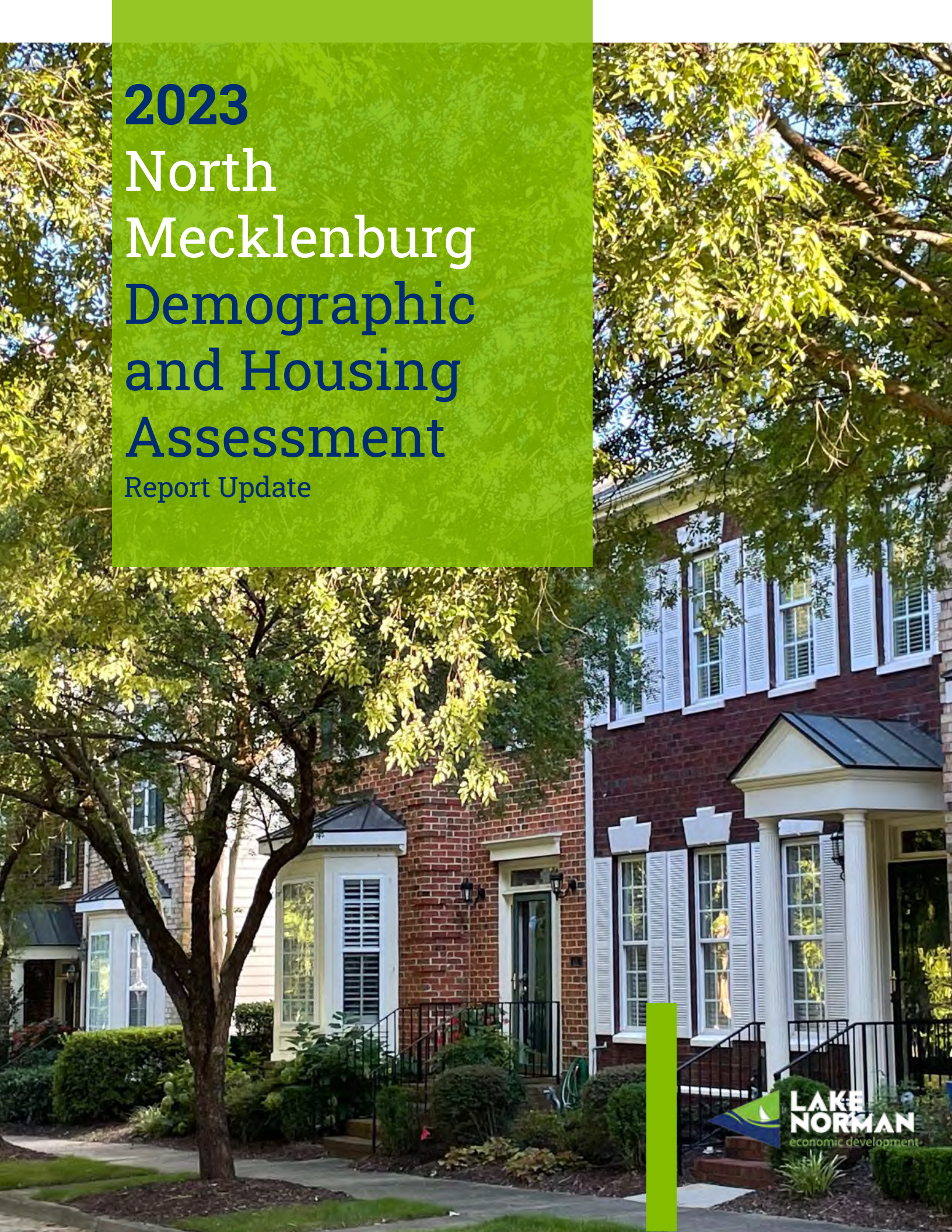


2023

**North
Mecklenburg
Demographic
and Housing
Assessment**

Report Update



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Key Definitions

Affordable Housing

Housing is considered affordable if a household does not spend more than 30% of their pre-tax gross annual income on rent and utilities. See page 27 for more details.

Area Median Family Income (AMI)

The U.S. Department of Housing and Urban Development estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that incomes may be expressed as a percentage of the area median income.

Extra-territorial jurisdiction (ETJ)

Approximately 5,220 acres in size, the extra-territorial jurisdiction is under the municipal zoning control of the Town of Davidson but is outside of the Town's corporate boundaries.

Fair Market Rent (FMR)

According to federal housing regulations, Fair Market Rent (FMR) means the rent that would be required to be paid in the particular housing market area in order to obtain privately owned, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities. The FMR includes utilities (except telephone). Separate FMRs are established by the U.S. Department of Housing and Urban Development for dwelling units of varying sizes (number of bedrooms).

Homeownership Rate

The number of owner-occupied units as a percentage of all occupied housing units.

Housing Cost Burdened

If a household spends more than 30% of their pre-tax gross annual income on rent and utilities, then they are considered housing cost burdened. If a household spends more than 50% of their gross income on rent and utilities, then they are considered extremely housing cost burdened.

Extremely Low-Income

A household's annual income is less than 30% of the area median income.

Very Low-Income

A household's annual income is between 30% and 50% of the area median income.

Low-Income

A household's annual income is between 51% and 80% of the area median income.

Mixed-Income Housing

Housing development that includes a diversity of units at a variety of price points.

Moderate-Income

A household's annual income is between 81% and 120% of the area median income.

Subsidized housing

Subsidized refers to units where the occupants receive any financial assistance toward housing costs, including from both private and public sources.

Tenure

Refers to whether a unit is owner-occupied or renter-occupied.

Key Findings



Demographics

107,894

Population of North Mecklenburg (2020)



OVER

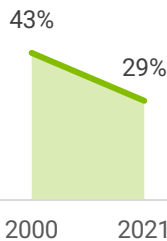
10x

Since 1990

Population is growing **older**

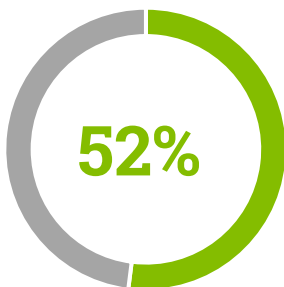
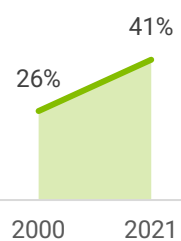
Percent of population age

20-44

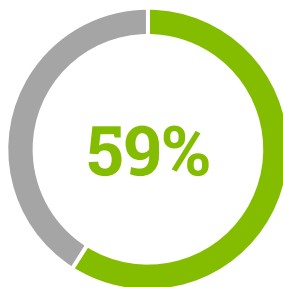


Percent of population age

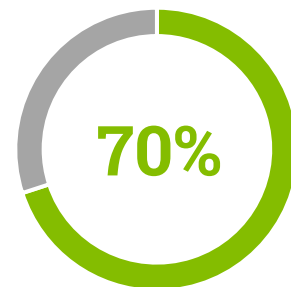
45-79



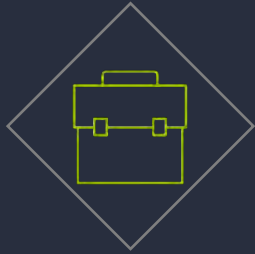
Households with income over \$100,000



Households with 1 to 2 people



Households with family members



Employment

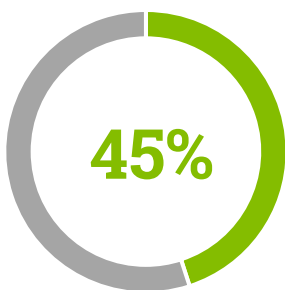
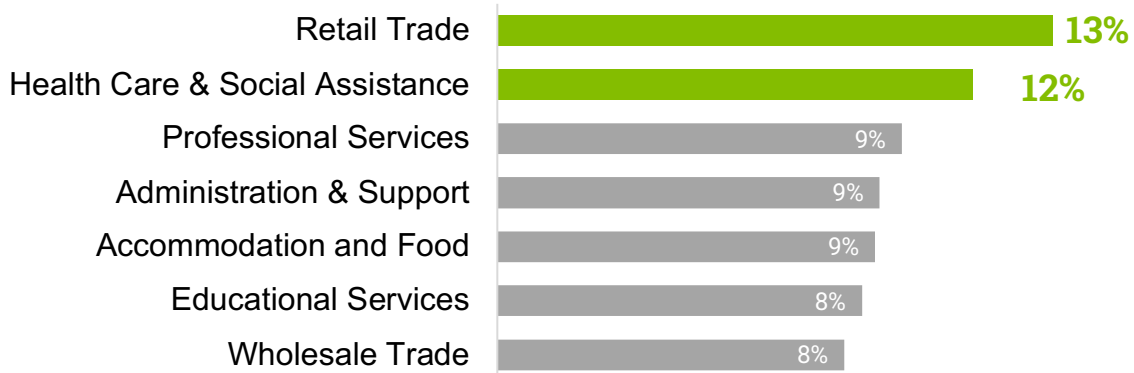
45,346

People worked at an establishment
in North Mecklenburg (2020)

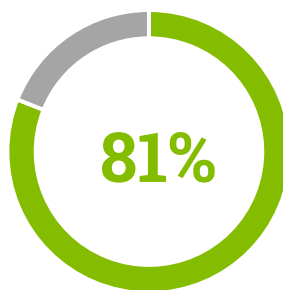
↑ 2x

Since 2002
(Minimal changes in past 5 years)

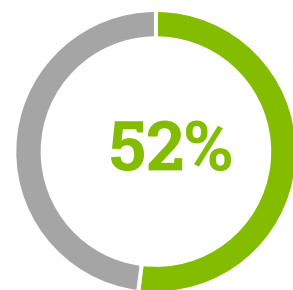
Largest sectors of employment in North Mecklenburg



Of people **who live** in
North Mecklenburg **work**
in Charlotte



Of people **who work** in
North Mecklenburg **live**
elsewhere



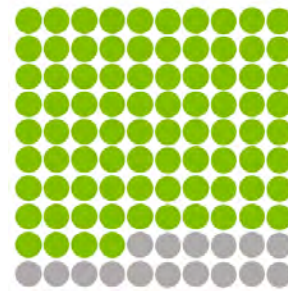
Of people **who work** in
North Mecklenburg earn
less than \$40,000



Housing Stock

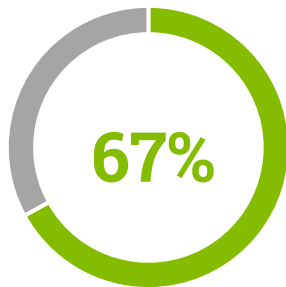
48,465

Housing units in North Mecklenburg (2023)



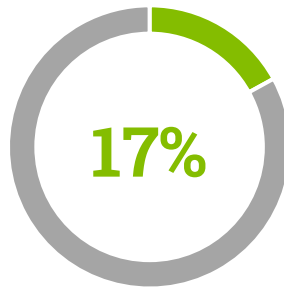
84

Units per
100 acres



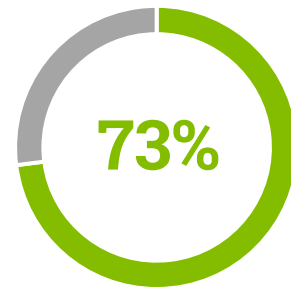
67%

Single-family detached
homes



17%

Apartment units



73%

Owner-occupied
homes

The average home in North Mecklenburg is

24

Years old

2,537

Heated square feet

3

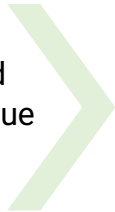
Bedrooms



Housing Cost



Average
assessed
home value
(2023)



North Mecklenburg
\$599,637
(Mecklenburg County: \$457,598)



Average
home sales
price (2021-
2022)



North Mecklenburg
\$565,518
(Mecklenburg County: \$494,761)



Average
apartment
rent (March
2023)



North Mecklenburg
\$1,653
(Mecklenburg County: \$1,637)



8,000

Cost-burdened
households

900

Subsidized
housing units

39%

Of subsidized units
are in Huntersville

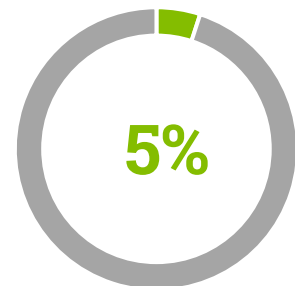


Land Use & Development

Land Area by
Land Use (2023)

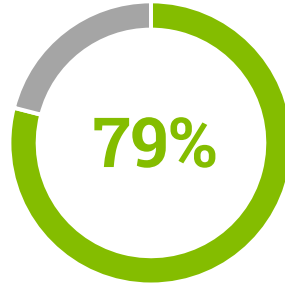


Residential

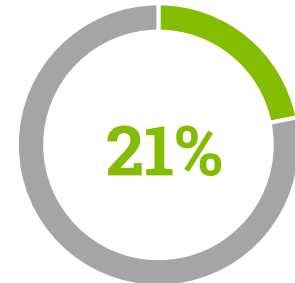


Commercial

Taxable Real
Property Value by
Type (2023)



Residential



Commercial

In North Mecklenburg, since 2019, there have been:

8,312

New residential unit
permits

288

Residential demolition
permits

213

Commercial permits

Introduction

This report presents the findings from a demographics and housing assessment for the northern part of Mecklenburg County, North Carolina (North Mecklenburg). The current report updates data initially analyzed during the 2018-2019 North Mecklenburg housing study. This current study was conducted by the UNC Charlotte Urban Institute in 2023 with funding provided by the Lake Norman Economic Development Corporation (LNEDC).

The North Mecklenburg region includes the towns of Huntersville, Cornelius, and Davidson. Situated just north of the City of Charlotte and on the eastern shore of Lake Norman, these suburban communities have experienced and continue to experience growth in population and housing. The purpose of this study was to provide a timely update on information on current conditions in North Mecklenburg to the LNEDC, town governments, residents, and businesses. It is intended to serve as a resource that informs the ongoing community dialogue and decision-making related to housing in the three towns.

Goal: To provide a timely update on information about current housing and demographic conditions in North Mecklenburg to the LNEDC, town governments, residents, and businesses.

The research team followed the same research procedures used for the previous study. The research team collected and analyzed a wealth of data on several aspects of the North Mecklenburg communities. The report begins with an overview of key demographic information and trends on the area's growing population, followed by a snapshot of the area's workforce. The report then turns to look more closely at housing, providing a detailed picture of the region's current housing stock and costs. To round out the quantitative portion, the report presents a summary of current land use as well as recent and future development.

The final section of the report presents the findings from conversations with key leaders from the three towns. Five one-on-one interviews and one large focus group were conducted. While not presented as a representative sample of all North Mecklenburg residents, these interviews provide critical context and insight around the changes occurring in North Mecklenburg and the housing issues and opportunities that are arising as a result.

Finally, the report appendices offer town-specific snapshots for each of the topics covered in the report (demographics, employment, housing stock, housing cost, and land use).

Since the previous study, many trends continue—population growth, decrease of people who can afford to work and live in North Mecklenburg, and increase of housing costs. Many of these trends were expected. Some less expected findings included:

- The drastic increase in median home costs (quantitative finding)
- Significantly more activity aimed to improve housing affordability in each of the three towns (qualitative findings). Even developers are coming forward with proposals that incorporate affordable options to some extent.



Demographics

The 2018 report highlighted the rapid growth of the Charlotte metropolitan area with partial attribution to the presence of Fortune 500 and 1000 company headquarters. The 2018 report also noted the transformation of North Mecklenburg's towns from isolated small towns to largely continuous bedroom communities.

Over the past five years, North Mecklenburg has continued to grow, albeit with a pause for COVID-19. Mecklenburg County overall has grown at a quicker rate compared to North Carolina as a whole.¹ For additional context, other surrounding counties such as Cabarrus and Iredell actually grew at a faster rate than Mecklenburg.

About the data

Unless otherwise noted, the data discussed in this section come from the following U.S. Census Bureau products: Decennial Census (1990, 2000, 2010, and 2020), 2016 American Community Survey (ACS) 5-year estimates, and the 2021 ACS 5-year estimates. The ACS estimates include data collected over 5-year periods (2012-2016, 2017-2021) to achieve a large enough sample size for small places, such as the North Mecklenburg towns. Even so, some degree of uncertainty around the reported numbers should be acknowledged. All Census data in this section reflect the residents who live within the municipal boundaries of each town and do not include the extra-territorial jurisdiction (ETJ).

¹ <https://www.wfae.org/charlotte-area/2023-03-30/mecklenburg-added-nearly-20-000-residents-over-the-last-year-census-says#>

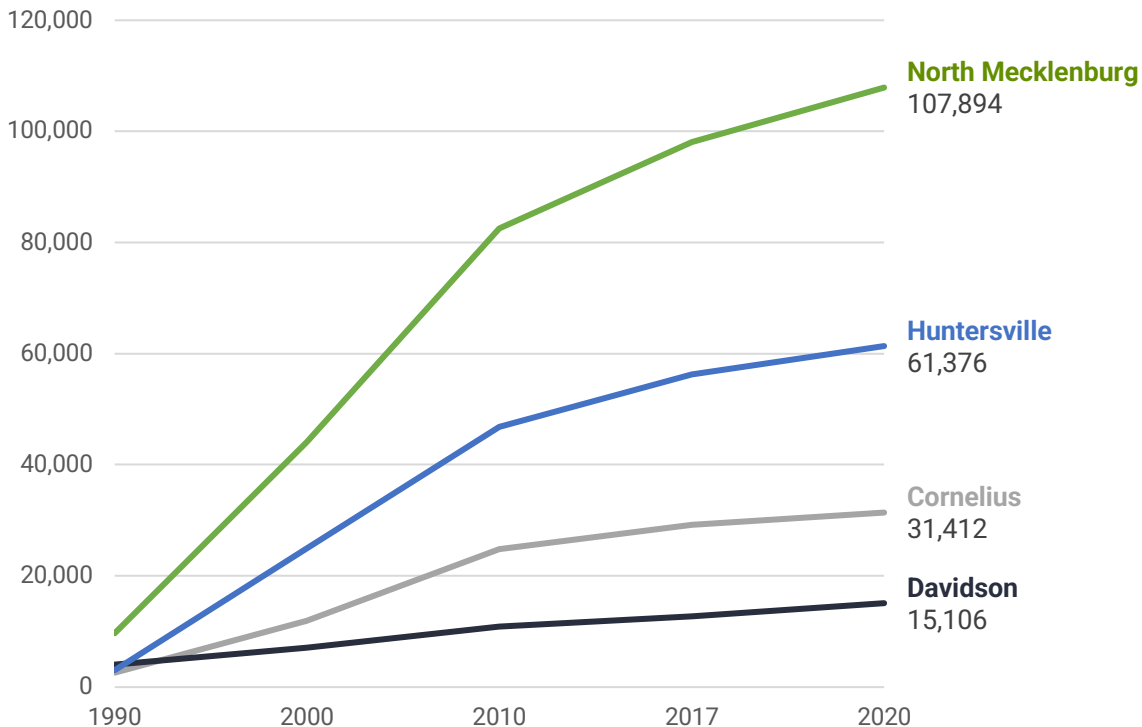
Total Population and Growth

Growth in North Mecklenburg occurred dramatically from 1990 to 2010, and although growth slowed between 2010 and 2020, the area continued to see population growth. In 1990, the three towns collectively had approximately 10,000 residents. By 2000, the towns had grown to around 44,000. By 2010, they surpassed 80,000 and have now exceeded the 100,000 mark (up from approximately 98,000 in 2017). That's over a tenfold increase in 30 years.

The three towns were similar in population size in 1990 (ranging from 2,581 in Cornelius to 4,046 in Davidson), but have experienced varying magnitudes of population growth. Huntersville is now the largest of the three, with more than 60,000 residents. Cornelius is about half the size of Huntersville with 31,412 residents. Davidson is the smallest of the three with close to 15,000 residents. This order of population size is consistent with the order of town size by square mile.

North Mecklenburg's population has exceeded 100,000 and grown over tenfold since 1990

Population Growth (1990-2020)



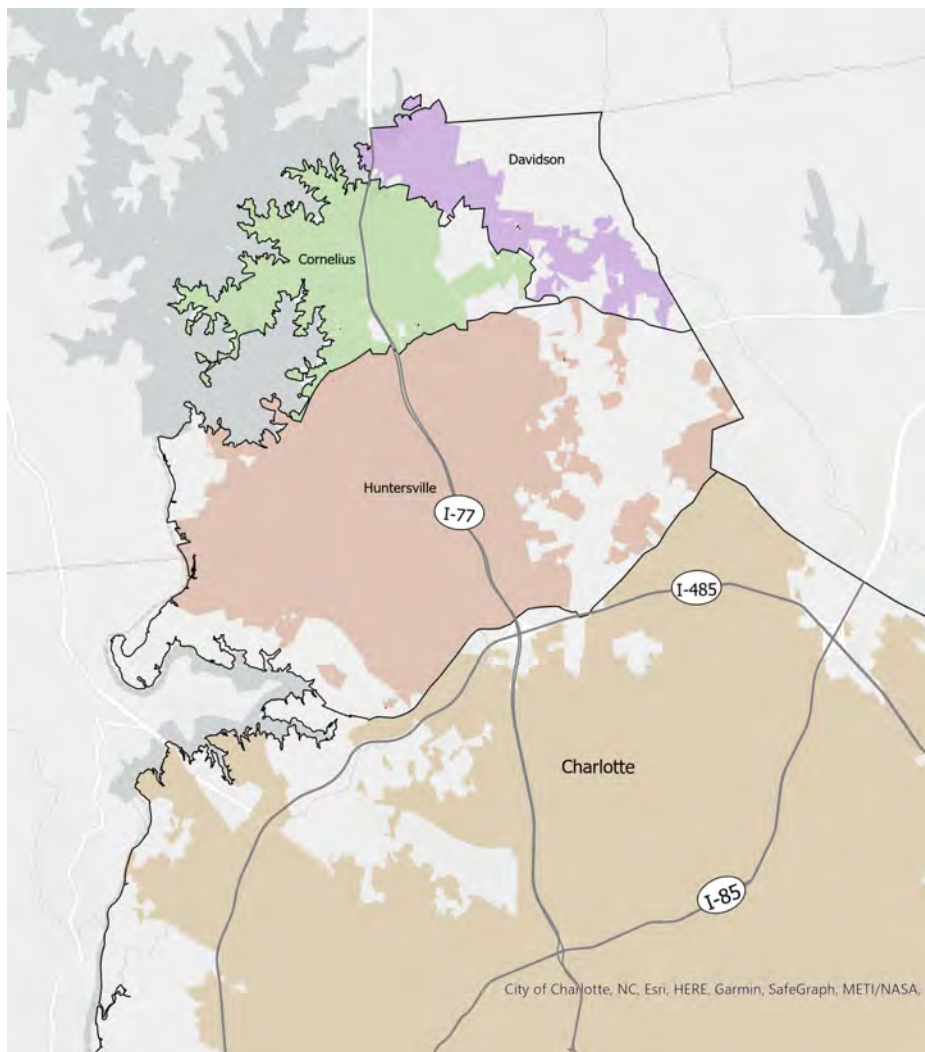
Data source: Decennial Census, Census Population Estimates

Land Area and Population Density

The three North Mecklenburg towns cover more than 57,000 acres (90 square miles) of land and represent 17% of the county's total land area (no change since the previous report). The North Mecklenburg population is somewhat less dense than that of Mecklenburg County as a whole (2.7 versus 3.3 people per acre on average, respectively). Among the three towns, however, the amount of land and population density varies.

Differences in population and density relate to the amount of land each town has within its municipal boundaries and extra territorial jurisdiction (ETJ). Huntersville is by far the largest of the three in area. With nearly 39,000 acres (60 square miles) of total area (including ETJ), it is about four times the size of Cornelius and Davidson (approximately 10,000 and 9,000 acres or 15 and 14 square miles, respectively). Although Davidson is similar in total area to Cornelius, its municipal boundaries are much smaller (4,300 acres or 6.7 square miles), partly a result of the town's open space preservation policy. Cornelius is the most dense of the three towns, with 3.8 people per acre on average, compared to 2.3 and 3.5 people per acre in Huntersville and Davidson, respectively. In the map below, the shaded areas indicate places within town boundaries, and the outlines delineate the extent of each town's ETJ.

Map 1. North Mecklenburg Town Boundaries and ETJs



Age Structure

As noted in the 2018 report, the age structure of North Mecklenburg residents resembles that of many suburban communities. There are two distinct bulges in the population pyramid—one at the bottom (children) and one in the middle (their middle-aged parents). Since the last report, the children and parents population groups have aged overall with fewer children under five-years-old. Median ages have increased from 40 to 43 in Cornelius, 36 to 40 in Davidson, and 37 to 39 in Huntersville from the 2016 to 2021 5-year census estimates.

North Mecklenburg's population continues to age

Population by Age (2016, 2021)



Since 2000

Like most of America and more specifically suburban America, North Mecklenburg's population continues to grow older. Over the past 2 decades, there has been a more pronounced increase in individuals over 50 years old, even compared to Mecklenburg County as a whole (pictured below).

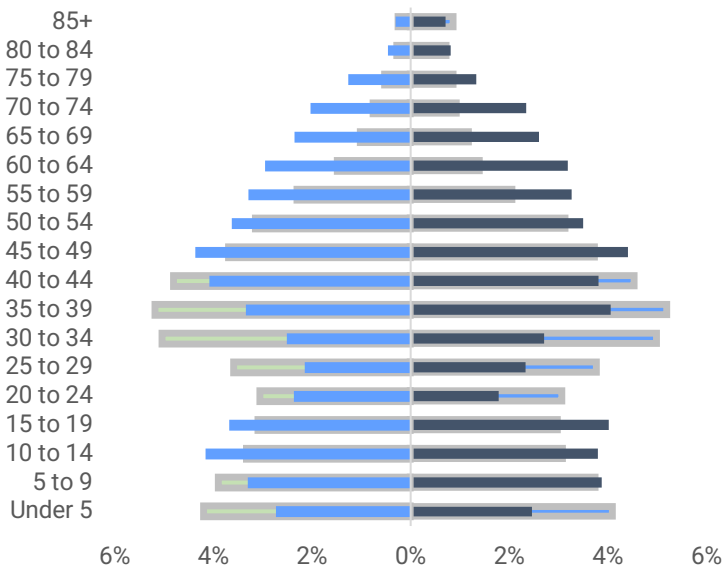
Since 2016

There has also been a notable shift in the age structure for North Mecklenburg between the time periods 2012-2016 and 2017-2021 (pictured right).

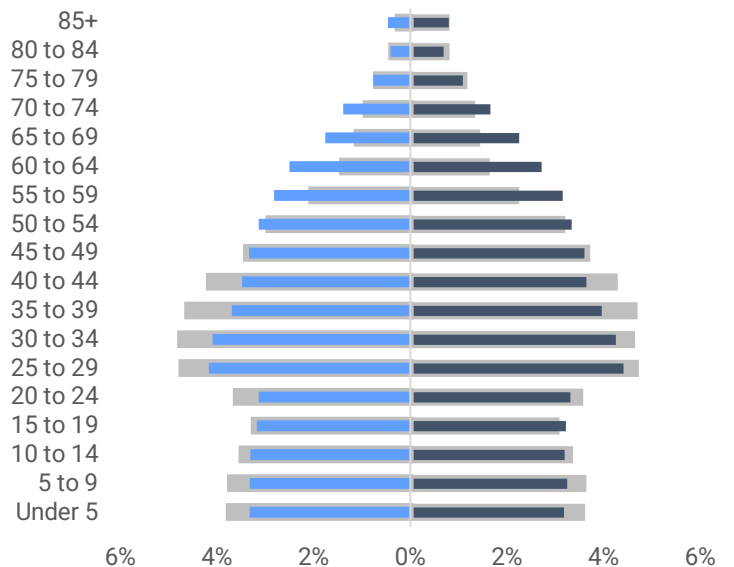
The county is aging, with North Mecklenburg aging at a faster pace

Population by Age and Sex (2000, 2021)

North Mecklenburg



Mecklenburg County



Data source: 2000 Census, American Community Survey 2017-2021(5-year estimates)

Racial/Ethnic Composition

North Mecklenburg’s population is still predominantly White, with White non-Hispanic individuals accounting for 76% of all residents (down from 80% in 2016). This continues to be a major difference from the whole of Mecklenburg County, which is 46% White. About 10% of North Mecklenburg residents identify as Black, 7% as Hispanic, 3% as Asian, and 4% as other races. These groups are smaller in North Mecklenburg than the larger county, which is 31% Black, 14% Hispanic, and 6% Asian.

Since 2000

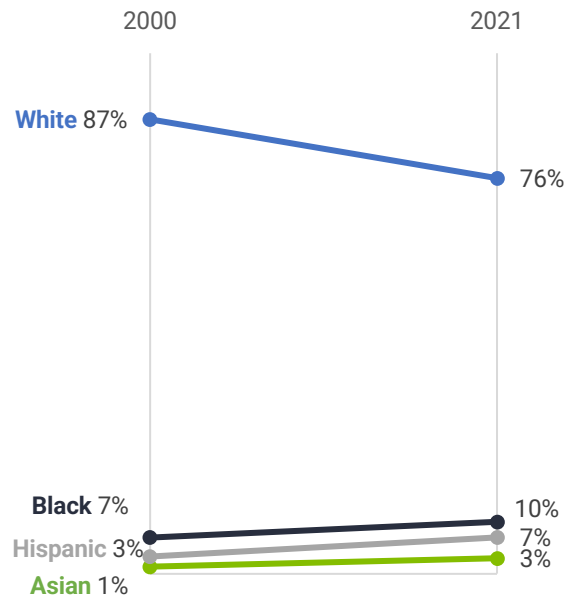
North Mecklenburg continues to be less diverse than Mecklenburg County as a whole, although the population is slowly diversifying, as illustrated in the graph to the right.

Since 2016

Since 2016, the slow diversification towards a greater share of communities of color has continued. In 2016 (data from the 2018 report), the population was 80% White compared to 76% White in 2021. In 2016, the population of North Mecklenburg was also 9% Black, 6% Hispanic, and 2% Asian, compared to 10%, 7%, and 3%, respectively. For additional context, North Carolina was 70% White and 22% Black overall in 2021.

North Mecklenburg’s population is predominantly White but is slowly diversifying

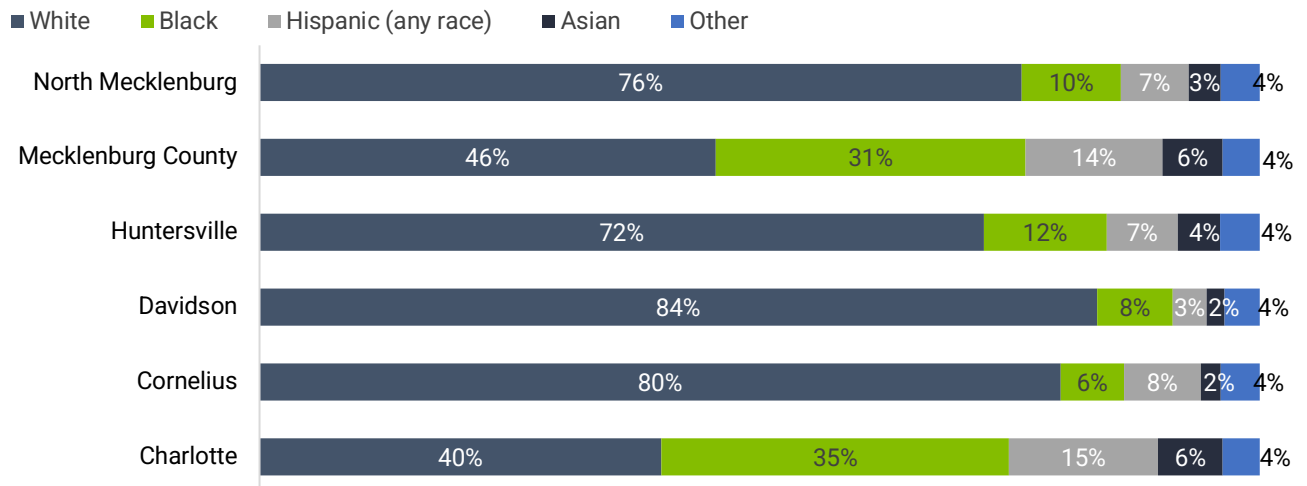
Population by Race/Ethnicity (2000, 2021)



Data source: 2000 Census, American Community Survey 2017-2021 (5-year estimates)

North Mecklenburg’s population continues to be less diverse than the county overall

Population by Race/Ethnicity (2021)



Data source: American Community Survey 2017-2021 (5-year estimates)

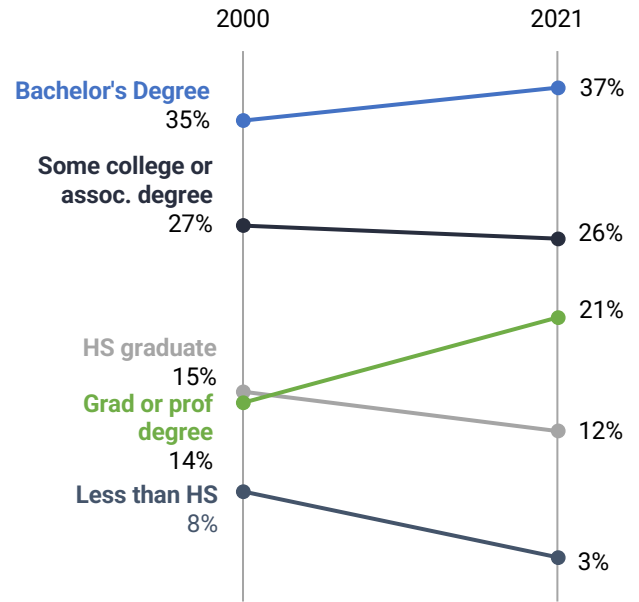
Note: There is ongoing discussion on how to handle “Hispanic” when reporting race/ethnicity.

Educational Attainment

Educational trends in North Mecklenburg have not changed since the previous study. North Mecklenburg residents are highly educated. More than half (58%) of those age 25 and older have completed a bachelor's degree, compared to 56% in 2016. This is above the 47% of Mecklenburg residents overall.

North Mecklenburg's residents continue to be highly educated and have become more so since 2000

Educational Attainment (2000, 2021)



Data source: 2000 Census, American Community Survey 2017-2021 (5-year estimates)

Since 2000

The level of education among North Mecklenburg residents has increased over the past 16 years, consistent with the previous study.

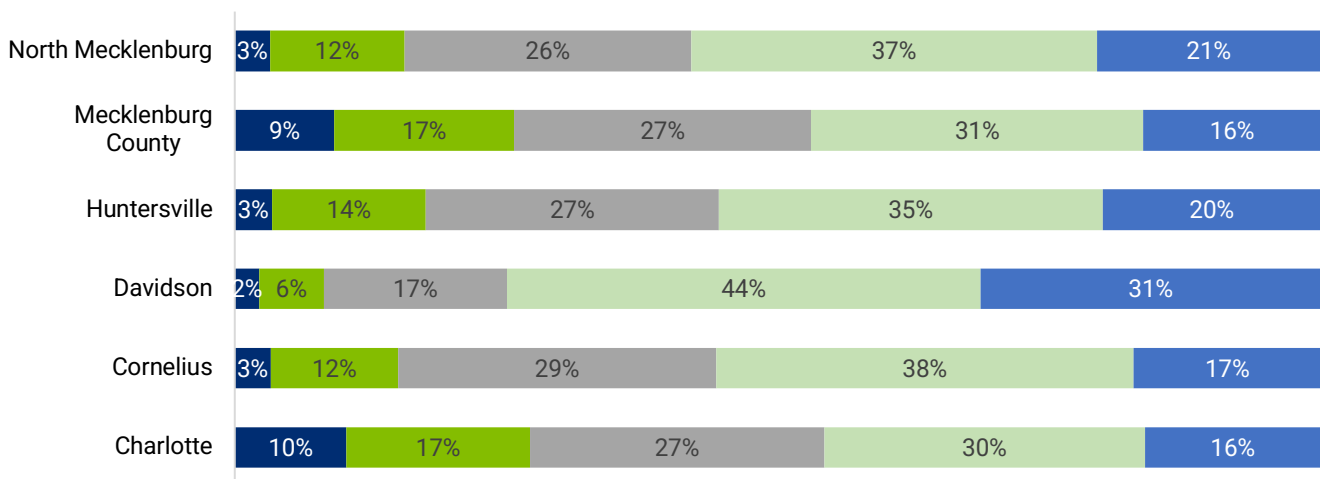
Since 2016

Educational attainment has not changed significantly. In 2016, 4% of residents had not completed high school, 13% were high school graduates, 26% completed some college or earned an Associate's Degree, 37% earned a Bachelor's Degree, and 19% earned a graduate or professional degree, compared to 3%, 12%, 26%, 37%, and 21% in 2021, respectively.

North Mecklenburg residents have higher education levels than the county overall

Educational Attainment (2021)

■ Less than HS ■ HS graduate ■ Some college/ assoc degree ■ Bachelor's degree ■ Grad or prof degree



Data source: American Community Survey 2017-2021 (5-year estimates)

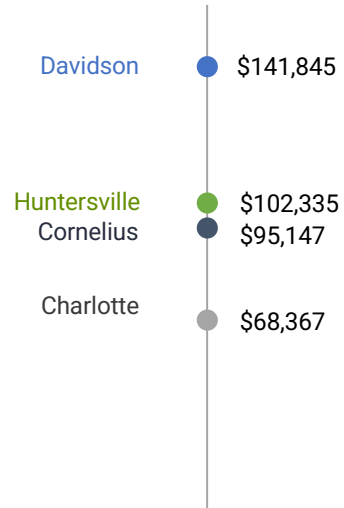
Income

North Mecklenburg towns are affluent compared to Mecklenburg County as a whole. For example, Cornelius has the lowest median income of the three towns, and the median income for Cornelius is still 26% higher than the County median. Davidson has the highest of the three towns, with a median household income of over \$140,000—over double the median income in Charlotte. Huntersville and Cornelius have median household incomes of \$102,335 and \$95,147, respectively.

Moreover, over half of households in North Mecklenburg make over \$100,000 in annual income, compared to 37% of Mecklenburg County overall. Median household incomes increased between 2016 and 2021 across all included geographies. Davidson data showed the biggest increase from \$109,907 in 2016 to \$141,845 in 2021.

North Mecklenburg household incomes are higher than in Charlotte

Median Household Income (2021)

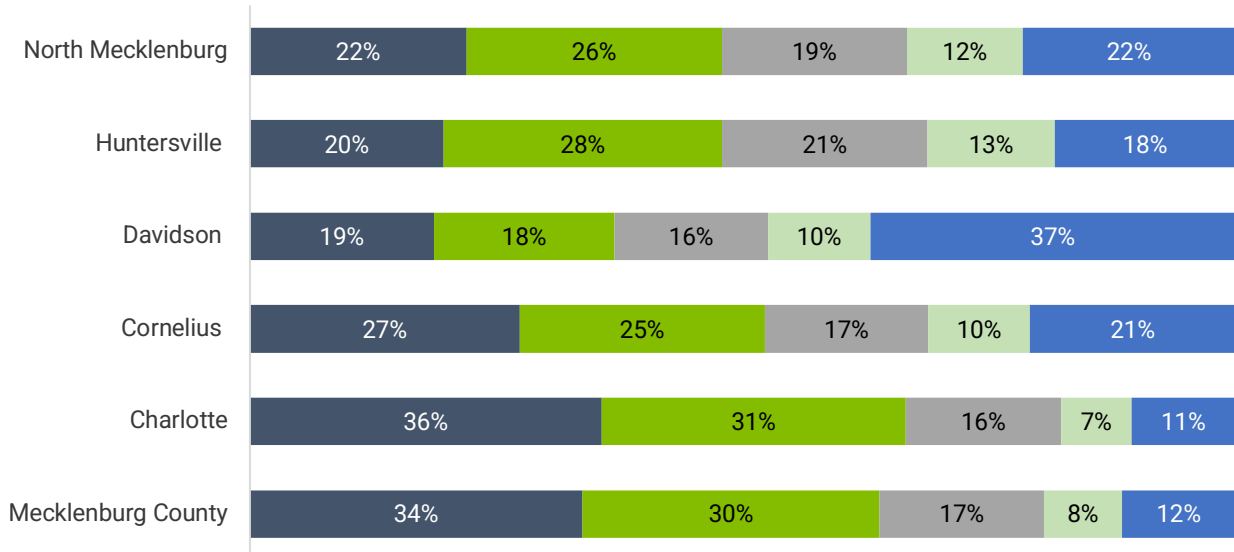


Data source: American Community Survey 2017-2021 (5-year estimates)

North Mecklenburg has a larger share of high income households than the county

Households by Annual Income (2021)

■ <50,000 ■ \$50,000-99,999 ■ \$100,000-149,000 ■ \$150,000-199,000 ■ \$200,000+



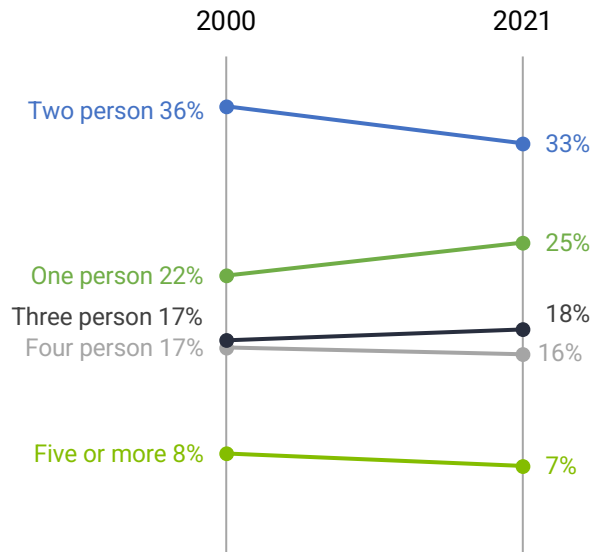
Data source: American Community Survey 2017-2021 (5-year estimates)

Household Size

The majority of households in North Mecklenburg continue to consist of one to two people. Two-person households are the most common in North Mecklenburg, but have decreased slightly over time. Another 25% are one-person households. The distribution for North Mecklenburg is fairly similar to the county as a whole. However, the county has a slightly higher prevalence of one-person households with 32% (compared to 25%).

North Mecklenburg households are still mostly one or two people

North Mecklenburg Households by Size (2000, 2021)



Data source: 2000 Census, American Community Survey 2017-2021 (5-year estimates)

Since 2000

The distribution of household sizes in North Mecklenburg has remained similar since 2000. The biggest changes were for one person (22% to 25%) and two person (36% to 33%), but the order of sizes has not changed.

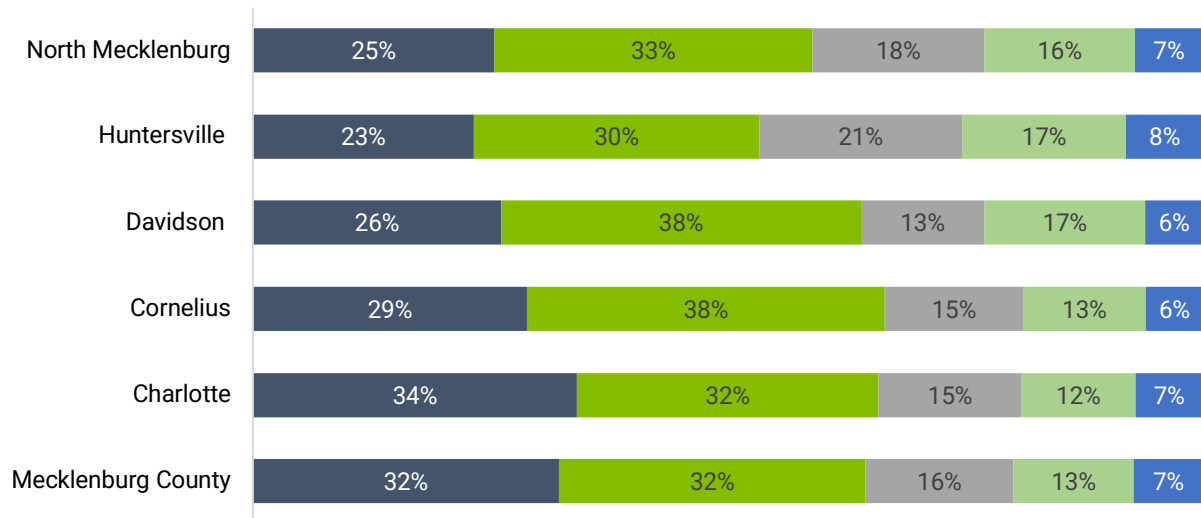
Since 2016

The two person change from 36% to 33% occurred between the 2016 and 2021 data periods. Overall, changes were minimal.

North Mecklenburg households are slightly larger than the county as a whole

Households by Size (2021)

■ One person ■ Two person ■ Three person ■ Four person ■ Five or more



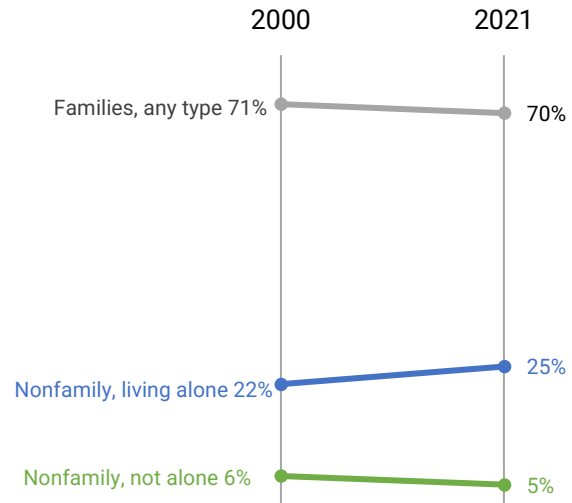
Data source: American Community Survey 2017-2021 (5-year estimates)

Household Type

Most North Mecklenburg households consist of families (70%). Most of these family households consist include a married couple; relatively few include a female householder with no spouse, and even fewer include a male householder with no spouse. Married couple households are more prevalent in North Mecklenburg than the county as a whole, where 42% of households are married couple families. The least common household type is nonfamily with an individual not living alone, ranging from 2% to 8% across included geographies. A quarter of householders consist of lone individuals.

North Mecklenburg households are mostly families

North Mecklenburg Household Type (2000, 2021)



Data source: 2000 Census, American Community Survey 2017-2021 (5-year estimates)
 *Note: census questions different from 2016 census

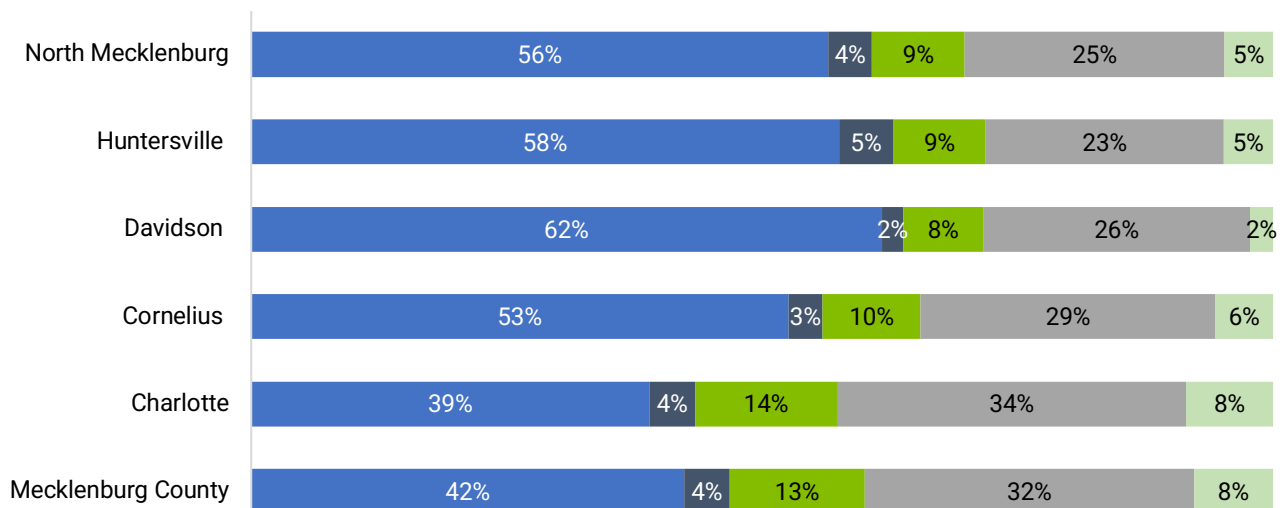
Since 2000 & 2016

Since 2000 and the previous report, there has been little change in household type. However, it is important to note that changes to ACS data did not allow for comparison across time for household compositions including children.

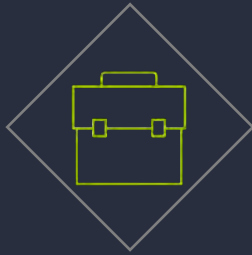
North Mecklenburg has a larger share of married couple family households than county as a whole

Households by Type (2021)

- Family: Married-couple
- Family: Female householder, no spouse present
- Nonfamily: Householder not living alone
- Family: Male householder, no spouse present
- Nonfamily: Householder living alone



Data source: American Community Survey 2017-2021 (5-year estimates)



Employment

This section provides information about the number of people who work at establishments in North Mecklenburg, what kinds of jobs they hold, and how much they earn. This section also examines whether these workers are living in the North Mecklenburg area or if they live elsewhere (and if so, where) and commute into North Mecklenburg for work. As the data in this section will illustrate, North Mecklenburg continues to experience a growing population of workers and a high commute volume both to and from North Mecklenburg.

About the data

Data for this section came from the Longitudinal Employer-Household Dynamics (LEHD), a national dataset that provides detailed information about where people work and live. Produced by the U.S. Census Bureau, it is generated from state unemployment insurance reporting information. The LEHD captures wage and salary jobs covered by unemployment insurance (which account for about 95% of private sector wage and salary employment) but does not include informal workers or the self-employed. A worker's employment location is based on the physical or mailing address reported by the employer, which in some cases may not be the location at which an employee performs his/her work (especially given COVID-related changes to the workforce). Even with these nuances, this is the most comprehensive data set on work and residential location available to date. This section uses the most up-to-date LEHD data from 2020 and previous years. Extraterritorial jurisdictions (ETJs) are included unless noted otherwise.

Total Jobs

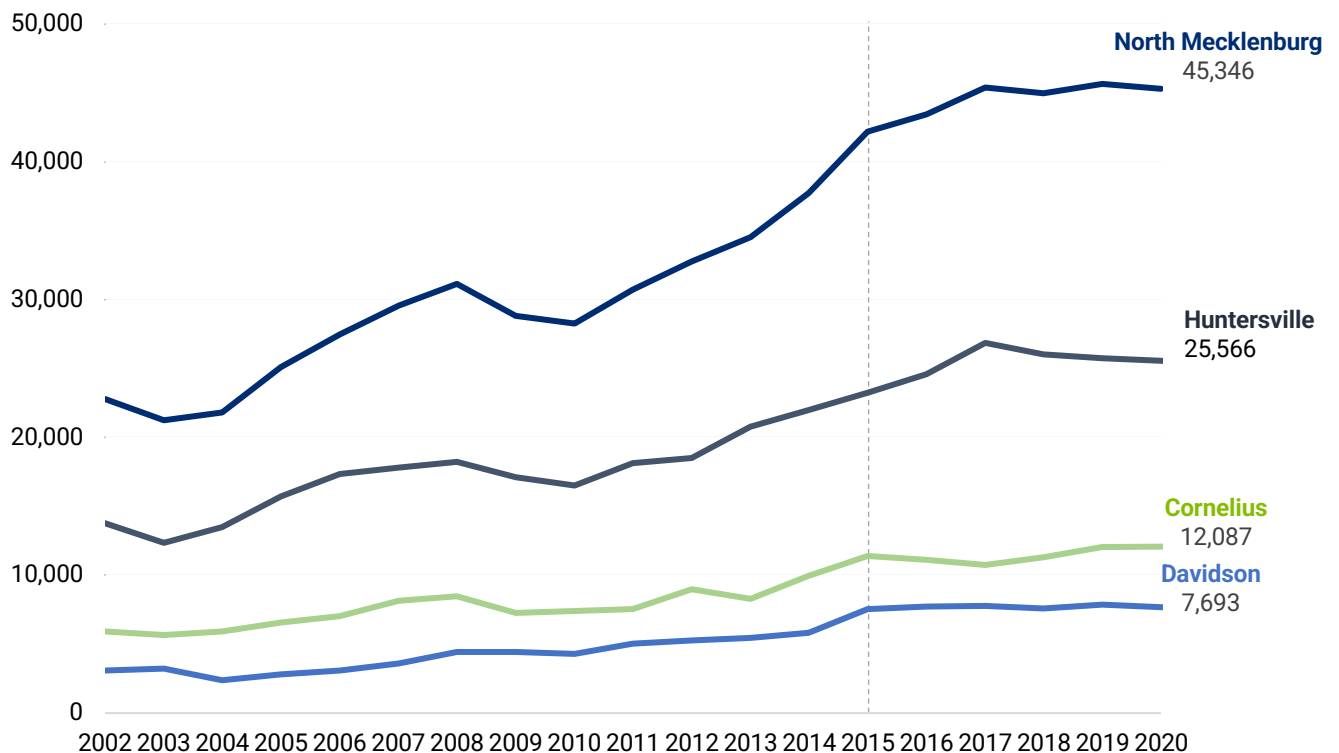
The previous report included 2015 employment data; the current study includes 2020 data. Between 2015 and 2020, there was about a 3,000 job increase across North Mecklenburg Towns. From year to year between 2015 and 2020, there was an average increase of 624 jobs per year in North Mecklenburg, although some years saw a decrease in jobs (2018 and 2020). In future years, it will be important to consider the impact of remote work and which companies will be considered to be based in North Mecklenburg.

Of the three North Mecklenburg towns, Huntersville hosts the greatest share of jobs at 25,566, followed by Cornelius (12,087) and Davidson (7,693). This order is consistent with town sizes.

The North Mecklenburg towns are home to a number of prominent companies and organizations. The area's largest employers include Ingersoll Rand in Davidson (1,600 employees), McGuire Nuclear Station in Huntersville (1,200 employees), Trane Technologies in Davidson (1,100 employees), and Davidson College (750 employees).²

Over 45,000 people work at an establishment located in North Mecklenburg, up 3,000 since 2015.

Total Number of Jobs by Town (2002-2020)



Note. Dotted line illustrates the 2015-year marker, the time of the last report's data.
Data source: Longitudinal Employer-Household Dynamics

² Employer list:

https://www.inedc.com/index.php?submenu=majorEmployers&src=directory&view=major_employers&srctype=major_employers_list

Industry Sector Composition

Workers in the North Mecklenburg towns hold a variety of jobs and span nearly all industries. The most prevalent sectors in which these employees work include: (a) retail trade (13%), (b) health care and social assistance (11%), and professional, scientific, and technical services (9%). Workers in these sectors earn varying wages. For example, a retail salesperson made, on average, \$32,690 in the Charlotte-Concord-Gastonia metropolitan area in 2022. Workers in the professional, scientific, and technical services, however, often need specialized training that leads to higher wages (e.g., accounting, research).³

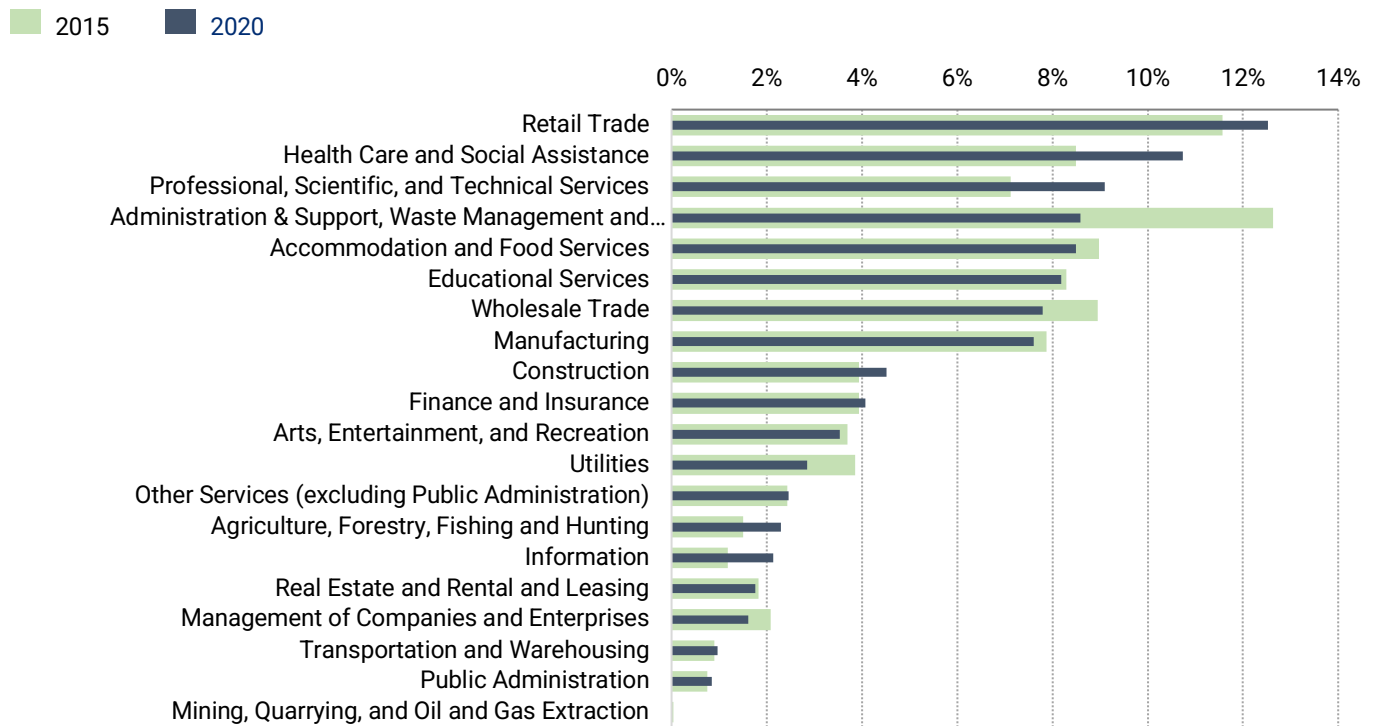
Since 2002

Between 2002 and 2020, the biggest changes in sector composition were utilities (11% to 3%), health care and social assistance (6% to 11%), and professional, scientific, and technical services (5% to 9%).

Since 2015

Between 2015 and 2020, the biggest changes in sector composition were administration and support, waste management and remediation (13% to 9%), health care and social assistance (9% to 11%), and professional, scientific, and technical services (7% to 9%).

Retail Trade is the most common sector of employment in North Mecklenburg Employment by sector in North Mecklenburg (2015, 2020)



Data source: Longitudinal Employer-Household Dynamics, 2020

³ bls.gov

Earnings

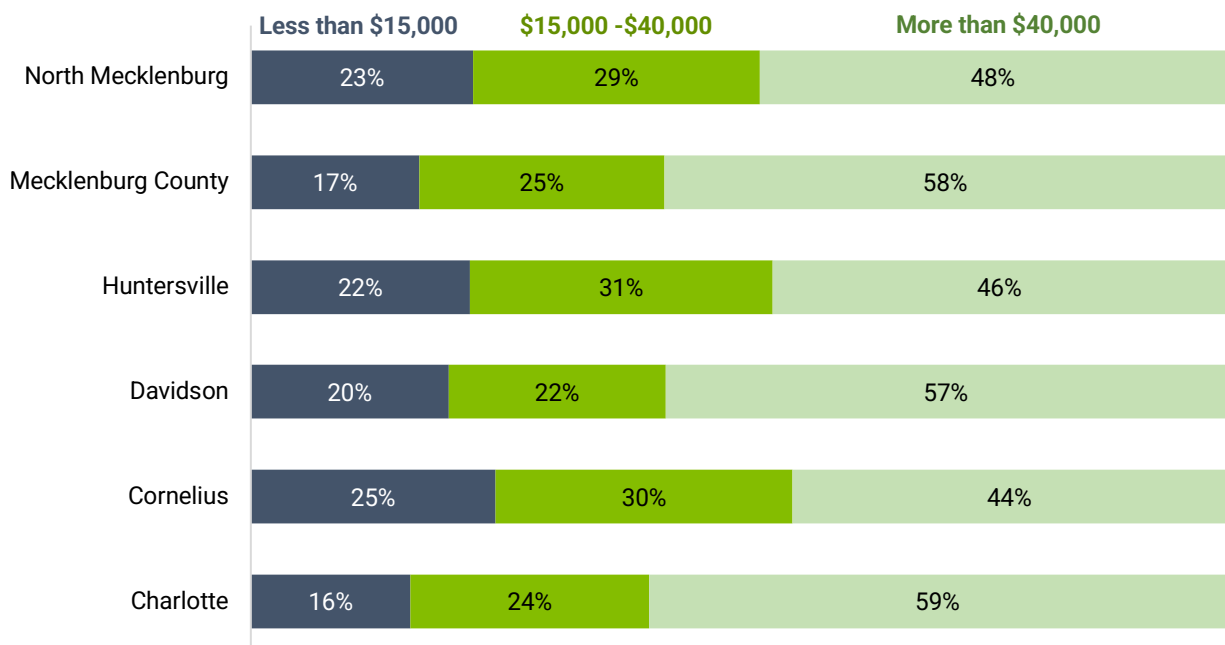
A slim majority (52%) of workers in North Mecklenburg establishments earn less than \$40,000 a year. This is higher than the county overall, where 42% of all workers earn less than \$40,000.

Compared to 2015, North Mecklenburg saw a small increase in the percentage of workers making over \$40,000 (46% to 48%), whereas the percentages in Mecklenburg County and Charlotte experienced bigger increases (50% to 58% and 51% to 59%, respectively). This is unsurprising given the high number of lower-wage jobs in North Mecklenburg and unchanging minimum wage.

For context, full-time, minimum wage employees (earning \$7.25/hour) make approximately \$14,500 per year.

The majority of people who work in North Mecklenburg establishments earn less than \$40,000

Workers by Earnings (2020)



Residential Location

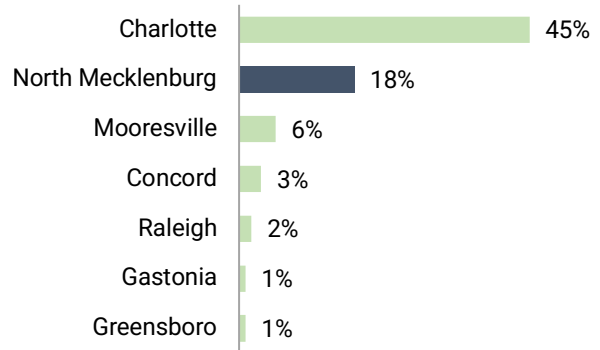
Most North Mecklenburg residents commute outside of North Mecklenburg for work. Of North Mecklenburg residents who work, 45% commute to jobs in Charlotte, and 18% work within the North Mecklenburg region.

Many of those who commute to jobs in Charlotte work in and around Uptown, but there are also considerable clusters in University City and Northlake and slightly smaller ones in South Park and Ballantyne (Map 2). Other residents work in varying locations, such as nearby Mooresville or further away in Raleigh.

The vast majority (80%) of people who commute out of North Mecklenburg still travel less than 25 miles to work. 32% commute less than 10 miles, down slightly from about 36% in 2015.

Almost half of North Mecklenburg residents work in Charlotte

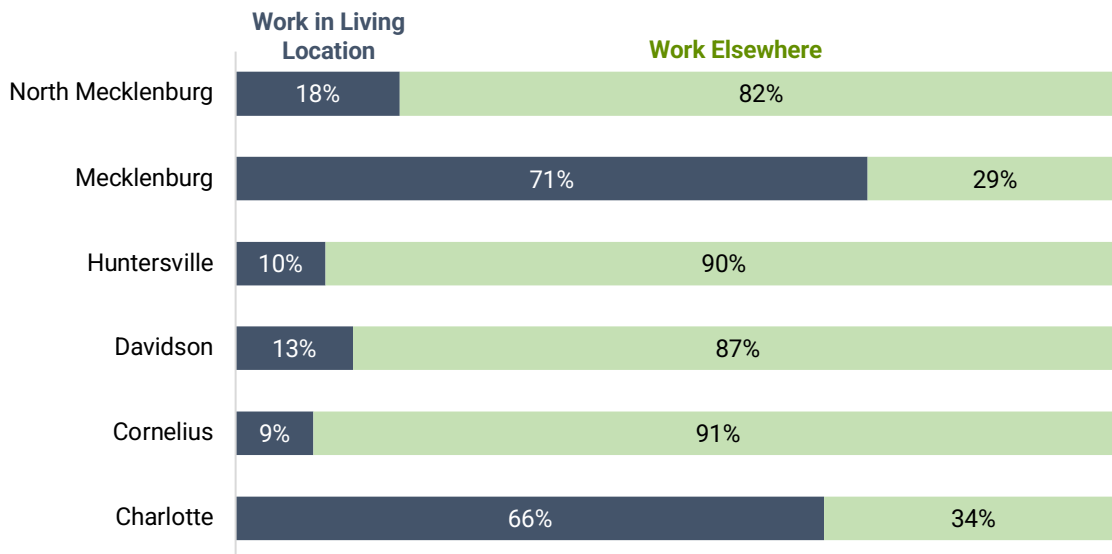
Where People Who Live in North Mecklenburg Work (2020)



Data source: Longitudinal Employer-Household Dynamics, 2020
 *Note: Working locations in figure above include individuals working within municipal boundaries and exclude individuals working in the ETJs of the specified towns and cities. The North Mecklenburg share remains at 18% when including ETJ data points.

Majority of people **who live** in North Mecklenburg work elsewhere

Where Residents Work (2020)



Data source: Longitudinal Employer-Household Dynamics, 2020
 Note: The North Mecklenburg figures are not averages of the three towns. For example, it would include someone who lives in Davidson but works in Huntersville as working and living in North Mecklenburg.

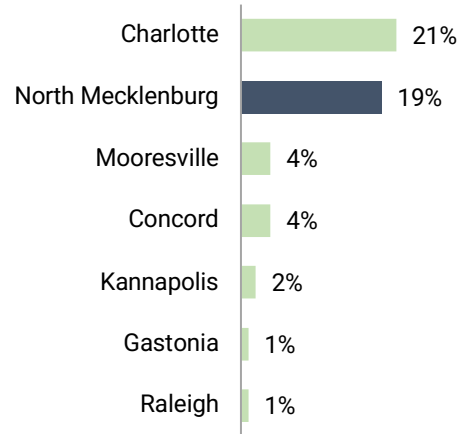
The majority (81%) of North Mecklenburg workers commute from other places, while only 19% of those who work in North Mecklenburg also live there. Commuting rates for North Mecklenburg workers are much higher than the county overall (where 52% of workers commute in for work) and the City of Charlotte (where 57% of workers commute in for work).

Just over one-fifth (21%) of those who work in North Mecklenburg commute from homes in Charlotte. Many of these individuals live in North Charlotte (from Northlake to University City), but a sizeable number also live in and around center city Charlotte and others are scattered across the city (Map 3). Many others are coming from other suburban communities in the surrounding counties like Mooresville, Concord, and Kannapolis.

The majority (70%) of people who work in North Mecklenburg travel less than 25 miles from their home, and about one-third travel less than 10 miles from home to work in North Mecklenburg.

A similar share of people **who work** in North Mecklenburg live in Charlotte as in North Mecklenburg

Where People Who Work in North Mecklenburg Live (2020)

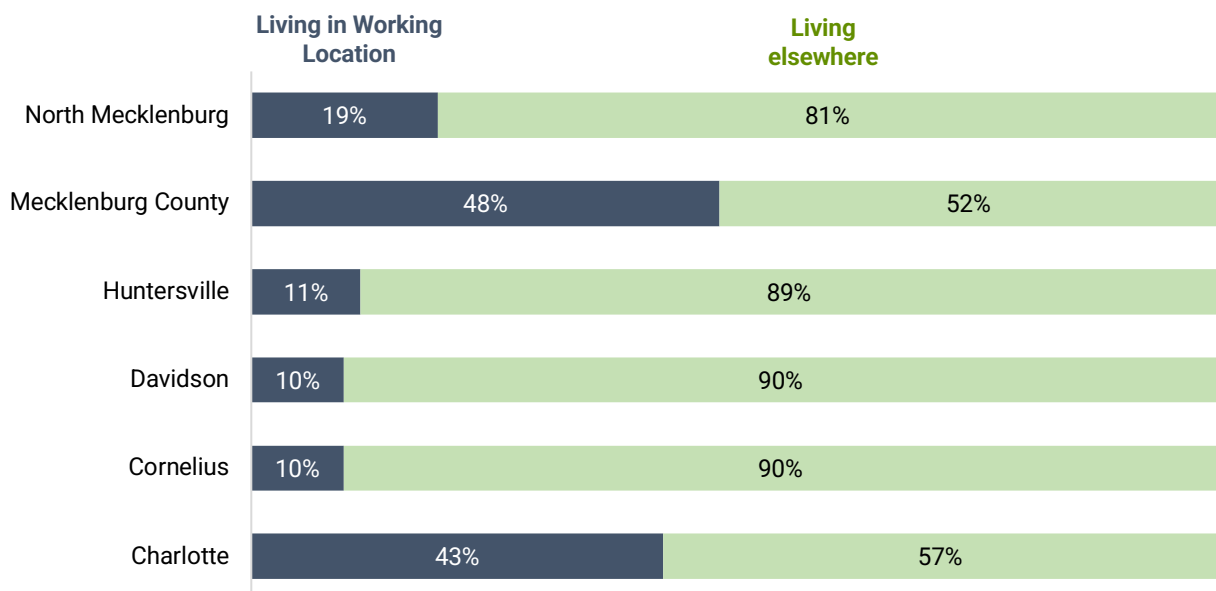


Data source: Longitudinal Employer-Household Dynamics, 2020

*Note: Living locations in figure above include individuals within municipal boundaries and exclude individuals living in the ETJs of the specified towns and cities. The North Mecklenburg share remains at 19% when including ETJ data points.

Majority of people **who work** in North Mecklenburg live elsewhere

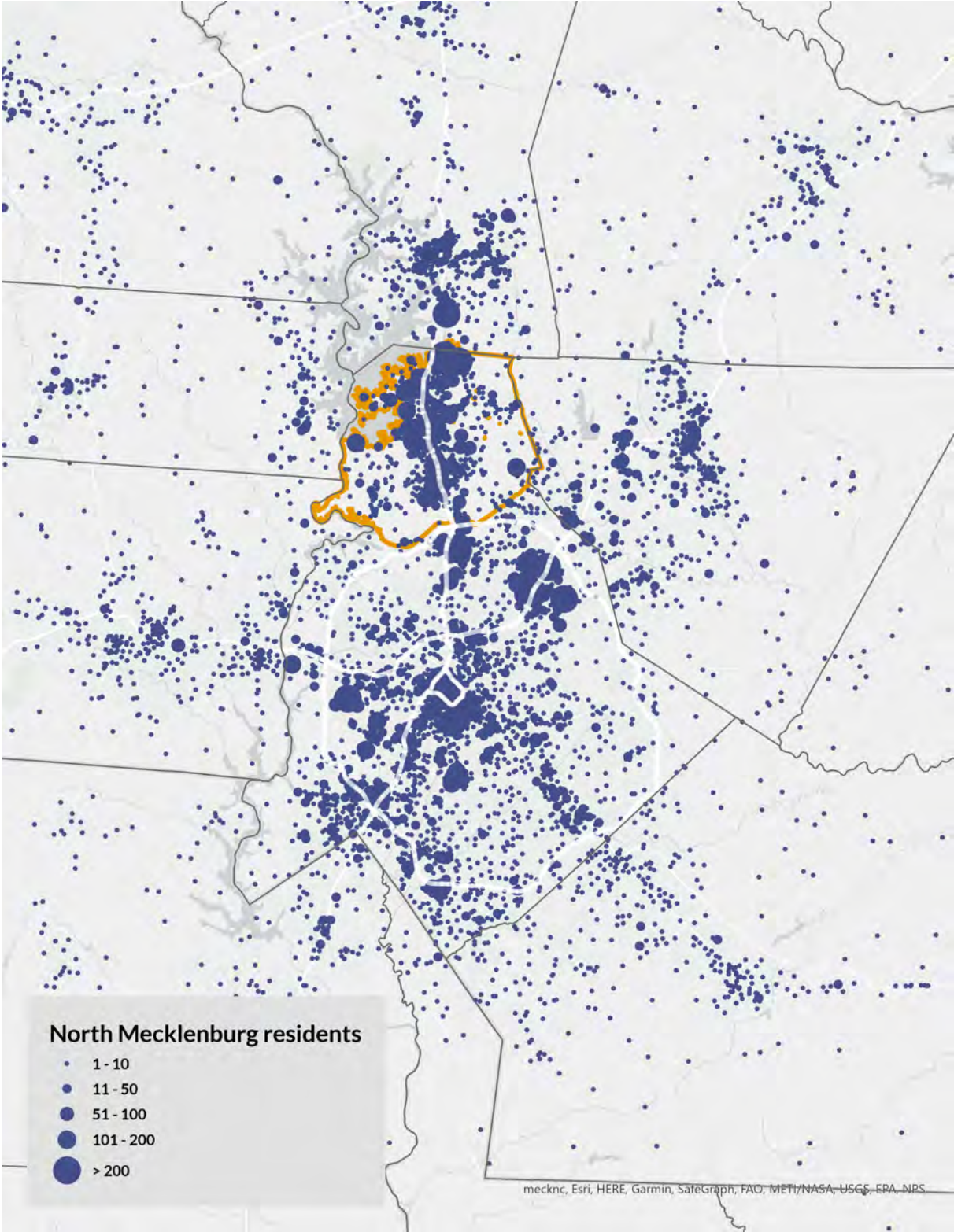
Where Workers Live (2020)



Data source: Longitudinal Employer-Household Dynamics, 2020

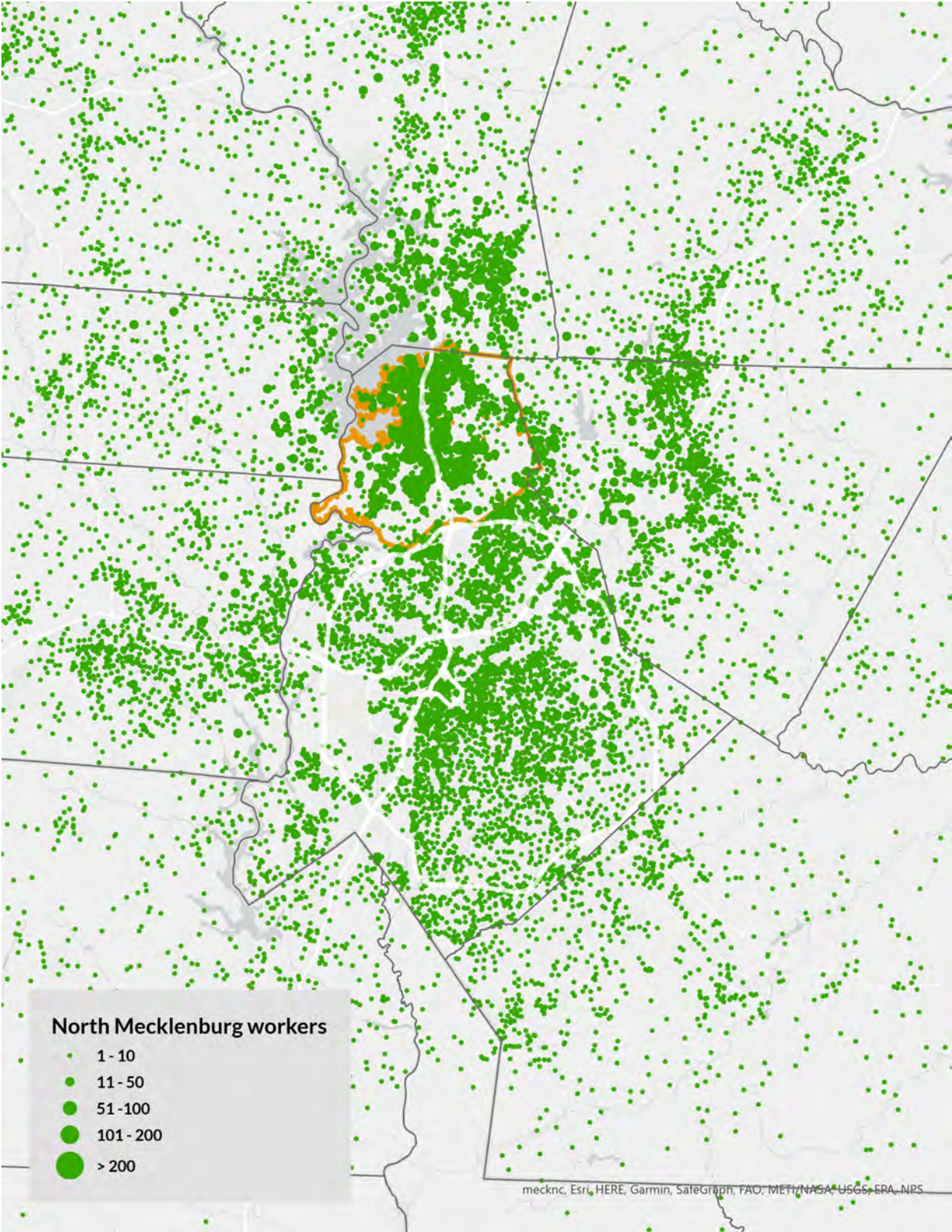
Note: The North Mecklenburg figures are not averages of the three towns. For example, it would include someone who works in Davidson but lives in Huntersville as working and living in North Mecklenburg.

Map 2. Where people **who live** in North Mecklenburg work



Data source: Longitudinal Employer-Household Dynamics, 2020

Map 3. Where people **who work** in North Mecklenburg live



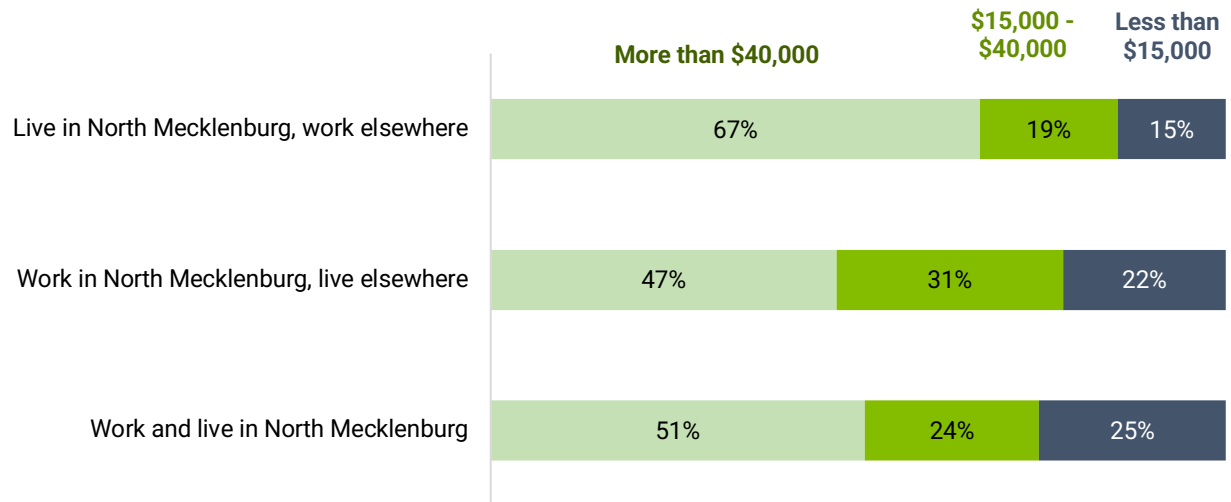
Data source: Longitudinal Employer-Household Dynamics, 2020

Those who commute into North Mecklenburg for work tend to be in lower-paying jobs than North Mecklenburg residents, although the income brackets look similar for those who work and live in North Mecklenburg. The majority (67%) of North Mecklenburg residents who work elsewhere earn more than \$40,000. The 67% figure for North Mecklenburg residents who work elsewhere has increased from 62% in 2015.

Only 47% of individuals who work in North Mecklenburg but live elsewhere make over \$40,000, up from just 45% in 2015.

Those who live in North Mecklenburg but work elsewhere make more than those who work in North Mecklenburg but live elsewhere.

Worker Earnings by Place of Work and Residence (2020)



Data source: Longitudinal Employer-Household Dynamics, 2020



Housing Stock

The housing stock in North Mecklenburg has expanded considerably to accommodate the population growth in the area. This section provides a detailed snapshot of the current housing stock in North Mecklenburg, including the breakdown of units by type, age, and size. This section also includes maps showing how these numbers are spatially distributed across the northern part of the county.

About the data

Data for this section came primarily from the Mecklenburg County tax parcel dataset, which is maintained by Mecklenburg County Land Records Management and GIS departments. It includes physical and legal attributes for all parcels in Mecklenburg County. Unless otherwise noted, the numbers provided in this section capture the entire sphere of influence for each town, not just their official boundaries.

While the dataset used for this analysis was obtained in 2023, some of the more recent developments are not yet reflected in this dataset. This dataset was supplemented, where possible, with data provided by the town planning departments.

Subdivision boundaries provided by the town planning departments were used to aggregate the property-level data for mapping purposes. Areas outside the towns' boundaries were grouped into Census block groups. Neighborhood maps for each town are provided in the appendix to this report for reference.

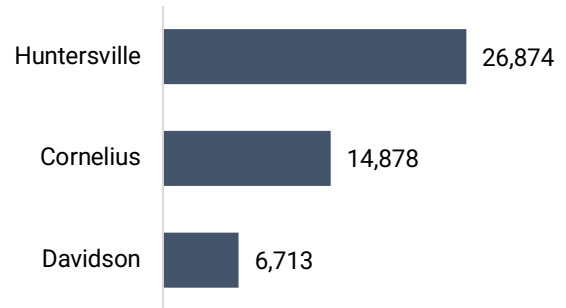
Housing Units and Density

According to Mecklenburg County tax parcel information, there are over 48,000 housing units in North Mecklenburg, up over 3,000 units since 2018. The majority of these units are located in Huntersville (26,874), followed by Cornelius (14,878), and then Davidson (6,713).

There are a number of very large subdivisions (with more than 500 units each) throughout North Mecklenburg. Most of the subdivisions are in Huntersville. The largest is Birkdale, followed by Northstone Club (about 1,000 units each), Vermillion and Cedarfield (800 - 900 units each). In Cornelius, the largest developments are the Peninsula (about 750 units), and Heritage Green and Antiquity (about 500 units each). In Davidson, River Run is the largest by far, with almost 900 units, followed by Davidson Gateway and Davidson Landing, which have about half as many units, but are much denser.

Huntersville has more housing units than Cornelius and Davidson combined

Total Housing Units in Each Town (2023)



Data source: Mecklenburg County Tax Parcel Data, 2023

Since 2018, housing density, housing units per acre, has increased across all included geographic areas when looking within municipal boundaries. In the previous report, the density in North Mecklenburg was 1.1 (excluding the ETJ, extraterritorial jurisdiction, outside municipal boundaries). North Mecklenburg and Mecklenburg County now have the same density. Cornelius and Davidson continue to exceed the density of the county. Huntersville also continues to have the lowest density, even when excluding the ETJ.

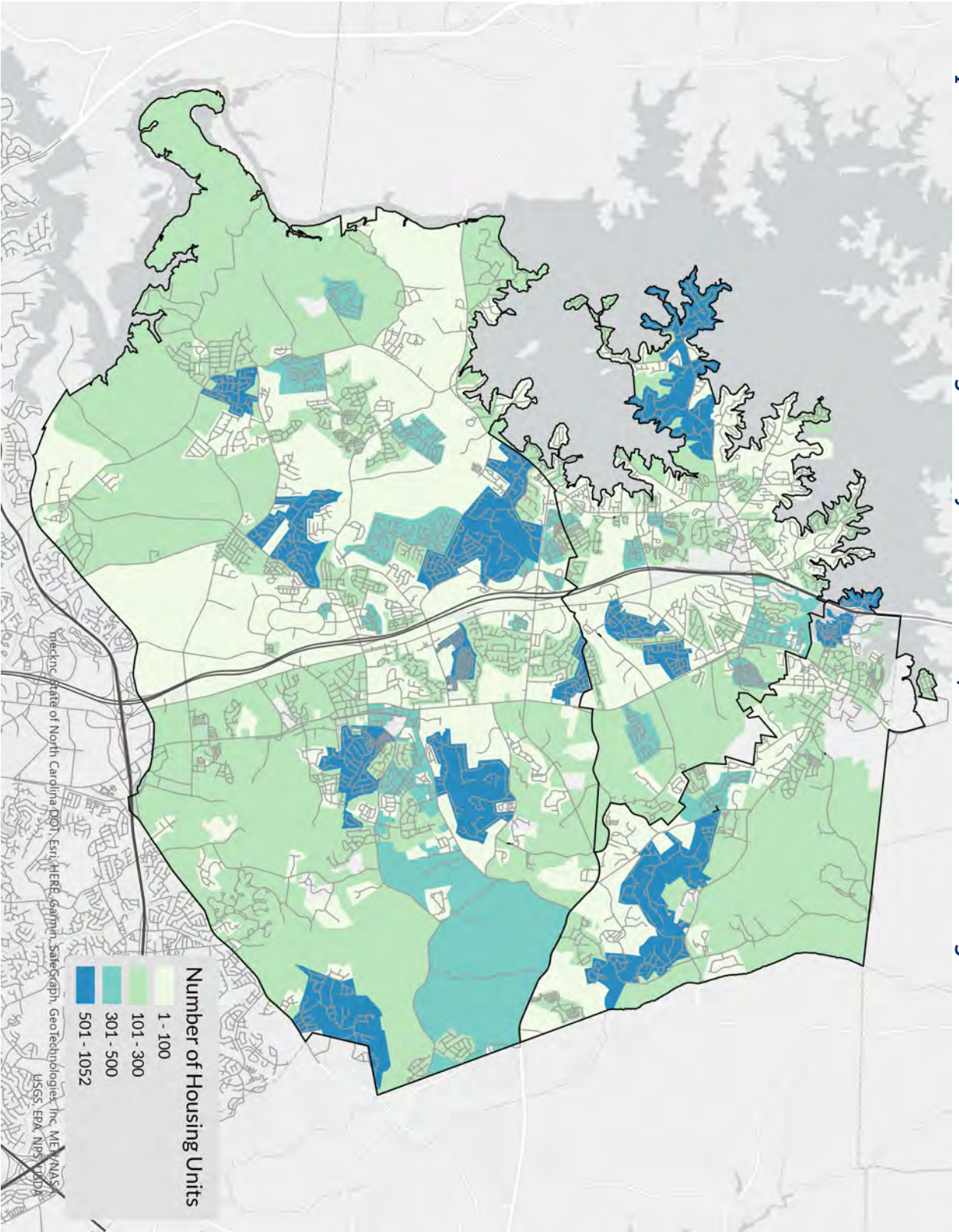
North Mecklenburg's housing stock is still less dense than the county as a whole

Housing Units Per Acre (2023)



Data source: Mecklenburg County Tax Parcel Data, 2023

Map 4. Number of Housing Units by Subdivision, North Mecklenburg



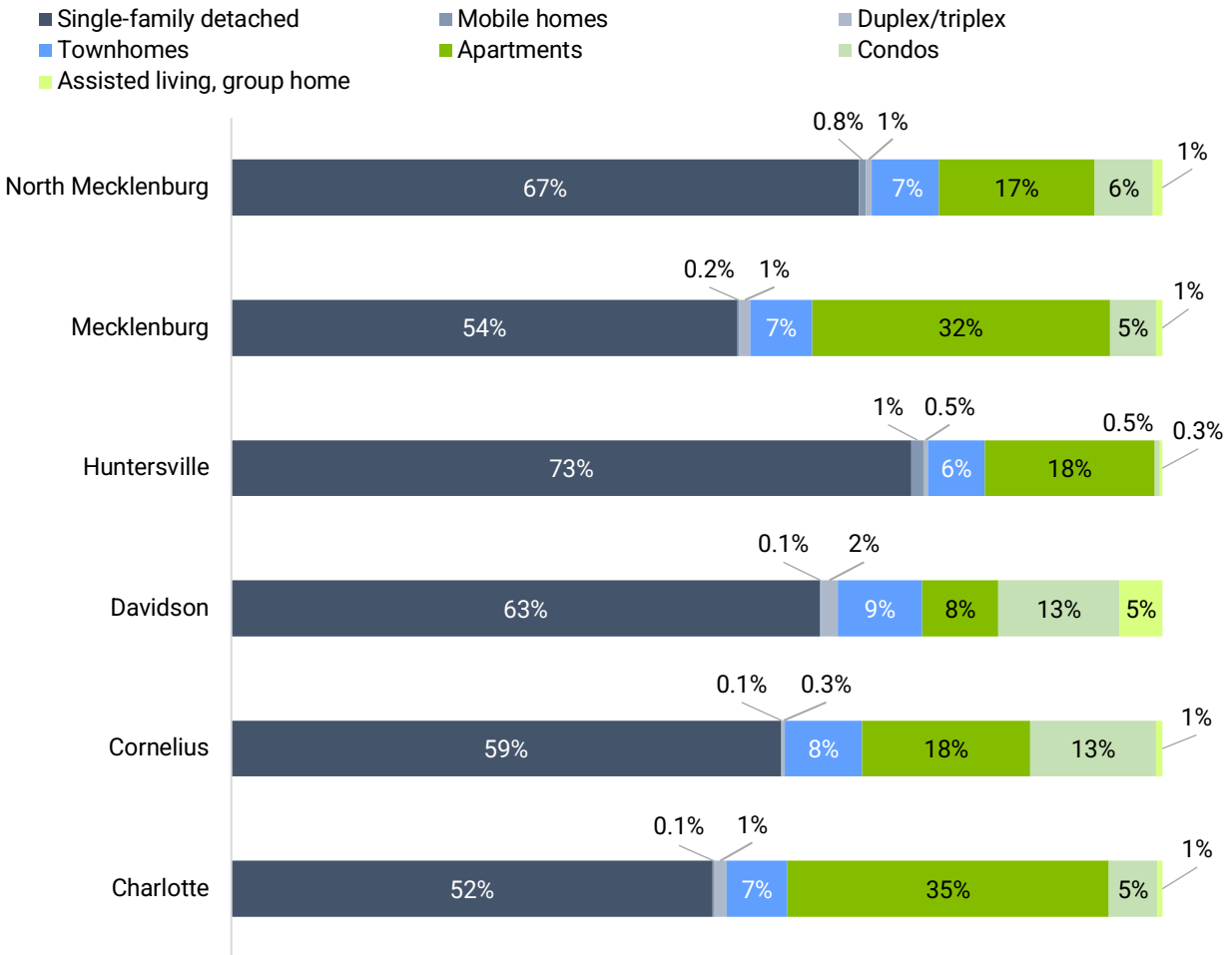
Data source: Mecklenburg County Tax Parcel Data, 2023

Housing Type

The most common type of home in North Mecklenburg is single-family. About 67% of the area’s housing units are single-family detached homes, similar to 2018’s 66%. Seventeen percent of housing units are apartments, 7% are townhomes, and 6% are condos. The prevalence of single-family units is still highest in Huntersville. Overall, the composition of housing types is similar to that of the previous report.

North Mecklenburg's housing stock is still predominantly single-family

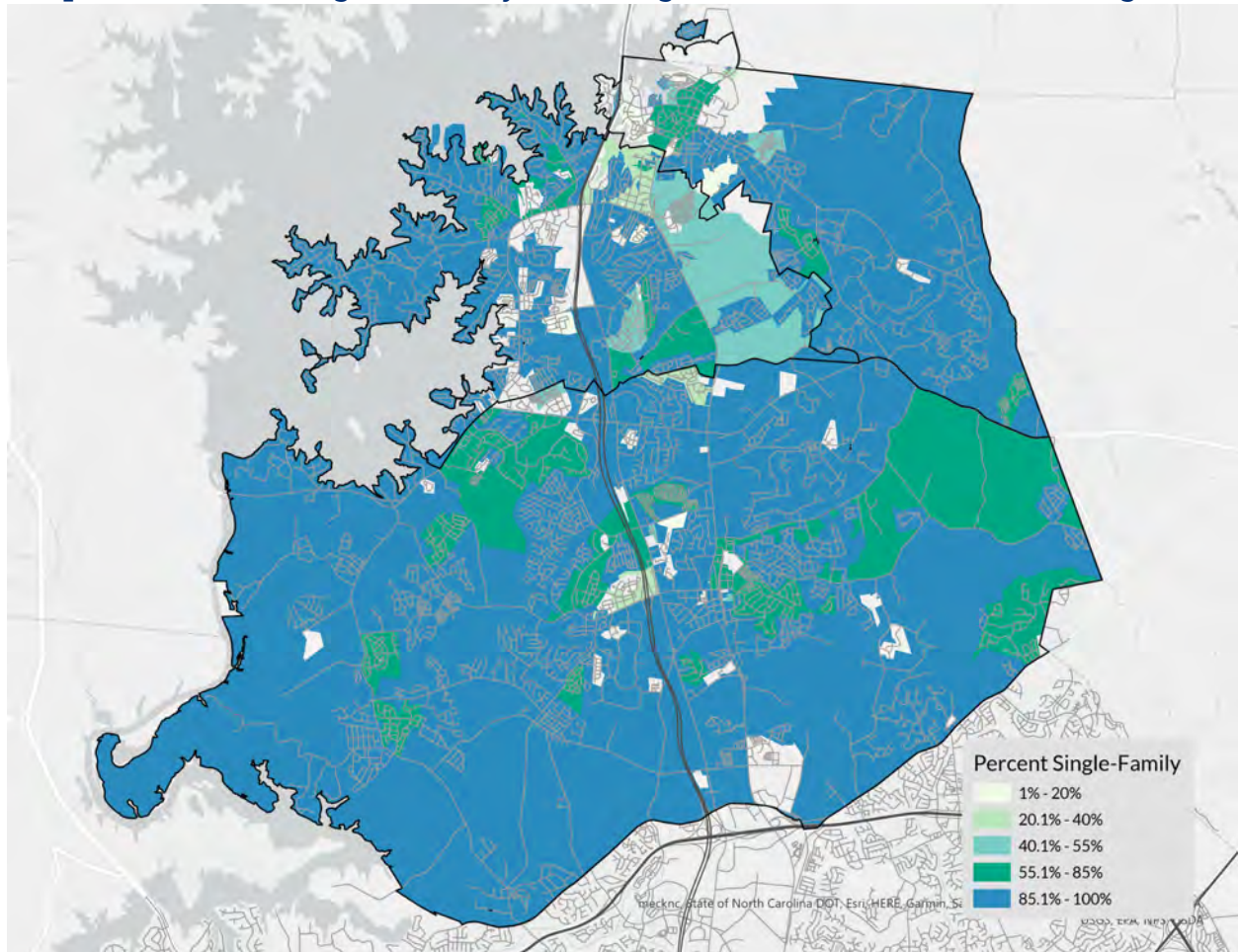
Housing units by type (2023)



Data source: Mecklenburg County Tax Parcel Data, 2023

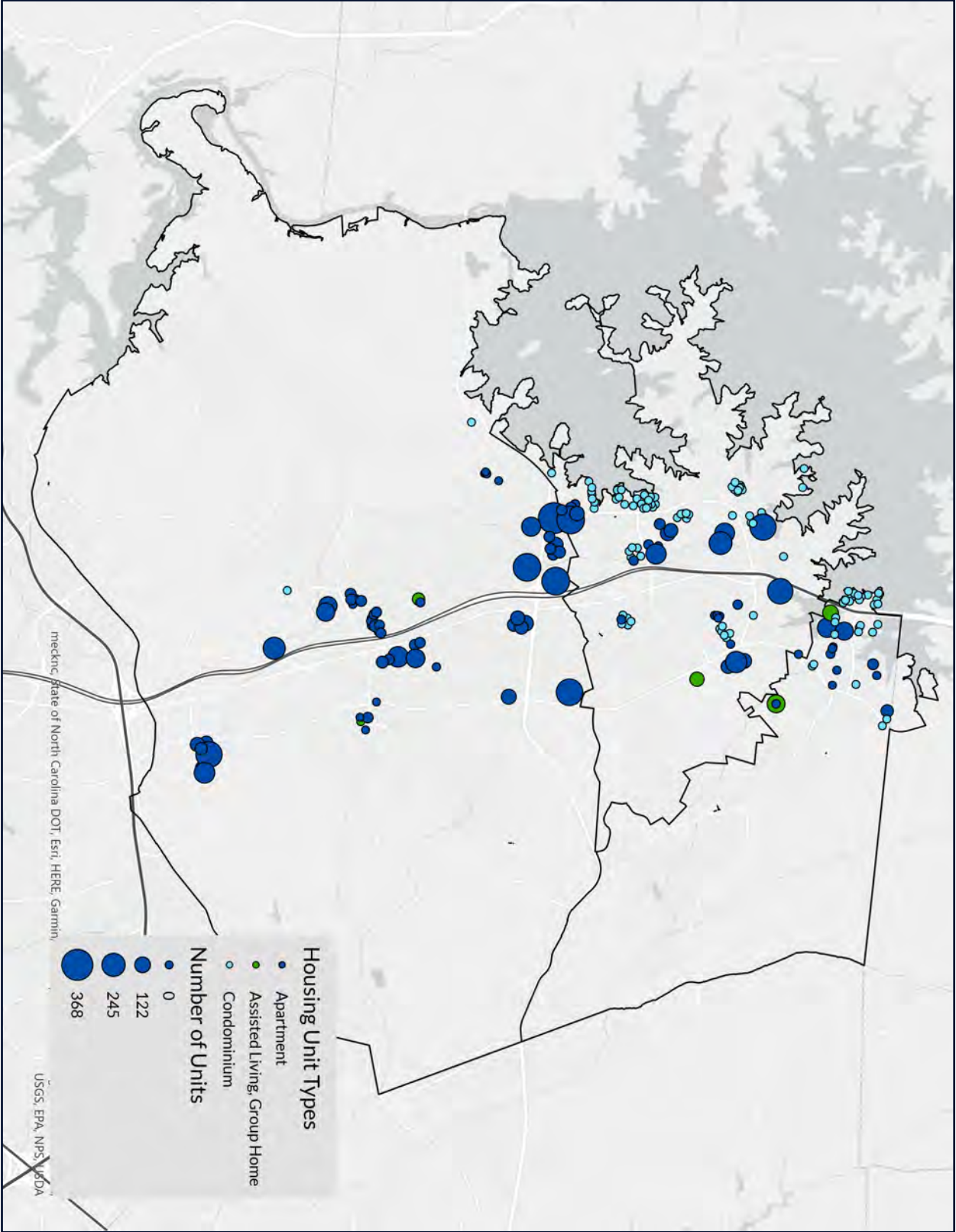
As was the case in 2018, subdivisions in North Mecklenburg are typically homogenous, usually consisting of one or two types of housing. This is due in part to how subdivision boundaries are drawn. Developments governed by a property management company or homeowners' association are almost always a single housing type. As seen in the map, single family neighborhoods make up most of the area. Mixed housing neighborhoods (between 40% and 55% single family) include Bryton and Birkdale in Huntersville, Antiquity and downtown Cornelius, and the St. Albans and West Davidson neighborhoods in Davidson.

Map 5. Percent Single-Family Housing Units, North Mecklenburg



Data source: Mecklenburg County Tax Parcel Data, 2023

Map 6. Multi-Family Housing Units, North Mecklenburg



Data source: Mecklenburg County Tax Parcel Data, 2023

Housing Age

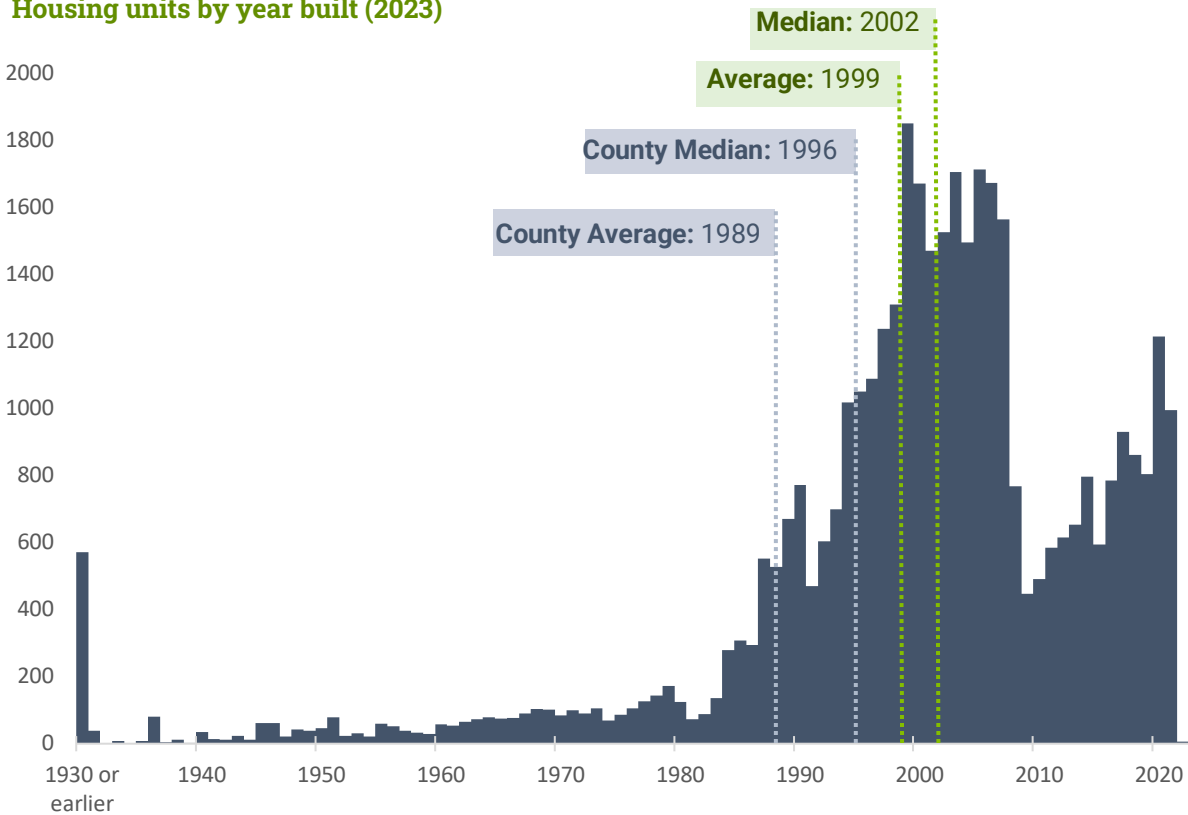
The first home (of record) built in North Mecklenburg was built in 1804. Building increased through the 1900s, with the majority of homes (61%) in the area built between 1990 and 2009. About 23% of the current housing stock has been built since 2010, and 16% were built in 1989 or prior. The typical home in North Mecklenburg was built around 1999.

Overall, the housing stock in North Mecklenburg is newer than the county, where most homes are 30 plus years old and were built in the 1990s or earlier. The average home in North Mecklenburg is about 10 years younger than the county-wide average (1989).

Older homes tend to be found in the central part of each town, primarily in areas east of I-77 and in areas that are still mostly undeveloped (Map 7). Some of the oldest neighborhoods are found in downtown Davidson, where the majority of homes were built pre-1950. Other older neighborhoods in Davidson include Old Town, West Side, Terrace Heights, and the area containing South, Cathey, Walnut, and Spring Street, which were all developed around the mid-century (1950s-1980s). Cornelius has two older neighborhoods located just south of Catawba Ave, Smithville and Olde Mill Village, which were built pre-1950. There are also a handful of mid-century neighborhoods (1950s-1980s) located just north of Catawba, including: Smithville Heights, JT Westmoreland Estate, WG Potts, Carolina Park, Nell Woods and Burton Heights. Some of the oldest neighborhoods in Huntersville were also built mid-century, including the Pottstown and Walden communities on the east side of I-77 and the Greenfield, Westminster Park, and Ranson Road neighborhoods on the western side.

North Mecklenburg's housing stock is relatively young

Housing units by year built (2023)



Data source: Mecklenburg County Tax Parcel Data, 2023

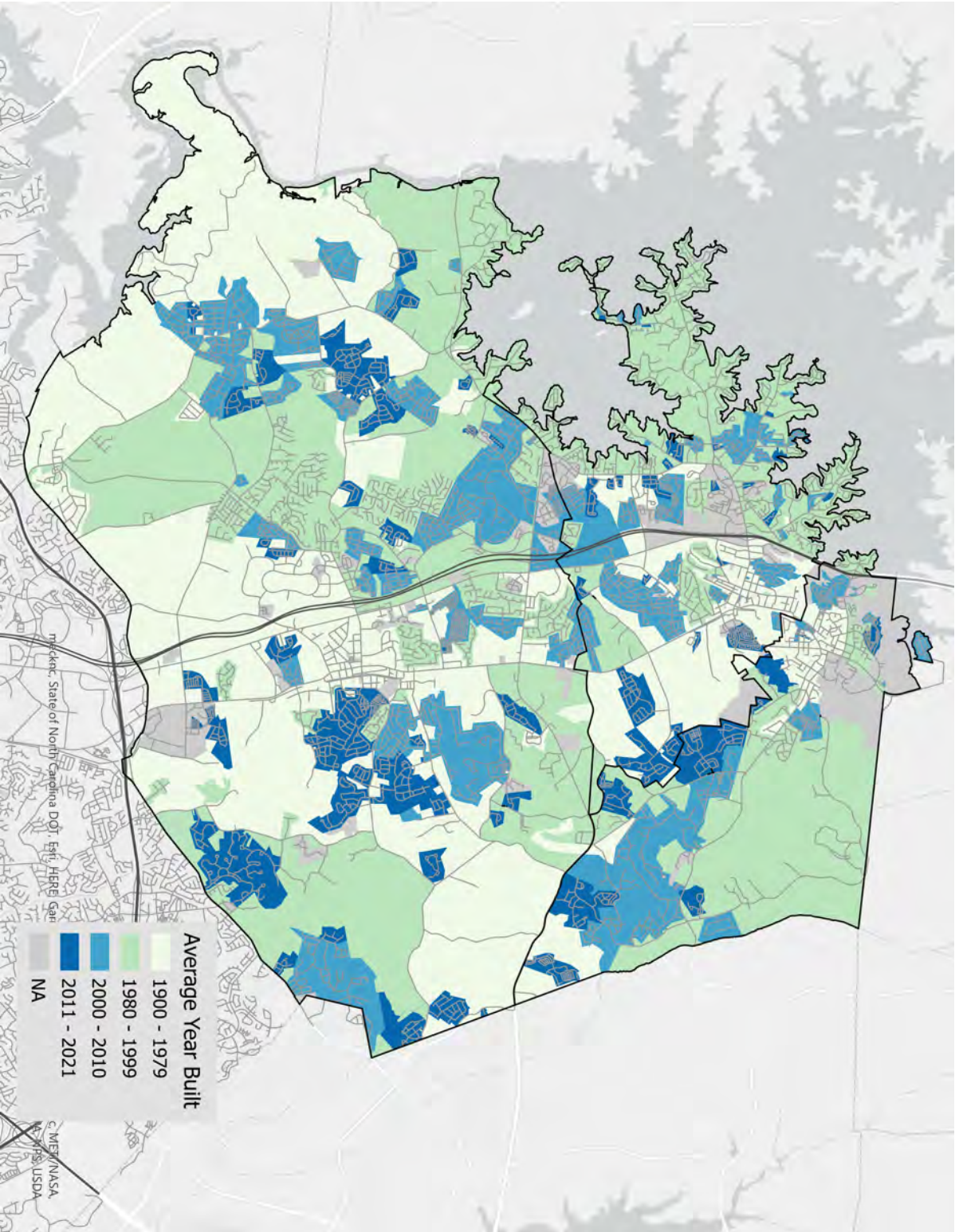
Much of the lakefront housing was developed in the 1980s and 1990s, along with several large inland subdivisions. In Davidson, this includes Davidson Landing and several lakeside subdivisions just east of I-77, including Spinnaker Cove and North Main. Further east, the neighborhoods of McConnell, Kimberly, and areas along Pine Rd. were also developed at this time. Prominent developments of this era in Cornelius include the Peninsula, neighborhoods along Knox Rd (e.g., Bahia Bay, Country Club Shores). On the east side of I-77, small pockets between Catawba Ave and Washam-Potts Road were developed, including Wellsely Village, Coachman's Trace and Willow Pond. Huntersville also saw much development in the 1990's and early 2000's, including Birkdale, Wynfield Creek, Wynfield Forest and Cedarfield to the west of I-77; Greenfarms, Hamptons, Ashton Acres and Monteith Park between I-77 and Highway 115; and the neighborhoods of Plum Creek, Dogwood Estates, and McGinnis Village in the southern part of town, near Highway 115. Two more golf course communities, Northstone Club and Skybrook, along with Birkdale, were built in the early 00's and late 10's respectively.

The newest neighborhoods in North Mecklenburg are located mostly on the edges of the towns, expanding development further outward into the countryside. About 20 neighborhoods have been built or expanded in the past 3 years. In Davidson, this includes the neighborhoods of Kenmare and Narrow Passage, in the eastern part of the ETJ.

In Cornelius, new developments include Mays Hall, on the far eastern edge of the ETJ, and Cambridge Square, a small single-family neighborhood located near the peninsula.

Huntersville is home to most newer neighborhoods. On the western edge of town are the neighborhoods of Farrington and Hollins Grove. In the middle of town, nestled between I-77 and Highway 115, are an expansion of the Bryton neighborhood, and Stoneybrook Station. Several newer developments are located in eastern part of town and include Northbrook, Belleterre, Chapel Grove, Skybrook North and Blackwood Knoll. Finally, the neighborhoods of Ramseys Glen, Walden and Sherrill, are located a few miles East of I-77, near downtown and the Vermillion neighborhood.

Map 7. Average Year Built by Subdivision, North Mecklenburg



Data source: Mecklenburg County Tax Parcel Data, 2023

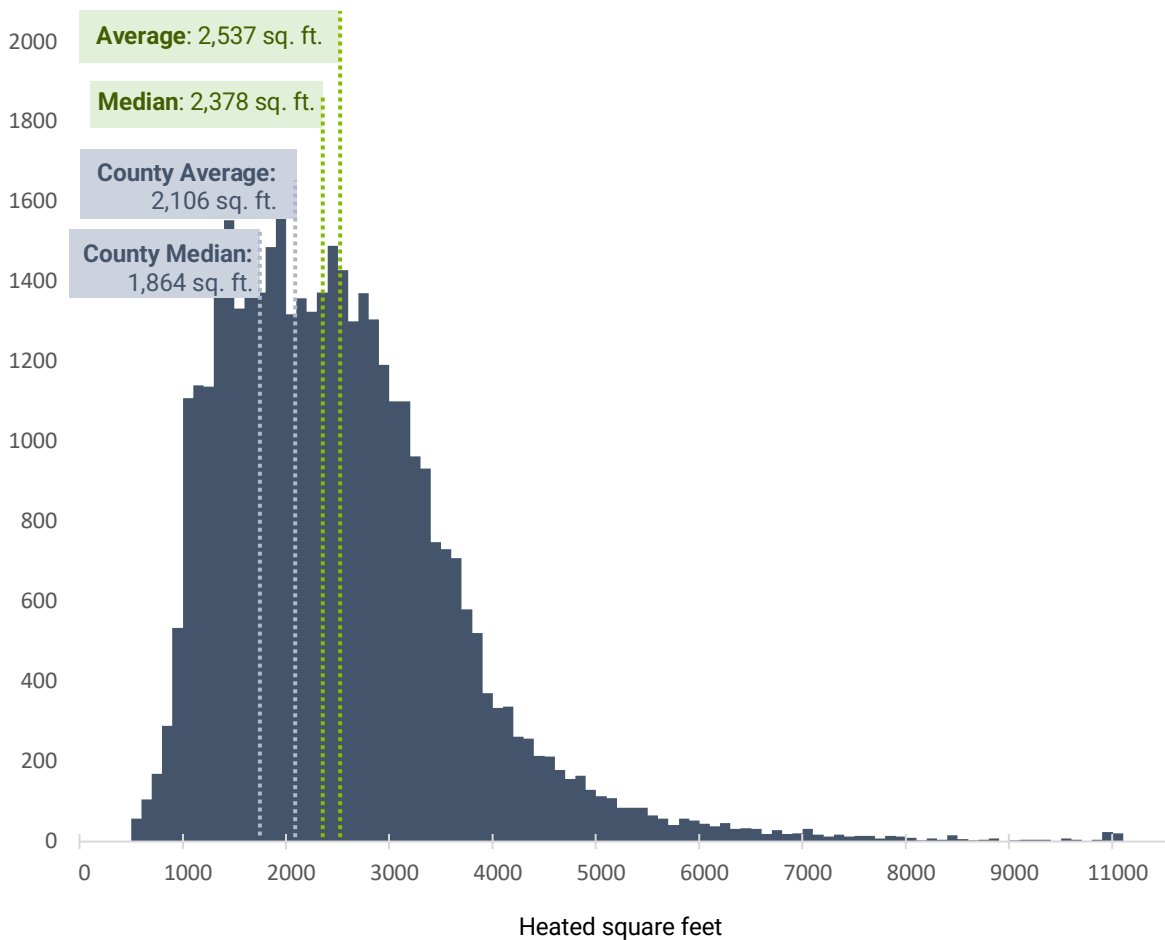
Home Size

Homes in North Mecklenburg tend to be on the larger side, with an average of 2,537 heated square feet and a median of 2,378, up from the previous report (2,422 and 2,264 heated square feet, respectively). Half of the homes in North Mecklenburg have between 1,200 and 2,500 heated square feet, while another 32% have between 2,600 and 3,800. These houses are larger than the county as a whole, where the average number of heated square feet is just over 2,100.

The typical home in North Mecklenburg has 3 bedrooms, with 3-bedroom homes accounting for 45% of North Mecklenburg homes, and over 40% have 4 or more bedrooms. These figures are similar to those in the previous report. These percentages (as well as the square footage numbers) do not include apartment units, as this information is missing from the data source. This means that the shares of one (.5%) and two- bedroom units (11%) are likely higher than the data source indicates.

Homes in North Mecklenburg tend to be larger than homes in the county

Housing units by heated square feet (2023)



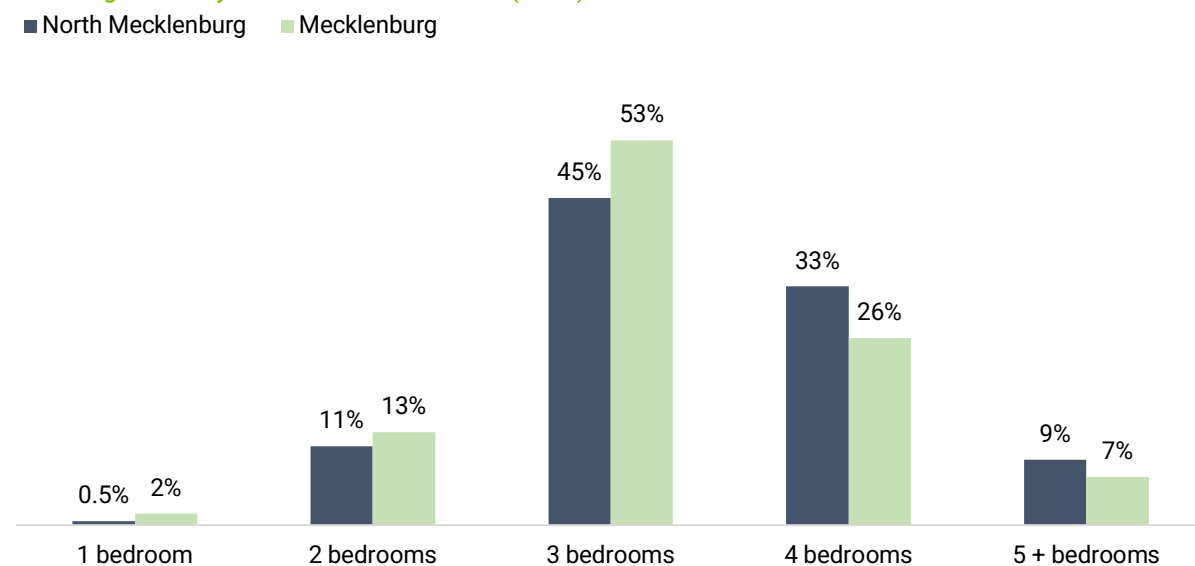
Data source: Mecklenburg County Tax Parcel Data, 2023

Smaller homes tend to be in or near the downtowns (Maps 8 and 9). In Davidson, neighborhoods with mostly smaller homes include Westside and Davidson Landing. In Cornelius, neighborhoods with predominantly smaller homes include Smithville, Burton Heights, and Olde Mill Village, as well as some condo developments along the lake. There is also a small neighborhood with small houses (many built by Habitat for Humanity) along Poole Place Dr. and Psalms Way, just east of I-77. In Huntersville, smaller home neighborhoods include Pottstown, Rich Hatchet Community, and Holly Crest.

Neighborhoods with larger homes tend to be lakefront developments and large developments on the outskirts of town boundaries. In Davidson, this includes the neighborhoods of River Run and June Washam Road, Woodlands, Runnymede and Narrow Passage in the eastern part of town, and Westmoreland Farms, Cabin Creek, and Davidson Wood in central Davidson. In Cornelius, some of the largest homes are found along the lake and on the peninsula development. However, a few neighborhoods east of I-77, Beverly, Woods at Weatherstone and Weatherstone Manor, also feature a sizable share of large homes. Huntersville has a number of subdivisions with mostly larger homes, including Olmsted, Mirabella, Skybrook, the Pavillion, Walden, Northstone Club, and Vermillion in the eastern part of town; Birkdale, Winfield Creek, Winfield Forest, Macualay, west of I-77, and Lookout Point and Hollins Point-Cashion Woods near the lake.

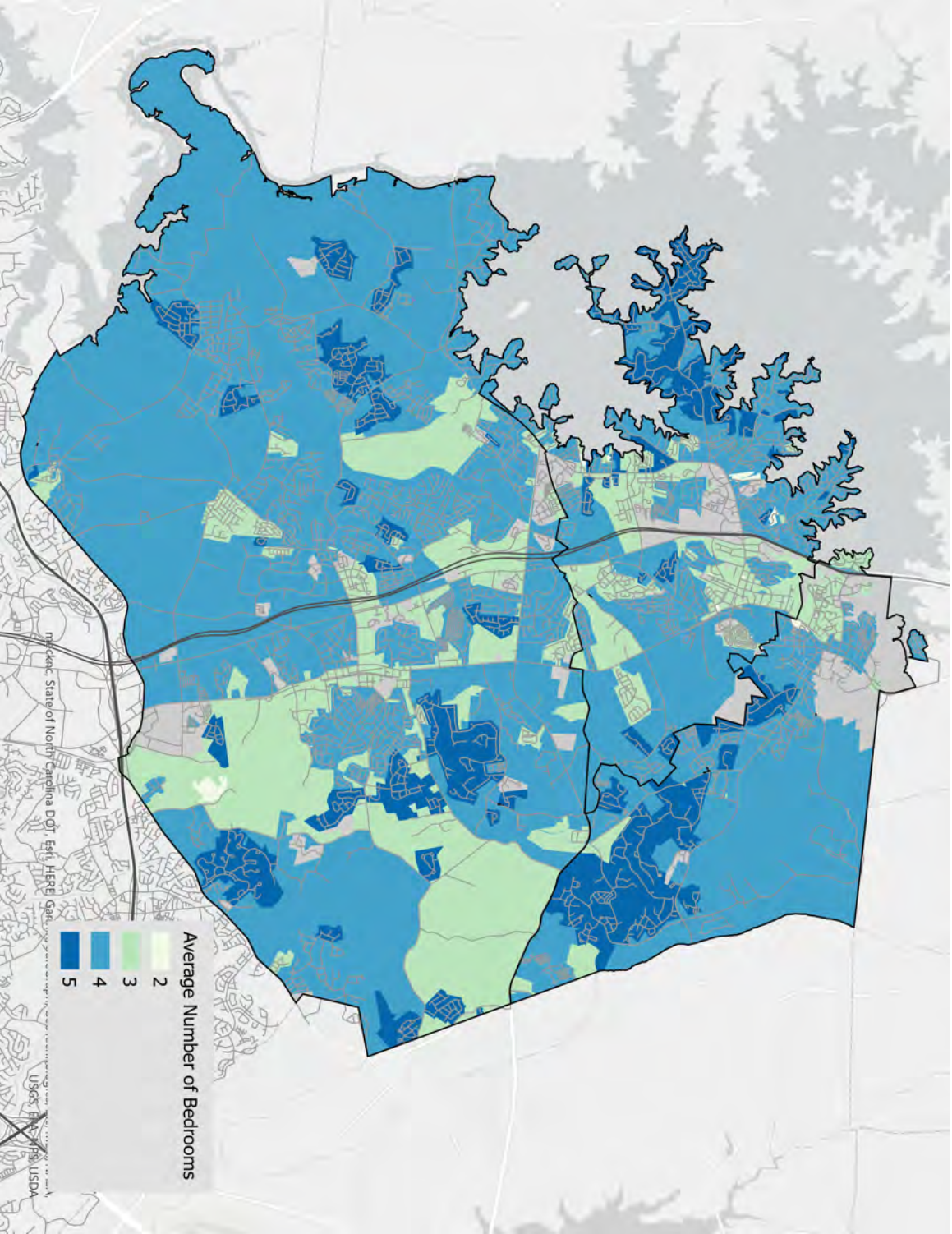
North Mecklenburg housing stock is still mostly 3 and 4 bedroom homes

Housing Units by Number of Bedrooms (2023)



Data source: Mecklenburg County Tax Parcel Data, 2023

Map 9. Average Number of Bedrooms by Subdivision, North Mecklenburg



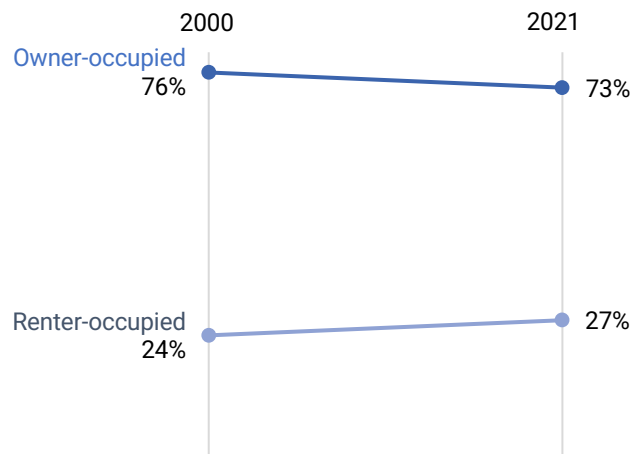
Data source: Mecklenburg County Tax Parcel Data, 2023

Housing Tenure

The majority of the housing stock in North Mecklenburg continues to be owner-occupied. In fact, there was no change in overall percentages from 2016 to 2021 for home ownership. Nearly three-quarters (73%) of North Mecklenburg homes are owner-occupied. For additional context, the homeownership rate in North Mecklenburg in 2000 was 76%. The prevalence of owner-occupied homes in North Mecklenburg is considerably higher than the county, which has a homeownership rate of 56%.

North Mecklenburg's housing stock is mostly owner-occupied

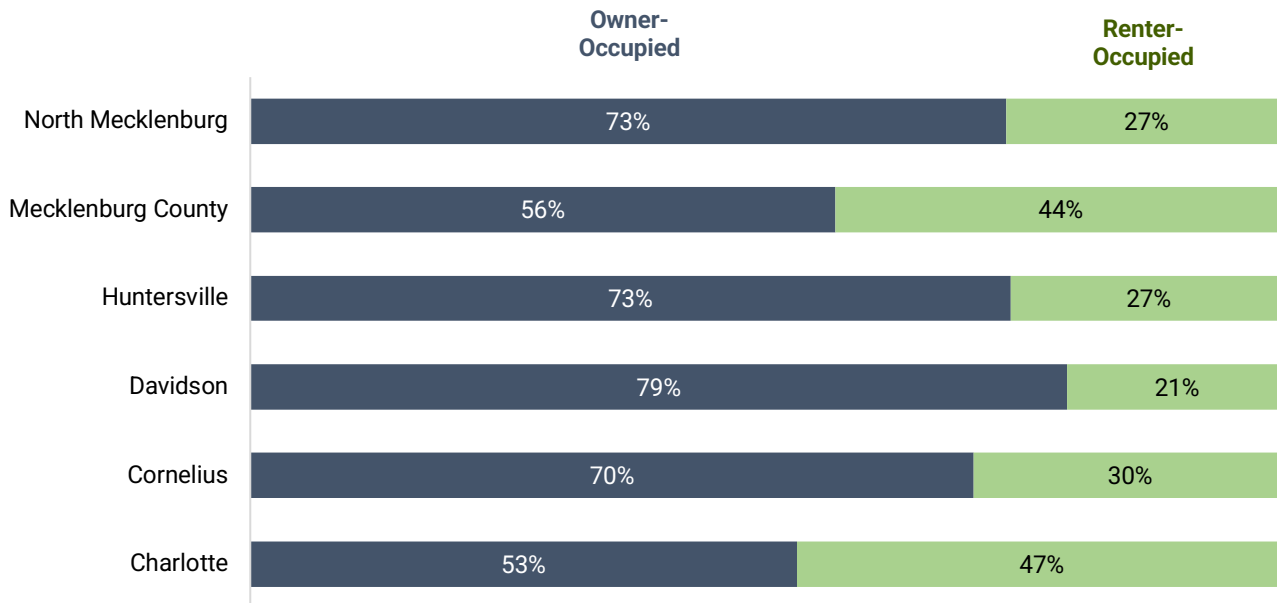
North Mecklenburg Housing Units by Tenure (2000, 2021)



Data source: 2000 Census, American Community Survey 2017-2021 (5-year estimates)

Home ownership is more prevalent in North Mecklenburg than the county overall

Housing Units by Tenure (2017-2021)



Data source: American Community Survey 2017-2021 (5-year estimates)



Housing Cost

Housing prices across the Charlotte region are high, with assessed values doubling in some cases over the past decade. As housing prices have risen, incomes have failed to keep pace, resulting in housing becoming increasingly less affordable. This section provides a close look at housing costs in North Mecklenburg using a number of different metrics, including: assessed home values, home sales prices, rents, cost-burdened households, and subsidized housing options.

About the data

Data for this section come from a variety of sources. Assessed home values were taken from the county's tax parcel dataset and reflect the value determined in the most recent county-wide property evaluation (2023). Home sales information came from the parcel sales dataset, maintained by the Mecklenburg County Tax Assessor's Office and includes sales that occurred in the 2021 and 2022 calendar years. Information on apartment rental rates was obtained from Real Data's Charlotte Apartment Index Report (March 2023 edition). Subsidized housing information was compiled from several local providers as well as the Department of Housing and Urban Development.

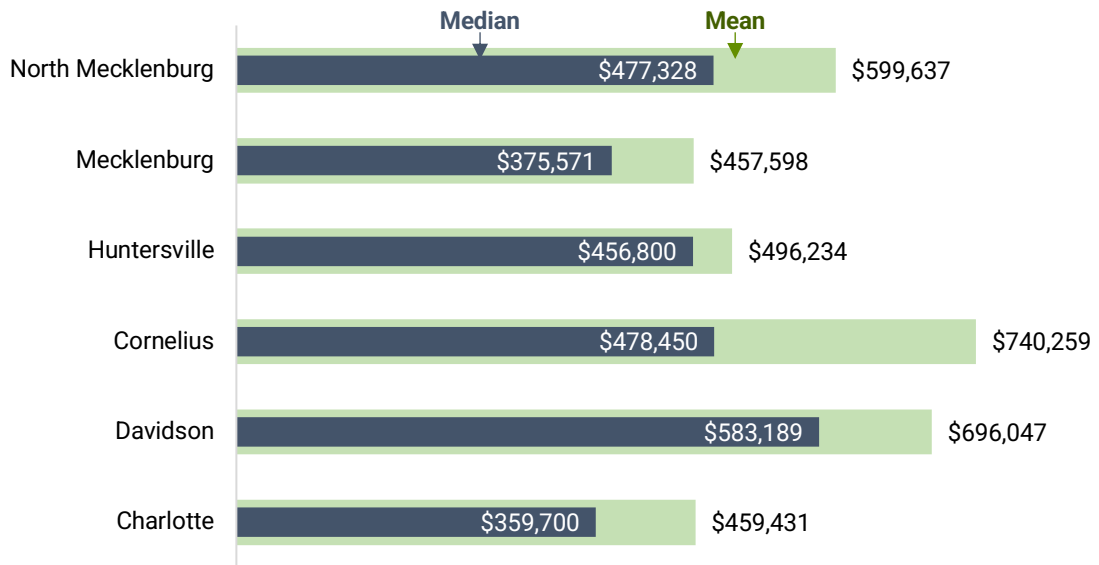
Home Values

In the previous study, the most recent assessed value data available came from 2011. This report uses 2023 data, allowing for comparison over the course of a decade (not accounting for changes in inflation or incomes). Mecklenburg County, including North Mecklenburg towns, experienced major increases in assessed home values. For example, the median value in North Mecklenburg in 2011 was \$219,900; in 2023, that figure was \$477,328. North Mecklenburg continues to have higher valued homes than the county as a whole. Median values are lower than their respective averages due to the multi-million dollar homes that inflate the average.

Looking at the full spectrum, homes in North Mecklenburg range in value from the low \$30,000s to multi-million dollar homes. The 2011 data showed more than half (55%) were in the \$100,000 to \$250,000 range; the 2023 data shows just 5% in the same range. Comparatively, half of 2023 homes have an assessed value in the \$250,000 to \$499,999 range, and almost 30% in the \$500,000 to \$749,999 range. Median household incomes do not accommodate these significant increases in home value.

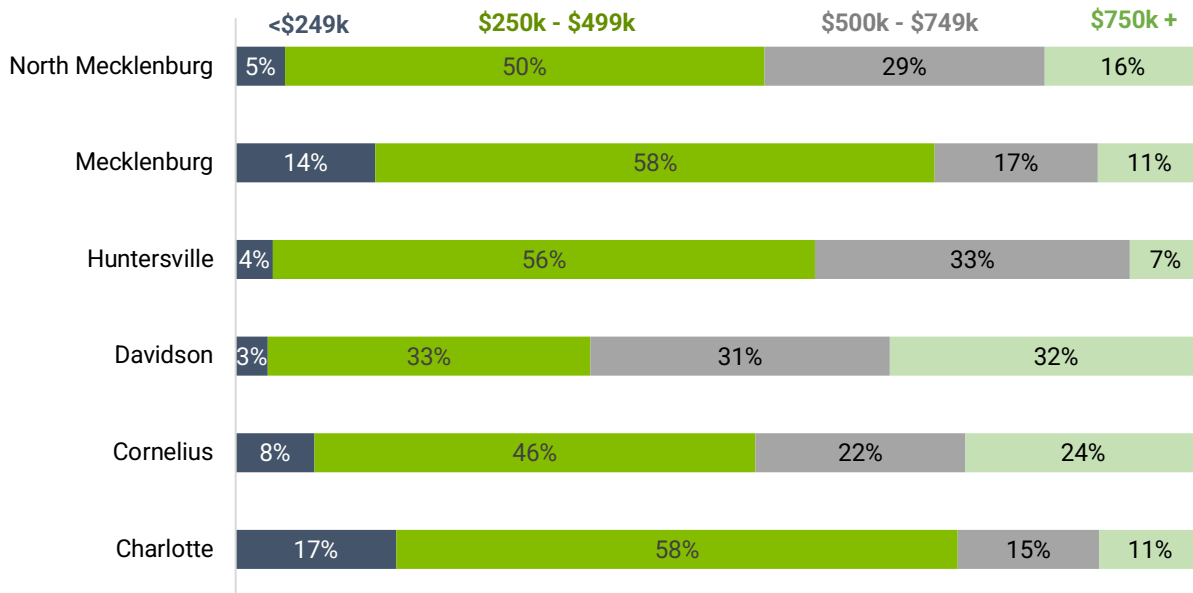
North Mecklenburg's housing stock is highly valued

Assessed Home Values (2023)



Data source: Mecklenburg County Tax Parcel Data, 2023

95% of North Mecklenburg homes are valued over \$249k Homes by Assessed Value (2023)



Data source: Mecklenburg County Tax Parcel Data, 2023

There are no neighborhoods with an assessed value that averages under \$100,000.

There are a handful of neighborhoods (22) that have averaged assessed values under \$250,000. Parkside Commons is the only development in Davidson, In Cornelius, the neighborhoods around downtown, including Smithville and the old mill village, Mill Creek, and Twin Oaks are more affordable. Bayview is the only neighborhood East of I-77. In Huntersville, neighborhoods are found throughout the town, including Rich Hatchett, Whitaker Pointe, Huntington Green, Applewood and Yorkdale. Norman Woods and parts of Vermillion are also in this category.

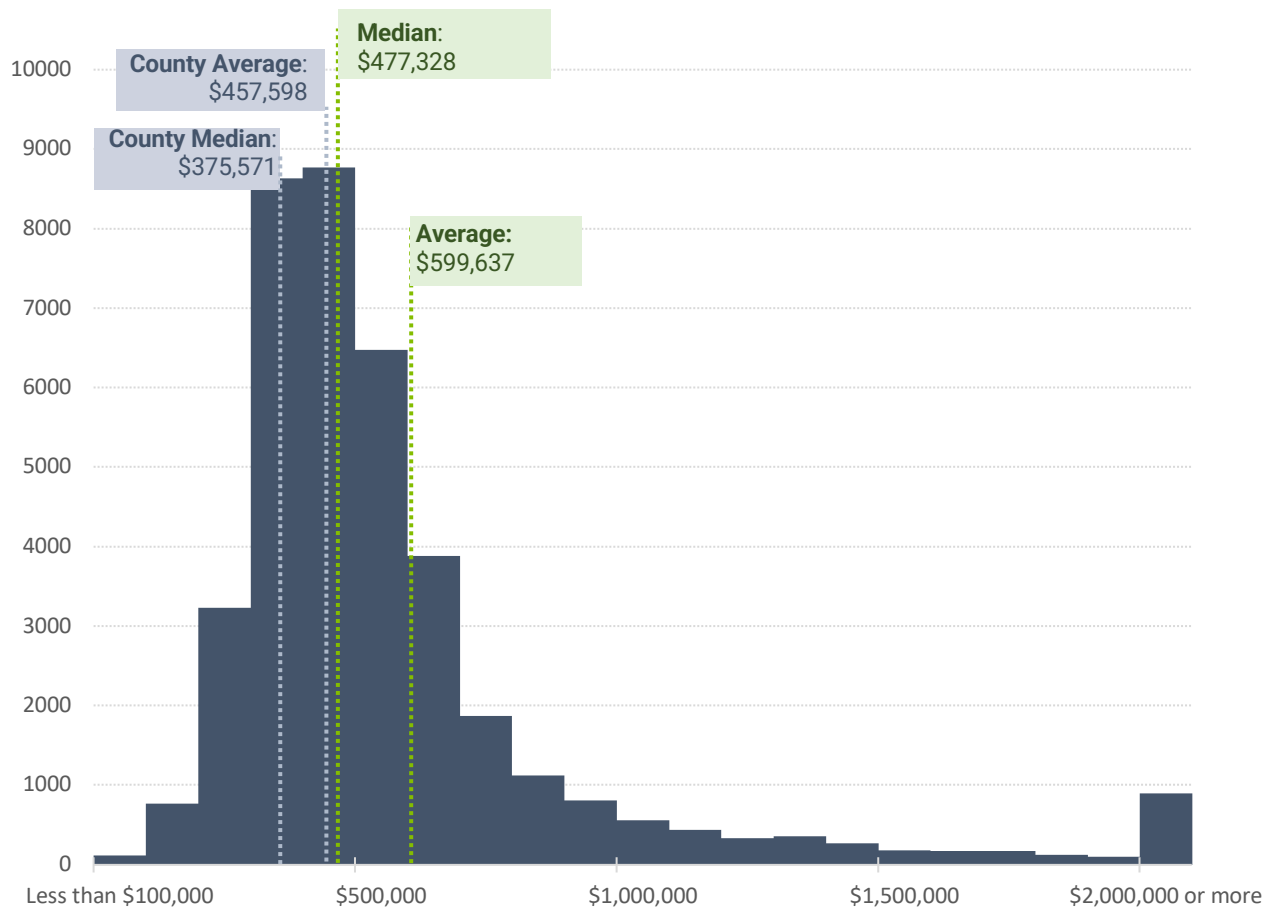
Neighborhoods that average in the \$250,000 - \$500,000 are the most common and are located along the Highway 73 Corridor and Davidson-Concord Road in Davidson, along the Catawba Road Corridor in Cornelius, and along Statesville/Old Statesville Road, continuing south into Huntersville. Developments in this range are also found in Huntersville adjacent to Gilead Road and following Beatties Ford Road to the Southwest. These all appear to be some of the largest neighborhoods in North Mecklenburg and make up about 30% of subdivisions.

Neighborhoods in the \$500,000 - \$750,000 range are located throughout North Mecklenburg, usually a little further out from the main I-77 corridor. Neighborhoods include the neighborhoods around Lake Davidson, such as North Main and Davidson Bay as well as St. Albans/McConnel and new neighborhoods such as Westbranch and Davidson East in Davidson. Neighborhoods in Cornelius include Baileys Glen, Westmoreland, and Magnolia Estates. Neighborhoods in Huntersville include Vermillion and Birkdale, as well as vast unincorporated areas to the east and west.

Neighborhoods that average more than \$750,000 are located in all three towns, generally near upscale amenities such as golf courses (Skybrook, River Run) or Lake Norman (The Peninsula, Lake Norman Island, Sterling Point). Much of Davidson south of Concord Road, such as Pine Street, Kimberly and Old Town are also in this category.

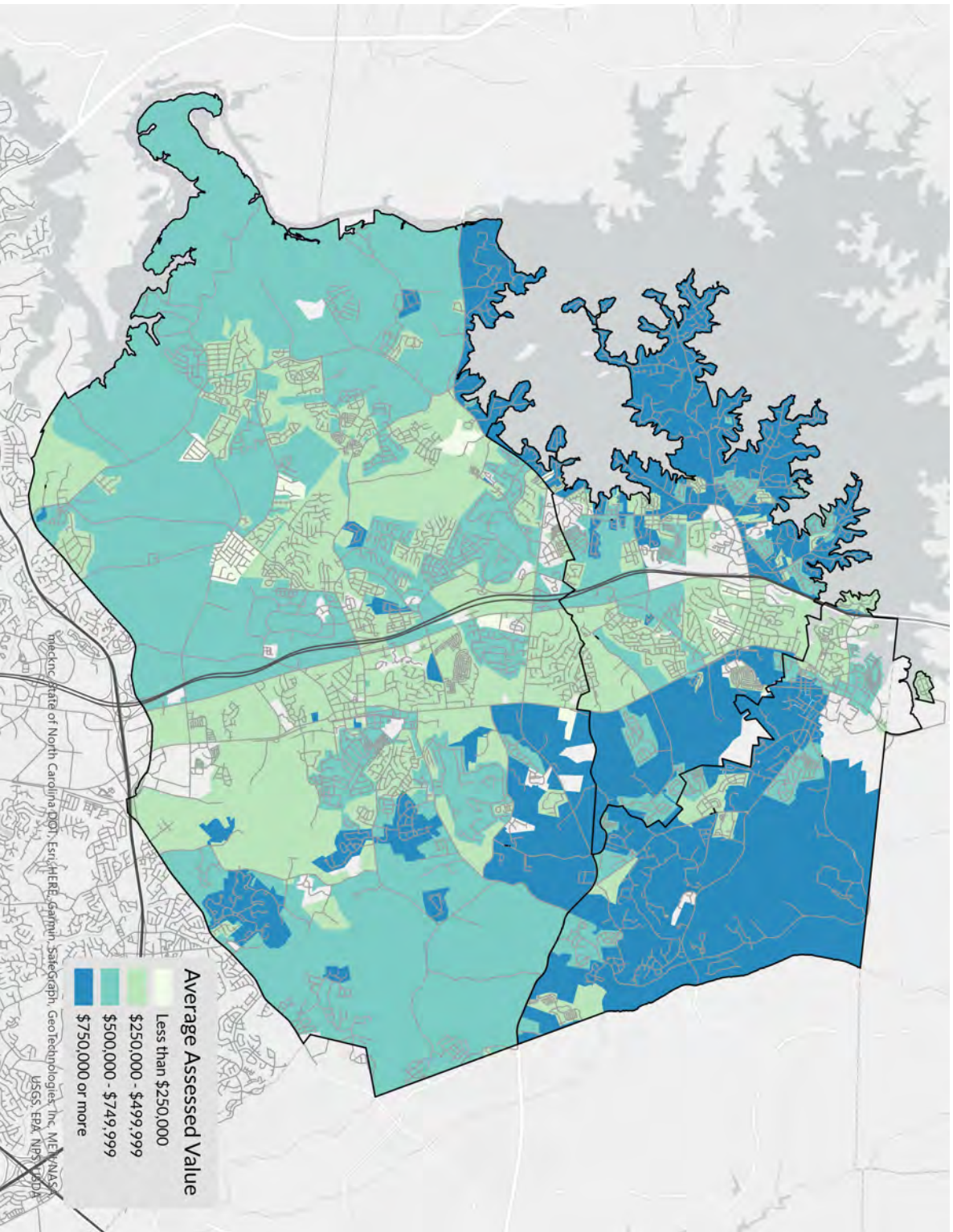
North Mecklenburg's housing stock spans a wide range of values

Homes by Assessed Value (2023)



Data source: Mecklenburg County Tax Parcel Data, 2023

Map 10. Assessed Value by Subdivision, North Mecklenburg

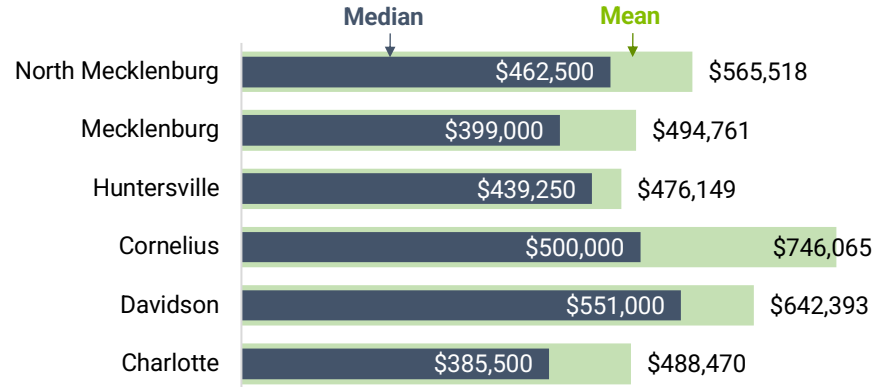


Data source: Mecklenburg County Tax Parcel Data, 2023

Home Sales Prices

Around 4,900 homes were sold in North Mecklenburg in 2021 and 2022.⁴ The average sales price for homes sold in North Mecklenburg during this time was \$565,518, up \$222,633 from the 2016-2017 data from the previous report. The median sales price in North Mecklenburg was \$462,500, above the median for the county overall (\$399,000).

North Mecklenburg home sales prices are high Homes Sales Price (2021-2022)



Data source: Mecklenburg County Parcel Sales Data, 2021-2022

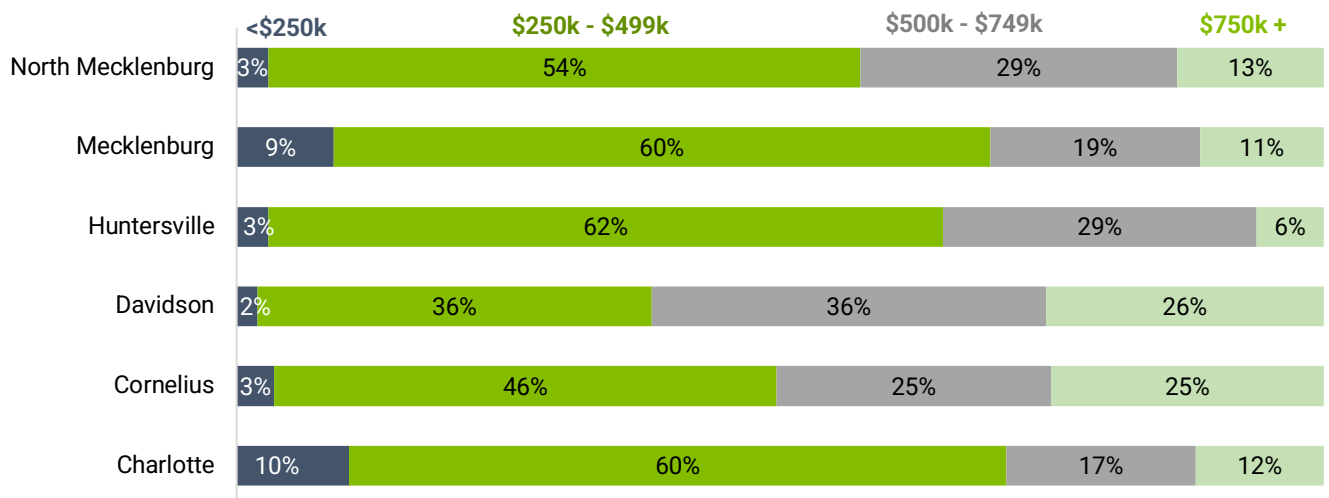
Looking at the full spectrum, homes sold in North Mecklenburg during this

time ranged in price from \$100,000 (1 home) to \$2 million (77 homes). However, the vast majority fell between \$250,000 and \$750,000. About half of the homes that sold during this time went for \$250,000 to \$500,000; only 3% of homes sold for less than \$250,000 while 13% of homes sold for over \$750,000.

Among the three towns and consistent with the previous report, Davidson has the highest sales prices overall, with an average of over \$550,000 and median of \$642,393. Huntersville is on the lower end, with an average sales price of \$476,149 and a median of \$439,250. Cornelius falls in between the two, with an average sales price higher than Davidson's (\$746,065, skewed by very high-cost homes) but a median below (\$500,000). None of the North Mecklenburg towns offer a strong selection of homes for less than \$250,000.

97% of North Mecklenburg home sales were priced over \$250,000

Homes Sales by Price (2021-2022)



⁴ Most recent full years of data at the time of the analysis.

Only a single home sold for less than \$100,000—a mobile home in Huntersville. On the other end of the spectrum, a home on The Peninsula in Cornelius sold for around \$7,000,000.

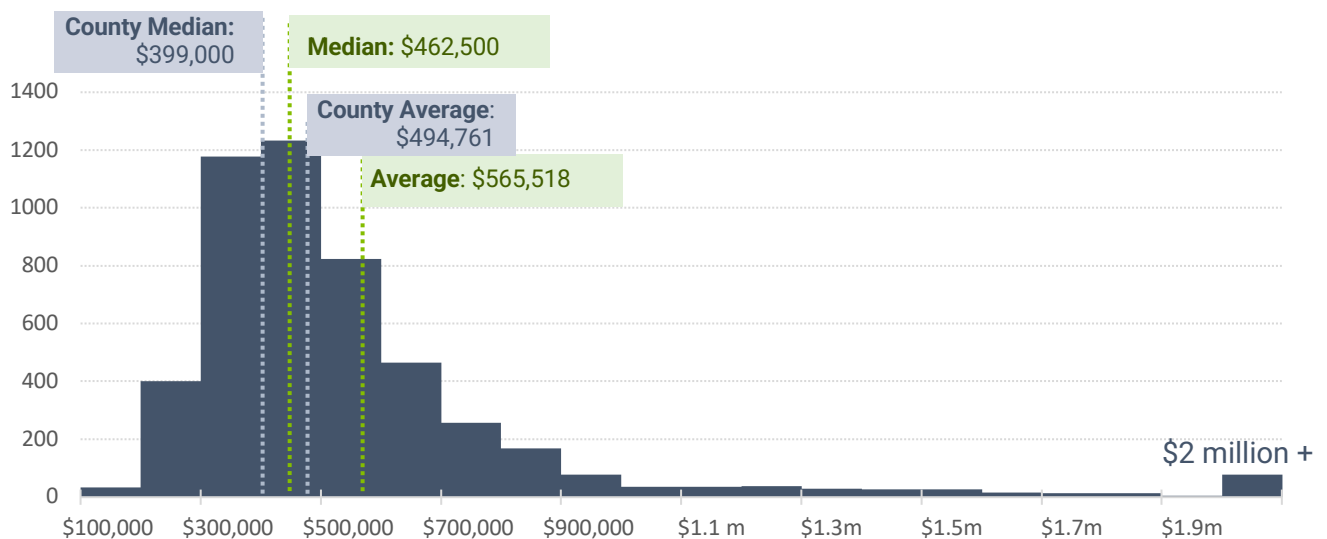
The majority of homes fall between these two extremes, although homes under \$250,000 are becoming increasingly rare. Homes in this price range are a mix of single-family and townhomes, scattered throughout North Mecklenburg, but generally found in older neighborhoods. These include Hunston Reserve, Oakhurst and Pottstown.

Most homes sold in the \$250,000 to \$500,000 price range are located in Huntersville and in the corridor just East of I-77. Homes in this category can be found in many larger developments, such as Cedarfield, and Henderson Park in the western part of Huntersville and the townhomes in Magnolia Walk and around Vermillion in the eastern part. Almost all the homes at this price are east of I-77 in Cornelius, and include Glenridge, Heritage Green, and the townhomes in Antiquity. In Davidson, the townhomes at Westbranch sold for around \$300,000, but most of the homes under a half-million dollars are found around Davidson Gateway and in West Davidson.

Homes in the \$500,000 to \$750,000 range are found throughout North Mecklenburg, particularly in large, less dense neighborhoods. These include Northstone Club, Birkdale, Wynfield and Macauly in Huntersville, Magnolia Estates and Westmoreland in Cornelius, and St. Albans, Summers Walk, Kenmare, and East Davidson.

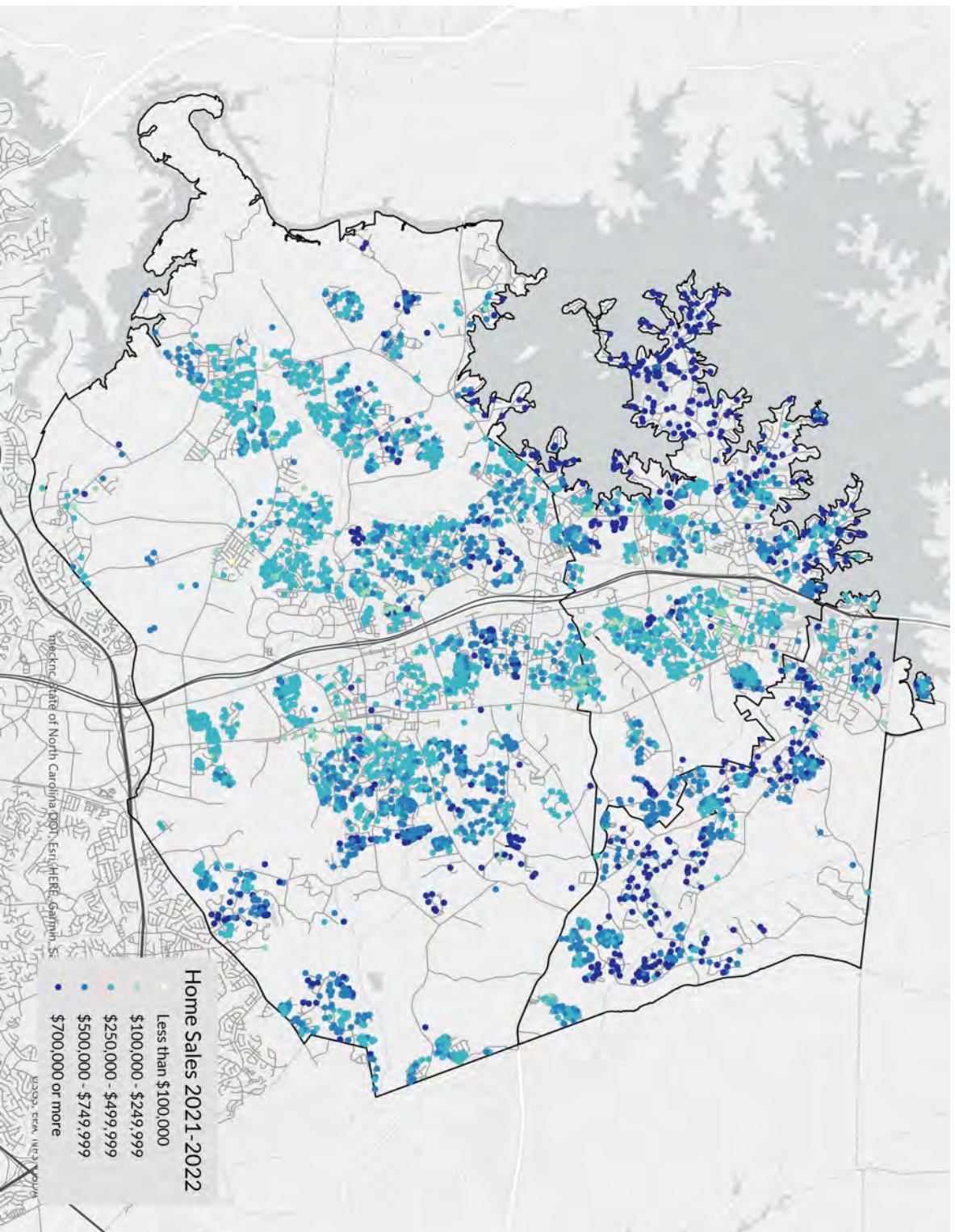
Homes more than \$750,000 are found primarily on the Peninsula in Cornelius, along Lake Norman, and in River Run in Davidson. Many of these homes sold for \$1 million or more. There are also several small, exclusive neighborhoods, such as Blackwood Knoll, the Pavillion and Torance and Huntersville, as well as the Preserve in Cornelius that have larger, newer, homes.

Home sales prices in North Mecklenburg are high overall but cover a wide range
Homes Sold by Sales Price (2021-2022)



Data source: Mecklenburg County Parcel Sales Data, 2021-2022

Map II. Home Sales, North Mecklenburg



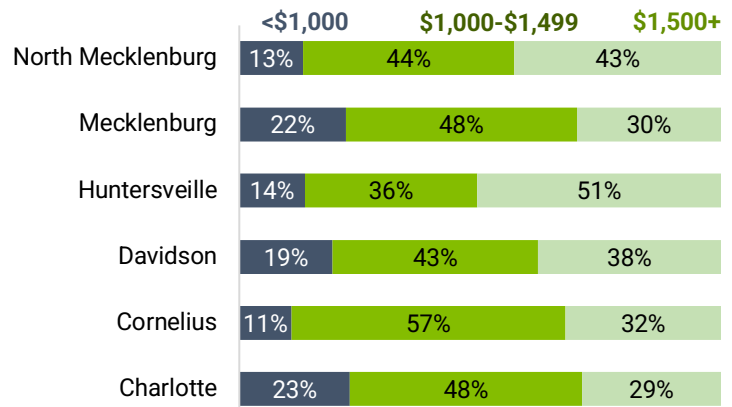
Data source: Mecklenburg County Parcel Sales Data, 2021-2022

Rental Market

According to the latest Charlotte Apartment Index Report (March 2023), apartments in North Mecklenburg range in average rent from \$900 per month to \$2,000 per month, with an average of \$1,650 (similar to the county). The majority (81%) of apartment units in the area rent for over \$1,500 per month. 17% rent for \$1,000 to \$1,500, and 1% are less than \$1,000. It should be noted that the Real Data source does not include smaller complexes (with fewer than 50 units), so it is not quite a comprehensive inventory. Further, it only provides rental rates for apartments, and does not include other rental options like single-family homes.

Largest share of rental units in North Mecklenburg are \$1,000 to \$1,500 a month

All Rental Units by Monthly Rent (2017-2021)

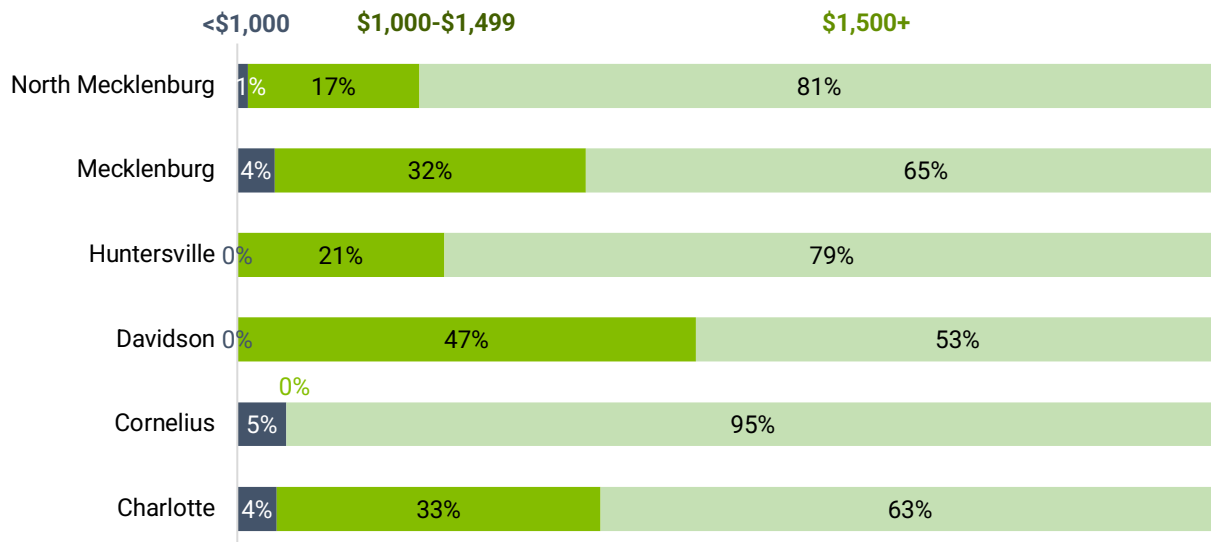


Data source: American Community Survey 2017-2021 (5-year estimates)

For a more comprehensive view, we can turn to the American Community Survey (ACS), which includes all varieties of rental properties in its numbers but is less current and spans a 5-year period (2017-2021). According to the ACS numbers, 13% of rentals cost less than \$1,000 per month, and 43% cost more than \$1,500. In the previous report, these figures were 36% and 21%, respectively.

Majority of apartment units in North Mecklenburg are over \$1,500 a month

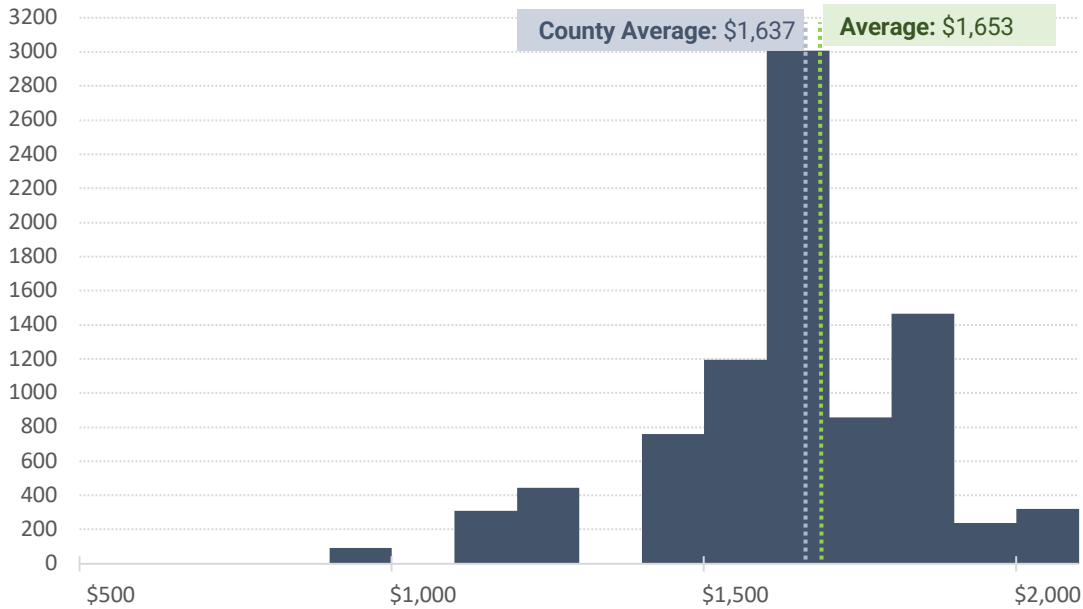
Apartment Units by Average Monthly Rent (March 2023)



Data source: Real Data, March 2023

Both ACS and Real data sources indicate that rents are higher in North Mecklenburg than the county overall, although the average rents are similar. Mecklenburg County appears to have more affordable options; based on ACS data for all rental options, 22% of rentals rent for less than \$1,000 per month. Comparatively, only 13% of North Mecklenburg rentals are available for less than \$1,000 per month. Figures from Real Data apartment data show less affordability for the county and North Mecklenburg as a whole, where just 4% and 1% of apartments rented for less than \$1,000 per month as of March 2023.

Apartment units in North Mecklenburg have an average rent of \$1,653
Apartment Units by Average Monthly Rent (March 2023)



Data source: Real Data, March 2023

Cost-burdened households

One way to assess housing affordability for existing residents is the share of a household's income that goes toward housing costs. Those who spend more than 30% on housing costs are considered cost-burdened and in need of more affordable housing.

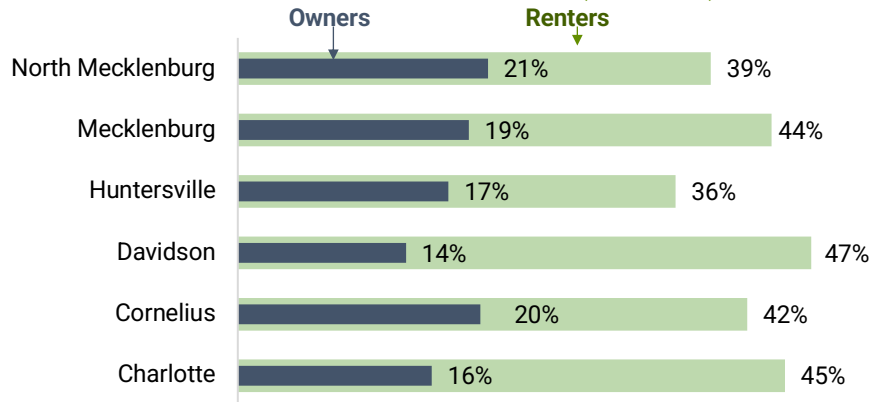
Nearly 8,000 households in North Mecklenburg continue to be considered cost-burdened. These account for 19% of all households in this area, which is less than the county overall (25%). Of these cost-burdened

households, about 4,700 are owner-occupied and about 3,100 are renter-occupied. Cost-burden rates are higher among renters (39%) than homeowners (21%). Cost-burden is also more common among lower income households. Almost all renters making less than \$50,000 per year are cost-burdened. The biggest change from the previous report is for renters in the \$35,000 to \$49,999 income bracket, jumping from 43% to 87%.

Among the three towns, Huntersville has the lowest share of renters that are cost-burdened (36%); the last report showed Huntersville had the highest share of the towns at 40%. The current study shows Davidson has greatest percentage of cost-burdened renters at 47%, with Cornelius following at 42%.

North Mecklenburg households are less cost-burdened than the county overall

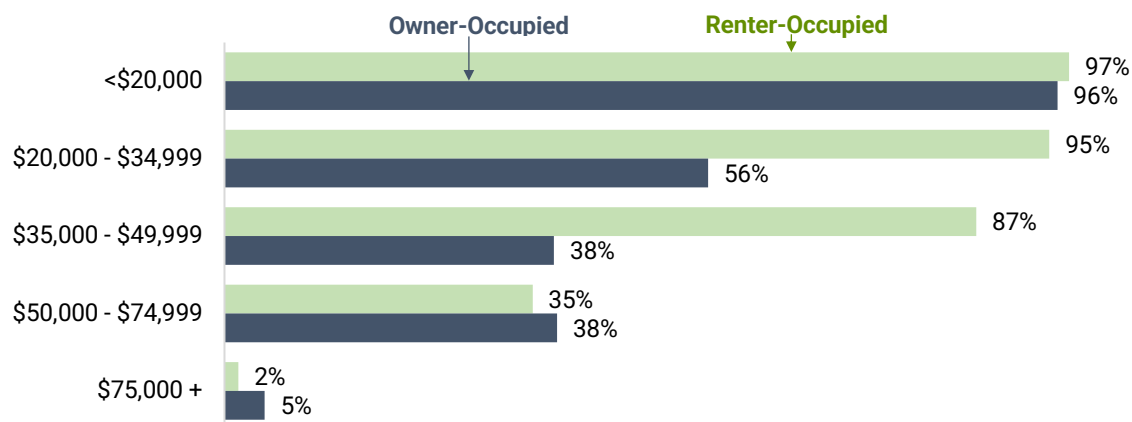
Percent of Cost-Burdened Households (2017-2021)



Data source: American Community Survey 2017-2021 (5-year estimates)

Almost all low-income renter households are cost-burdened in North Mecklenburg

North Mecklenburg Cost-Burdened Households by Income (2017-2021)



Data source: American Community Survey 2017-2021 (5-year estimates)

Subsidized housing

There are several organizations and programs in North Mecklenburg that work to make housing more affordable for lower income residents by subsidizing the cost of housing for lower income households. Financial assistance for these households can include local support or federal assistance. Together, these organizations support a supply of about 900 units across North Mecklenburg.

In addition to this, Davidson College subsidizes about 150 units for its faculty and staff; they lease 52 college-owned rental units, as well as have a land lease program that helps reduce the upfront costs of home ownership. Including these units, the Town of Davidson has over 400 subsidized units, the most in North Mecklenburg.⁵

Among income-based subsidized units, about half (700) are reserved for very low-income households (those with incomes under 60% AMI). Around 100 units are designated for low-income households (under 80% AMI), and nearly 90 are for moderate income households (80% - 120% AMI).

Habitat for Humanity of the Charlotte region is one of the largest providers in the area, with 139 homes built through its new home ownership program across the three towns. Over half of these homes are located in Cornelius, about one-quarter are in Huntersville, and one-fifth are in Davidson.

There are also a few developments across the region that receive rental subsidies from the U.S. Department of Housing and Urban Development (HUD), including the Cornelius Village and White Hill Apartments in Huntersville. Several more receive funding through the low-income Housing Tax Credit (LIHTC), including Antiquity Heights in Cornelius, the Bungalows in Davidson (managed by the Davidson Housing Coalition), and the Parkview and Deer Hill Apartments in Huntersville. However, the LIHTC for Antiquity Heights expired in 2022. Those rents have increased to market rate, and individual renters are receiving subsidies from the town through 2023. The newest affordable housing development is Bellamoor, which added 116 senior apartments to the Huntersville housing stock. This single development increased Huntersville's affordable housing offerings by 45%, from 234 units in 2018 to 343 in 2023.

Among the towns and when excluding units provided by Davidson College, Huntersville now has the largest number of income-based subsidized units (343), making up about 38% of the total. Around 33% of units (292) are in Cornelius and another 29% are in Davidson (257). However, given the differing sizes of each town, Davidson has by far the most subsidized housing per capita. This includes 88 units that have been built through the town's Affordable Housing Ordinance and another 74 units provided by the Davidson Housing Coalition. Plus, the town is home to a 72-unit federally subsidized apartment complex (Oak Hill Apartment Homes).

Huntersville has the largest supply of subsidized housing

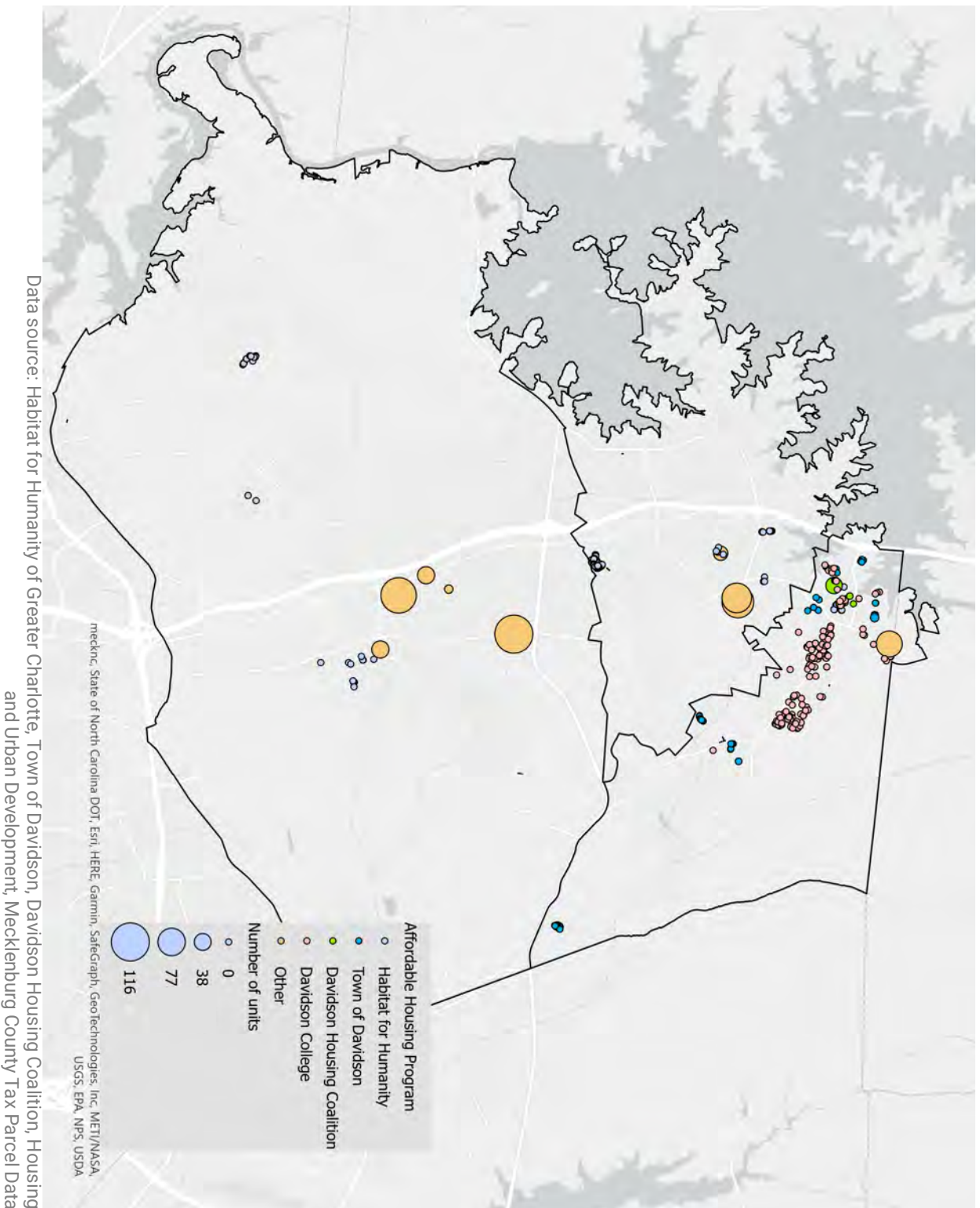
Subsidized Units by Town (2023)



Data source: Habitat for Humanity of Greater Charlotte, Town of Davidson, Davidson Housing Coalition, Housing and Urban Development, Mecklenburg County Tax Parcel Data

⁵ Davidson College units were excluded from analysis depicted in the chart.

Map 12. Subsidized Housing Units, North Mecklenburg





Land Use & Development

The effects of continued population growth and housing development in North Mecklenburg can also be seen in the physical landscape of these communities and in how the land is being used. Since the previous report, there has been relatively little change in the use of land in North Mecklenburg. This section details current land use, new residential development, residential demolitions, and commercial development.

About the data

Data for this section came from a number of local sources. Land use information came from Mecklenburg County's Existing Land Use dataset, which provides parcel level records of existing land use across the entire county, based on a survey conducted by the City of Charlotte Planning Department. Building permit information is produced by Mecklenburg County Code Enforcement, and data was downloaded from the Mecklenburg County Open Data portal. Specifically, residential new construction permits include those with U.S. Department of Commerce codes 100-105, 112, 114, and 115; commercial construction permits include codes 213, 318-320, 322-325, and 327. Residential demolition permits include codes 645-648. It should be noted that 2023 data is included, representing land use and development through June 30, 2023. Finally, Tax value information was estimated by the research team. In order to standardize property types (residential, other) across jurisdictions, properties were categorized based on land use code. The total real taxable value (assessed value minus exemptions) was then summarized for each town. The methodology used was different from the previous report, which is why year-to-year comparisons are not made.

Existing Land Use

Residential land use is the most common form of land use in North Mecklenburg (39%). This includes single-family detached homes and townhomes as well as multi-family developments and large lot residential properties. Residential properties are most prevalent in Davidson (46% of total land area) and least in Huntersville (37%). Residential properties make up 44% of Cornelius' land. These percentages are similar to the previous report.

Just 5% of the land area in North Mecklenburg is used for commercial activities, which is below that of Mecklenburg County as a whole (12%). This includes retail, office, industrial, warehouse/distribution, and mixed-use developments. Cornelius has the highest share of commercial land (8%) and Davidson has the lowest (1%). Nearly all commercial developments in the region are found along I-77, Highway 21, and Highway 115, or the major east-west cross-streets (Map 13).

Another 4% of land in the northern part of the county is dedicated to civic and institutional uses, such as hospitals, schools, and public-sector buildings. This use is most prominent in Davidson, where Davidson College occupies a sizeable tract of land in the northern part of town.

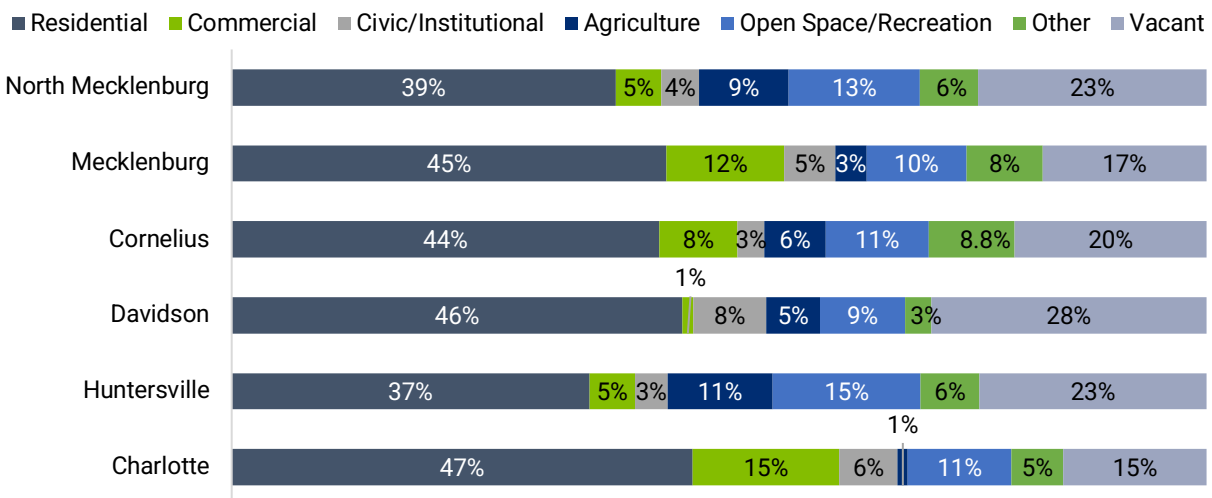
Nine percent of land in North Mecklenburg is used for commercial agriculture such as crops, pasture, or greenhouses, which is well above that of the county as a whole (3%). Another 13% percent of lands in North Mecklenburg are open space or recreation areas, including parks, recreation centers, and reserved/preserved land, compared to 10% county-wide. Huntersville has the greatest share of land area devoted to agriculture and open space (11% and 15%, respectively).

About 23% of the land area in North Mecklenburg is categorized as "vacant"- land that has "no existing structure or land use." This is above the share for the entire county (17%). Vacant lands make up the largest share in Davidson (28%). This is likely a reflection of Davidson's Open Space Plan.

It must be noted here that while this dataset provides the most comprehensive land use data available for this area, there can be considerable lag between when development occurs and when county records are updated. As a result, some areas may not yet reflect recent developments that have occurred. Building permit activity, however, can provide a clearer picture of recent (and future) development.

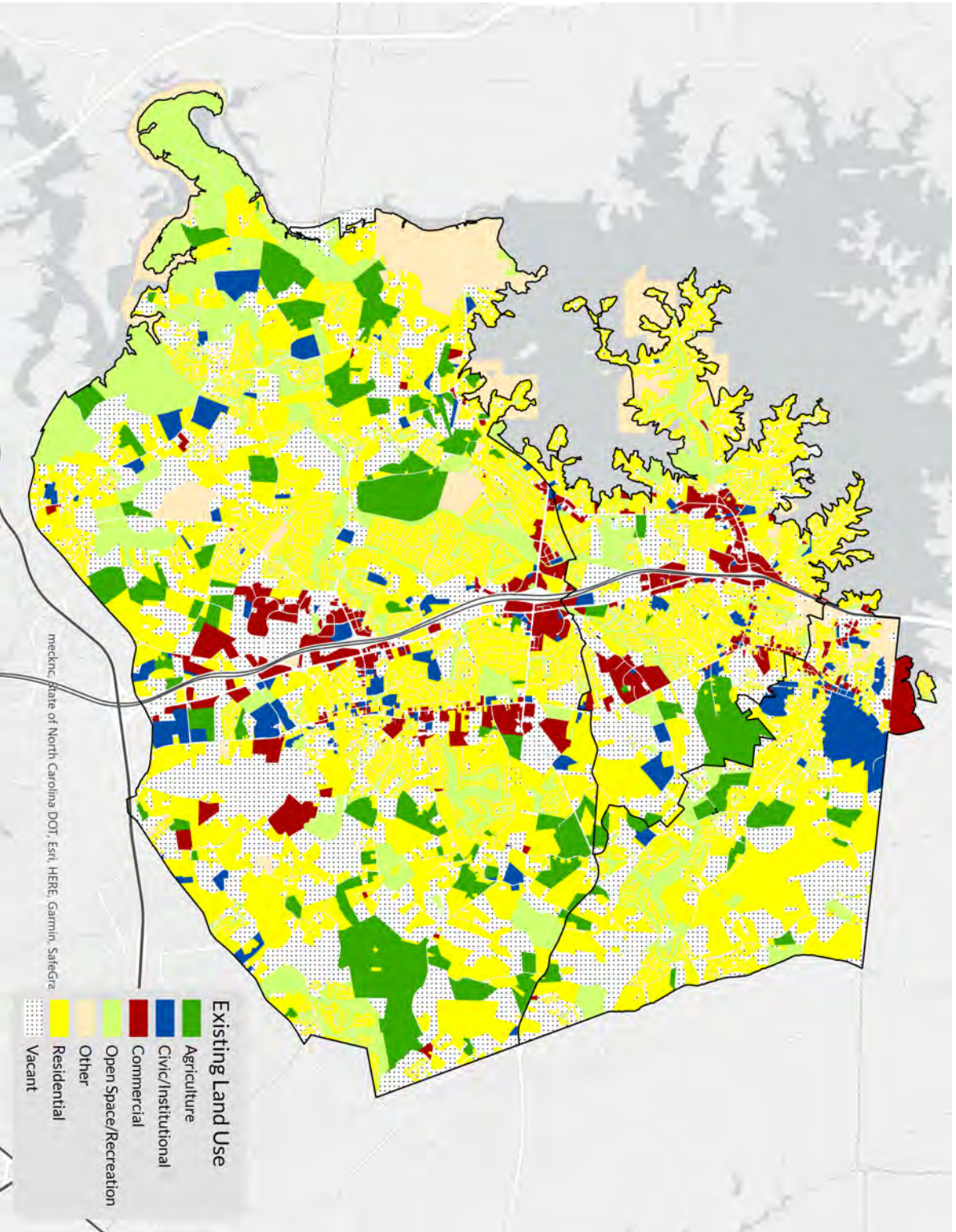
Residential properties make up the largest land area in North Mecklenburg

Land Area by Land Use (2023)



Data source: Mecklenburg County Existing Land Use Dataset, 2023

Map 13. Existing Land Use in North Mecklenburg



Data source: Mecklenburg County Existing Land Use Dataset, 2023

New Residential Development

New residential construction has increased dramatically since 2010 when there were just 464 new residential units permitted. Since the previous report, where 2018 saw 1,140 new residential permits, there has continued to be an increase in residential unit permitting overall, with a peak in 2021 at 2,651 units permitted.

In general, most of these permits have been for single-family units. However, the ratio of single-family to multi-family permits has changed since the 2021 peak. In 2022, multi-family units made up 41% of permits, compared to 3% in 2021. And although 2023 has not yet ended, more than half of residential unit permits have been for multi-family residences.

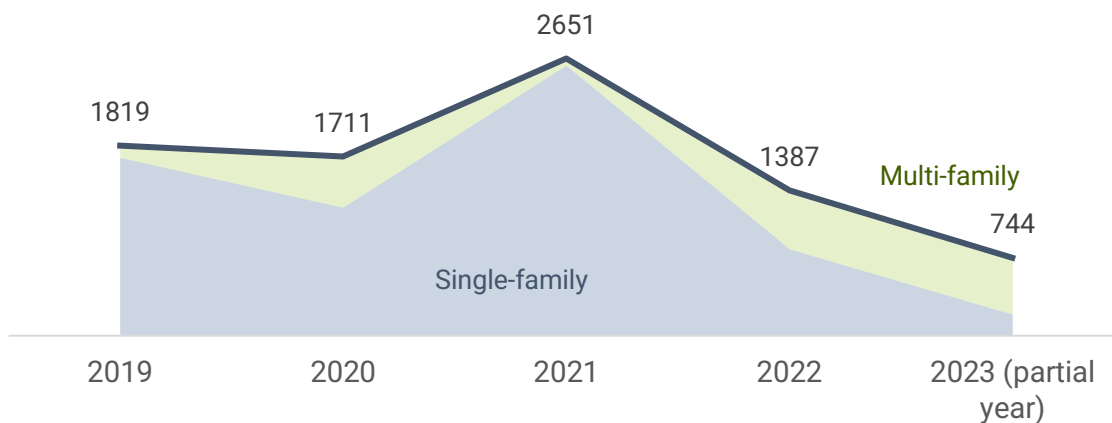
Of all the new residential units permitted in North Mecklenburg since 2019, over half (4,386) are located in Huntersville, with almost a third in (2,288 units) Cornelius, and 20% (1,638 units) in Davidson.

Map 14 highlights where upcoming residential development will be occurring (and may have already begun) by focusing on permits issued in 2022 and the first half of 2023. Some of the largest of these developments include the Bustle apartments near downtown Cornelius, with over 70 units. Two new senior communities, Arden Senior Living and Symphony Park, both located in Huntersville, will have well over 100 units each. New single-family homes are being built as part of the Northbrook community and expansions to Skybrook and Olmsted, all in Huntersville.

Davidson has some new construction in the eastern part of the town, but there is also considerable infill development happening near downtown. Cornelius is also seeing some infill development, but the most striking pattern is the number of new builds occurring on or very close to Lake Norman. This contrasts with five years ago, when there was virtually no development along the lake.

New residential construction in North Mecklenburg peaked in 2021

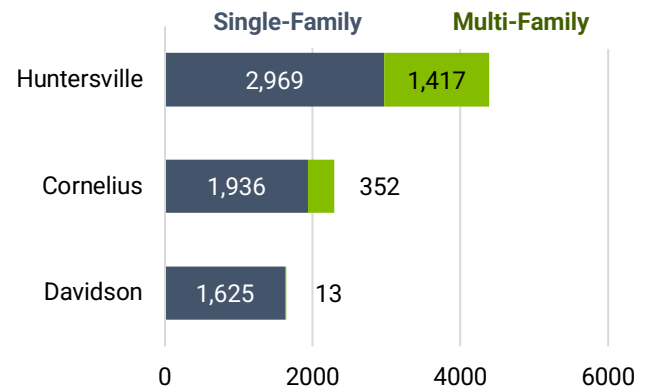
New Residential Units Permitted in North Mecklenburg (2019-2023)



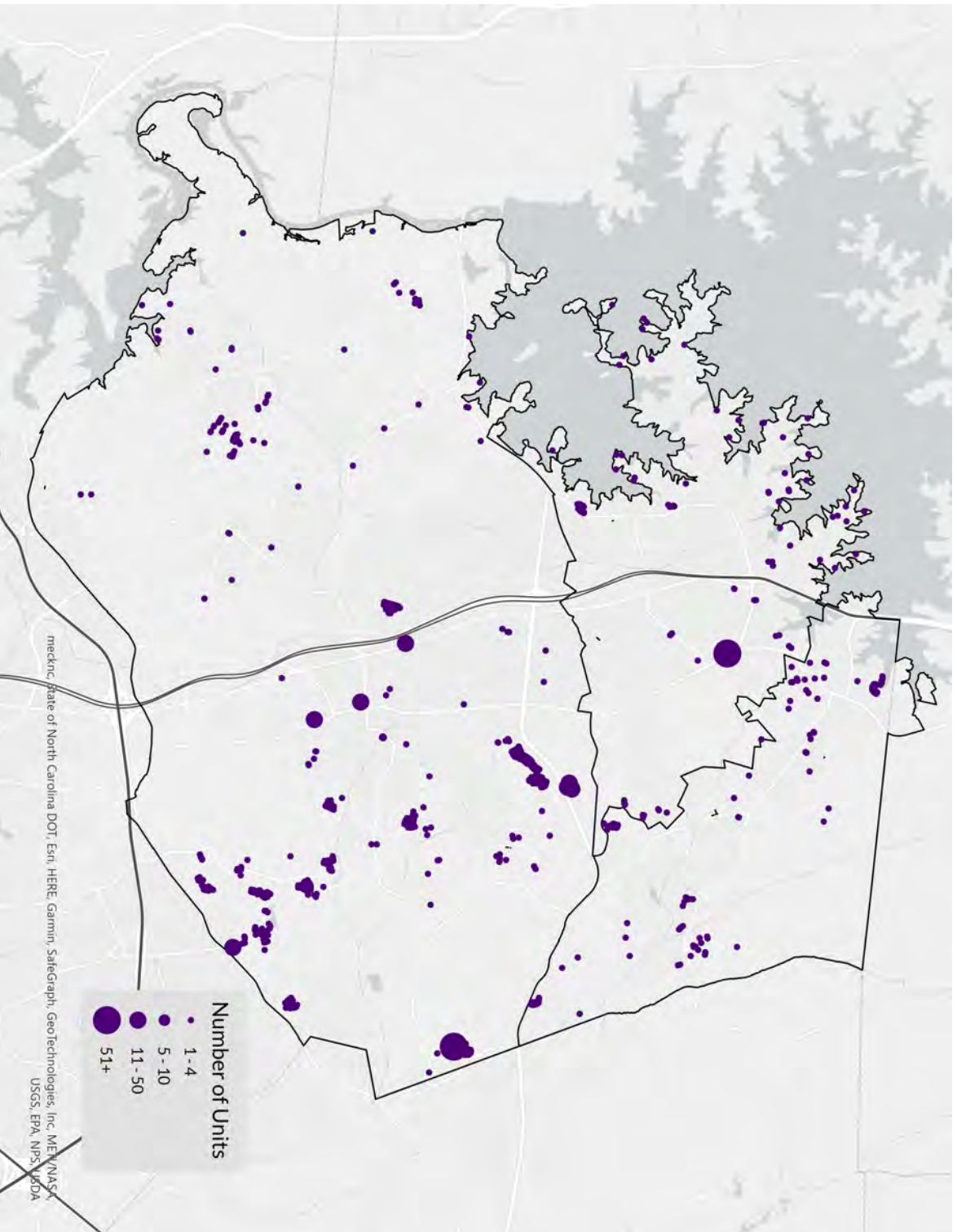
Data source: Mecklenburg County Code Enforcement

Huntersville has seen the most new residential unit permits

New Residential Units Permitted (2019-2023)



Map 14. New Residential Construction Permits (2023)



Data source: Mecklenburg County Code Enforcement

Residential Demolitions: Prepping for Redevelopment

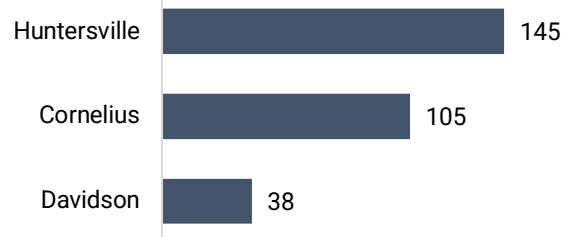
Between 2010 and 2018, nearly 330 residential demolition permits were issued in North Mecklenburg. Between 2019 and 2023, that number approached 300 in about half the time. This breaks down to over 60 demolition permits per year.

Between 2019 and the June 2023, Cornelius had the highest number of demolition permits issued (105 permits), followed very closely by Huntersville (99 permits). Davidson had the fewest demolitions, with 38 over a 4.5-year period.

Most of these residential demolitions have been single-family homes, which are scattered throughout the North Mecklenburg region (Map 15). However, there has been considerable demolition on or very close to Lake Norman, with about a third of demolitions (86 permits) occurring between Lake Norman and West Catawba Avenue. There are clusters of demolitions near downtowns Davidson and Cornelius, and more notably, near downtown Huntersville, as the town prepares for redevelopment around Gilead and Old Statesville roads.

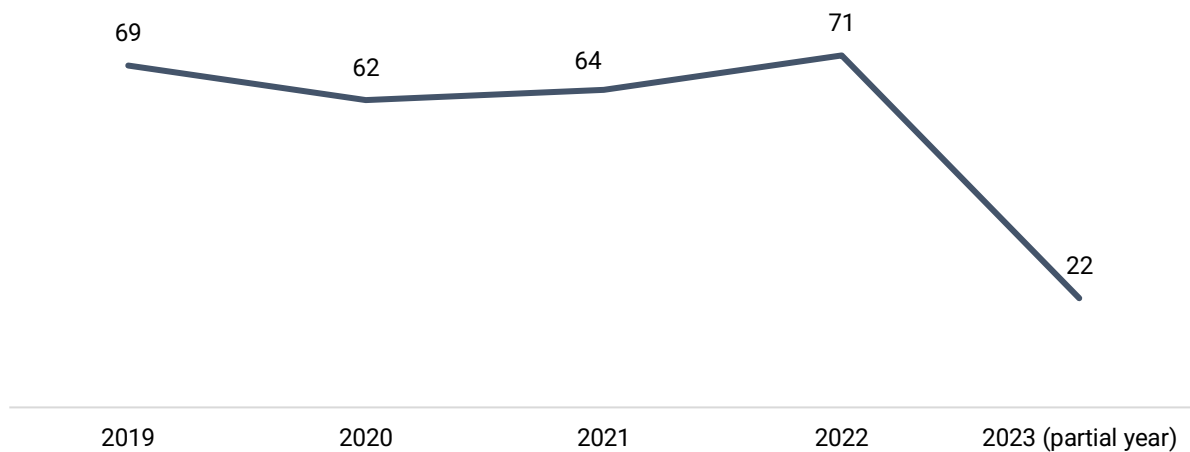
Cornelius has seen the most residential demolitions

Residential Demolition Permits Issued (2019-2023)



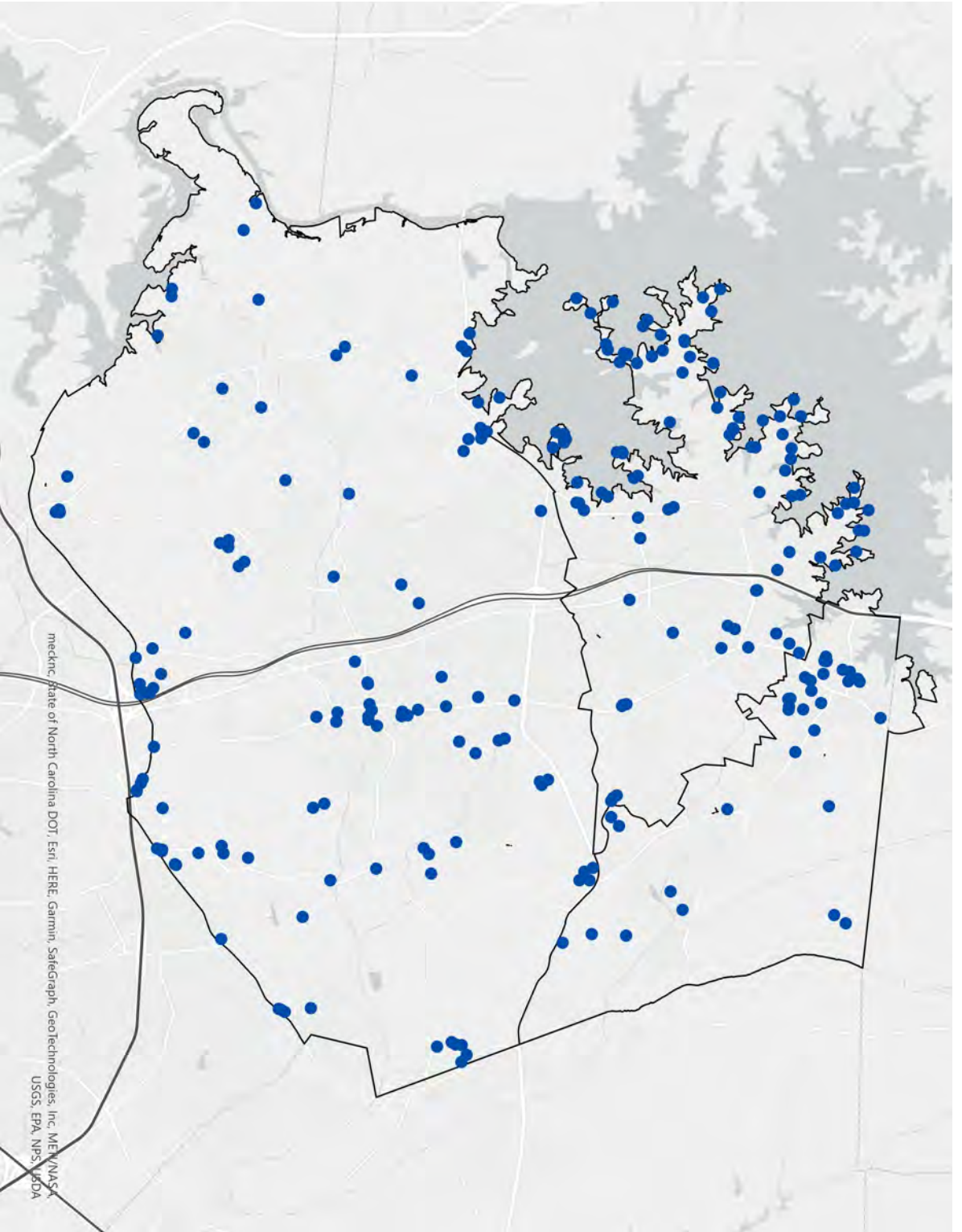
Residential demolitions has remained relatively constant since 2019

Residential demolition permits issued in North Mecklenburg (2019-2023)



Data source: Mecklenburg County Code Enforcement

Map 15. Residential Demolition Permits (2019-2023)



Data source: Mecklenburg County Code Enforcement

Commercial Development

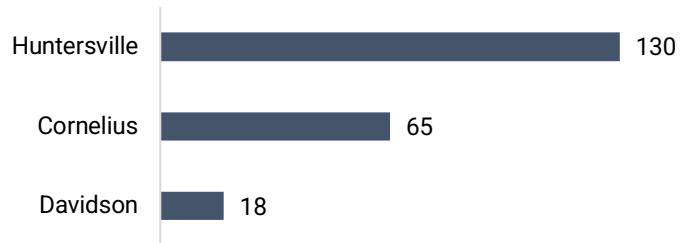
Given the predominantly residential nature of the North Mecklenburg towns, it follows that the volume of recent and upcoming commercial development is well below that of residential development. Two hundred and thirteen permits were issued between 2019 and June 2023. The number of commercial permits has fluctuated over time. In 2022, 65 permits were issued, a ten year high.

Almost two-thirds of the commercial permits issued in the past 4.5 years were in Huntersville (130 permits), 30% to Cornelius (65 permits), and about 8% in Davidson (18). Most of the recent

(and upcoming) commercial construction activity is occurring around existing commercial centers in the towns, which are clustered along the I-77 corridor and the major crossroads at Gilead Rd., Sam Furr Rd., Catawba Ave., and Griffith St. (Map 16). Two notable clusters of activity are the Birkdale Village redevelopment in Huntersville, and the new Northcreek Village center on Highway 73, signaling more residential activity in the eastern part of the region.

Huntersville has seen the most commercial permits

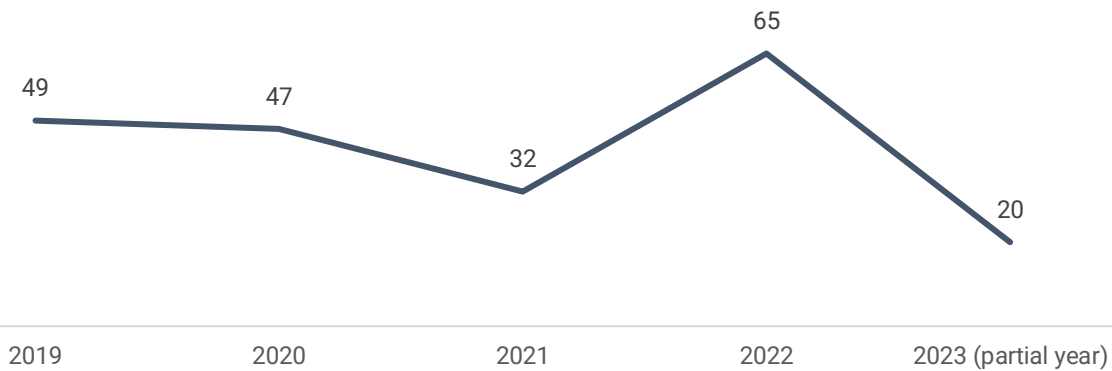
Commercial Permits Issued (2019-2023)



Data source: Mecklenburg County Code Enforcement

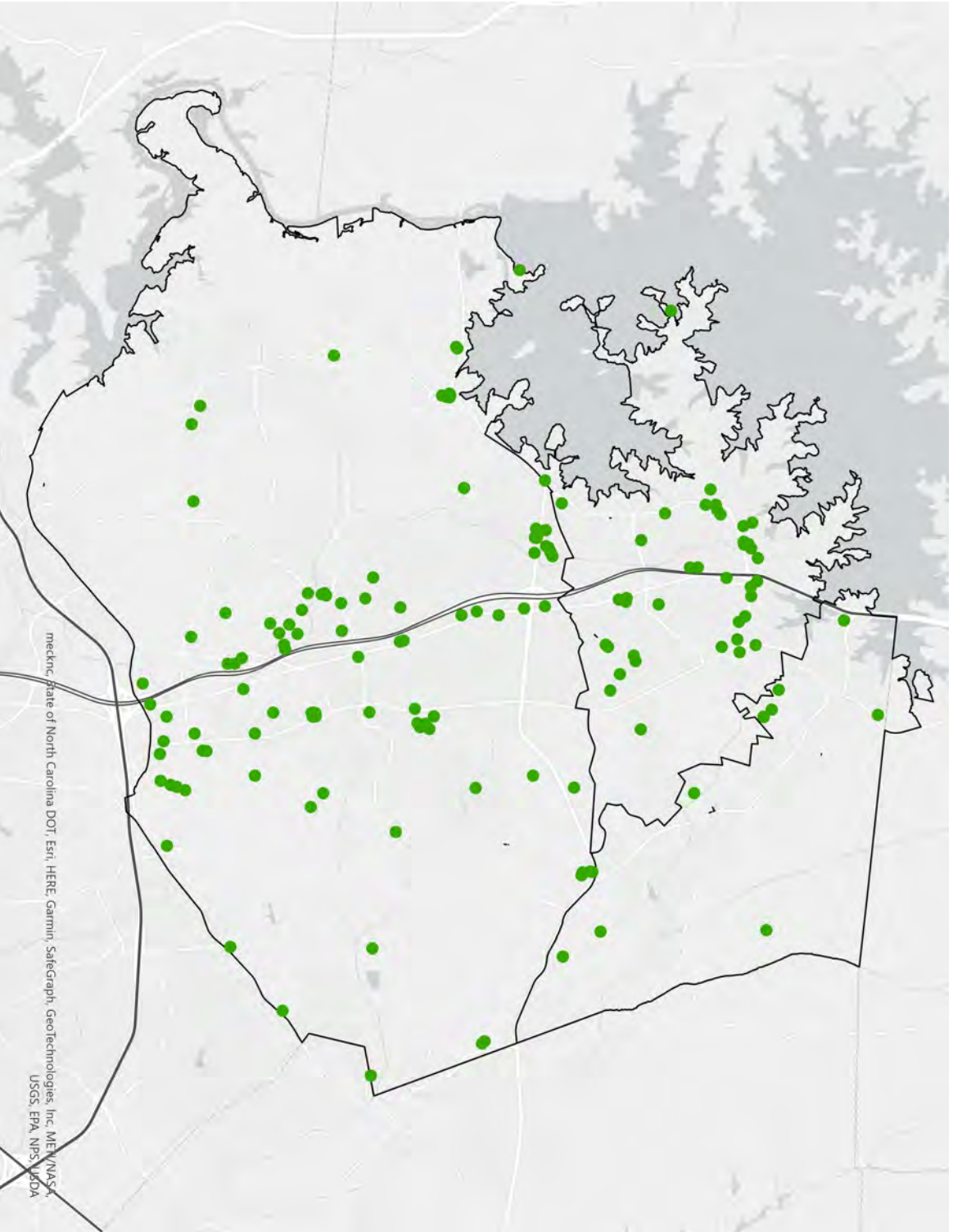
Commercial permits in North Mecklenburg have fluctuated in recent years

North Mecklenburg Commercial Permits Issued (2019-2023)



Data source: Mecklenburg County Code Enforcement

Map 16. Commercial Permits (2019-2023)



Data source: Mecklenburg County Code Enforcement

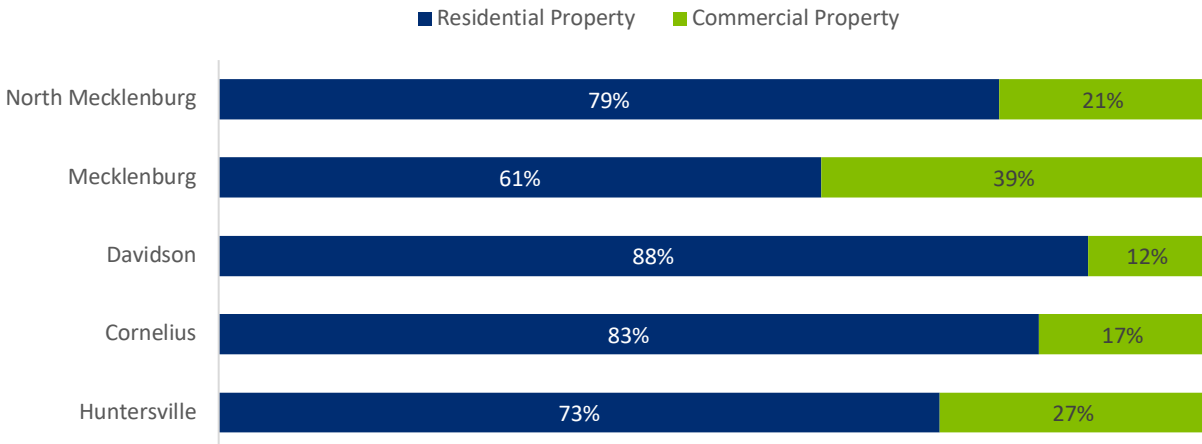
Tax Values and Revenues

Land use and development types are not only reflected in the landscape but also in the tax value and revenue they contribute to the local tax base. In all three North Mecklenburg towns, the majority (two-thirds) of municipal tax revenue comes from property taxes, chiefly residential properties. In North Mecklenburg, residential properties account for 79% of the taxable real property value in the region, and commercial properties make up 21%. The residential share has increased slightly since 2018 (the last time this statistic was calculated for the North Mecklenburg region), when 75% of taxable real property value came from residential properties. Among the three towns, residential properties comprise the highest share of taxable real property value in Davidson (88%) and Cornelius (83%). Huntersville has a somewhat more even split, with 73% residential and 27% commercial. All of North Mecklenburg is more reliant on residential properties than both Charlotte (57%) than Mecklenburg County as a whole (61%).

It must be noted that the current split in real property value reflects the fact that residential real estate sale prices increased rapidly between 2019 and 2023, while non-residential had a slower rate of growth. Additionally, some non-residential real estate valuations are based on their 'present use value', during a global pandemic in which commercial properties were underutilized.

Most taxable properties are residential

Mecklenburg County tax records (2023)





Key Informant Perspectives

Community key informants were interviewed to compliment the demographic, employment, and housing data. In 2018, 20 stakeholder interviews were conducted. The current needs assessment included five informant interviews and one focus group that included several leaders to learn about progress since the previous study.

The first part of the section includes a summary from the previous study. The following pages detail updates provided by informants interviewed for the current study, with some information supplemented by media coverage and other meetings attended by the research team.

About the data

The key informants for this study included community leaders involved with housing-related discussions for each of the towns. These key informants are not a representative sample of all North Mecklenburg residents or of all people knowledgeable about housing but do represent a cross-section of local citizens who have informed opinions about affordable housing. The interviewer used a protocol that included a few critical questions intended to capture change since the previous report, but the tone of the interview was conversational. There were no recording devices used other than the interviewer taking notes as the conversation unfolded.

Summary of Stakeholder Perspectives from 2018 Report

In 2018, the stakeholders interviewed expressed a multitude of opinions, which made for rich discussions and insights but also meant that items of consensus were more difficult to come by. The following summary highlights those areas where opinions were most consensual.

1. The workforce and low to middle-low income seniors currently residing in North Mecklenburg are most impacted by the area's rapid population growth and increase in the cost of housing. These groups are in the most need of affordable housing options.
2. Cornelius and Huntersville should follow Davidson's example and enact an affordable housing policy. Most felt that if Cornelius and Huntersville were to adopt a policy, it would be different from Davidson's. While no particular plan for the other two towns was discussed, the respondents did identify components of what such a plan might include. These components were:
 - a. **Affordable Housing Plan.** The towns must have a vision of what they want to achieve with any affordable housing policy, and then develop a plan, which will serve as a roadmap for achieving that vision.
 - b. **Land Acquisition.** Controlling some land is the most critical item for a potential affordable housing strategy. Most respondents agreed that affordable housing must be subsidized somehow. Being able to provide the land at no cost or at reduced cost is potentially the most effective subsidy that the towns can provide.
 - c. **A Housing Producer and Manager.** A successful affordable housing policy and plan depend on finding some entity (or entities) to produce the additional affordable housing units. Some entity, perhaps a nonprofit that is established for this purpose, will also need to manage the process.
3. The three historical African American communities, which is also where a fairly substantial portion of the existing affordable housing exists, are beginning to undergo change. Respondents differed on the extent to which the communities should be preserved, with some wanting to preserve as much of the history as possible while others expressed more comfort in allowing the market driven changes that are already underway. Interviewees recognized that displacement in these historic communities, which is mostly occurring by choice, will likely increase in the near future. Presently, the more serious issue is ensuring that seniors who are selling their homes in these historic communities have access to affordable, desirable alternatives so that they may stay in their neighborhood or community.
4. Transportation is a salient issue in affordable housing considerations. As such, the impacts on and of transportation must be considered when discussing housing affordability and where to locate lower cost housing.
5. If the towns want to be more proactive in retaining affordable housing, providing opportunities for major updates, repairs and rehabs, providing affordable replacement housing units, protecting the existing public spaces, and, in general, supporting the continued existence of a community of color, time is of the essence. A decision has to be made about an affordable housing policy and a plan implementing that policy has to be developed.

Findings from 2023 Interviews and Supplemental Data

The intent of this section of the report is to gauge the progress, if any, on the affordable housing issue in the towns of North Mecklenburg over the last five years. Five stakeholder interviews were conducted, and a focus group was held for the purpose of getting a better understanding of the current status of affordable housing. These discussions took place with town leaders involved in housing and community development. Because of the community interest in the affordable housing issue, this topic has received continuous coverage in the media serving North Mecklenburg, which was helpful in preparing this section of the report. Additionally, in 2022, Michelle Hoverson, Lake Norman CDC Director, and Diane Means, Ada Jenkins Center, convened the North Mecklenburg Affordable Housing Forum. This group has met twice (including members of the research team) and has developed a substantial base of information about affordable housing in North Mecklenburg. These meetings provided great value in the following description.

Most of the information in the previous report is as salient today as it was five years ago. All three towns have had and are continuing to have serious discussions about how to provide more affordable housing opportunities. Davidson has developed a new affordable housing plan with precise goals. Cornelius appointed an Affordable Housing Task Force, which developed a housing plan. The plan was approved by the Cornelius Town Council in September 2023. A Community Development Corporation (CDC) has been established, and an Executive Director of the CDC has been appointed. Cornelius Town Council has also voted to support the plan for Smithville, which includes provisions to maintain the naturally occurring affordable housing (NOAH) and provide opportunities for new development in this historic Black neighborhood. The Town of Huntersville has appointed an Affordable Housing Task Force, which is currently meeting to determine how Huntersville might approach the affordable housing need.

Instead of interviewing the members of Huntersville's Affordable Housing Task Force, the leaders of the group suggested having a focus group discussion as the preferred method of gathering information from the group. The stakeholder interviews, the focus group, review of media coverage, and periodic discussions in the three Town Councils suggest how complex the affordable housing issue is. The following questions tend to occur with some frequency in these discussions, and these topics will guide the descriptions of town policies that follow.

1. How do we determine the need for affordable housing in our jurisdiction?
2. What groups are most impacted?
3. Which of these groups are we most interested in helping?
4. How will we provide enhanced services to the targeted groups?
5. Who will oversee this effort?
6. Where will we get the funding needed to support this program?
7. How do we retain the affordable housing that we have?
8. Will we emphasize rental or home ownership; repairing existing housing units or building new units, etc.?
9. How do we deal with NIMBYism (not in my backyard)?
10. How do we educate our citizenry about the affordable housing need?
11. Are we really able to move the needle on this issue?

DAVIDSON

Of the three towns, Davidson has the most experience with addressing the issue of affordable housing. The Town has had an affordable housing policy for about twenty-five years; has a non-profit, the Davidson Housing Coalition (DHC), to administer the policy; and, has had several plans over this twenty-year span with the most recent one adopted in 2023, which will be described in some detail.

Historically, the Davidson plan has been based on the concept of inclusionary zoning, which currently requires developers to build one unit of affordable housing for every 12 units of market rate housing, or to make a payment in lieu of building the affordable units. Over the years, this provision has resulted in the development of a number of affordable units, although most are home ownership rather than rental opportunities. The biggest need is in the rental market, and the new plan speaks to the rental need.

In 2022, the Town of Davidson approved their Affordable Housing Needs Assessment. The next step was to develop a Needs Assessment Implementation Strategy, which was approved by the Town board in the spring of 2023.

Davidson's recently adopted Affordable Housing Plan has four primary elements:

1. EDUCATE

- Marketing and Communications Plan
- Homebuyer and Homeownership Education
- Financial Literacy

2. CREATE

- Town Owned Land Evaluation and Development
- Develop Incentives
- Housing Ordinance
- Land Acquisition
- Rental Subsidy Program
- Property Provider Partnership

3. PRESERVE

- Critical Home Repairs
- Emergency Home Repairs
- Buy Back Program
- Enforcement and Administration (Ongoing Maintenance)

4. SUPPORT

- Down Payment Assistance
- Staffing and Capacity
- Partnerships
- Recurring Funding

The four elements of this strategy cover some of the major needs for any affordable housing policy: education, creation of affordable housing options, preserving existing affordable housing units, and support for these efforts.

While this strategy was adopted in the summer of 2023, Davidson has already begun some of the actions called for in the assessment.

Dedicated continuing funding and land availability are often mentioned as the two most critical elements in successful affordable housing pursuits. A survey of Town-owned land that might be appropriate sites for affordable housing is already underway. The stakeholder interviews suggested some additional potential providers of affordable housing sites, such as land holdings of other governmental units (county, school board and the state), church-owned land, Davidson College possible sites, and individuals who may be interested in providing sites. If the cost of land can be removed from the development equation, affordable housing units could be built with little if any additional subsidy.

Davidson's affordable housing plan has traditionally had two primary funding streams: the inclusionary zoning which provided both affordable units and payment in lieu of building the units and sporadic appropriations from the Town's annual budget.

Davidson, in its recently adopted budget for Fiscal Year 2023-2024, decided to earmark approximately \$500,000 a year for ten years to support the development of affordable housing. The Town has allocated one cent of the tax rate and some sales tax revenues to fund the \$500,000. The \$500,000 amount is modest; however, the funding comes from a dedicated source and is continuing (10 years). Having dedicated and continuing support for affordable housing is precedent-setting among the three towns of North Mecklenburg. One note about the ten-year period; this is a strong signal about the intention of the Town Board's funding policy, but ensuing boards may have a different opinion.

Another groundbreaking financial development is the contribution of philanthropic groups to the affordable housing efforts in Davidson. The recently formed Davidson Community Foundation as provided financial support for eight affordable housing units in the eighty-one-unit townhome development on the Hoke Lumber site. The Community Foundation along with Brenda Tapia Foundation have supported critical home repair and rental subsidies as part of Comprehensive Housing Affordability Program (CHAP).

CORNELIUS

Five years ago, a group of local citizens began meeting to consider how they might address the threat of gentrification in Smithville, which is a historic Black neighborhood in Cornelius. Willie Jones, a local resident, provided support and advice to the Smithville group and eventually became the leader of the effort to develop a plan that would both protect current landowners and provide an avenue for additional development. Mr. Jones retired to the area after years of working on affordable housing initiatives in major American cities; therefore, he brought an impressive background to this local group and issue.

Following those initial discussions, the Smithville group raised sufficient funds to commission a study of the area with the intent of developing a plan to sustain current housing (including preserving its affordability) and to develop new housing units. A Charlotte architectural and neighborhood planning firm, Neighboring Concepts, was chosen to do the study. Based on this initial study, a plan was developed, and a community organization was begun to build support for the plan. The plan was adopted by the Town Council of Cornelius in June 2022 and has received financial support from Congress, Mecklenburg County, and Cornelius. The Smithville plan, which addresses both gentrification and displacement, has the potential of becoming a model for other communities.

The plan, however, has given rise to opposition within the Smithville community. Any discussion of such topics as gentrification, displacement, increased property taxes among those directly affected is likely to generate differing opinions. Specifically, residents want to know how proposed changes will impact them, and often the highly specific answer that they are seeking is not known. However, at this point in time, the plan seems to be moving forward, but the opposition has not disappeared.

Other than the Smithville effort, there was nothing else happening in Cornelius regarding housing affordability at the time the previous study was completed by the UNC Charlotte Urban Institute. But apparently, findings from that study spurred interest from some of the Town's leaders. Among the findings that spurred that interest were the rapid increase of housing costs and the inability of many of the people working in North Mecklenburg to find housing that was affordable to them. These findings led to the development of an Affordable Housing Task Force. After a series of meetings, the Task Force developed a draft Cornelius Housing Plan, which was shared with the Town Council in 2022. The Housing Plan was approved by the Cornelius Town Council in September, 2023.

However, before final approval of the plan, one of the plan's recommendations was approved by the Town Council—the establishment of a Community Development Corporation (CDC) to oversee the Town's affordable housing initiatives. An Executive Director, Michelle Hoverson, has been named. Ms. Hoverson was a member of the Task Force and has had experience working with housing needs in her previous position with Covenant Church.

The Cornelius CDC has already been transformed into the Lake Norman CDC, partly because Ms. Hoverson is also on the Huntersville Affordable Housing Task Force and sees how the two towns need the support of the CDC. Davidson has a more mature administrative support system and is unlikely to need support from the CDC.

The first major effort by the CDC is in the rental subsidy area. The Lake Norman CDC has launched a new program named the Rental Bridge Program. “The goal of the program will be to connect property owners of homes or apartments with approved tenants,” said Executive Director Michelle Hoverson. “The CDC will partner with property owners through a master lease arrangement - a two-year, fair-market price agreement.” (Quoted in Cornelius Today (6/12/23).

The Lake Norman CDC is also providing rental subsidies to residents of an apartment complex in Antiquity, which was developed ten years ago with tax credit funding. After ten years, the tax credit funding requirement of renting at an affordable rate has sunset allowing the owner to increase the rents. The subsidy offered by the CDC will make up the difference between the subsidized rate and the market rate. This subsidy can last up to one year. The purpose of the subsidy is to support the current residents while they seek new affordable housing.

With the approval of the Housing Plan, the CDC will likely consider other initiatives, such as building additional affordable units, sustaining existing affordable units, supporting maintenance of existing units, a critical repair program, and educational programs ranging from informing the public about the need for affordable housing to providing financial literacy programs for existing and potential future residents. The most important next step for this group is having the Town Council approve the Housing Plan. With that approval, the CDC would be in position to begin the discussion about prioritizing the next program steps, funding, and administrative support.

HUNTERSVILLE

Five years ago, Huntersville did not have any specific initiatives related to affordable housing, although some discussion was occurring about the future of Pottstown and Huntington Green. Pottstown is a historic predominantly Black neighborhood south of downtown, and Huntington Green is a mobile home community in Huntersville's west side that is primarily populated by Latinx households. Both Huntersville neighborhoods are larger than West Davidson and Smithville; therefore, the discussion about maintaining NOAH has greater saliency in Huntersville.

In 2022, the Mayor of Huntersville convened an Affordable Housing Task Force. This group has had a series of meetings, and based on the recommendation from the Huntersville leaders, we decided to convene the group as a focus group rather than interviewing a small number of the group members. Therefore, the May meeting of the Task Force became a focus group with all members participating. The group had been meeting monthly for about six months, and the members familiarity with affordable housing issues was apparent in the group discussion.

The Task Force (focus group) is composed of the Mayor and the Mayor Pro Tem of Huntersville. Other community representatives include a realtor, three members of the development industry, a liaison from Mecklenburg County, a member with a financial background, four members from non-profits, a member with a legal background, and two at-large members representing Huntersville communities, including one from Pottstown.

The first question for the group was, “Why did you decide to be on this Task Force?” The obligatory response, of course, was because the mayor asked them to serve. However, one person chimed in with a heartfelt response; his child could not find a place in Huntersville that was affordable. This response resonated with the group as throughout the discussion this same point came up repeatedly. Most of the members, particularly the non-profit and governmental representatives, had direct experience with those

needing more affordable housing options. The importance of having a community (Town) where folks of all income levels could find appropriate housing options and a welcoming environment was a motivating factor for them.

“Who or what groups need affordable housing in Huntersville?” The most common responses were workforce, seniors, those with disabilities, and limited income people. Most of the discussion was focused on how much Huntersville has changed in a relatively short period of time: Huntersville is no longer a small town; the pandemic effects; the spike in housing costs; and, again, the fact that other family members, primarily children, are priced out of the Huntersville housing market.

“How can the community enhance affordable housing?” Those members of the group most aware of the development technicalities pointed out that the Town’s zoning ordinance, density restrictions and other regulations do not make for a friendly environment for the construction of affordable housing. This might seem like a self-serving response, and it might be, however, this conflict between regulation and providing more affordable housing units always surfaces in these discussions. Other responses to this question included critical home repair programs, preservation of existing affordable housing, mobile homes as affordable units, getting the private sector more involved, and dedicated funding.

“What are the primary barriers?”

- Funding
- Cost of land
- Bureaucracy
- Lack of understanding about those who need affordable housing
- Lack of education about the whole affordable housing issue
- Regulations
- NIMBYism

The final question was, “Are there any concluding thoughts?” This question provoked a whole new discussion about needing to get away from the term “affordable housing.” Some thought it was meaningless since everyone needs housing that is affordable to them. Others thought it was so pejorative that it closes rational discussions about the need. These comments tended to be in reference to rental housing, particularly large scale multifamily rental projects. The group noted that a predominately large lot, single family bedroom community like Huntersville often has a predilection to oppose the large-scale housing developments or almost any type of development of affordable housing units.

In summary, Huntersville is in the early stages of determining what type, if any, affordable housing options that it would like to see occur. The focus group discussion was rich and informed with a wide range of opinions. Pulling this together into a coherent policy and plan that has the potential of being adopted by the Town Council will be a challenge.

North Mecklenburg Housing Key Topics

Affordable housing has momentum in North Mecklenburg. All three towns have undertaken substantial policy initiatives. As the need for affordable housing becomes an even greater challenge, the complexity of meeting that need becomes more apparent. Some of the more perplexing issues that keep surfacing in the affordable housing realm are noted in the following paragraphs.

1. Growth Management vs. Affordable Housing

The rapid growth in North Mecklenburg has led to a reinvigorated discussion about growth management, a very logical concern in these places experiencing continuous growth with little or no infrastructure development. Growth management advocates often promote slower growth as a means of waiting for infrastructure to catch up. Slower growth often results in decreasing the density of housing, which leads

to the general opposition to any type of multi-family development. The greatest need is rental affordable housing, and the only way to get that in the kind of numbers needed is with multi-family apartment development.

2. Funding

Affordable housing initiatives need dedicated funding. The three North Mecklenburg towns have also had the good fortune of sharing a Congressional appropriation championed by Congresswoman Alma Adams (12th District) and administered by the Centralina Regional Council of Governments in support of maintaining and improving naturally occurring affordable housing. Davidson's recent policy to earmark \$500,000 a year for ten years is an example of a dedicated funding stream in support of affordable housing. Some of the momentum that has occurred in the North Mecklenburg towns, as well as many other places, has been funded by American Rescue Plan Act (ARPA) allocations. This source is primarily a one-time event begging the question of whether the towns, county and state will continue this funding in support of affordable housing after the ARPA money dries up.

3. Regulations, Zoning

The private sector folks, particularly those who have an interest in building affordable units, almost unanimously talk about how the current regulations prevent them from doing so. Getting the developers and the Town's planning people together to look at how some of the regulations could be eased might be worthwhile.

4. Finding land

Invariably this topic arises in any discussion of affordable housing. Housing developers claim they can provide affordable units if the cost of land is removed from the development equation. Getting land at no cost is often viewed as an insurmountable problem. But often a survey of available land will surface any number of sites that are already owned by the Towns or some other public sector entity. Davidson's Housing Director believes that most of the approximately 600 needed affordable housing units in Davidson's plan can be built on land owned by the Town. Other potential sites might be owned by the school board, county, or state. In addition, churches and educational institutions might have sites that they would like to dedicate for the siting of affordable housing. While not common, there are examples of individuals and businesses providing sites for this purpose. There are several examples in Mecklenburg County of churches supporting affordable housing both on the church campus and in the broader community.

5. Administration

Nobody likes to talk about building a new bureaucracy, and specifically funding one. But as affordable housing programs grow, enhanced administrative support becomes necessary. And there are models for doing this already in the North Mecklenburg towns. Davidson has its Housing Coalition and Cornelius has its CDC.

6. Education

The need for education came up repeatedly in the interviews and the focus group. There are two parts to the education component. The public needs to be educated about the groups that would be served by affordable housing programs. The concern is that in the public's mind affordable housing is for the very lowest income category. That group certainly has housing needs, but so do middle income and particularly lower middle-income households. The Town's would like the people who provide critical services, such as safety personnel (EMTs, police and fire), teachers, small business owners, medical office workers, retail and hospitality employees to have a choice of living in the communities they serve.

The second educational component relates to the people, particularly lower and lower-middle income groups, who live in the affordable housing units. Basic financial literacy, personal budgeting, saving for potential homeownership are the types of topics that would be covered in such a program.

Conclusion from Key Informant Data

Since the previous study was completed five years ago, progress has been made on the affordable housing front, which is even more noteworthy because of the slowdown that occurred in just about every undertaking caused by the pandemic. New partnerships have developed or are developing. The example was cited about the role that philanthropy was playing in Davidson with the Community Foundation of Davidson and the Brenda Tapia Foundation. The partnership of the philanthropic community in supporting affordable housing is an outcome worth celebrating and replicating in all the North Mecklenburg towns. Another welcome trend is developers being willing to include in their development proposals some affordable housing. Huntersville has recently seen this play out in the Logano property development proposal. While this kind of proposal is not happening frequently, it is happening and that is a change from the recent past when developers almost never came forth with an affordable housing component in their proposal. With the continuing rapid growth in housing costs and the increase in the number of people working in the North Mecklenburg area who are not able to find housing that is affordable for them, the local towns will need to continue to develop affordable housing programs for those who need them. The fact that parents cannot have their children live near them because of the cost of housing speaks volumes about the need.

Corporate Ownership of Housing

Beginning in the aftermath of the Great Recession, corporate entities have purchased and held single-family homes and townhomes, earning revenue as both rental properties and appreciating assets. Smaller investment firms have made these sorts of purchases as well. In the aftermath of the pandemic, amid a record run-up in housing prices, it became apparent that both the scope and concentration (both geographically and in price) of these purchases was complicating the Charlotte Housing Market⁶. Concerns include increased competition among buyers, particularly at the lower end of the market, and reduced opportunities for home ownership. There are also concerns that corporate landlords could be particularly detrimental to communities, although research is still ongoing⁷.

This section takes a closer look at corporate ownership of residential properties in North Mecklenburg, including the location, value, and timeline around corporate ownership. This section was not included in the previous report.

About the data

Data for this section came from the Mecklenburg County Tax Parcel Database, which includes information on both the property owner and the account type. For accounts belonging to LLC's and other incorporated bodies, the county designates the account type as NC CORP or NON-NC CORP. Residential parcels were queried to include only these corporations. Ownership information was queried so that only corporations that owned more than one property (those most likely to be holding property for investment purposes) were included. These properties were then cross referenced with data on residential building and residential demolition data, which is produced by Mecklenburg County Code Enforcement. Using these data sets, properties that were being actively developed or re-developed were excluded. The final data set only includes residential properties that are (a) held by a corporation that owns more than one property and (b) not on a parcel that is actively being developed. This dataset reflects ownership as of August 8, 2023.

⁶ Ely Portillo and Justin Lane. 'Wall Street-Backed Landlords Now Own more than 11,000 Single-Family Homes in Charlotte'. UNC Charlotte Urban Institute, June 9 2021. <https://ui.charlotte.edu/story/wall-street-backed-landlords-now-own-more-11000-single-family-homes-charlotte>

⁷ Cornelius Today. 'Community Discussion on corporate landlords.' Cornelius Today, April 19, 2023. <https://www.corneliustoday.com/community-discussion-on-corporate-landlords/>

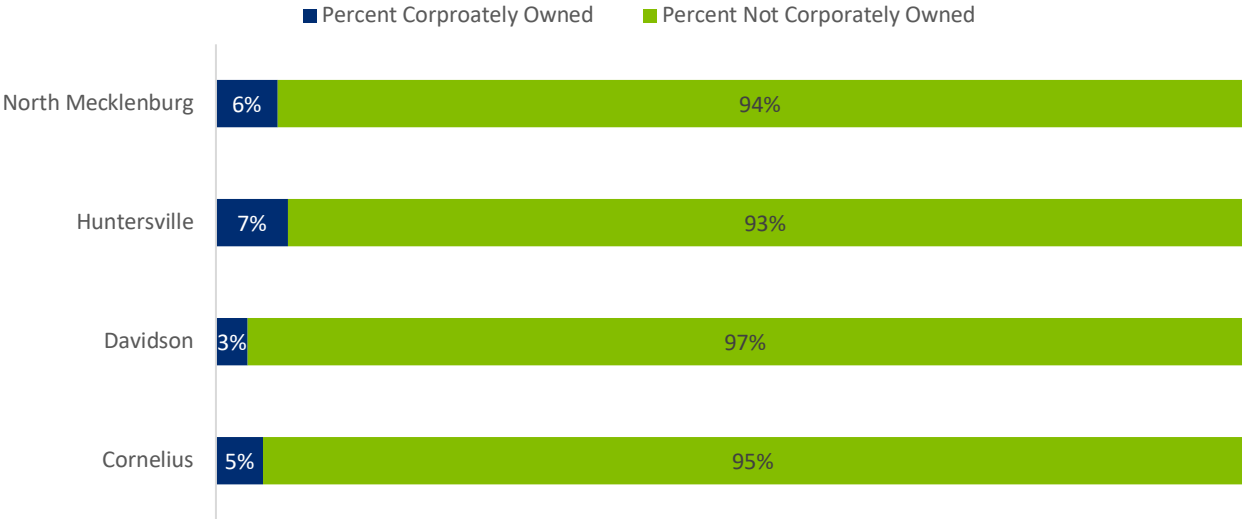
Corporate Ownership Rates

Overall, corporate landlords own just a small fraction of single-family homes, townhomes, and condominiums. Of almost 40,000 housing units in North Mecklenburg, these corporations own slightly over 2,300. This amounts to 6% of properties in North Mecklenburg. Among the towns, Huntersville has the highest rate of corporate ownership, at 7%. Cornelius closely follows, with 5%, while Davidson has just 3%.

Corporately owned properties are found in all corners of North Mecklenburg. This part of the county is home to a wide variety of subdivision types and sizes, include senior housing and condominium developments, such as the Glens at Birkdale and Elizabeth Place, that are 100% corporate owned. Among more traditional single-family and townhome communities. Neighborhoods that are more than 50% Corporate Investor Owned include Stillwell Place (31 of 54 units) and the Picadilly Townhomes (10 of 20 units) in Huntersville. Neighborhoods that are more than one third corporate owned include Stone Hollow and Glenwyck in Huntersville. Finally, there are several neighborhoods where more than 1 in 5 homes are owned by corporate investors, including Asbury Park, Oaks at McIlwaine, Tanners Creek, Villages at Gilead, and Stonegate Farms in Huntersville. Many of these are located in the western part of Huntersville, between Gilead Road and Beatties Ford Road. In Cornelius, about 20% of the properties in the neighborhoods of Olde Mill Village and Heritage Green are corporately owned.

Corporations own a small fraction of homes in North Mecklenburg

Housing Units by Corporate Ownership, 2023

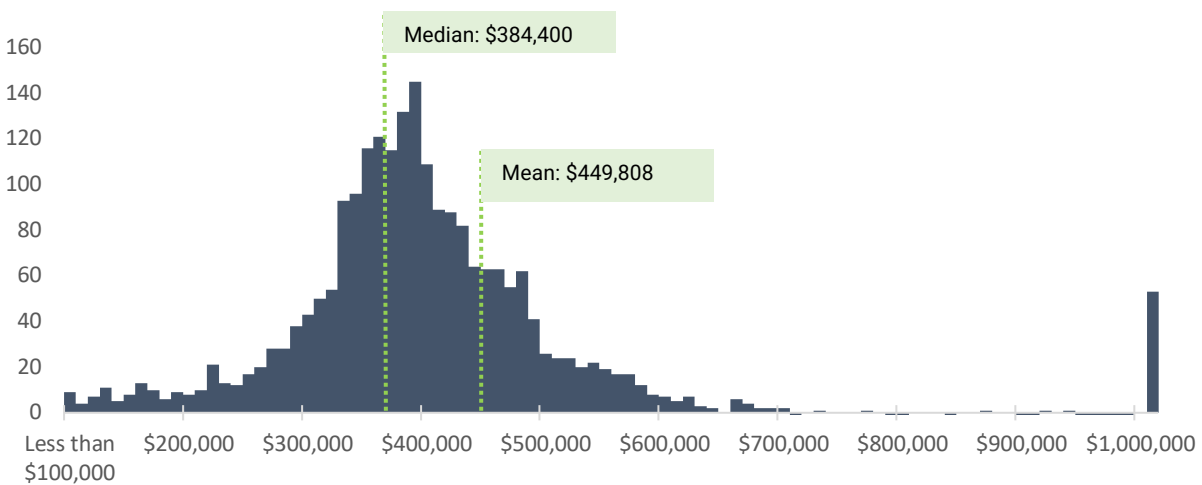


Property Values

Corporate ownership tends to concentrate on properties on the lower end of the cost spectrum. The housing stock consists of 167 properties whose value is less than \$250,000. On the other end of the spectrum are corporations such as builders, housing administrators, and agricultural groups, such as Metrolina Greenhouses, who are not necessarily investors, but own multiple, rather large, parcels of residential land. Most corporately owned properties, however, have assessed values that sit between the \$300,000 and \$500,000 mark. The median assessed value is \$384,400, while the mean assessed value is \$448,808. This is below the median and mean for North Mecklenburg, which are \$477,328 and \$599,637 respectively.

Corporate owned properties are concentrated at values below area averages

Assessed Values of Corporate Owned Residential Property, 2023



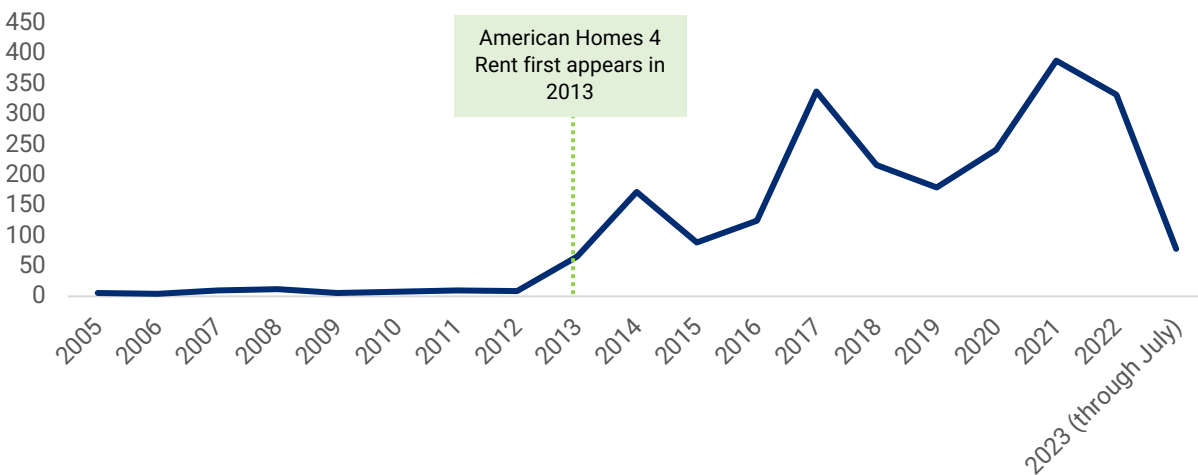
As earlier analysis revealed, North Mecklenburg has relatively few properties valued in under \$250,000. As a result, corporate activity is somewhat concentrated by price; about 8% of units in North Mecklenburg valued under a quarter-million dollars are owned by corporations. It does appear that investors in this price bracket are largely local landlords, investor/builders or holding companies—more than 80% of properties are owned by corporations based in North Carolina. Moving up to the \$500,000, where corporations own about 6% of the housing stock, over half (66%) of corporate owners are from out of state.

Who are the Corporate Landlords?

Ownership information from the Tax Parcel Database reveal the presence of multiple large corporations in North Mecklenburg. By far, the largest ownership group is AMH, or American Homes 4 Rent. They own over 400 properties in North Mecklenburg. The next largest groups are Invitation Homes, with 181 units, Firstkey Homes with 176 units, and Progress Residential, with 152. Other players include Hudson Homes, HPA (Blackstone), a rent-to-own model, and Alto Asset Company, specializing in commercial real estate, each with around 40 units. Tricon, another major corporate player, appears to have relatively few properties in North Mecklenburg.

The largest share of corporate-owned home sales occurred in 2021

Tax Parcel Data, 2023

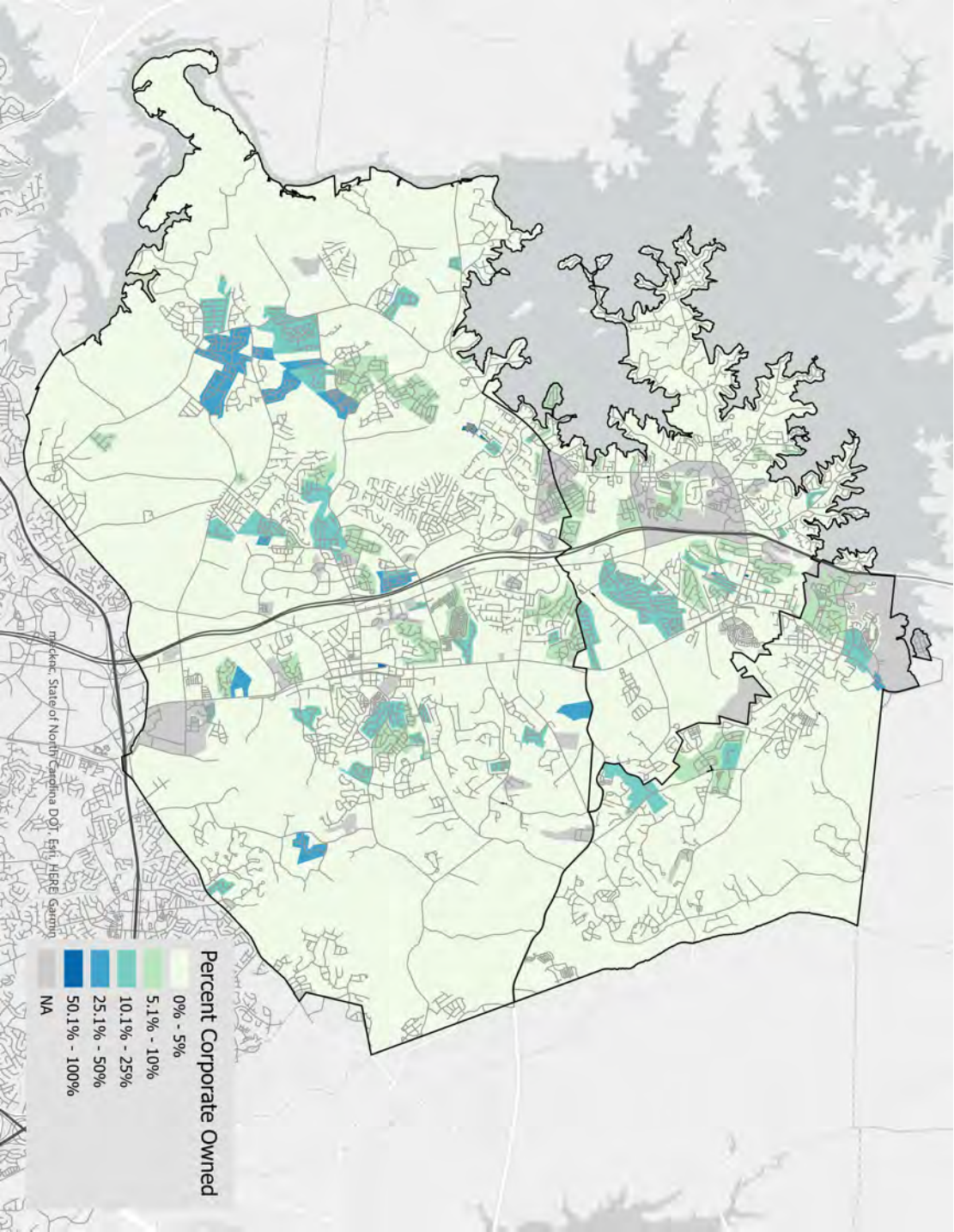


Tracking property sales to specific owners over time is quite difficult—however, we can track the last sale date of properties that are currently owned by corporate investors, as indicated in the Tax Parcel database. Finally, this does not indicate when a property first fell into corporate ownership—investors frequently sell to each other or their own subsidiaries.

We can clearly see that investor activity began in the aftermath of the great recession, beginning in 2013. Activity has seen fluctuations over time but reached an all-time high in 2021. We begin to see a slight decline in 2022; amid rising interest rates, and in 2023, even pro-rated sales would not reach 2021 highs. There is evidence that new purchase activity has declined significantly since 2021⁸, although we see elsewhere in this report that their current investor holdings are considerable.

⁸ Martin, Jenna. 'Investor purchases plunge 62% in Charlotte housing market, Redfin report shows.' Charlotte Business Journal, February 22, 2023. <https://www.bizjournals.com/charlotte/news/2023/02/22/housing-market-investor-purchases-plunge-redfin.html>

Map 17: Corporate owned homes



Appendix

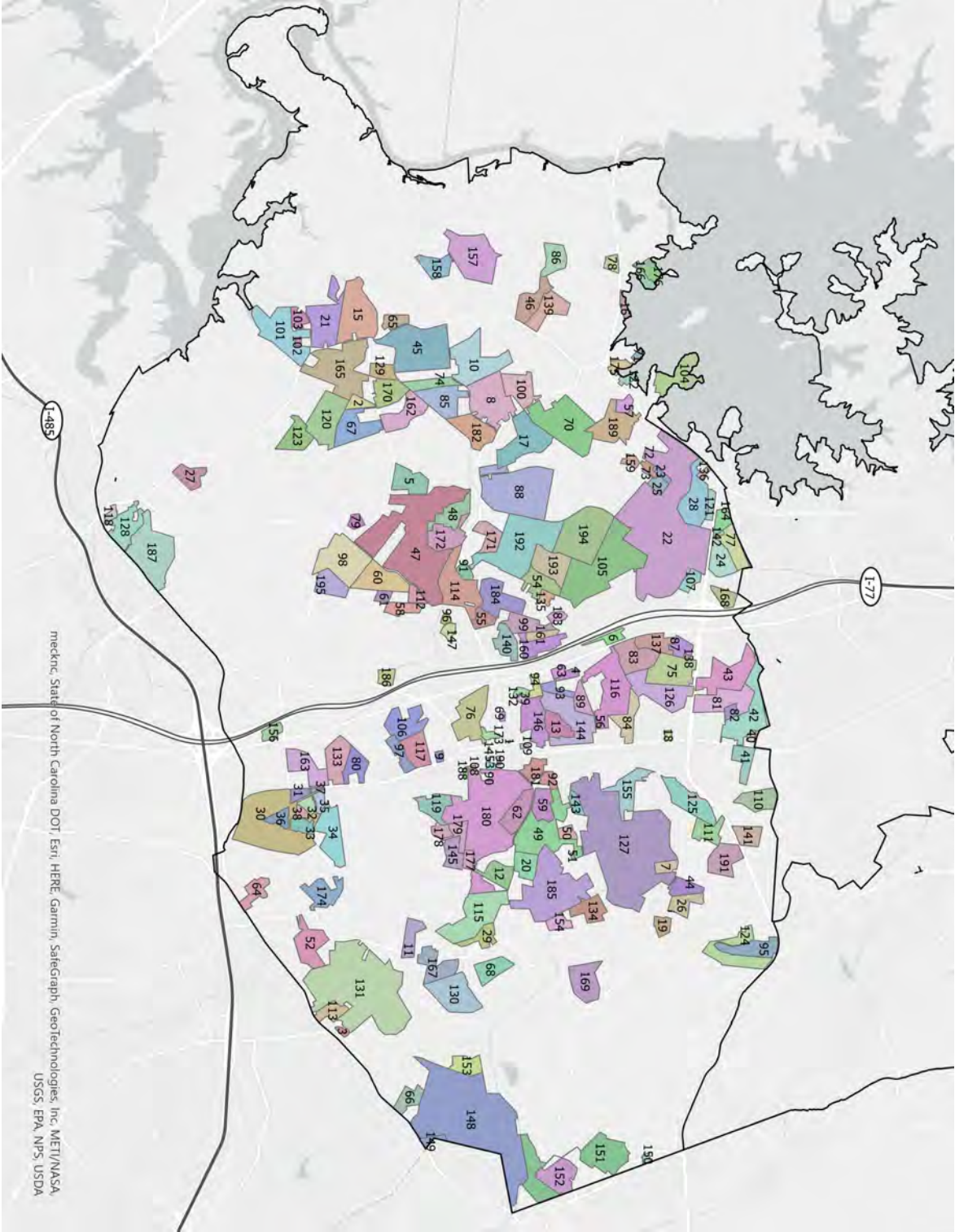
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Town Subdivision Maps

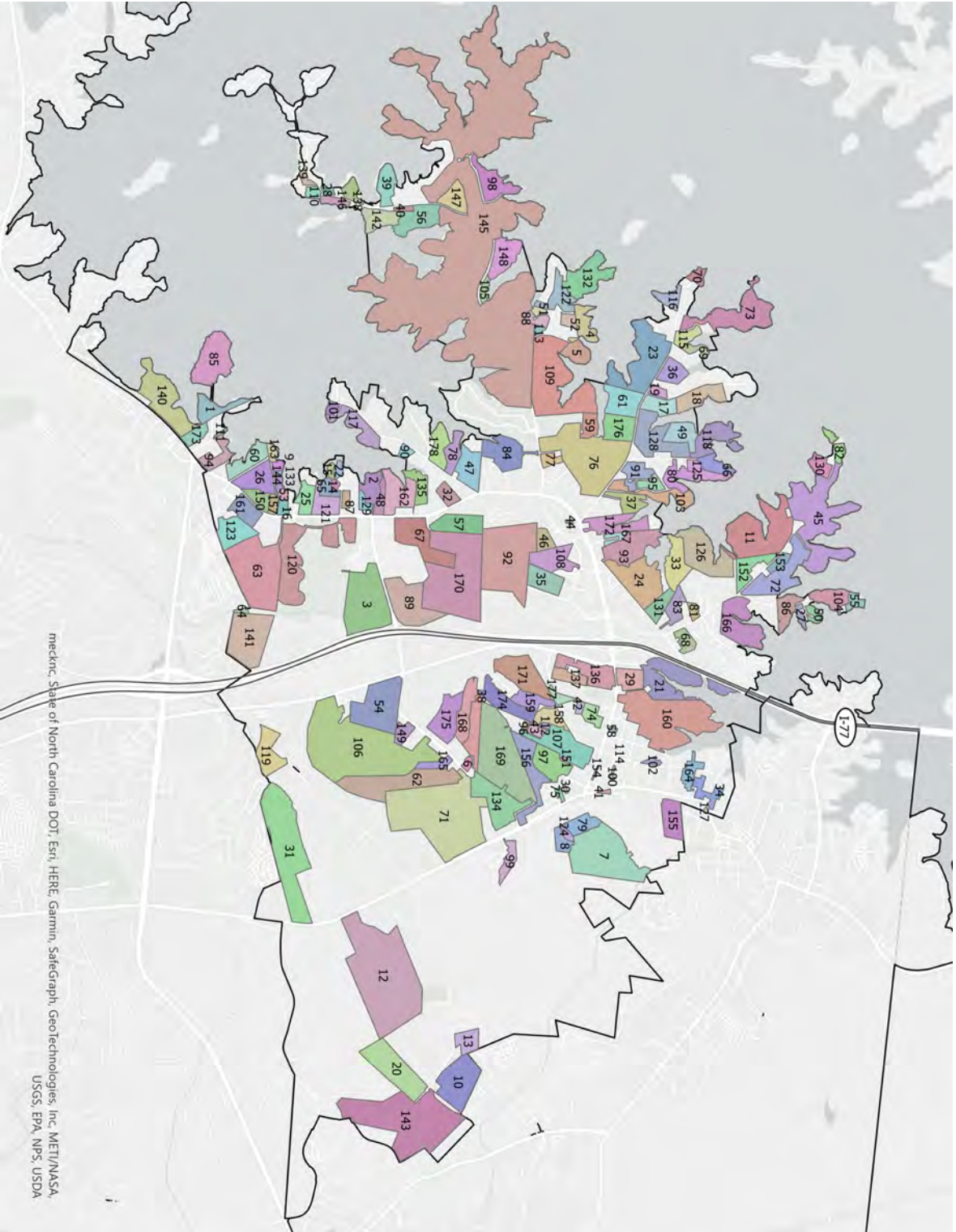
Map 18. Huntersville Subdivision Reference



Huntersville Subdivision Names

ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name
1	115 N APARTMENTS	34	BRYTON (LENNAR)	67	FARRINGTON	100	LAKEMONT COMMONS	133	PLUM CREEK	166	THE CAPE (CLARENDON)
2	ABERDEEN PARK	35	BRYTON (TRUE TH)	68	FRANCIS ESTATES	101	LATTA SPRINGS	134	RAMSEY GLEN	167	THE HILLS
3	ALBUM HUNTERSVILLE	36	BRYTON (WOODFIELD APTS)	69	GILEAD RD MIXED USE TOWNHOMES	102	LATTA SPRINGS PH2	135	RAMSON ROAD	168	THE LANDINGS
4	ALEXANDER PLACE	37	BRYTON PARCEL 2 TOWNHOMES	70	GILEAD RIDGE	103	LATTA SPRINGS PH2	136	REGENCY VILLAGE	169	THE PAVILION
5	APPLEWOOD	38	BRYTON TOWNHOME	71	GILEAD WOODS	104	LOOKOUT POINT	137	RICH HATCHET COMMUNITY	170	THE PINES
6	ARBOR RIDGE	39	CADENCE HUNTERSVILLE	72	GLENS AT BIRKDALE COMMONS	105	MACAULAY	138	RICH HATCHET COMMUNITY	171	TORANCE
7	ARBORCROFT	40	CALAMAR	73	GLENS AT BIRKDALE COMMONS PH4	106	MAAGNOLIA WALK	139	RIVERDALE	172	TORRENCE CROSSING
8	ARBORMERE	41	CALDWELL CROSSING	74	GLENWYCK	107	MARQUIS AT NORTHCROSS	140	ROSEDALE	173	TOWN CENTER MIXED USE
9	ARDEN	42	CALDWELL STATION	75	GREENFARMS	108	MARY M. HUNTER SUBDIVISION	141	SAM PURR INDEPENDENT LIVING	174	TRAILS END
10	ARRINGTON	43	CAMBRIDGE GROVE	76	GREENFIELD COMMUNITY	109	MAXWELL AVE TOWNHOMES	142	SAM PURR SENIOR LIVING	175	TRANQUIL COVE
11	ASBURY HILLS	44	CAMDEN	77	GREENS AT BIRKDALE VILLAGE	110	MAVES ROAD	143	SHELTON RIDGE	176	TWIN COVES
12	ASBURY PARK	45	CARRINGTON RIDGE	78	HAGERS FERRY	111	MCCONNELL PROPERTY	144	SHEPARD'S VINEYARD	177	VALENCIA @ VERMILLION
13	ASHTON ACRES	46	CASHION WOODS	79	HAMBRIGHT WOODS	112	MCCOY CROSSING	145	SHERILL	178	VALENCIA @ VERMILLION
14	AUTEN	47	CEDARFIELD	80	HAMLET AT HUNTERSVILLE	113	MCGINNIS VILLAGE	146	SHERWOOD FOREST	179	VALENCIA @ VERMILLION
15	BARLEY	48	CEDARFIELD PARK	81	HAMPTON RIDGE	114	MELBOURNE	147	SILVER COLLECTION	180	VERMILLION
16	BAY SHORES	49	CENTENNIAL	82	HAMPTON RIDGE II	115	MIRABELLA	148	SKYBROOK	181	VERMILLION VILLAGE
17	BECKETT	50	CENTENNIAL PH5	83	HAMPTONS	116	MONTETH PARK	149	SKYBROOK BILLINGS	182	VILLAGES AT GILEAD PARK
18	BELLA MOOR AT THE PARK	51	CENTENNIAL PH6	84	HARVEST POINT	117	MONTETH PLACE	150	SKYBROOK N PH4	183	VILLAGES OF MECKLENBURG
19	BELLETERRE	52	CHAPEL GROVE	85	HENDERSON PARK	118	MOSAIC APARTMENTS	151	SKYBROOK NORTH	184	VILLAGES OF ROSEDALE
20	BELLINGTON	53	CHURCH ST APTS	86	HOLLINS GROVE	119	NEW HAVEN PARK	152	SKYBROOK PARKSIDE	185	WALDEN
21	BILTMORE PARK	54	COBBLESTONE MANOR	87	HOLLY CREST	120	NORMAN PARK	153	SKYBROOK WEST	186	WATERFORD AT THE PARK
22	BIRKDALE	55	COLONIAL GRAND	88	HONEYCUTT-BROWN SUBDIVISION	121	NORMAN SHORES	154	SLOOP	187	WESTMINSTER PARK
23	BIRKDALE GROVE	56	COMMONS at MONTETH PARK	89	HUMC CONGREGATE CARE	122	NORMAN SHORES	155	SPRING GROVE	188	WHISPERING PINES
24	BIRKDALE VILLAGE	57	COURTYARD AT HUNTERSVILLE	90	HUNTER VILLAGE	123	NORMAN WOODS	156	STATESVILLE RD MIXED USE APTS	189	WHITAKER POINTE
25	BIRKGLLEN	58	COURTYARDS @ KINNAMON PARK	91	HUNTERS POINTE	124	NORTH CREEK VILLAGE	157	STEPHENS GROVE	190	WHITE HILL SENIOR APARTMENTS
26	BLACKWOOD KNOLL	59	COVINGTON	92	HUNTERS RIDGE	125	NORTHBROOK	158	STEPHENS ROAD SUBDIVISION	191	WILLOWBROOK
27	BRASILIA PARK	60	CROSSWINDS	93	HUNTERSVILLE APTS	126	NORTHCROSS DOWNS (Hamptons)	159	STILLWELL PLACE	192	WYNFIELD
28	BRECKENRIDGE	61	CROSSWINDS PH3	94	HUNTERSVILLE COMMONS	127	NORTHSTONE CLUB	160	STONE HOLLOW	193	WYNFIELD CREEK
29	BROWN SUBDIVISION	62	CROWN RIDGE	95	HUNTERSVILLE EAST	128	OAK GROVE HILL	161	STONE HOLLOW II	194	WYNFIELD FOREST
30	BRYTON	63	DEER HILL	96	HUNTERSVILLE HEALTH & REHAB	129	OAKS AT MCILWAINE	162	STONEGATE FARMS	195	YORKDALE
31	BRYTON (ADLEY APTS)	64	DOGWOOD ESTATES	97	HUNTERSVILLE OAKS	130	OAKWOOD FOREST	163	STONEBROOKE STATION		
32	BRYTON (ARDMORE APTS)	65	DOUGLAS PARK	98	HUNTINGTON GREEN	131	OLMSTED	164	SUMMIT SEDGEBROOK		
33	BRYTON (BROOKSON APTS)	66	EPCON EASTFIELD	99	HUNTON RESERVE	132	PARKVIEW APARTMENTS	165	TANNERS CREEK		

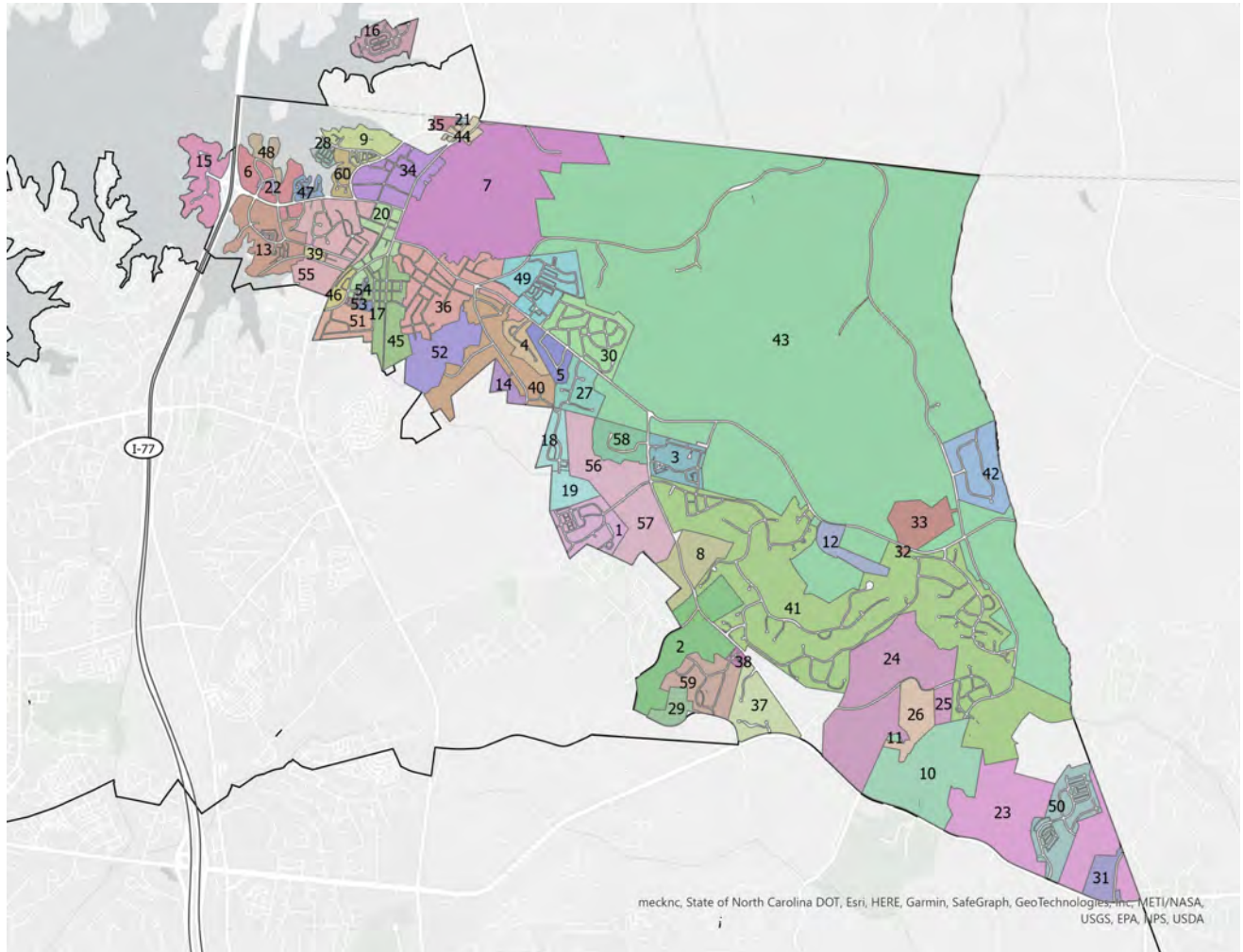
Map 19. Cornelius Subdivision Reference



Cornelius Subdivision Names

Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID	Subdivision Name	ID
100 Norman Place	34	Carolina Park	67	Harborside Commons	100	Mulberry Townhomes	133	Shelter Cove	166	Waterford Point									
Admiral's Quarters	35	Carrington Park	68	Harrogate	101	Nantz Shores	134	Sherrill Acres	167	Watermark Condos									
Alexander Chase	36	Catarina Bay	69	Haven View	102	Neil Woods	135	Silver Quay	168	Weatherstone Manor									
Alice's Addition to Partick's Purchase	37	Chapel Point	70	Heathridge	103	Norman Colony	136	Smithville	169	Wellsely Village									
Alice Stough Et Al	38	Coachman's Trace at Wellisley Estates	71	Heritage Green	104	Norman Shores	137	Smithville Heights	170	Westmoreland									
Annie Potts Washam	39	Connor Quay	72	Heron Harbor	105	North Shore at The Peninsula	138	Somersetshores	171	Willow Pond									
Antiquity	40	Connor Subdivision	73	Island Forest	106	Oakhurst	139	Speakwell Court	172	Windward Condominiums									
Antiquity Heights	41	Cornelius Cotton Mills	74	J.T. Westmoreland Estate - Academy	107	Olde Mill Village	140	Sterling Point	173	Wood Duck Cove									
Arbors	42	Cornelius Garden Apartments	75	J.T. Westmoreland Estate - Hickory	108	One Norman Square Apts	141	Stratford Forest	174	Wood Ridge									
Avery Park	43	Cornelius Village Apartments	76	Jetton Cove	109	Patrick's Purchase	142	Sunrise Point at The Peninsula	175	Woods at Weatherstone									
Bahia Bay	44	Cornelius Village Center	77	Jetton Cove at Charles Towne	110	Pender Pointe	143	The Forest at Bailey's Glen*	176	Wright's Emerald Cove									
Bailey's Glen*	45	Country Club Shores	78	Joy's Serenity Point	111	Pheasant Field	144	The Moorings	177	Wyndmoor									
Bailey Springs	46	Courtyards at Cornelius*	79	Junction at Antiquity	112	Picadilly Townhomes	145	The Peninsula	178	Yachtman Shores									
Bay Shore	47	Courtyards at Nantz*	80	Kaneel Bay	113	Pine Meta	146	The Peninsula - Heron Pointe											
Bayridge	48	Cypress Point	81	Kelly Family	114	Pine Street Village	147	The Peninsula - Players Ridge											
Bayview	49	Deep Cove	82	Knox Landing	115	Pinehurst Harbor	148	The Peninsula - Sail Point											
Bethelwood	50	Delthmere	83	Lake Crest*	116	Placid Shores	149	The Reserve at Washam Potts											
Bethelwood Bay	51	Diane Shores - Laurel Glen Avenue	84	Lake Norman at Jetton Cove	117	Point Largo	150	The Retreat at West Catawba											
Bethelwood Estates	52	Diane Shores - Sunny Point Court	85	Lake Norman Island	118	Pointe Regata	151	The Towns at Feriba Place											
Beverly Subdivision	53	Dockside	86	Lake Point Shores	119	Poolie Place	152	Torrence Chapel Estates											
Bexley at Lake Norman	54	Dogwood Acres	87	Lake Ridge	120	Preserve at Robbins Park	153	Torrence Chapel Subdivision											
Biscayne	55	Dr. W.W. Painter	88	Laurel Glen of Diane Shores	121	Preston at the Lake	154	Town Center Townhomes											
Biscayne Park	56	East Shore at The Peninsula	89	Legacy Cornelius	122	Ray Bustle	155	Town Heights											
Blue Stone Harbor	57	Edinburgh Square	90	Legacy Pointe	123	Redcliffe	156	Townwood Village											
Bluff Point I & II	58	Elizabeth Place	91	Madison Village	124	Renaissance at Antiquity	157	Tuscany Townhomes											
Bordeaux	59	Enclave	92	Magnolia Estates	125	Riverchase	158	Twin Oaks*											
Brian's Point	60	Fidler Estates	93	Marina Shores	126	Rockridge Shores	159	Twimbrook											
Bridgewater Shores	61	Flagship	94	Marriner Cove (Villas)	127	RSR Properties	160	Victoria Bay											
Burton Heights	62	Glenridge	95	Mckenzie Place	128	Sawyer's Landing	161	Village at Kenton Place											
Bustle Apartments	63	Greens at Birkdale	96	Meridan Place	129	Schooner Bay	162	Villages at Harborside											
Caldwell Station	64	GREENS AT BIRKDALE VILLAGE	97	Mill Creek	130	Senlac	163	Vineyard Point											
Cambridge Square	65	Half Moon Bay	98	Mountain View Beach	131	Shadow Creek	164	W.G. Potts											
Captain's Point	66	Harborgate	99	Mt. Zion Senior Center*	132	Shearwater Point	165	Washam Potts Townhomes											

Map 20. Davidson Subdivision Reference



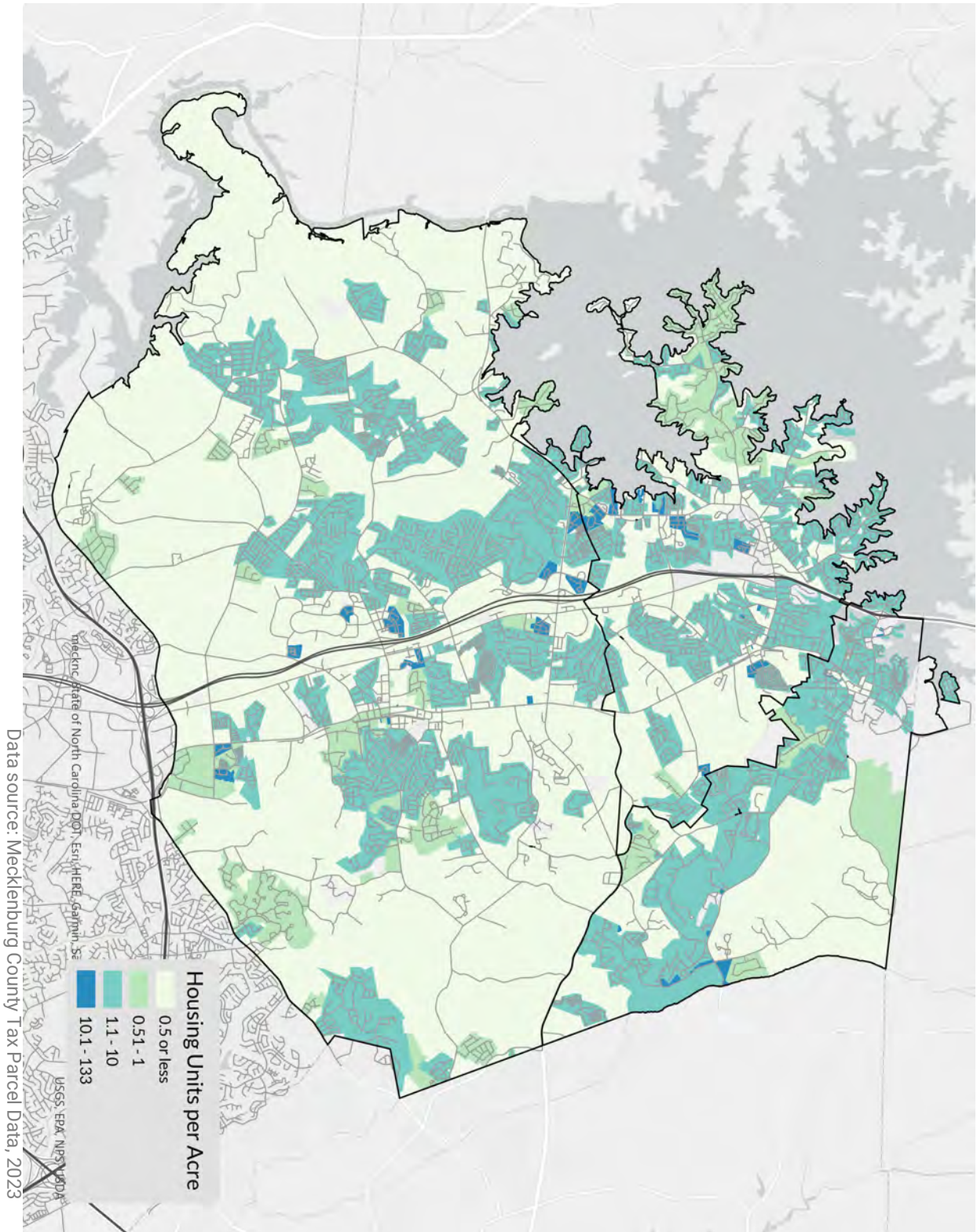
Source: Town of Davidson Planning Department

Davidson Subdivision Names

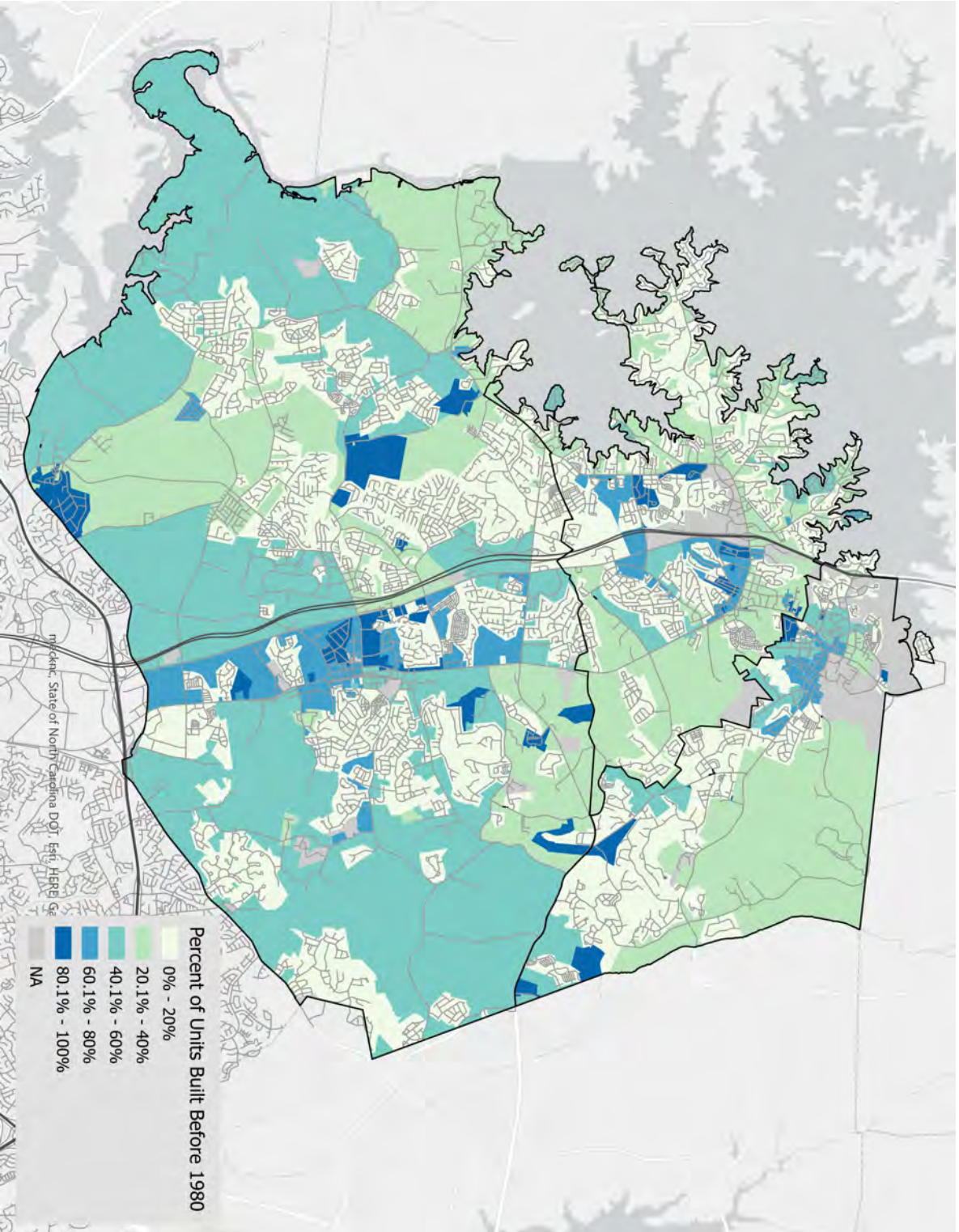
	Subdivision Name	ID	Subdivision Name
1	Bailey Springs	34	North Main
2	Barnhardt Rd	35	Oak Hill
3	Bradford	36	Old Town
4	Cabin Creek	37	Pages Pond
5	Churchill Rd / Downing South	38	Park Place
6	Circles @ 30	39	Parkside Commons
7	College Campus	40	Pine / Ardrey / Virginia / Crescent / Avinger
8	Davidson-Concord Rd (East)	41	River Run
9	Davidson Bay	42	Runnymede
10	Davidson East	43	Rural / ETJ
11	Davidson East	44	Shearer st / Ridge Rd
12	Davidson Farms	45	South / Cathey / Walnut / Spring
13	Davidson Gateway	46	South Main Square
14	Davidson Hall	47	Spinnaker Cove
15	Davidson Landing	48	Spinnaker Reach
16	Davidson Pointe	49	St. Albans
17	Davidson Springs	50	Summers Walk
18	Davidson Wood	51	Terrace Heights
19	Davidson Wood	52	The Pines
20	Downtown	53	Villages of South Main
21	Habitat	54	Walnut Grove
22	Harbour Place	55	West Side
23	Hwy 73	56	WestBranch
24	June Washam Rd	57	WestBranch
25	June Washam Rd	58	Westmoreland Farms
26	Kenmare	59	Woodlands
27	Kimberly (South)	60	Woods at Lake Davidson
28	Lake Davidson Park		
29	Mays Hall		
30	McConnell		
31	McElrath		
32	Narrow Passage		
33	Narrow Passage		

Additional Data Maps

Map 21. Housing Density by Subdivision, North Mecklenburg

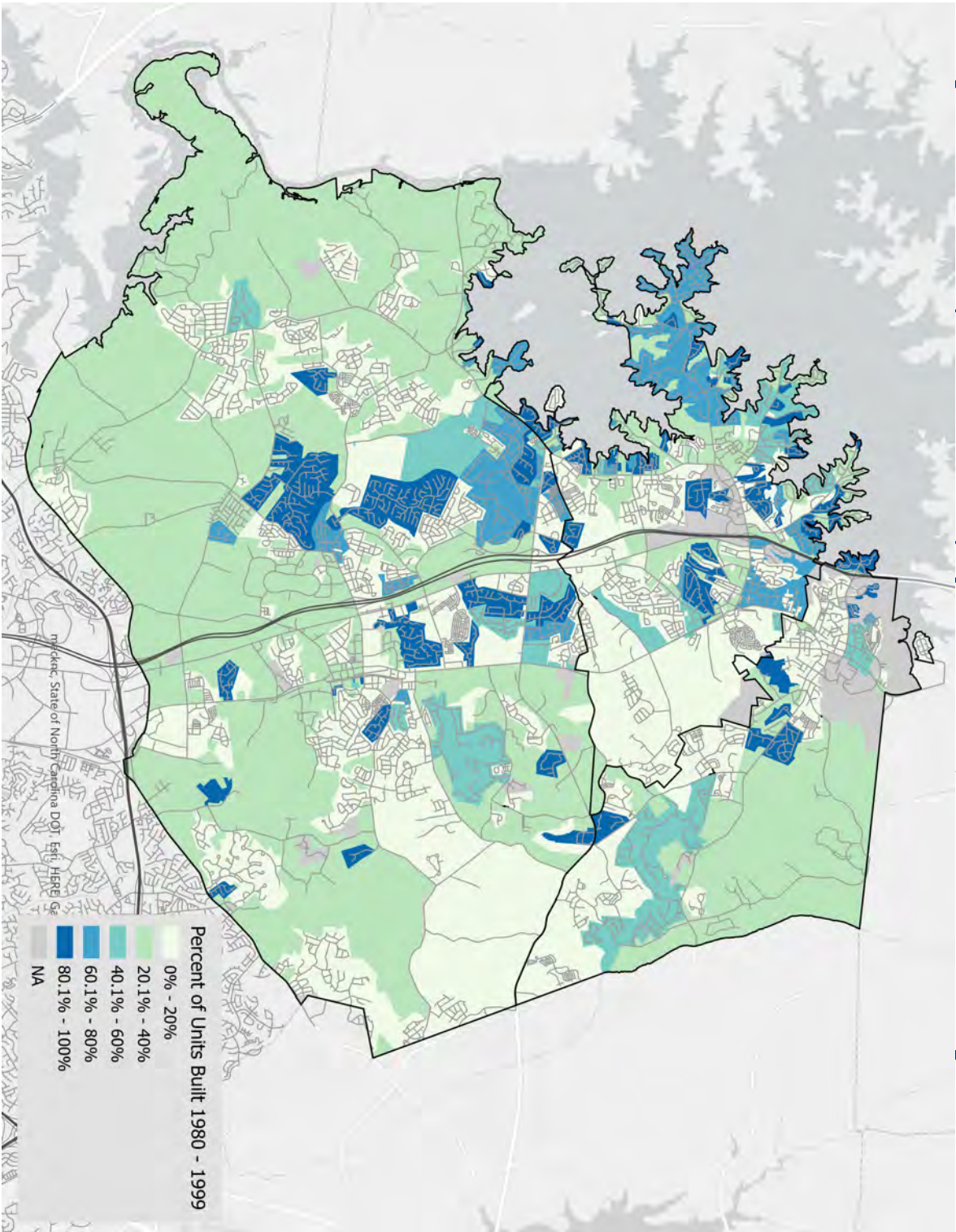


Map 22. Year Built (Before 1980) by Subdivision, North Mecklenburg



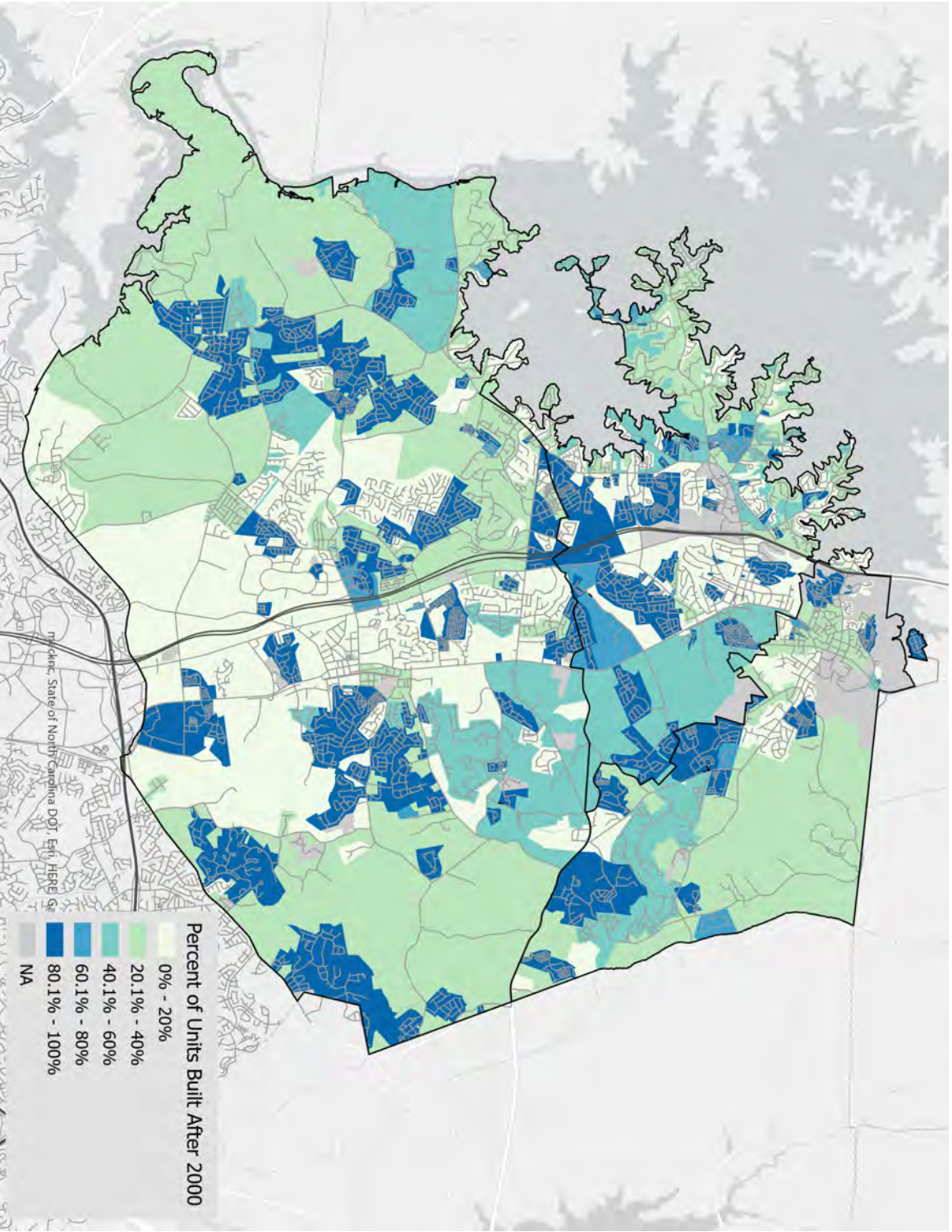
Data source: Mecklenburg County Tax Parcel Data, 2023

Map 23. Year Built (1980s and 1990s) by Subdivision, North Mecklenburg



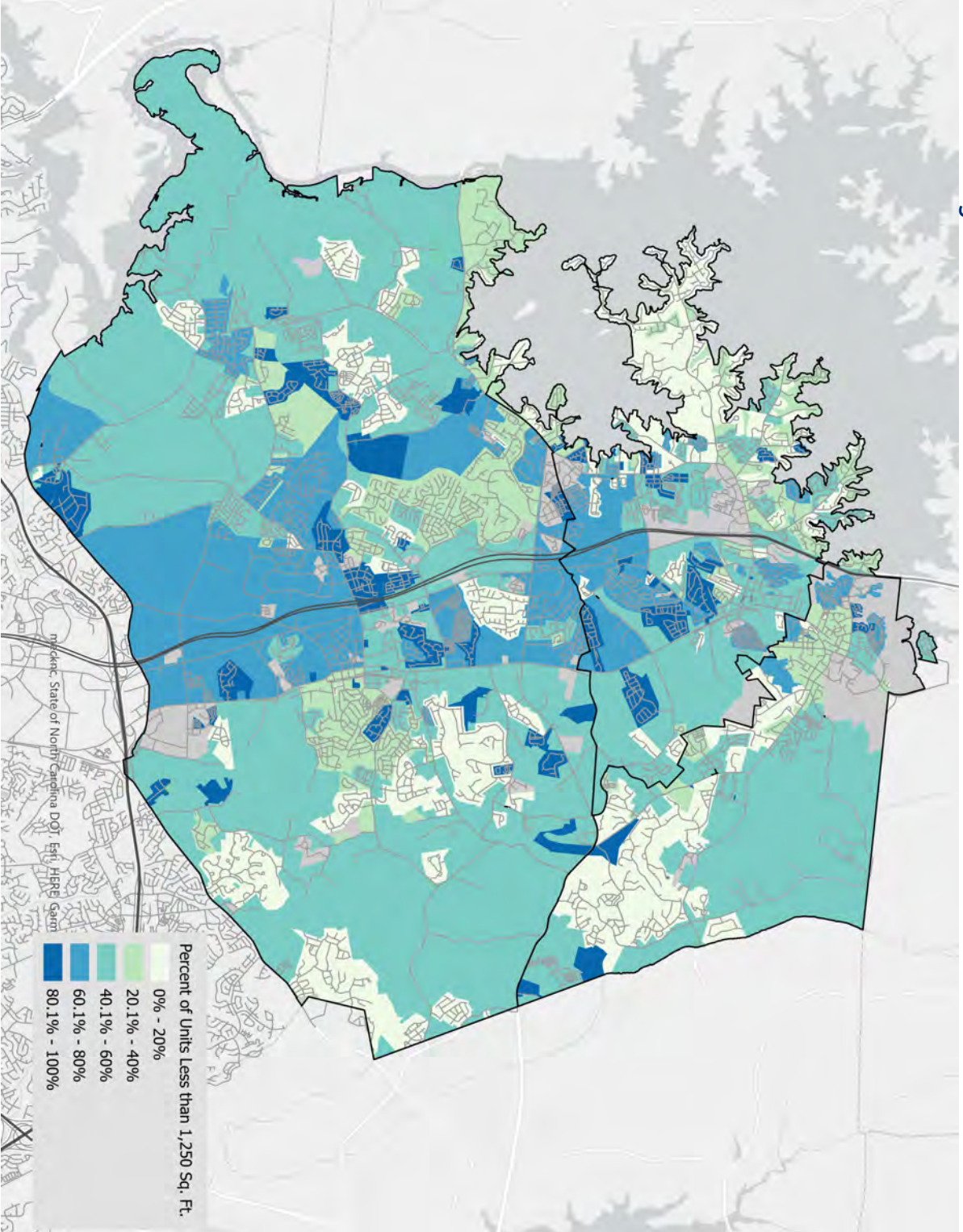
Data source: Mecklenburg County Tax Parcel Data, 2023

Map 24. Year Built (2000 on) by Subdivision, North Mecklenburg



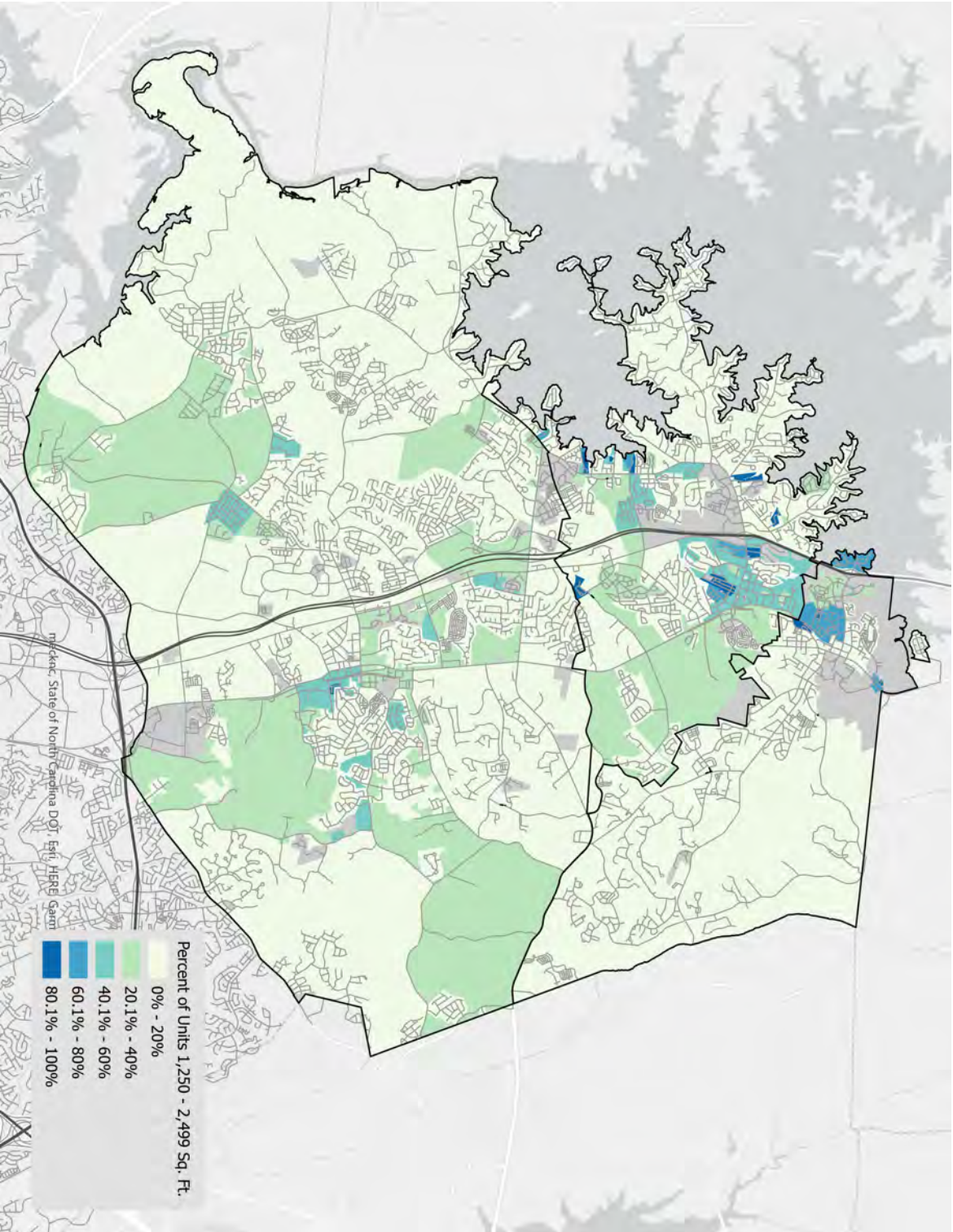
Data source: Mecklenburg County Tax Parcel Data, 2023

Map 25. Heated Square Feet (Less than 1,250) by Subdivision, North Mecklenburg



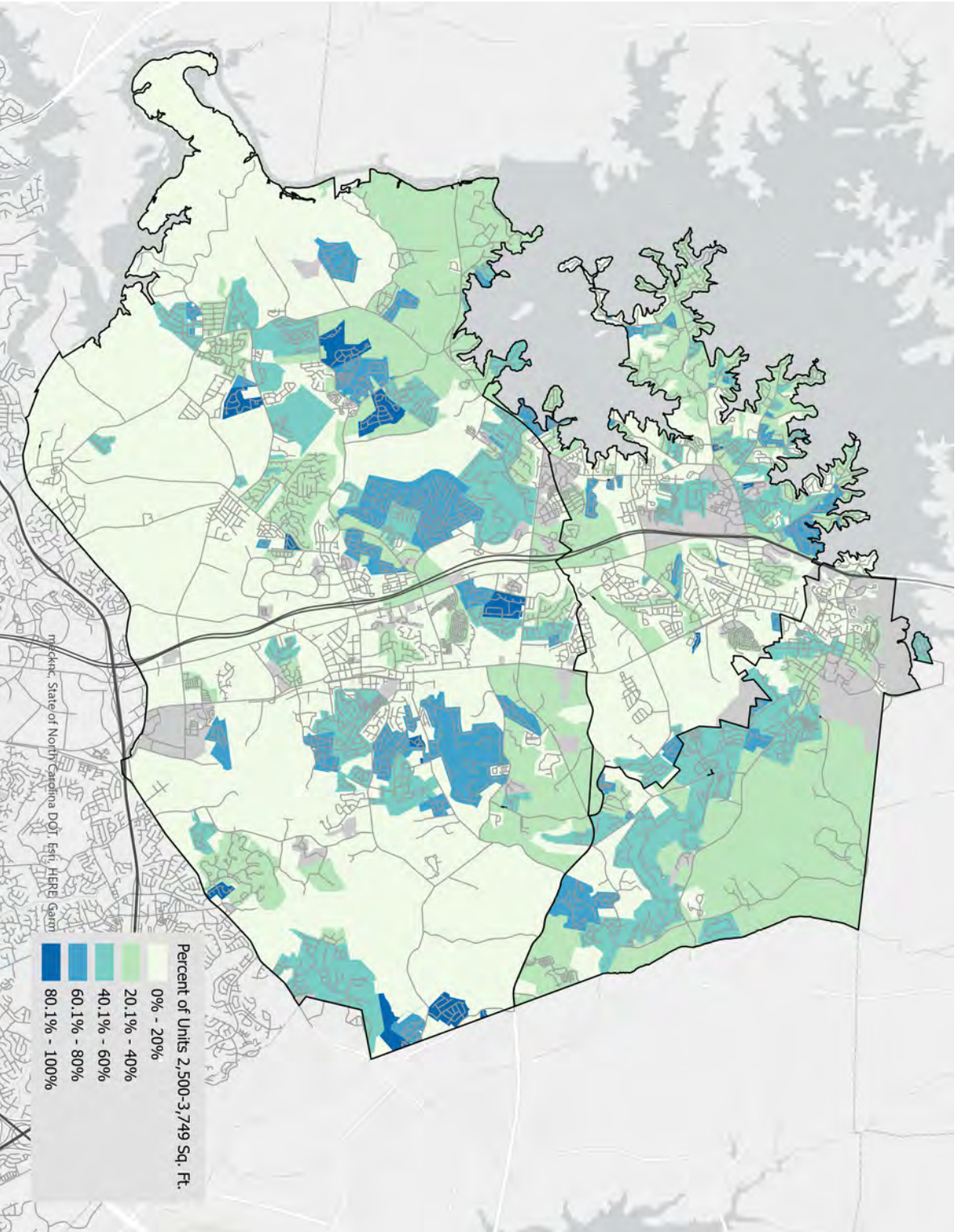
Data source: Mecklenburg County Tax Parcel Data, 2023

Map 26. Heated Square Feet (1,250-2,499) by Subdivision, North Mecklenburg



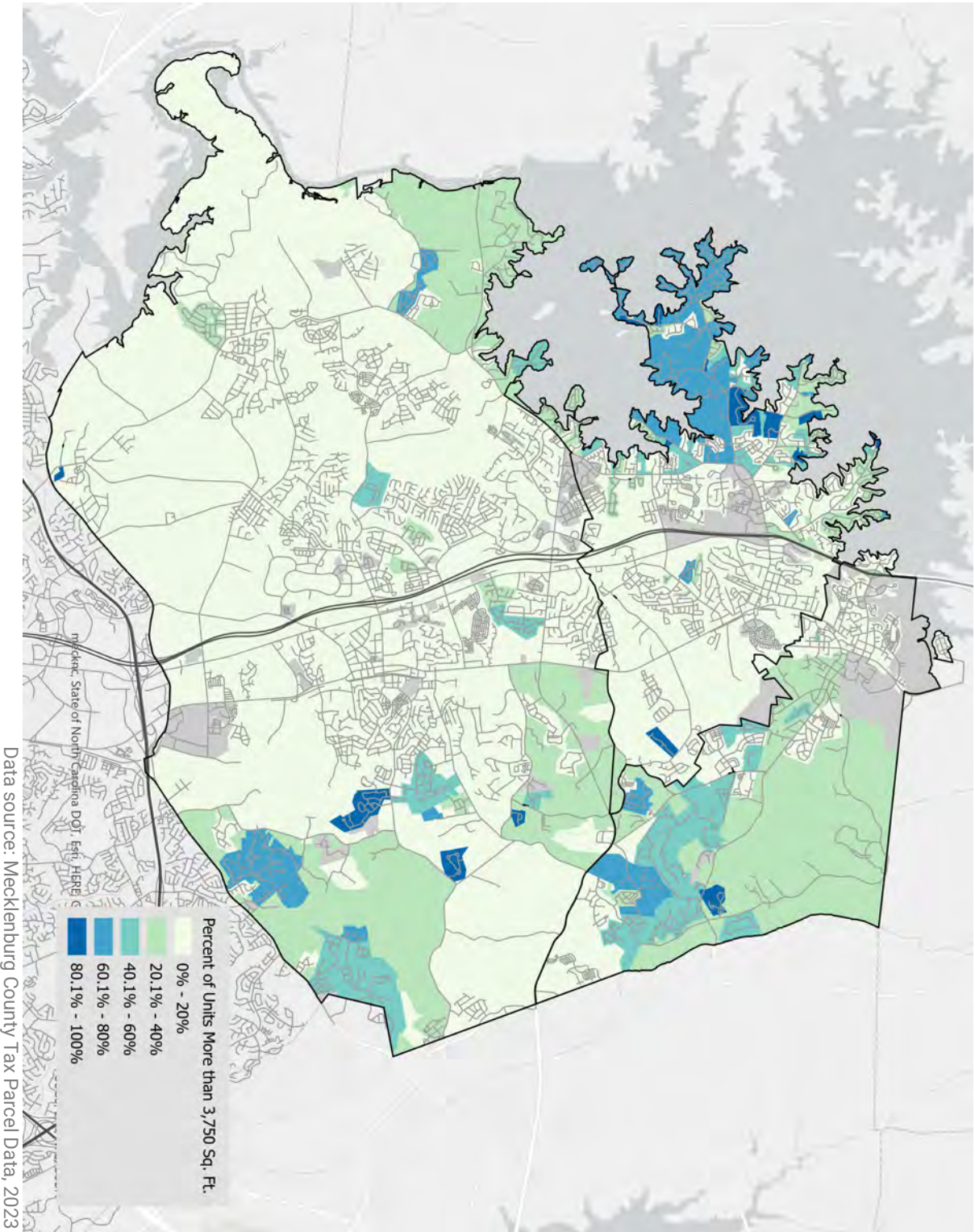
Data source: Mecklenburg County Tax Parcel Data, 2023

Map 27. Heated Square Feet (2,500-3,749) by Subdivision, North Mecklenburg

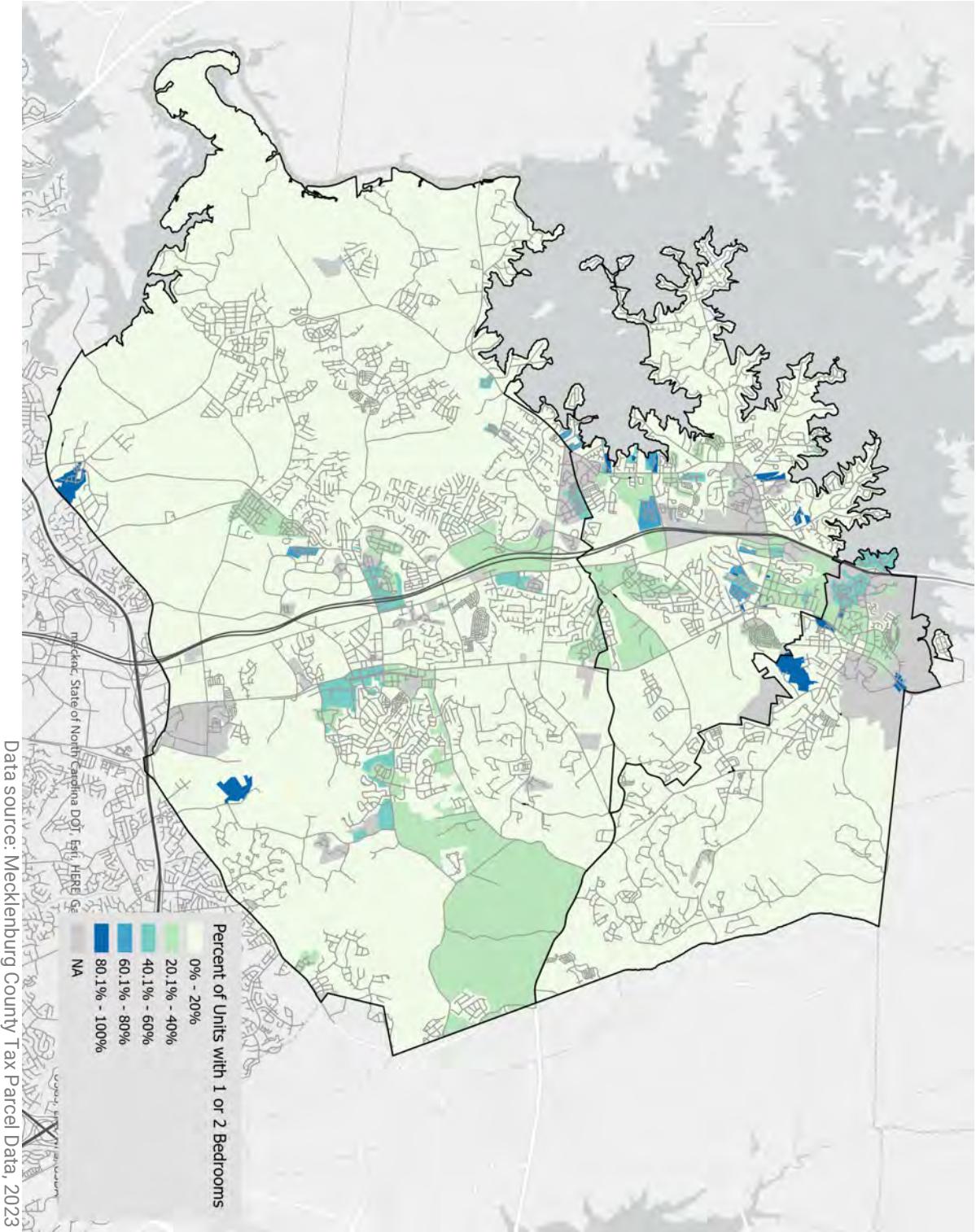


Data source: Mecklenburg County Tax Parcel Data, 2023

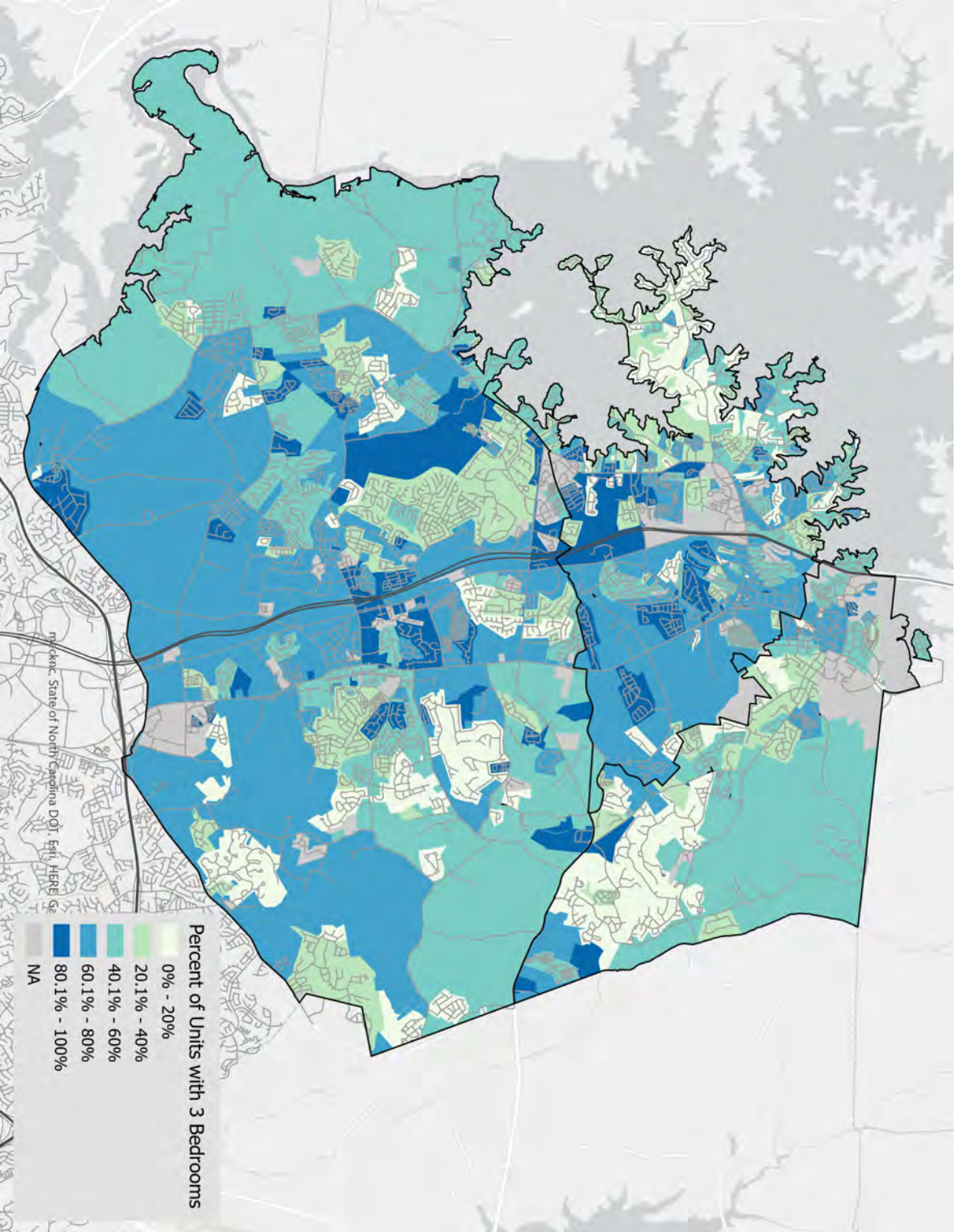
Map 28. Heated Square Feet (3,750 and up) by Subdivision, North Mecklenburg



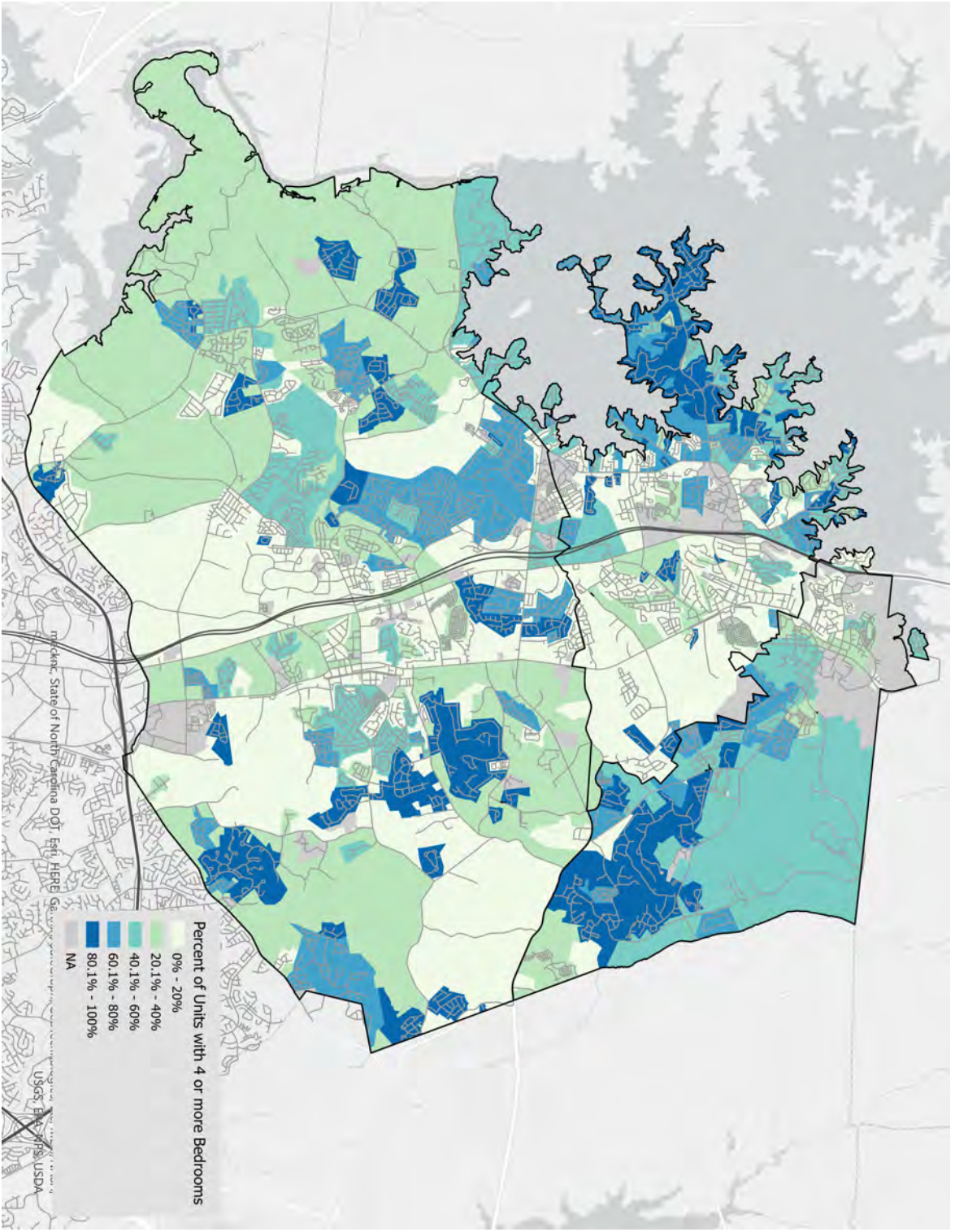
Map 29. Bedrooms (1 and 2) by Subdivision, North Mecklenburg



Map 30. Bedrooms (3) by Subdivision, North Mecklenburg

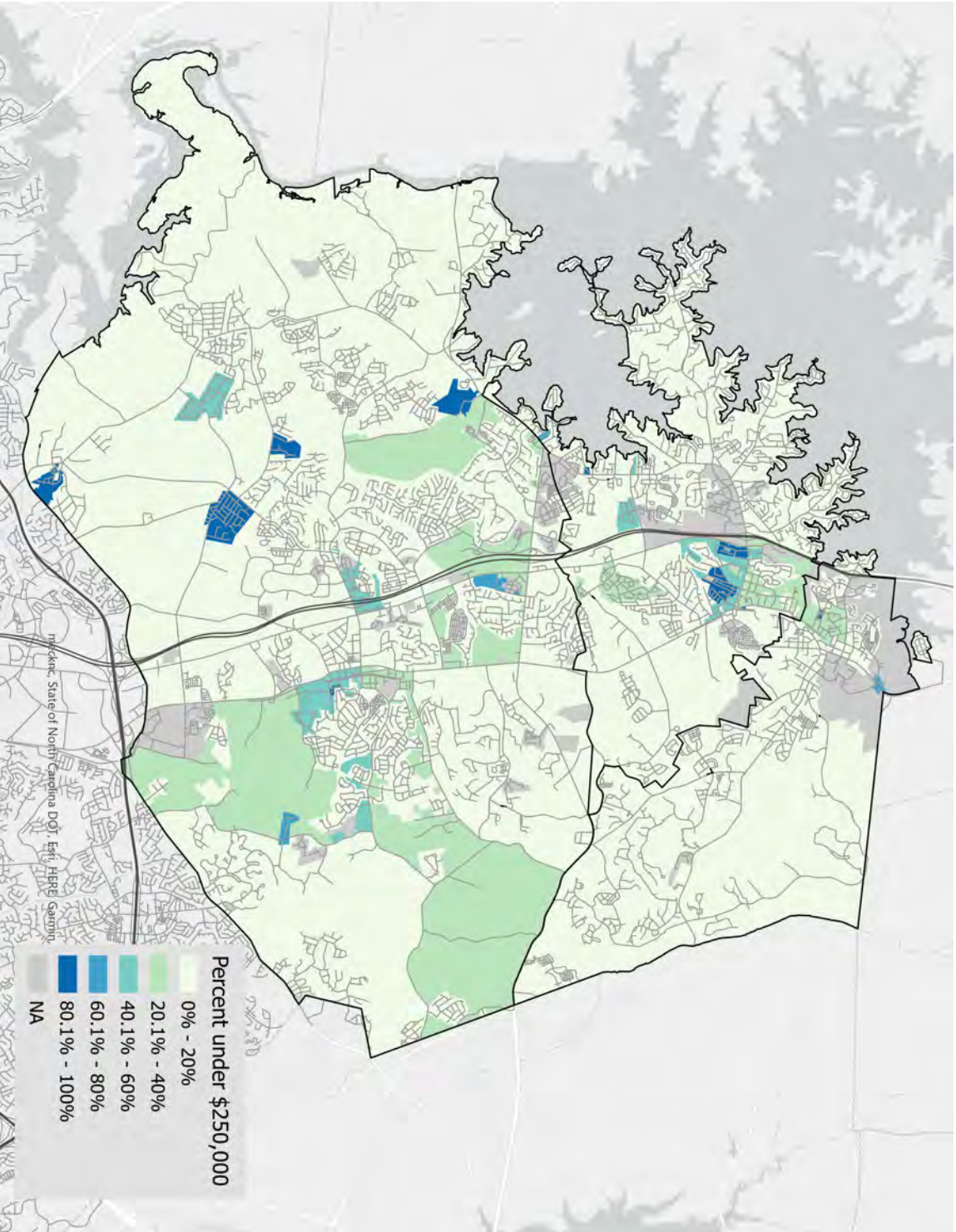


Map 31. Bedrooms (4 or more) by Subdivision, North Mecklenburg



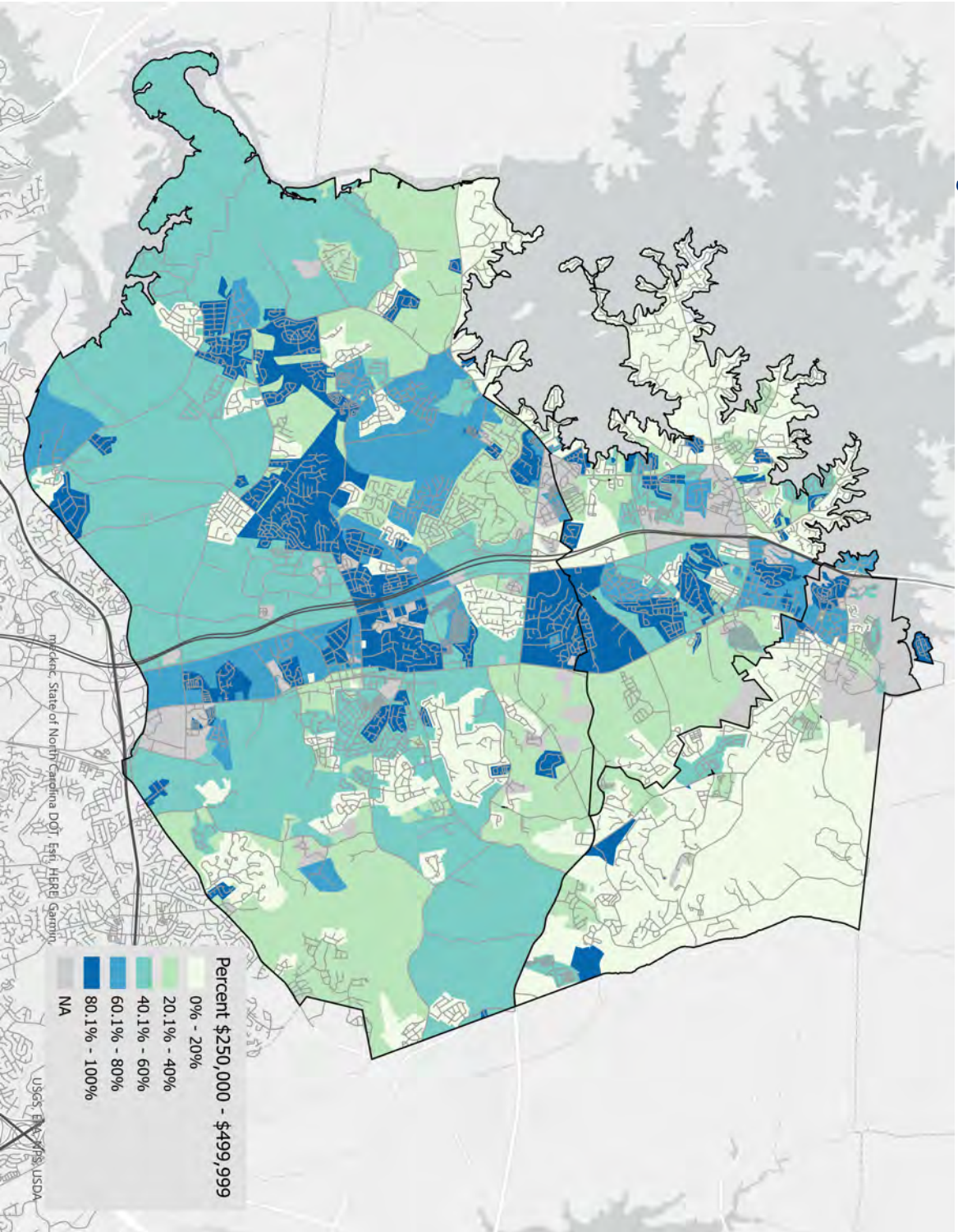
Data source: Mecklenburg County Tax Parcel Data, 2023

Map 32. Assessed Value (Under \$250,000) by Subdivision, North Mecklenburg



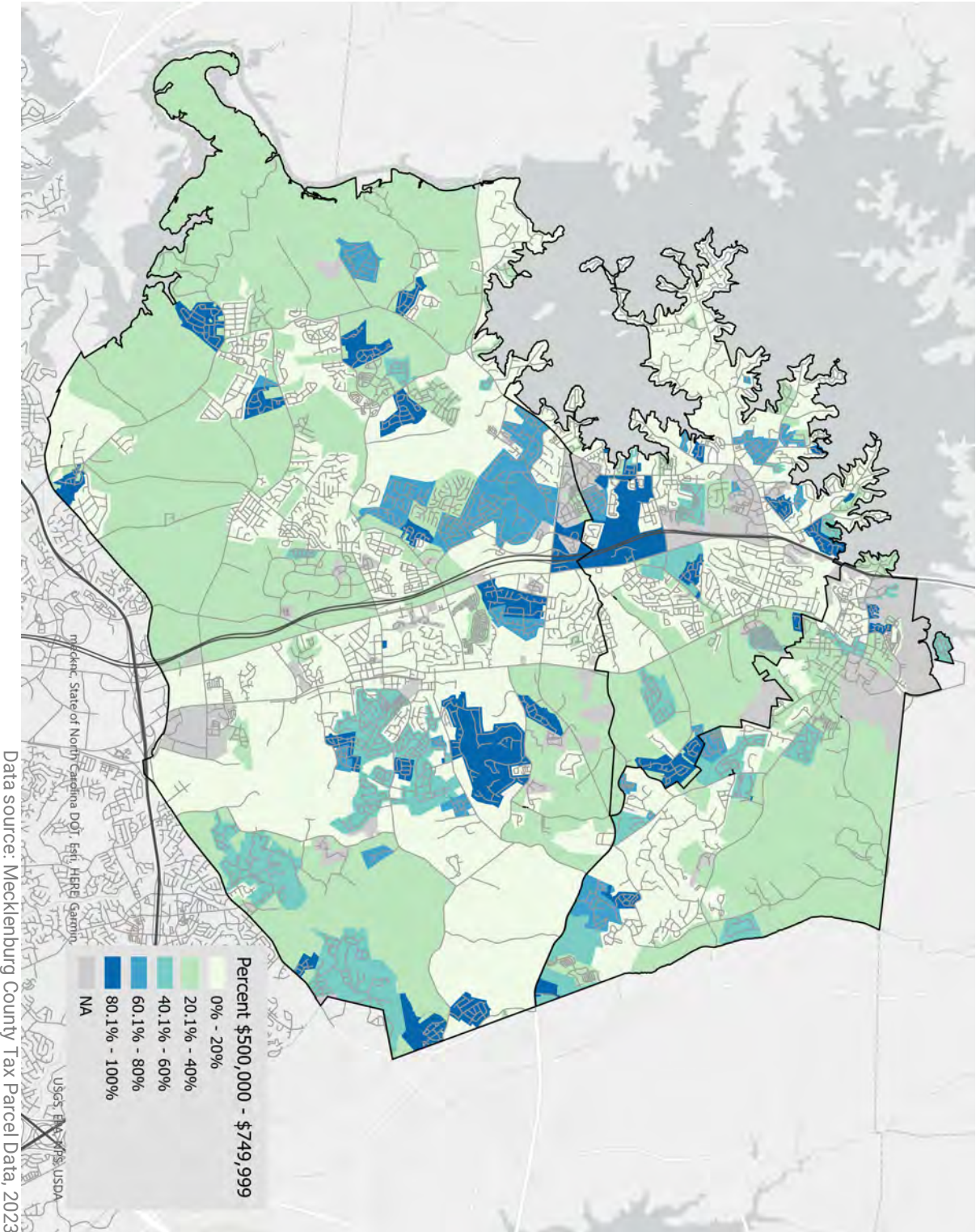
Data source: Mecklenburg County Tax Parcel Data, 2023

Map 33. Assessed Value (\$250,000-\$499,999) by Subdivision, North Mecklenburg

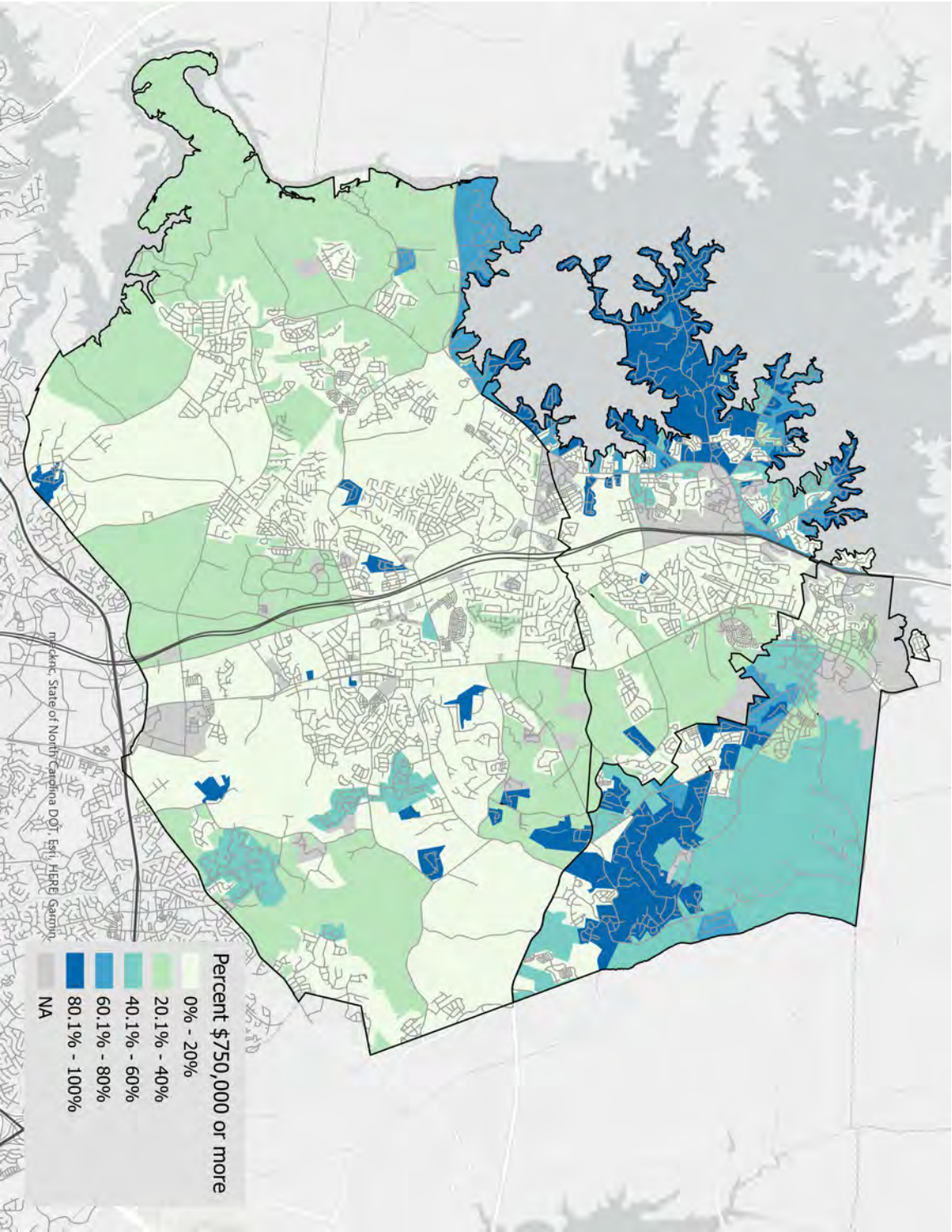


Data source: Mecklenburg County Tax Parcel Data, 2023

Map 34. Assessed Value (\$500,000-\$749,999) by Subdivision, North Mecklenburg

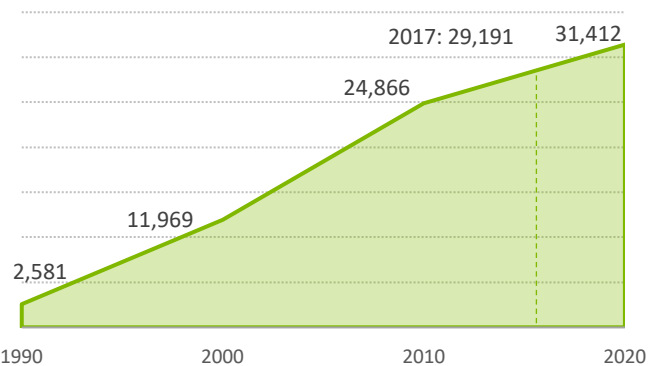


Map 35. Assessed Value (\$750,000 and up) by Subdivision, North Mecklenburg



Data source: Mecklenburg County Tax Parcel Data, 2023

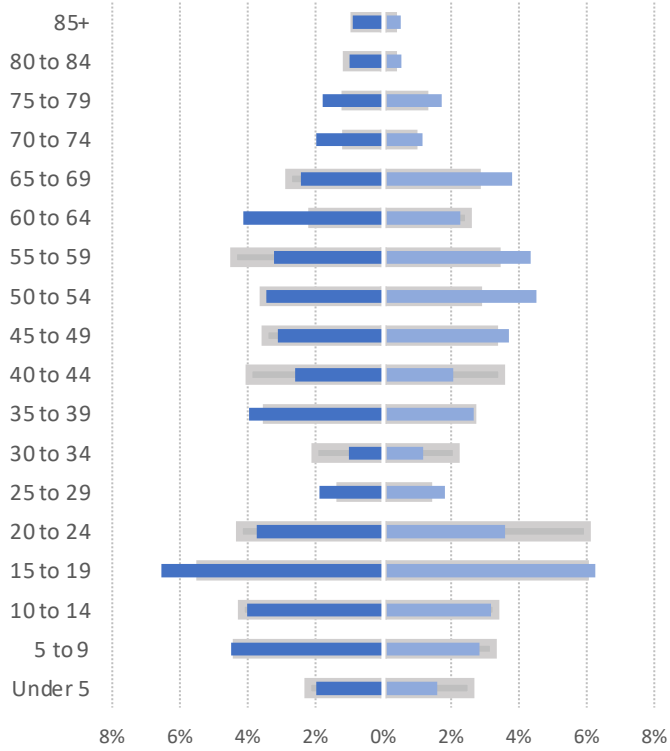
Total Population of Cornelius



About the data: All data on this page are from the U.S. Census Bureau's Decennial Census, Population Estimates, and 2016 & 2021 American Community Survey 5-year estimates.

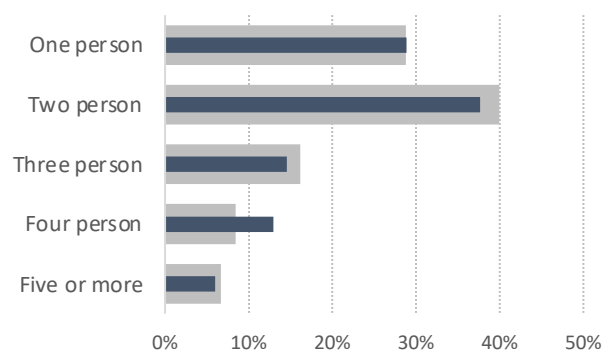
Age and Sex

Female 2021, 2016 Male 2021, 2016



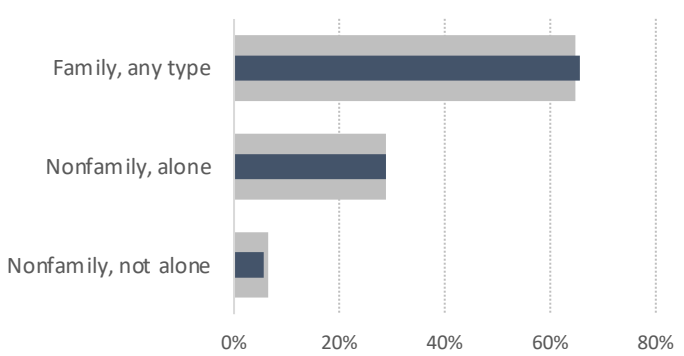
Household size

2016 2021

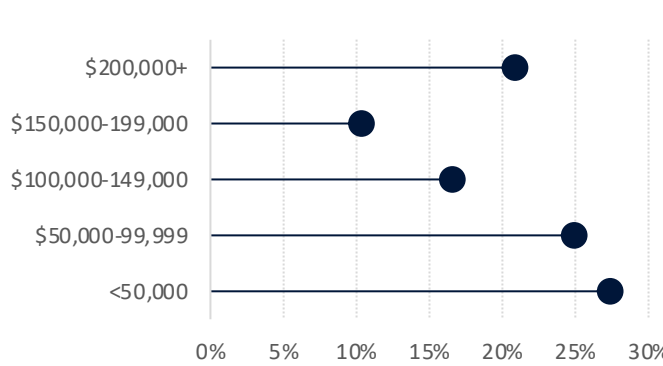


Household Type

2016 2021

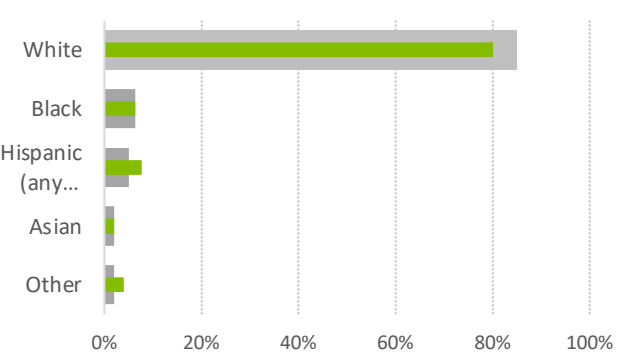


Household Income



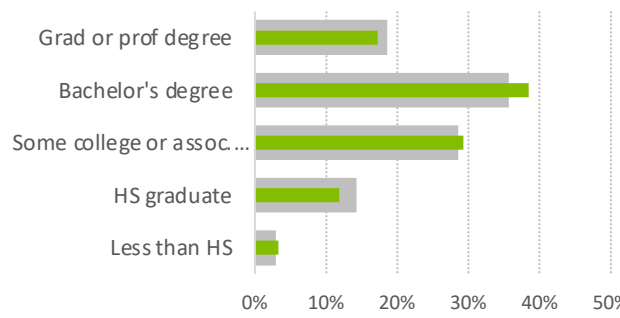
Race/Ethnicity

2016 2021

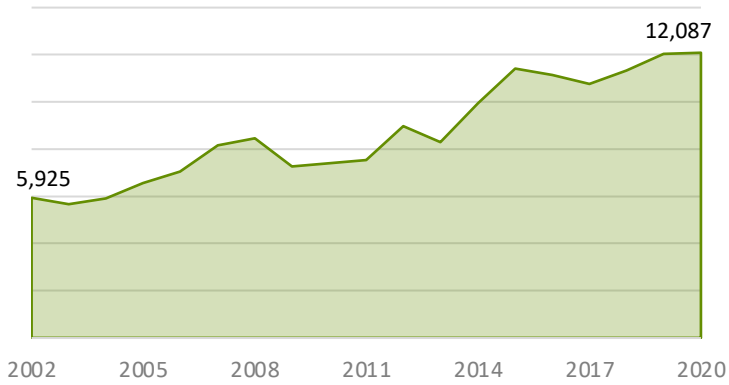


Educational Attainment

2016 2021

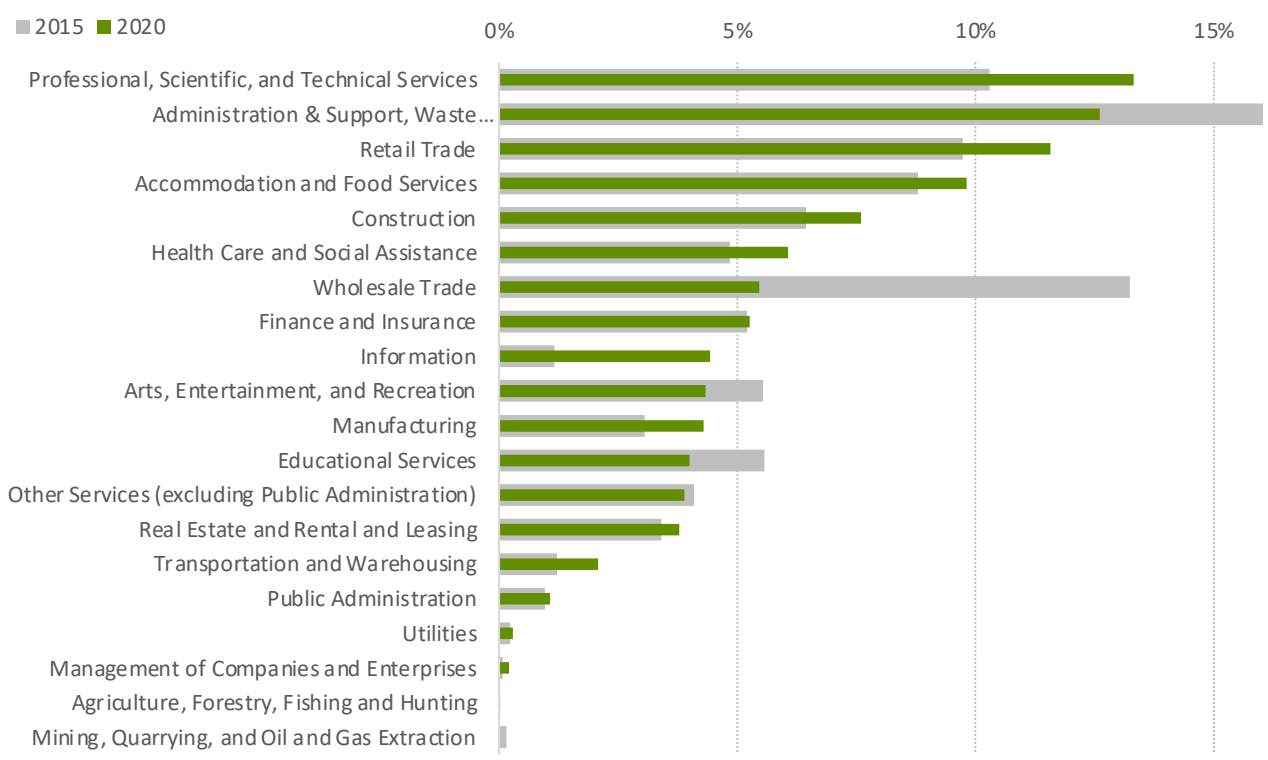


Total number of jobs in Cornelius

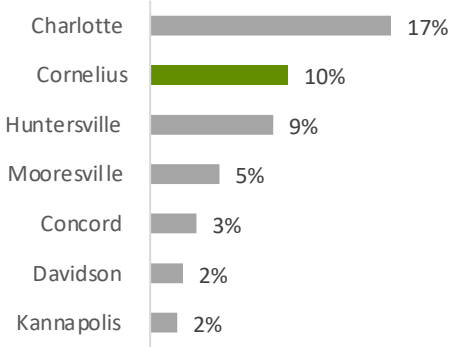


About the data: All data on this page are from the Longitudinal Employer-Household Dynamics (LEHD), a national dataset that provides detailed information about where people work and live. It captures wage and salary jobs covered by unemployment insurance (which account for about 95% of private sector wage and salary employment) but does not include informal workers or the self-employed. A worker's employment location is based on the physical or mailing address reported by the employer, which in some cases may be different from the location at which an employee performs his/her work.

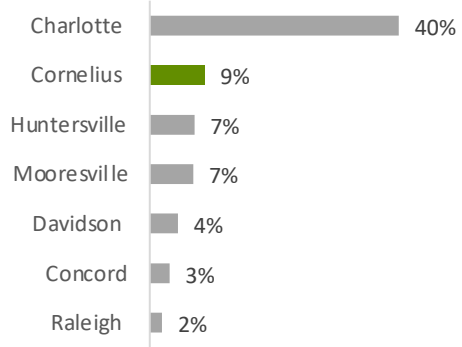
Cornelius workers by industry sector



Cornelius workers by place of residence



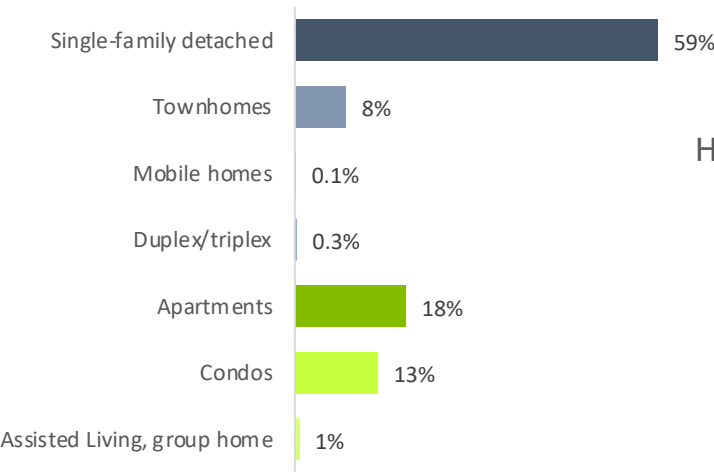
Cornelius residents by place of work



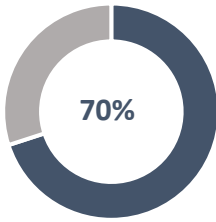
14,900 total housing units
1.5 units per acre

About the data: All data on this page are from the Mecklenburg County Tax Parcel dataset, except home ownership which comes from the 2021 American Community Survey 5-year estimates. All numbers (except ownership) include the ETJ as well as the official municipal boundaries. Bedroom, heated square footage and year built numbers include all housing types except for apartments, assisted living, and group homes.

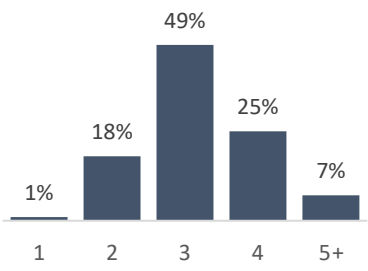
Units by type (2023)



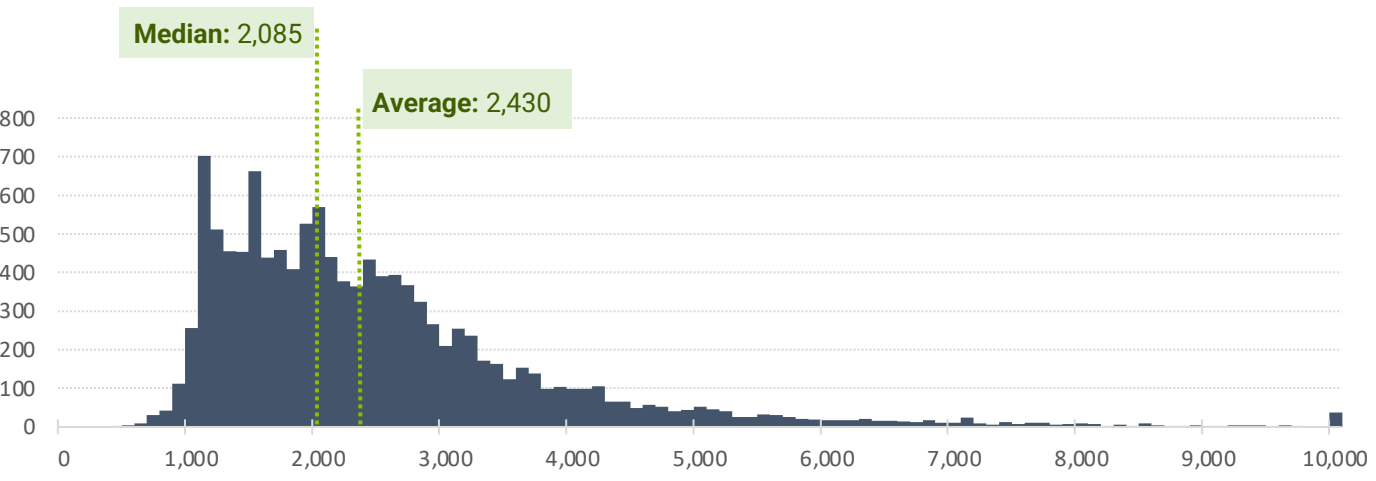
Home ownership



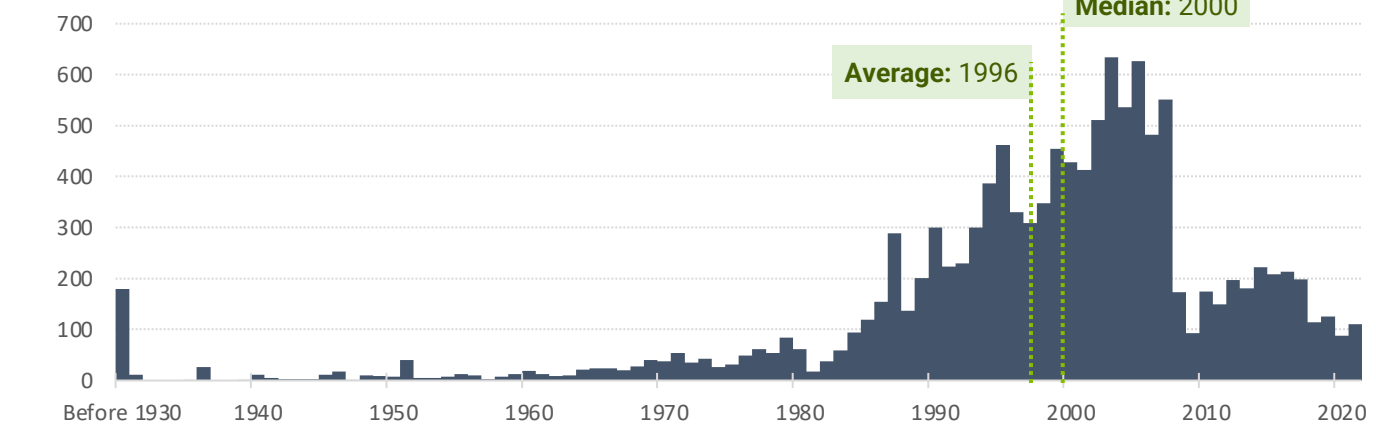
Units by bedrooms



Units by Heated Square Feet(2023)



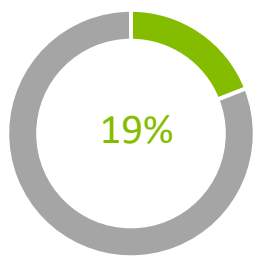
Units by Year Built (2023)



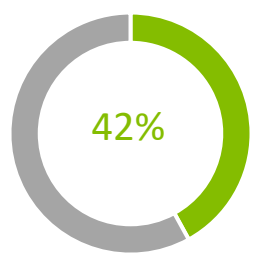
3,300 households are cost-burdened (spend 30% or more of income on housing)

About the data: All data on this page are from the Mecklenburg County Tax Parcel and Parcel Sales datasets, except housing cost burden, which comes from the 2021 American Community Survey 5-year estimates. All numbers (except cost burden) include the ETJ as well as the official municipal boundaries. Assessed value and sales price numbers include all housing types except for apartments, assisted living, and group homes.

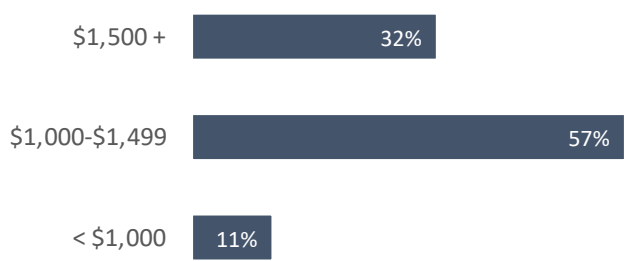
Owners



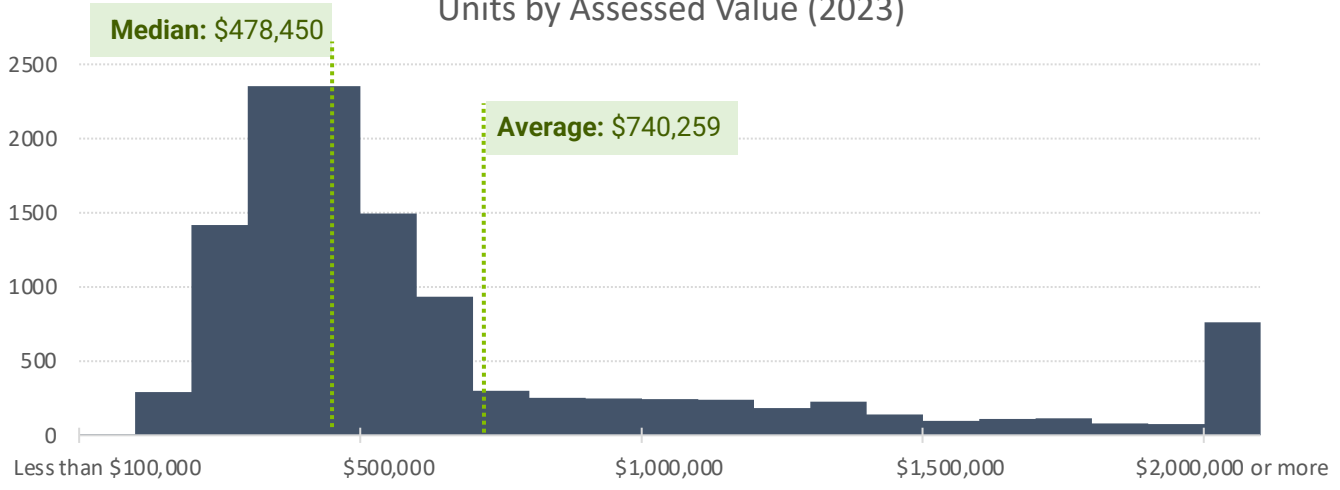
Renters



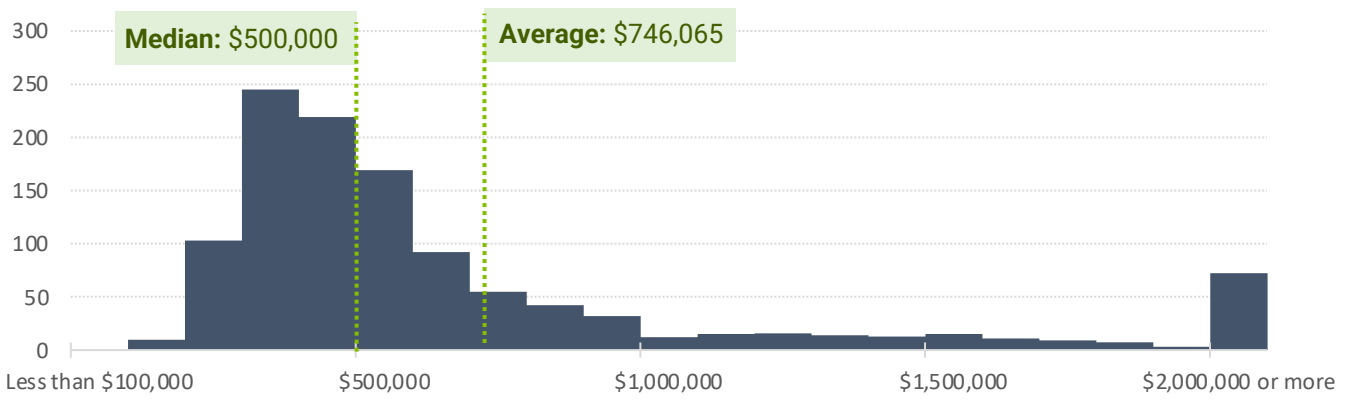
Rental Units by Gross Rent



Units by Assessed Value (2023)

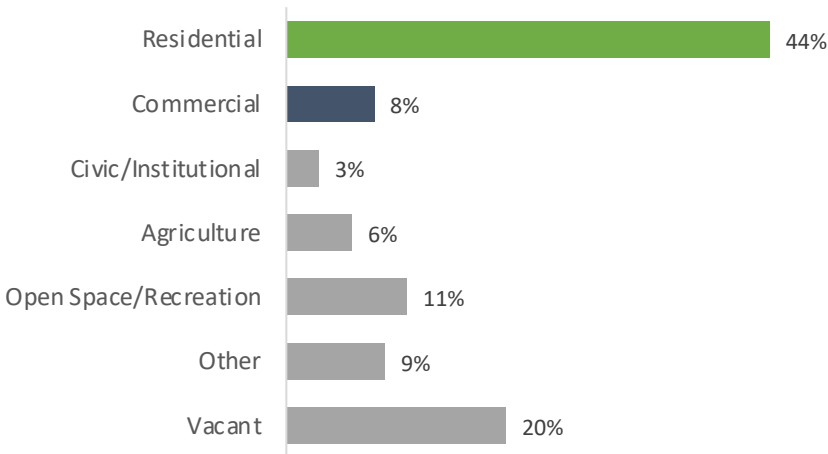


Homes Sold by Sale Price (2021-2022)

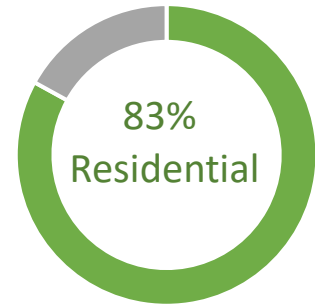


About the data: Data on this page are from Mecklenburg County's Existing Land Use dataset, Code Enforcement building permit database, and the county Tax Parcel Ownership File.

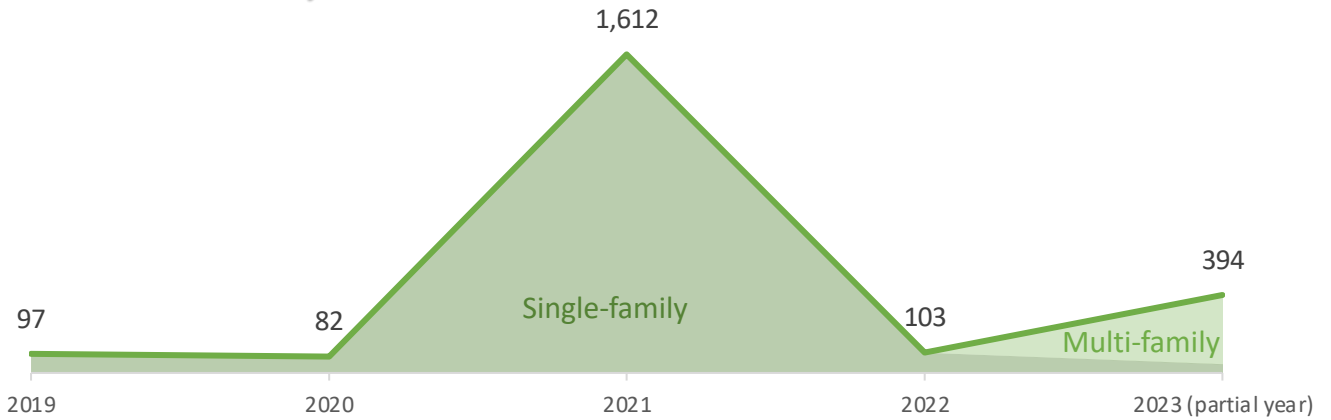
Land Area by Land Use (2023)



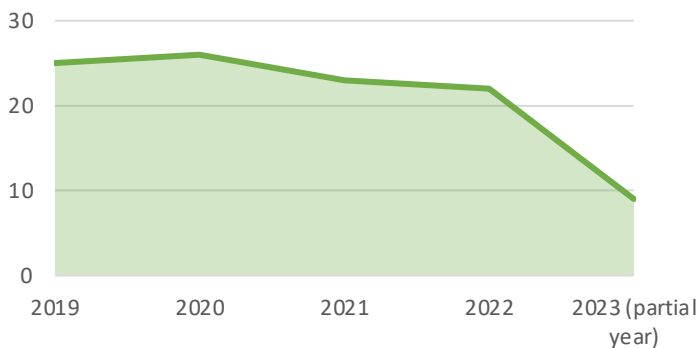
Taxable Real Property (2023)



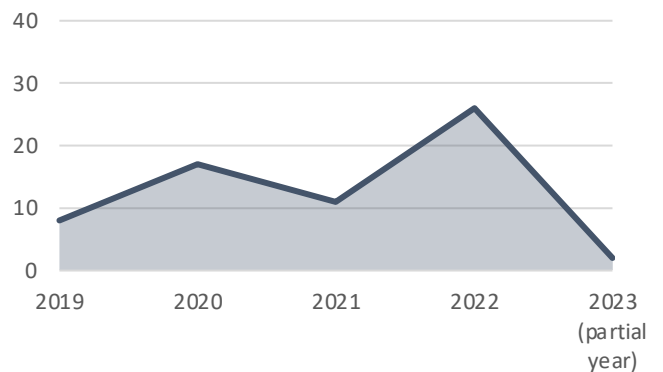
2,288 New Residential Units Permitted (2019-2023)



105 Residential Demolitions (2019-2023)

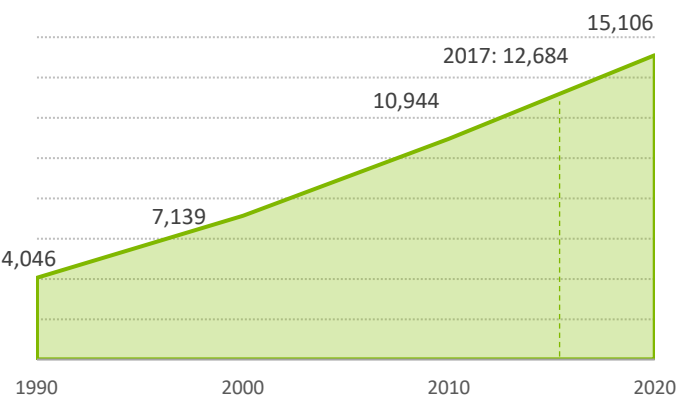


65 Commercial Permits (2019-2023)

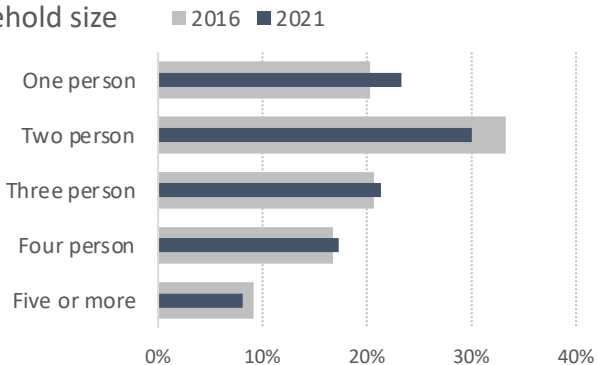


About the data: All data on this page are from the U.S. Census Bureau's Decennial Census, Population Estimates, and 2016 & 2021 American Community Survey 5-year estimates.

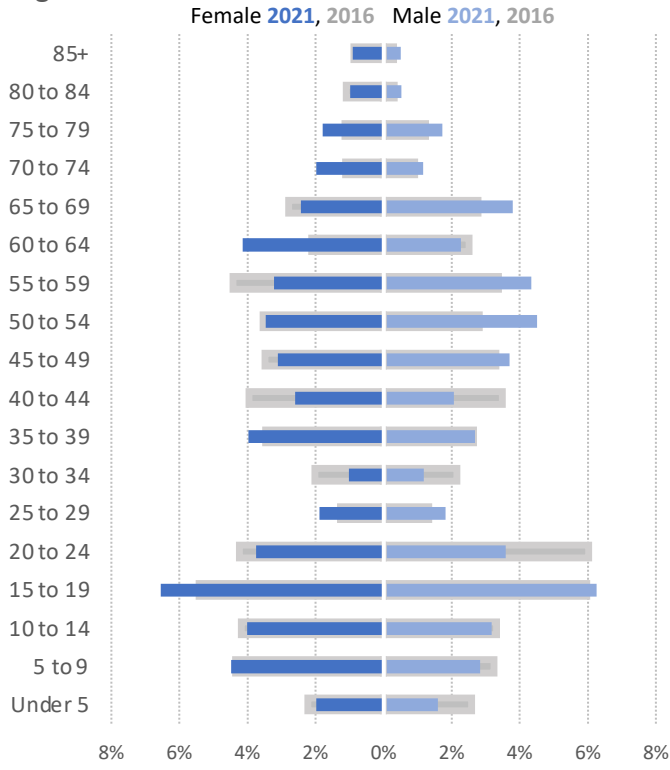
Total Population of Davidson



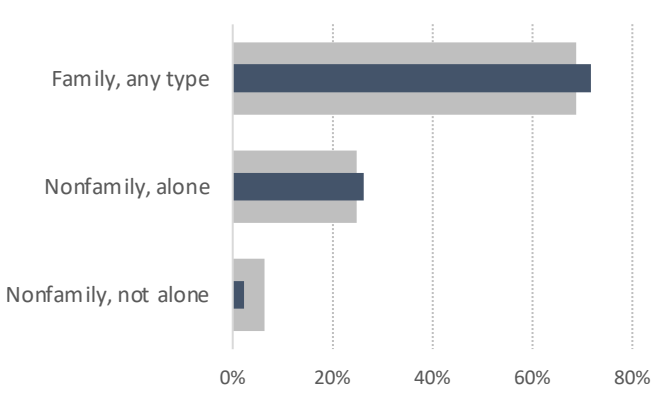
Household size



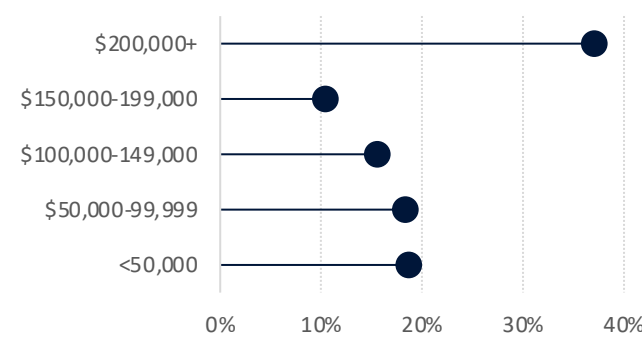
Age and Sex



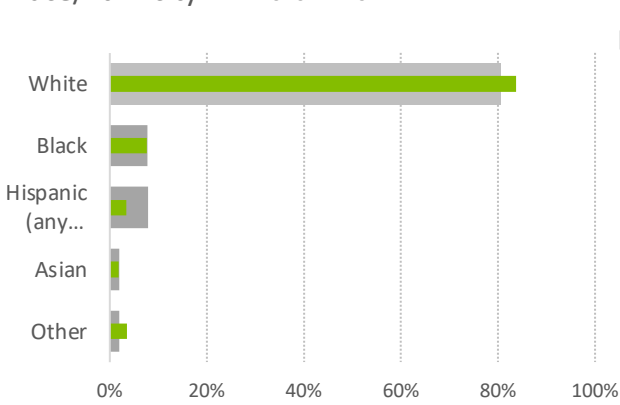
Household Type



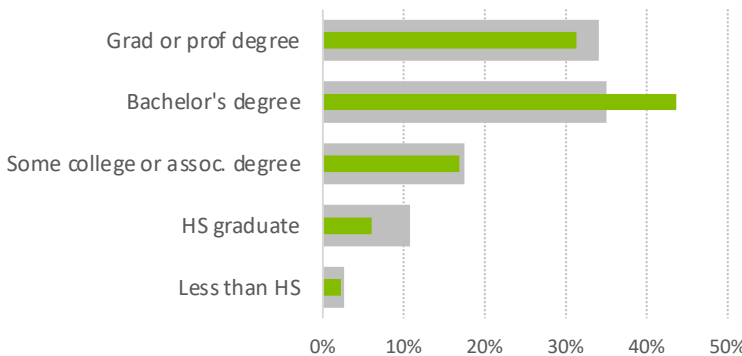
Household Income



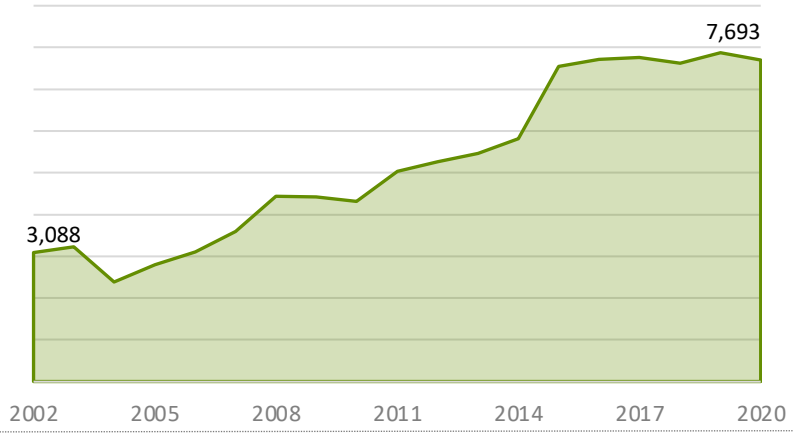
Race/Ethnicity



Educational Attainment

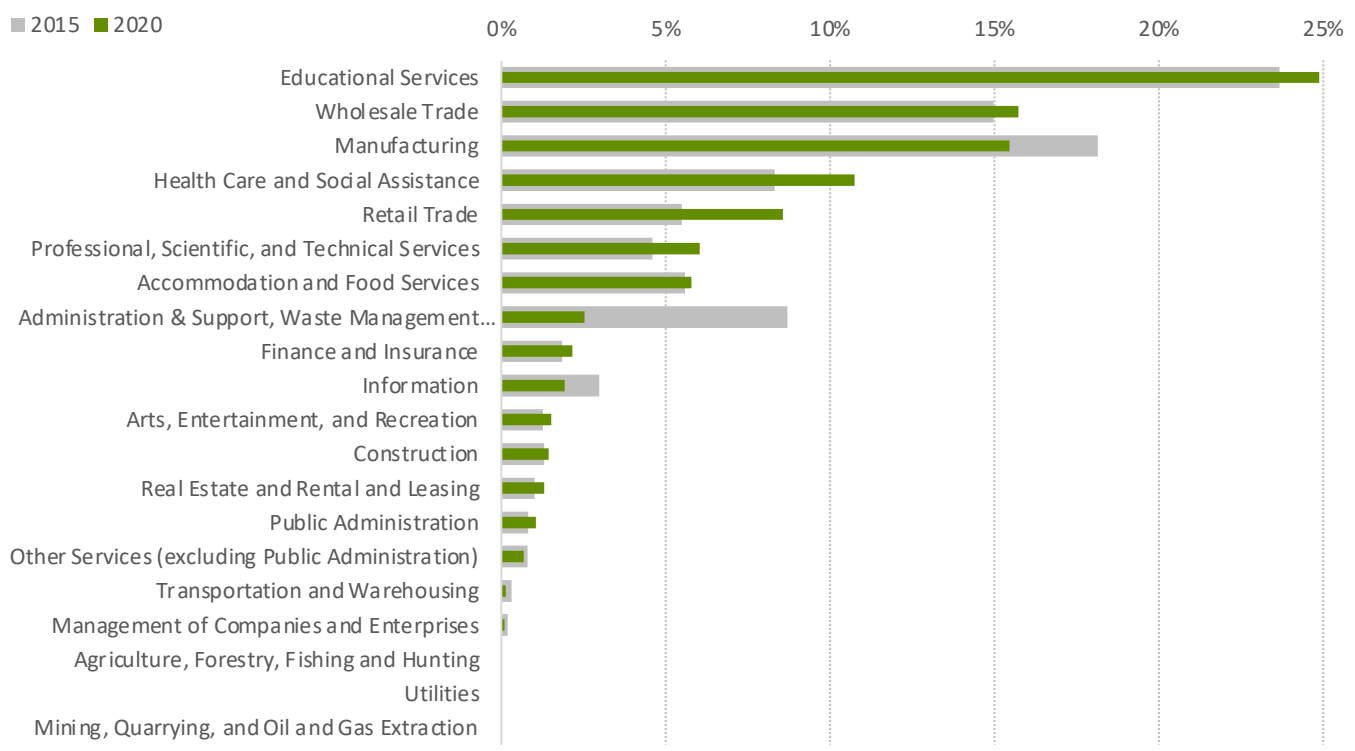


Total number of jobs in Davidson

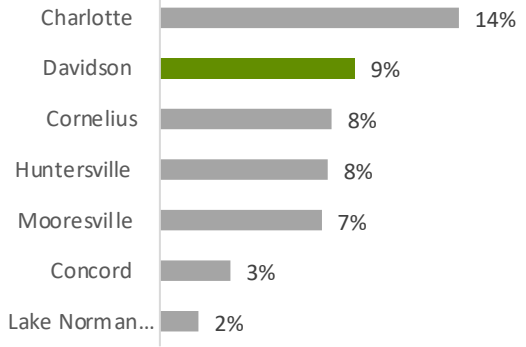


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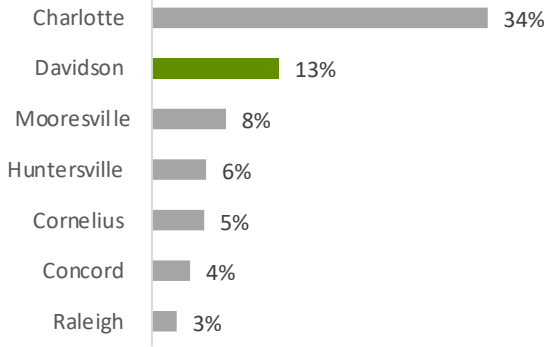
Davidson workers by industry sector



Davidson workers by place of residence



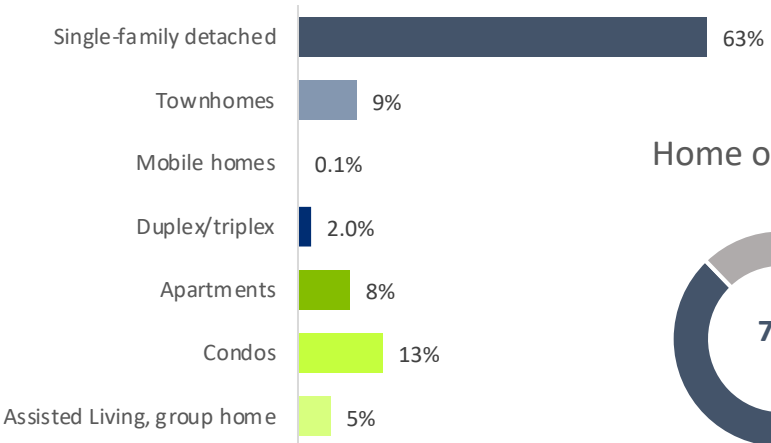
Davidson residents by place of work



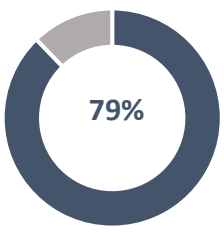
6,700 total housing units
0.75 units per acre

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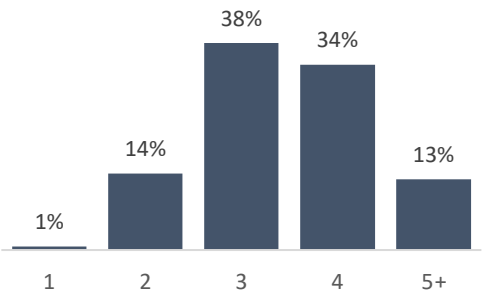
Units by type (2023)



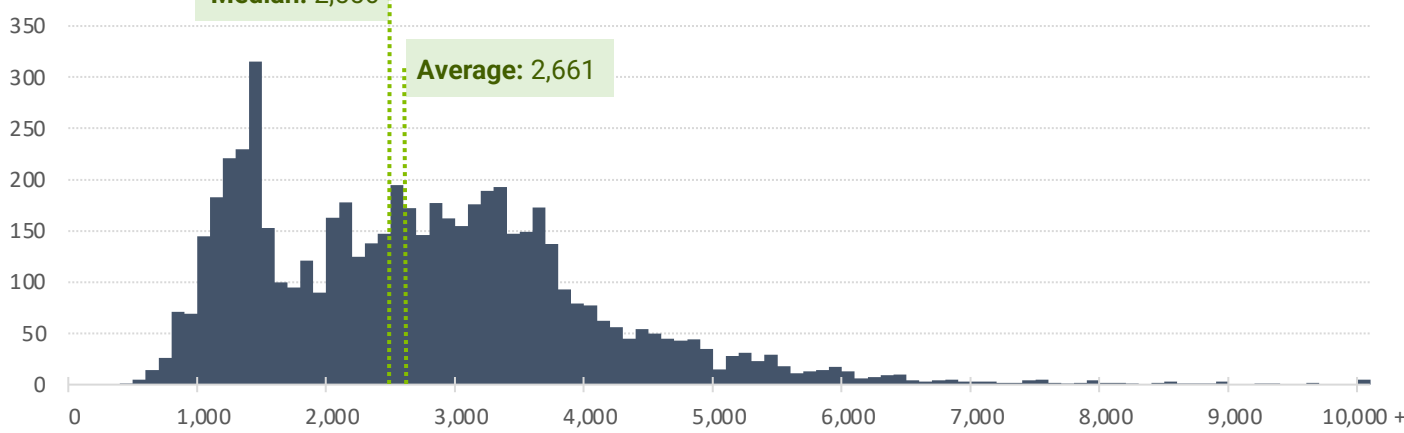
Home ownership



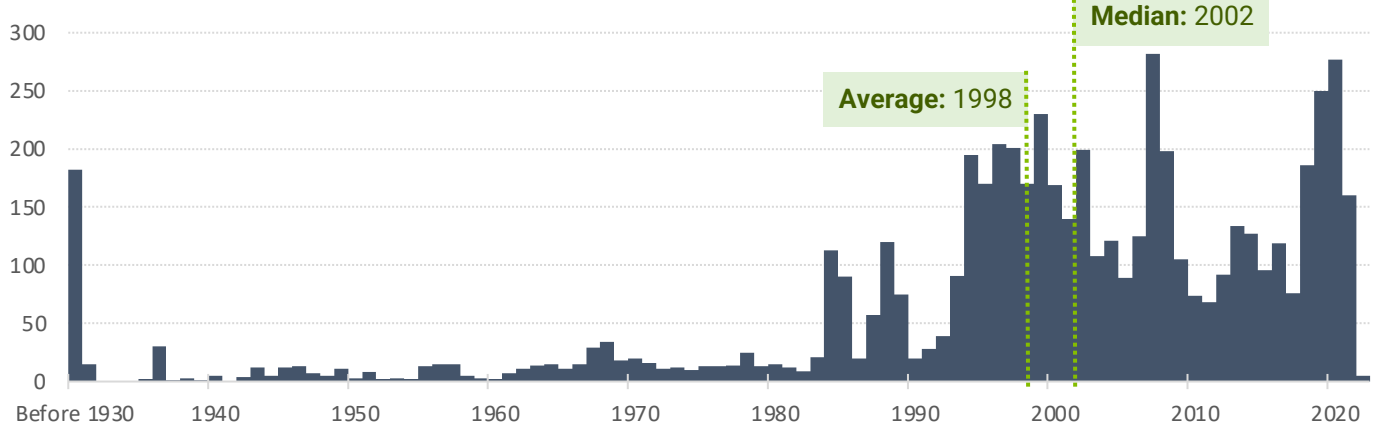
Units by bedrooms



Units by Heated Square Feet (2023)



Units by Year Built (2023)

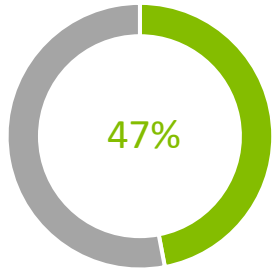
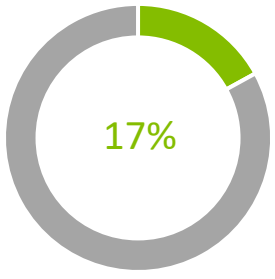


1,200 households are cost-burdened (spend 30% or more of income on housing)

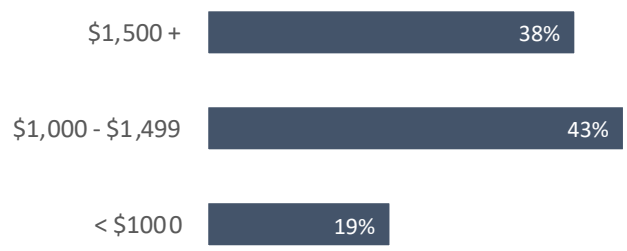
About the data: All data on this page are from the Mecklenburg County Tax Parcel and Parcel Sales datasets, except housing cost burden, which comes from the 2021 American Community Survey 5-year estimates. All numbers (except cost burden) include the ETJ as well as the official municipal boundaries. Assessed value and sales price numbers include all housing types except for apartments, assisted living, and group homes.

Owners

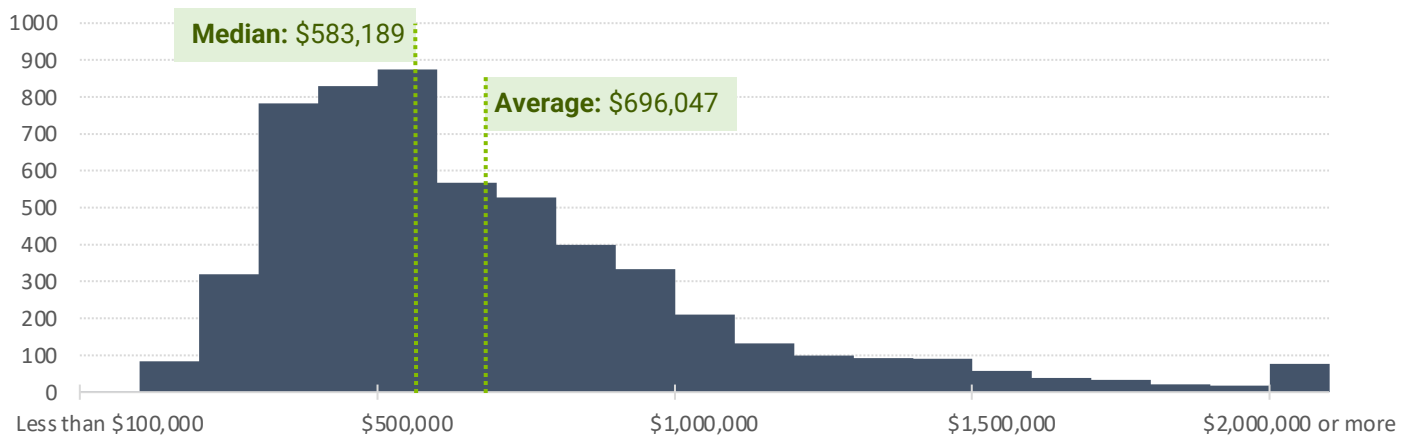
Renters



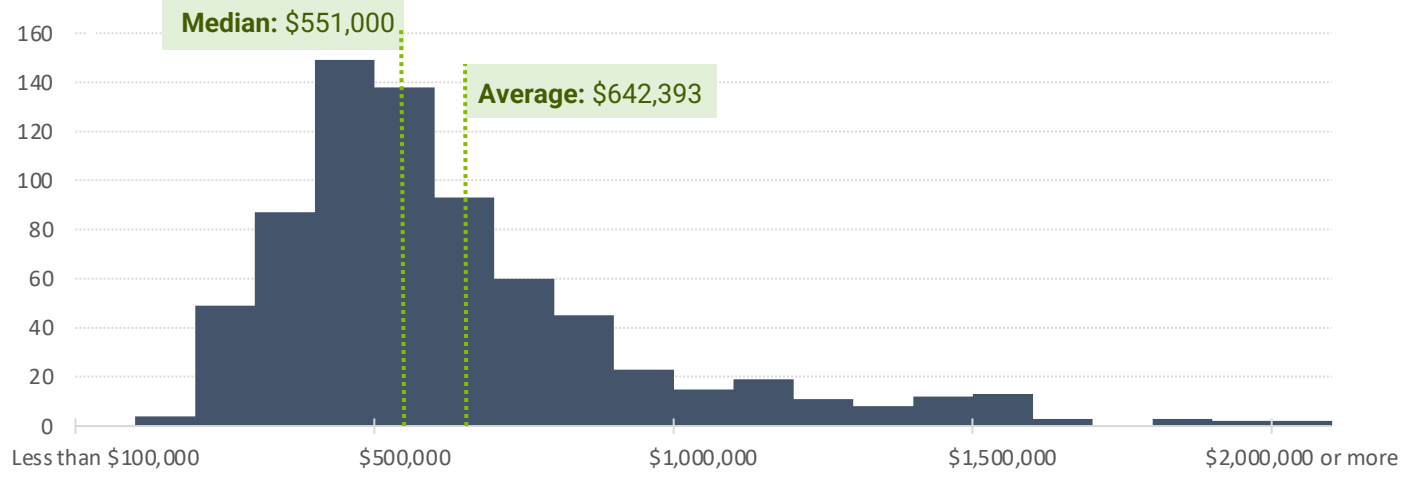
Rental Units by Gross Rent



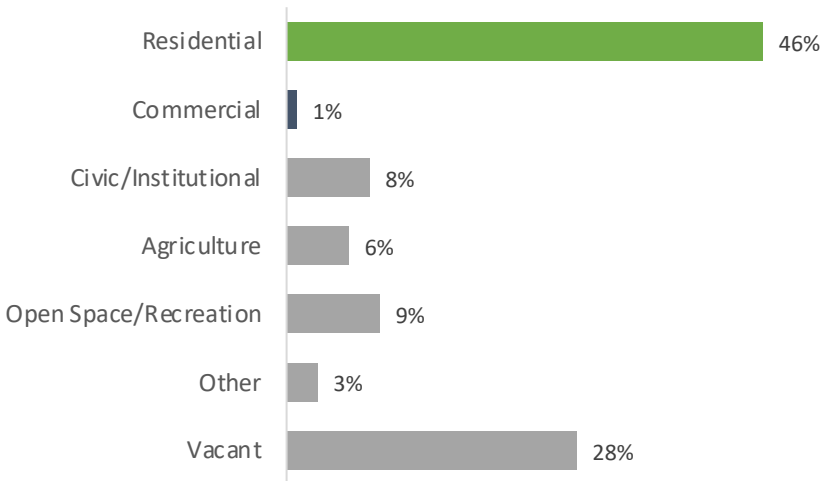
Units by Assessed Value (2023)



Homes Sold by Price (2021-2022)

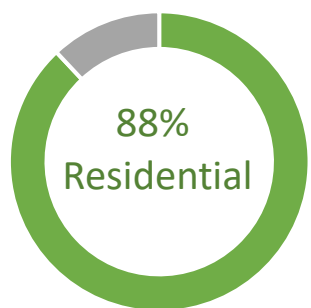


Land Area by Land Use (2023)

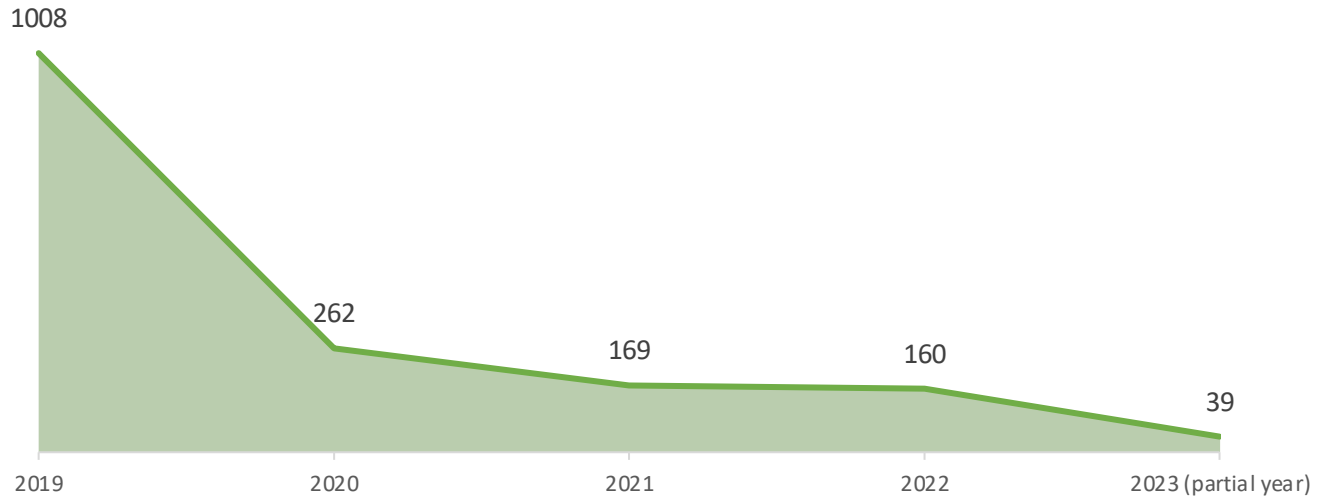


About the data: Data on this page are from Mecklenburg County's Existing Land Use dataset, Code Enforcement building permit database, and the county Tax Parcel Ownership File.

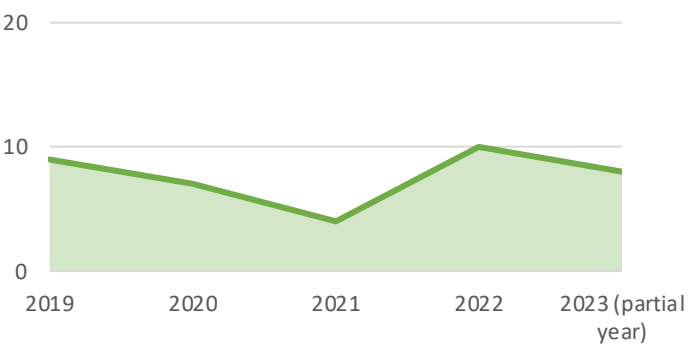
Taxable Real Property (2023)



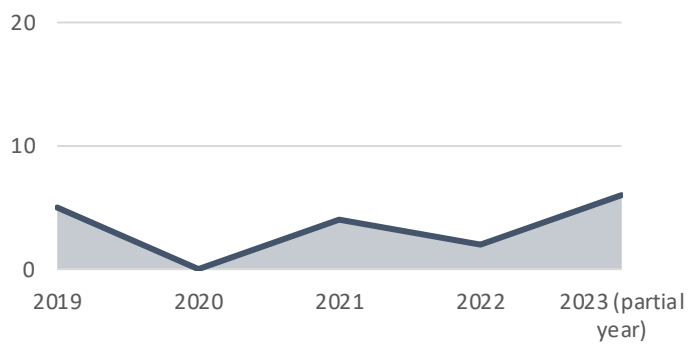
1,638 New Residential Units Permitted (2019-2023)



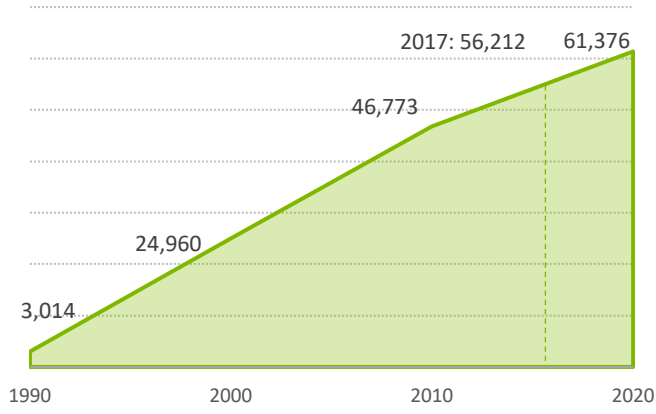
38 Residential Demolitions (2019-2023)



52 Commercial Permits (2019-2023)

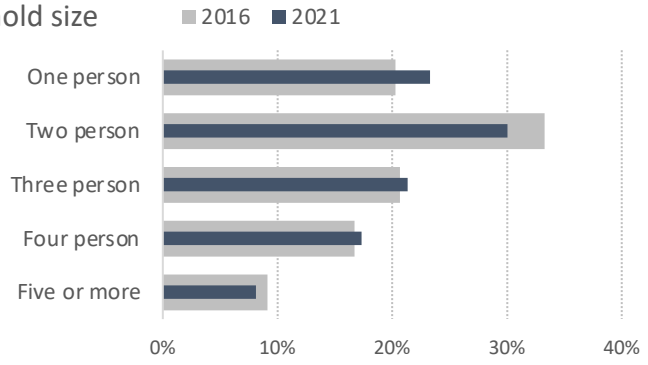


Total Population of Huntersville

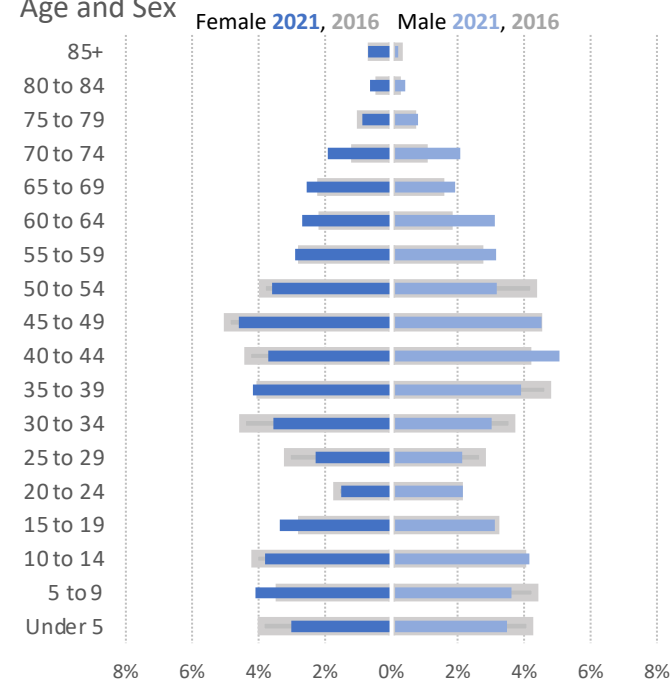


About the data: All data on this page are from the U.S. Census Bureau's Decennial Census, Population Estimates, and 2016 & 2021 American Community Survey 5-year estimates.

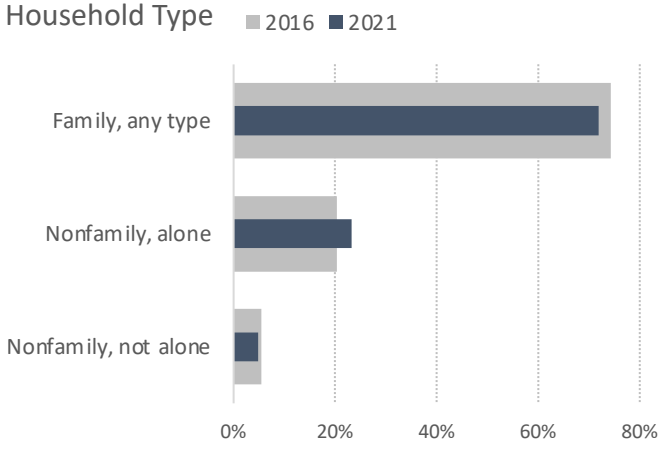
Household size



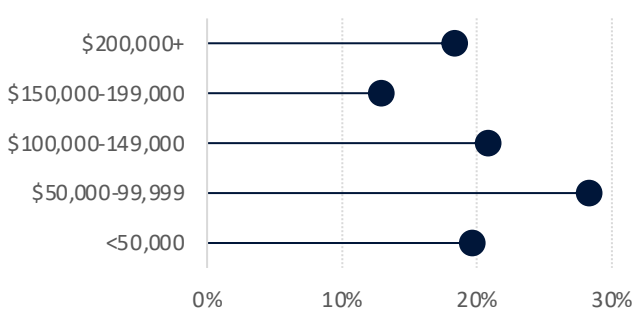
Age and Sex



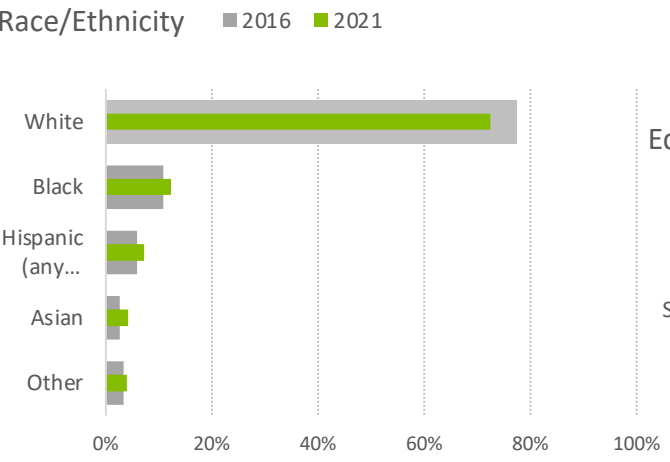
Household Type



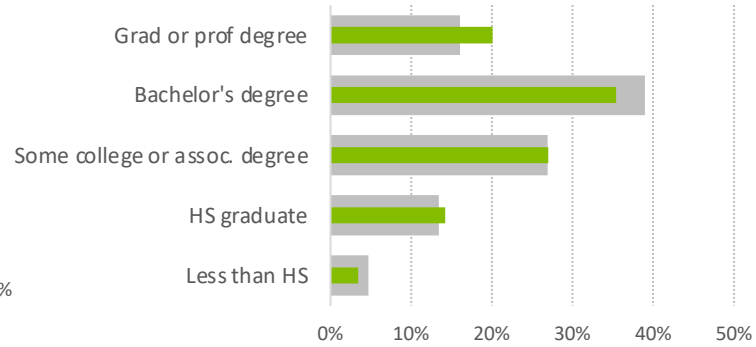
Household Income



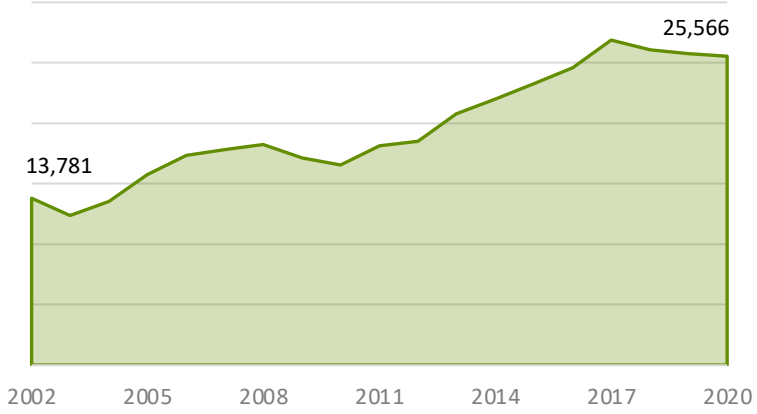
Race/Ethnicity



Educational Attainment

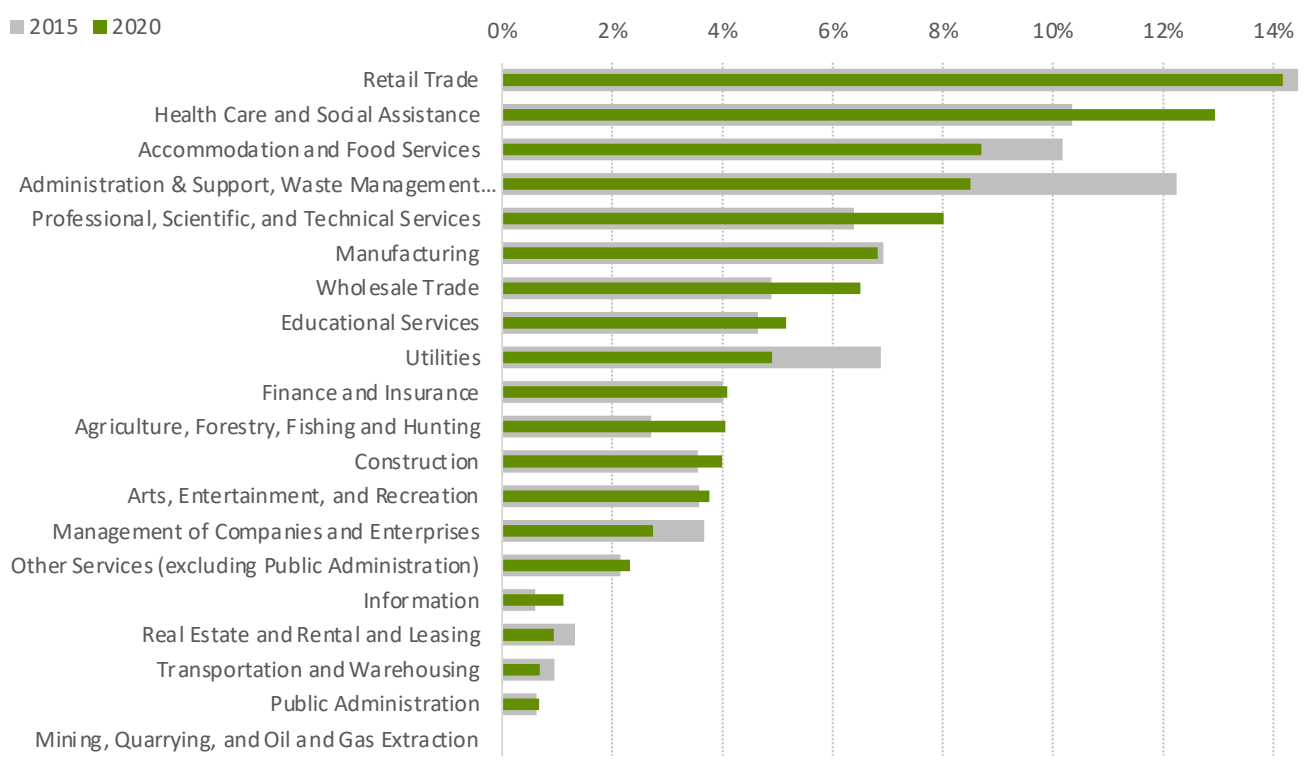


Total number of jobs in Huntersville

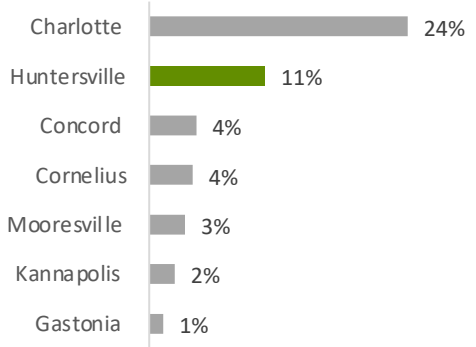


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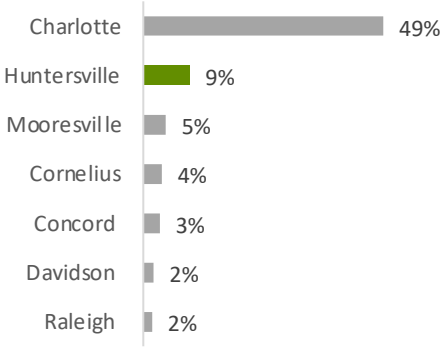
Huntersville workers by industry sector



Huntersville workers by place of residence



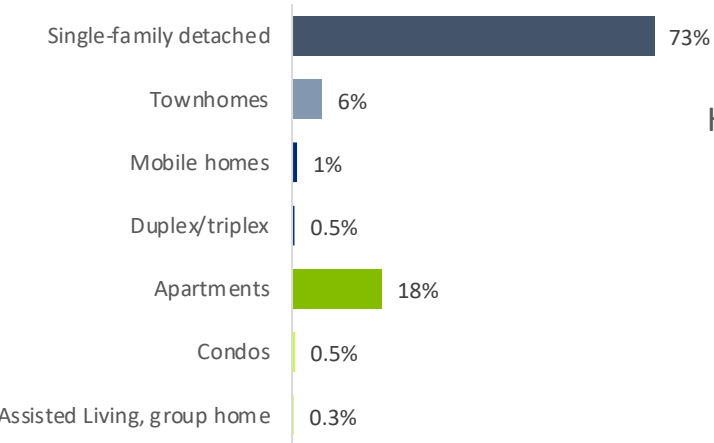
Huntersville residents by place of work



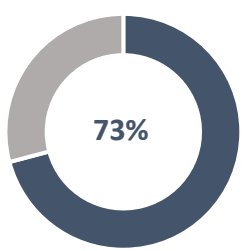
26,900 total housing units
0.7 units per acre

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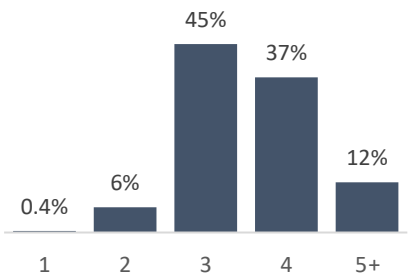
Units by type (2023)



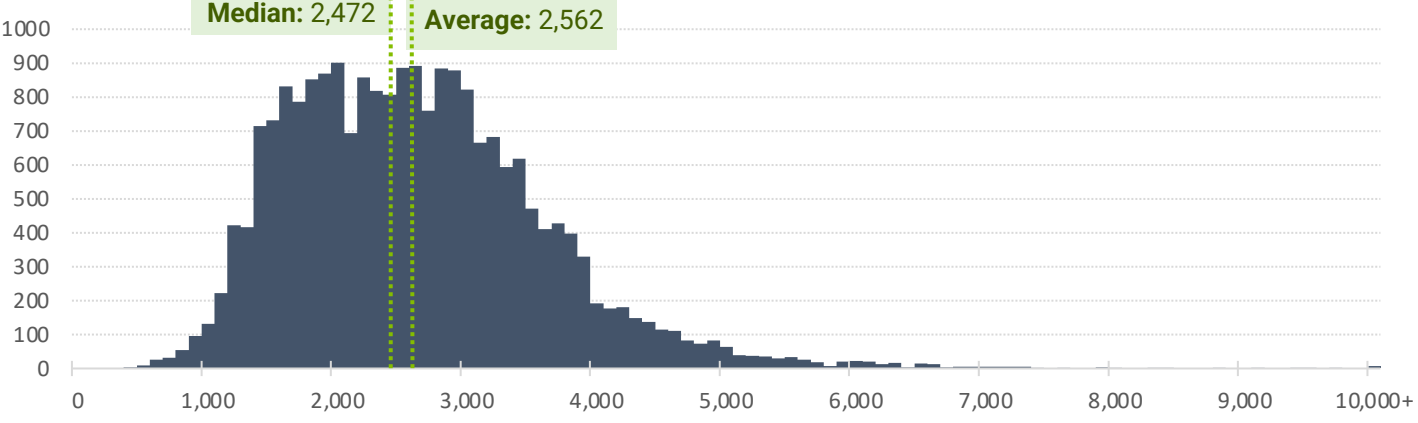
Home ownership



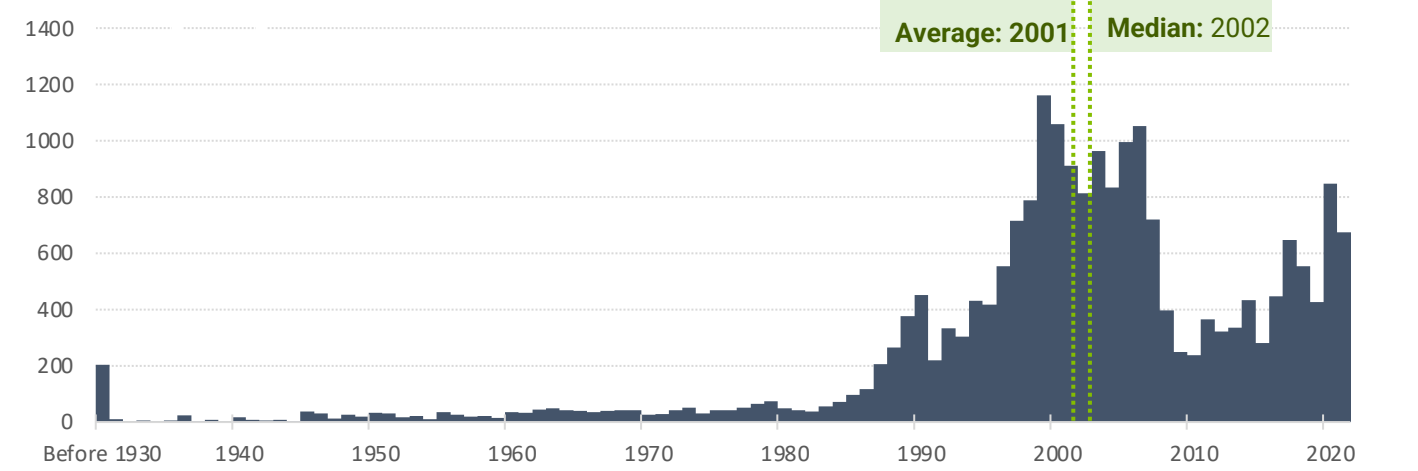
Units by bedrooms



Units by Heated Square Feet (2023)

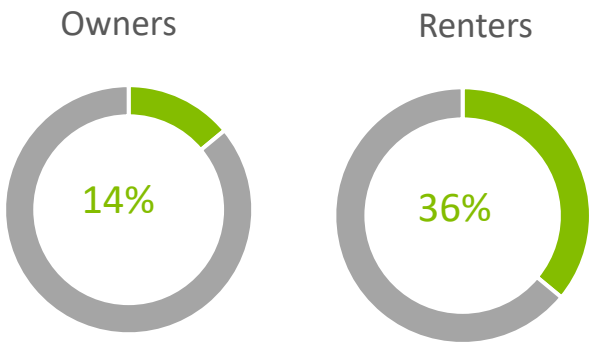


Units by Year Built (2023)

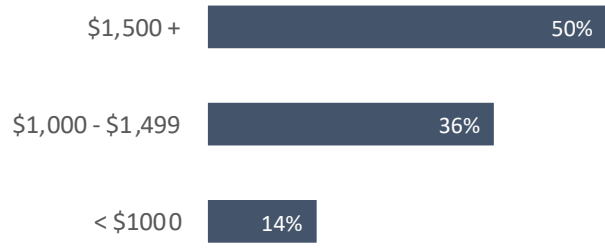


3,700 households are cost-burdened (spend 30% or more of income on housing)

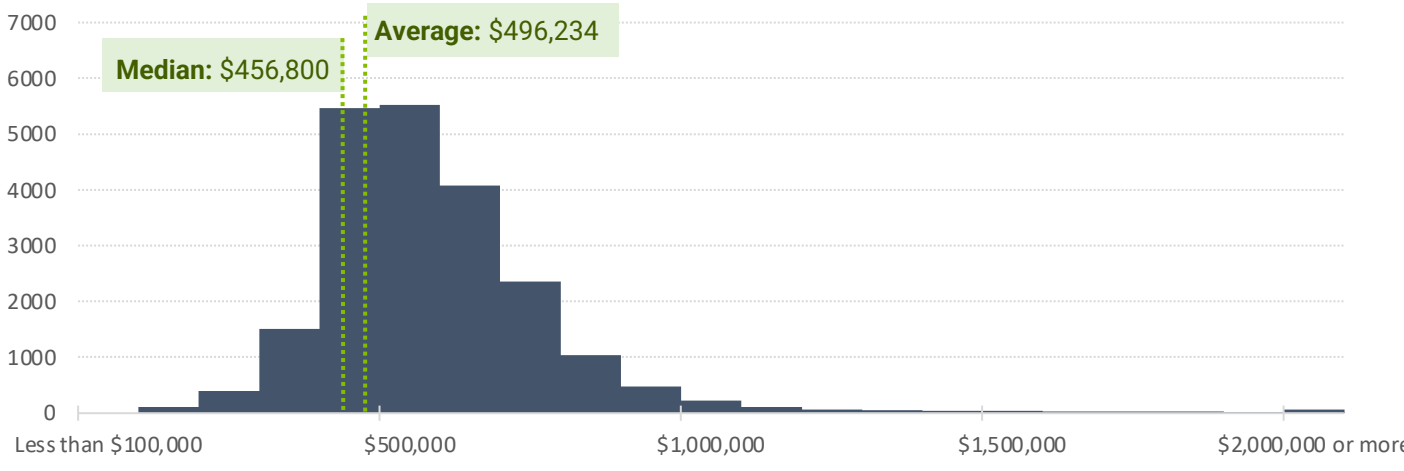
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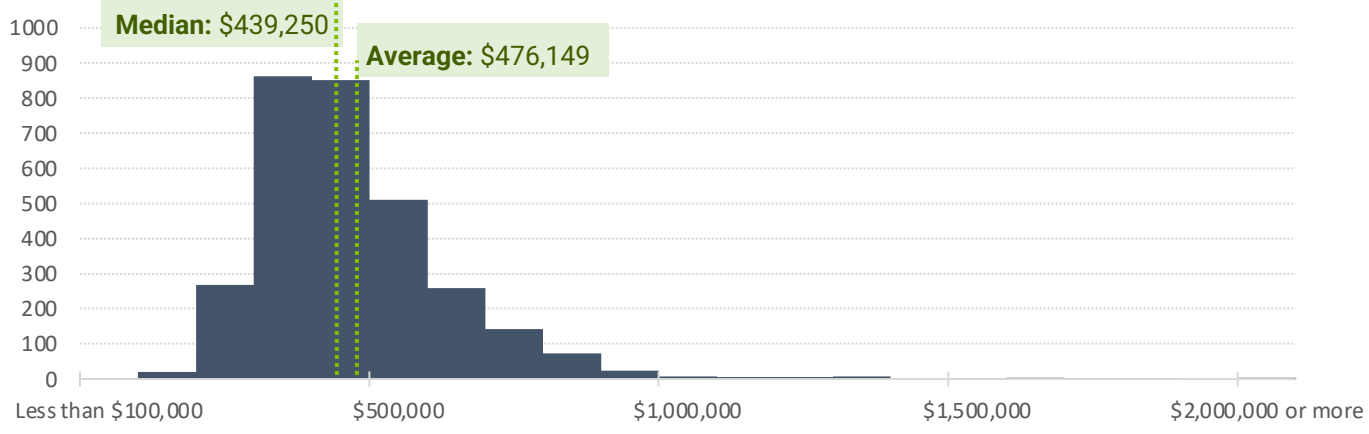
Rental Units by Gross Rent 2021



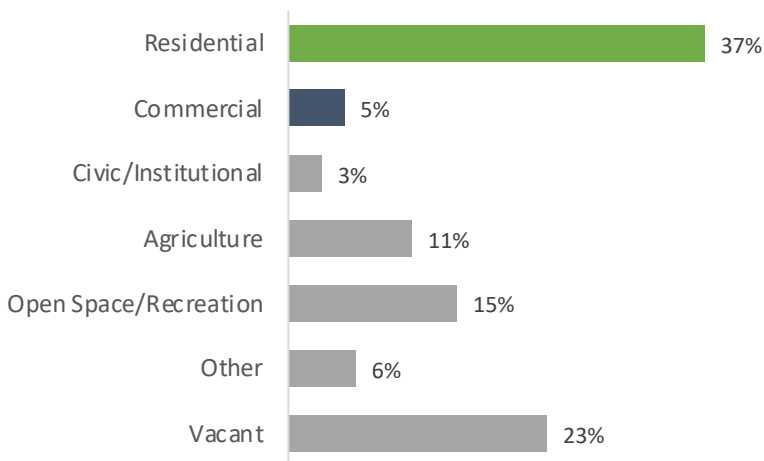
Units by Assessed Value (2023)



Homes Sold by Sales Price (2021-2022)

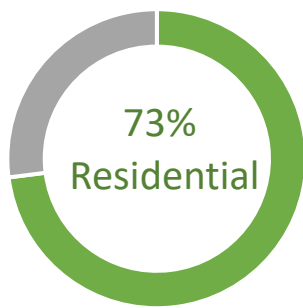


Land Area by Land Use (2023)

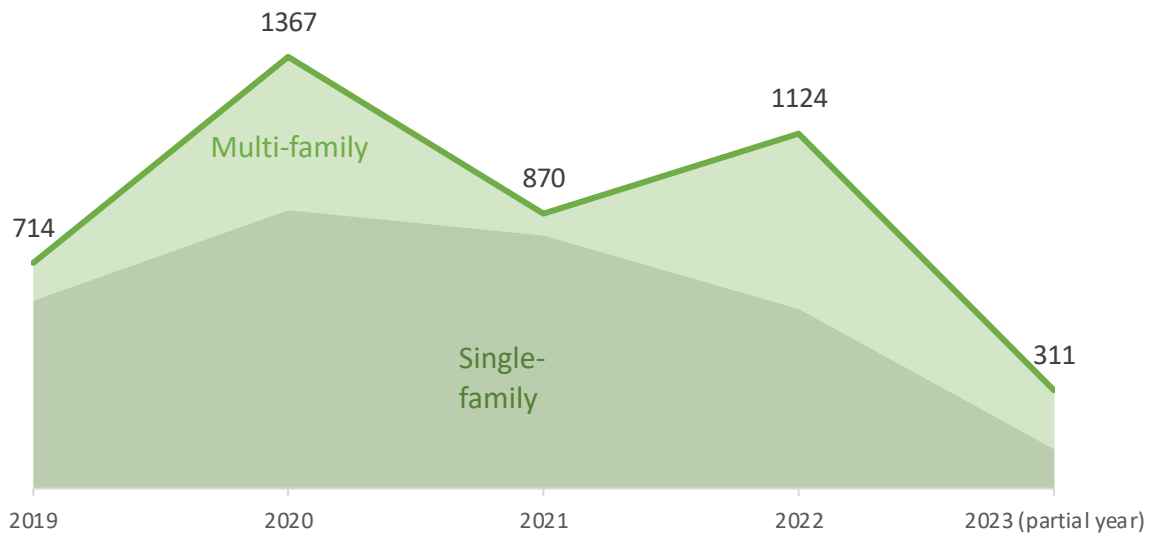


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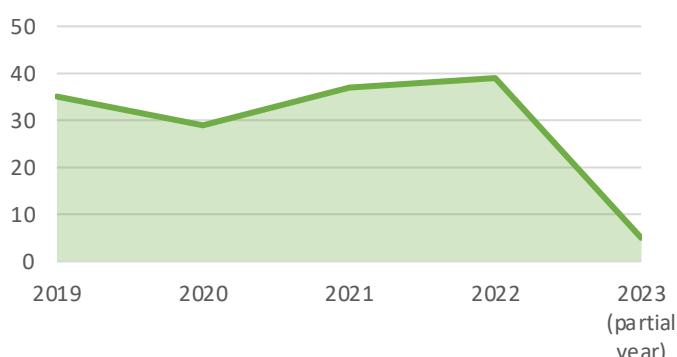
Taxable Real Property (2023)



4,386 New Residential Units Permitted (2019-2023)



145 Residential Demolitions (2019-2023)



136 Commercial Permits (2019 - 2023)

