2022 MATTHEWS HOUSING NEEDS ASSESSMENT

UNIVERSITY OF NORTH CAROLINA **CHARLOTTE** / **URBAN INSTITUTE**

Prepared by

UNIVERSITY OF NORTH CAROLINA **CHARLOTTE** | URBAN INSTITUTE

Authors:

Rachel Jackson-Gordon, PhD
Research Associate

Providence Adu, MCRP
Graduate Research Assistant

Katie Zager, MA
Research Associate

Bill McCoy, PhD
Emeritus Faculty

Reviewers:

Khou Xiong, MPH
Director of Community Research
Services

Aaron Houck, JD, PhD
Director of Regional Policy

Ely Portillo
Director of Research Engagement

Table of contents

Key Definitions

Affordable Housing
Generally, housing is considered affordable if a household does not spend more than 30% of their pre-tax gross annual income on rent and utilities.

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.

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. This is often referred to as the range for "workforce housing," though workers may make less than this range.

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 by Section

Demographics

1. Population is increasing, but at a slower rate than in the early 2000s.

2. There is less density compared to Mecklenburg County as a whole (407 fewer people per square mile).

3. The percent of people 60 years+ is increasing.

4. There is less racial diversity compared to Mecklenburg County as a whole.

5. The share of people with a Bachelor's degree is increasing.

6. Household income is increasing at a rate similar to other area towns.

7. Two-person households are most common (37% of all sizes).

| Population	Pace of Growth	Population 60+	Children	Household Income
↑	↓	↑	↓	↑

Employment

1. The number of people working in Matthews has increased by a third since 2002.

2. Most people working in Matthews make less than $40,000 per year.

3. The retail industry employs the most people in Matthews.

4. 93% of working residents leave Matthews for work.

5. Only 1 in 20 people who work in Matthews live in Matthews.
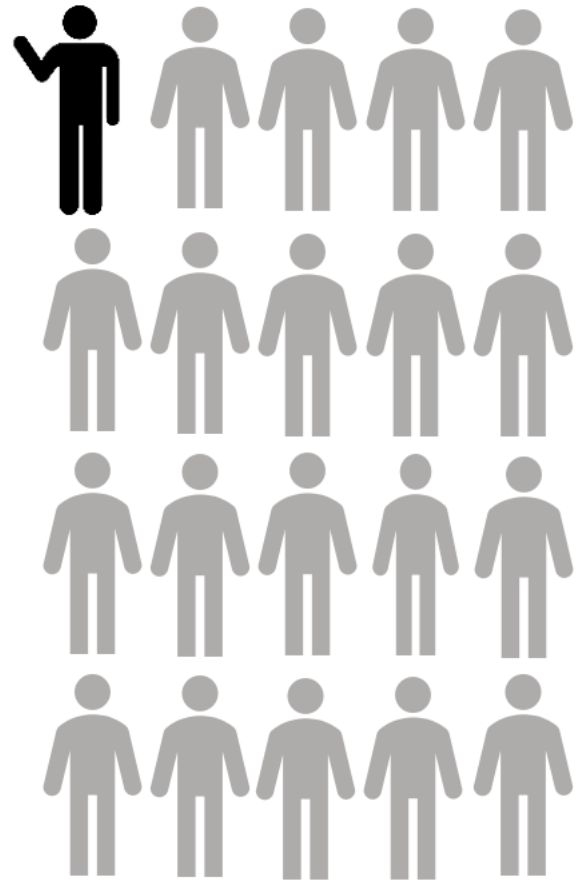
Housing Stock

1. Over 60% of homes are single family detached.

2. The mean year built is 1991.

3. Most homes have 3-4 bedrooms.

4. 74% of homes are owner-occupied, compared to 60% in Mecklenburg County.

Note. Single-family detached 63%; apartments 30%; townhouse/duplex/condo 6%; senior living 2%; mobile homes .4%.

Housing Costs and Affordability

1 The average assessed value for a home is $308,798.

2 Based on appraised values, 34% of homes would be affordable to households making the median income.

3 The median sales price (2021-2022) was $384,500.

4 3% of recent sales were affordable to those making the median income.

5 A household would need > $59,000/year to afford the median 2-bedroom apartment.

6 24% of households in Matthews are considered cost-burdened.

Affordable to households at 80% AMI

Affordable to median income households

Land Use & Development

1 44% of land is residential use.

2 14% of land is vacant.

3 There has been an increase in multifamily units over the past 5 years.

Note. In order of appearance: 50% residential; 16% vacant; 9% other; 7% open/recreation; 7% commercial; 7% civic/institutional; 3% agriculture; 1% mixed use.

Introduction

In recent years, housing affordability has become a major topic in conversations at local, state, and national levels. Finding solutions to remedy the decrease in affordable homes poses a variety of challenges—balancing current and future resident needs is just one example. Each level of government has tools available to address the issue of affordable housing. One important step for addressing housing needs is to assess the current status of housing in a specified area.

This report presents the findings from a housing needs assessment conducted for Matthews, a town in Mecklenburg County, North Carolina. This study was conducted by the UNC Charlotte Urban Institute from May 2022 to December 2022 with funding provided by the Town of Matthews.

The UNC Charlotte Urban Institute is our region's applied research and community outreach center. We seek solutions to the complex social, economic and environmental challenges facing our communities. We engage expertise across a diverse set of disciplines and life experiences to curate data, and we conduct actionable research and policy analysis that helps us make better decisions to benefit us all.

The purpose of this needs assessment was to identify the current status of housing in Matthews, as well as practices and policies that could promote affordable housing within a limited town budget. Specifically, our research team aimed to clarify:

- *Who* needs affordable housing in Matthews
- Gaps and opportunities based on current housing stock
- The meaning of, and need for, affordable housing in Matthews
- Policies and practices available to Matthews to improve affordable housing

To accomplish these goals, our research team collected and analyzed data from a comprehensive set of sources, including quantitative data retrieved from various data entities and qualitative data from key informants. Our team also reviewed the most up-to-date literature available from housing scholars to inform our recommendations to Matthews.

In this report, we first present the quantitative findings, such as demographics, housing characteristics, and housing affordability. Next, we outline key findings from key informant data collection. Finally, we present recommendations for Matthews to consider in developing a plan to improve housing affordability.

Demographics

The Charlotte metropolitan area attracts people through work and educational opportunities, cultivating the most ethnically diverse city in North Carolina, and one of the most diverse cities in the United States. The Charlotte metropolitan area continues to sprawl, and Mecklenburg County town populations continue to grow (albeit at a slower rate than earlier in the century).

This demographics section illustrates changes in Matthews' population over the past one to two decades, including population count and growth, age structure, racial/ethnic composition, education, income, and some housing characteristics.

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, 2020), American Community Survey (ACS) (2010, 2020, 5-year estimates). Five-year estimates help to achieve an adequate sample for small geographic locations such as towns. However, some degree of uncertainty around these numbers should be acknowledged.

Total Population and Growth

Matthews has seen significant population growth in the past decade. In 2020, Matthews had a population of 29,435. This is an 8% increase from 2010, when Matthews had a population of 27,198. Matthews' population grew at a much slower rate from 2010 to 2020 than it did in the preceding decade (2000-2010), when the Matthews population grew by 17%.

Population growth over the past 20 years may have slowed due to the town reaching a greater level of saturation. Matthews and its surrounding communities are no longer annexing as much land as they did prior to a major change in the annexation laws about ten years ago. Overall, Matthews population has grown less quickly than Mecklenburg County as a whole, which grew by 32% (2000 to 2010) and then 21% (2010 to 2020) over the past two decades. Figure 1a visualizes population growth.

Figure 1.1.
**Matthews' population continues to grow.**
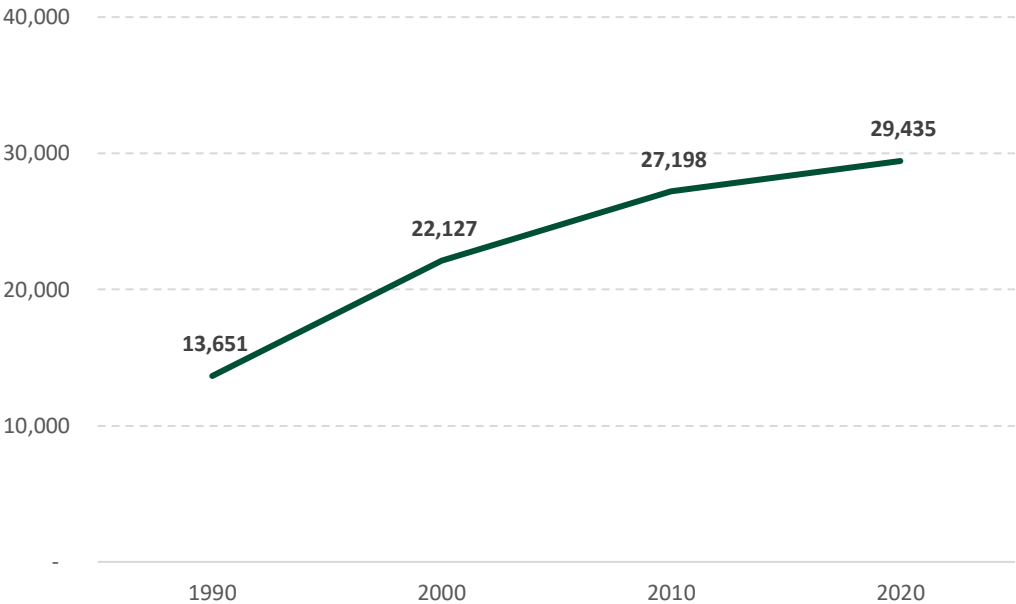
Data source: Decennial Census

Land Area and Population Density

The town of Matthews is about 17 square miles, and has population density of 1,721 people per square mile. This is significantly less dense than Mecklenburg County as a whole, which has a population density of 2,128 people per square mile.

Map 1.1: Matthews Town Boundary and Population Density
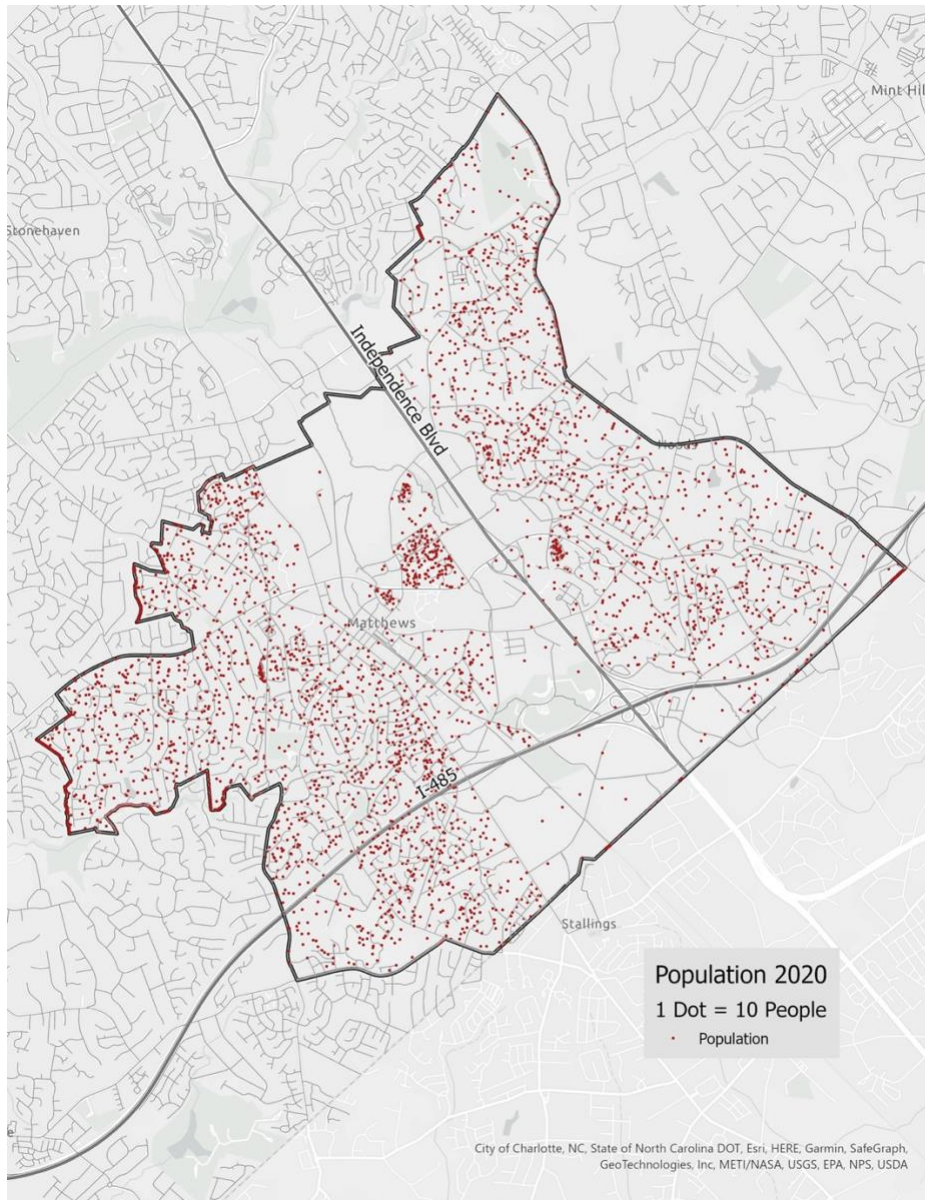
Dots are randomly distributed within their respective Census Block area.
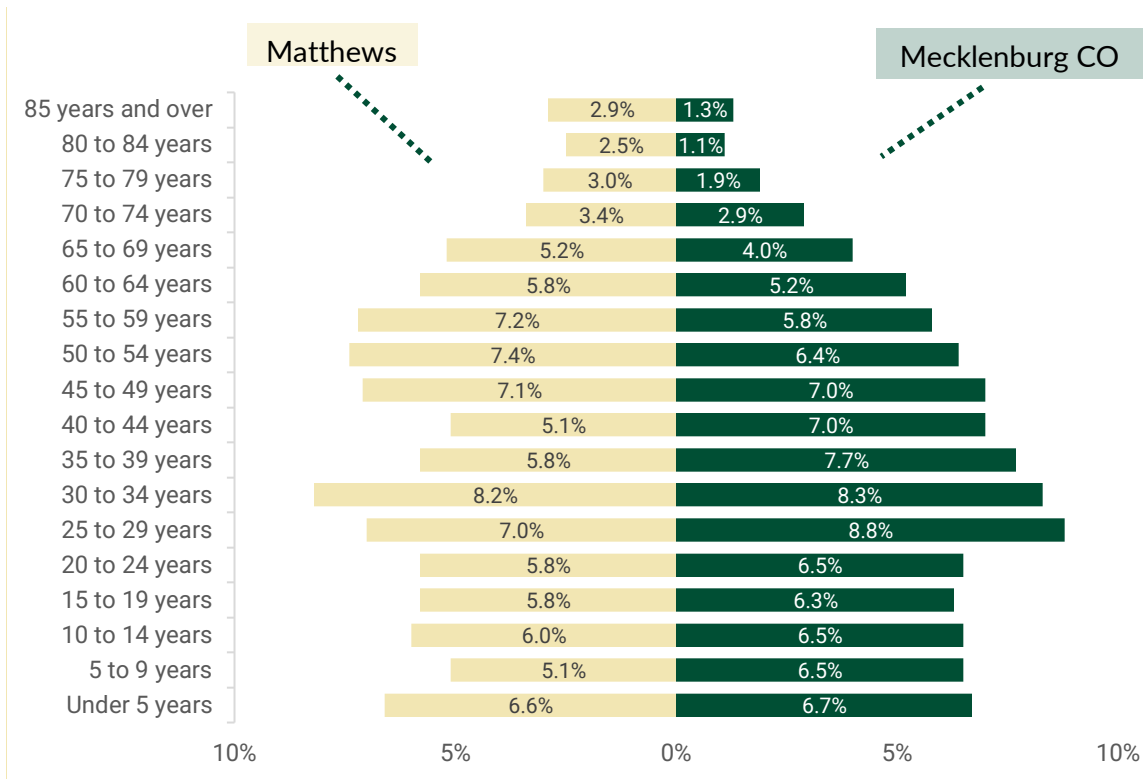
Data source: Census 2020

Age Structure

Overall, the age structure of Matthews reflects the changing demographics of suburban communities, as the baby boomers 'age in place', and younger adults have been slower to move out of the city. The age structure in Matthews shows a greater share of aging individuals, especially those aged 55 and older, compared to Mecklenburg County as a whole. Looking at senior citizens, 11% of Mecklenburg County is aged over 65 years, whereas 17% of Matthews is aged over 65 years.

Matthews has a lower share of older millennials and those in Gen X than Mecklenburg County as a whole. This population's prime home-buying years coincided with the Great Recession, beginning around 2009. However, the share of younger millennials is only slightly lower than Mecklenburg County as a whole. Combined with a comparable share of children under 5, Matthews might be seeing a resurgence of young families.

Overall, changes in population since 2000 have included a large increase in the share of individuals over 65 years old, shifting from 9% in 2000, to 12% in 2010, and then 17% in 2020. Comparatively, the share of the population under five-years-old has remained relatively constant. The median age increased from 37.1 in 2000 to 39.7 in 2020.

Figure 1.2

The Population in Matthews is older than the population in Mecklenburg County as a whole.

Matthews | Mecklenburg CO

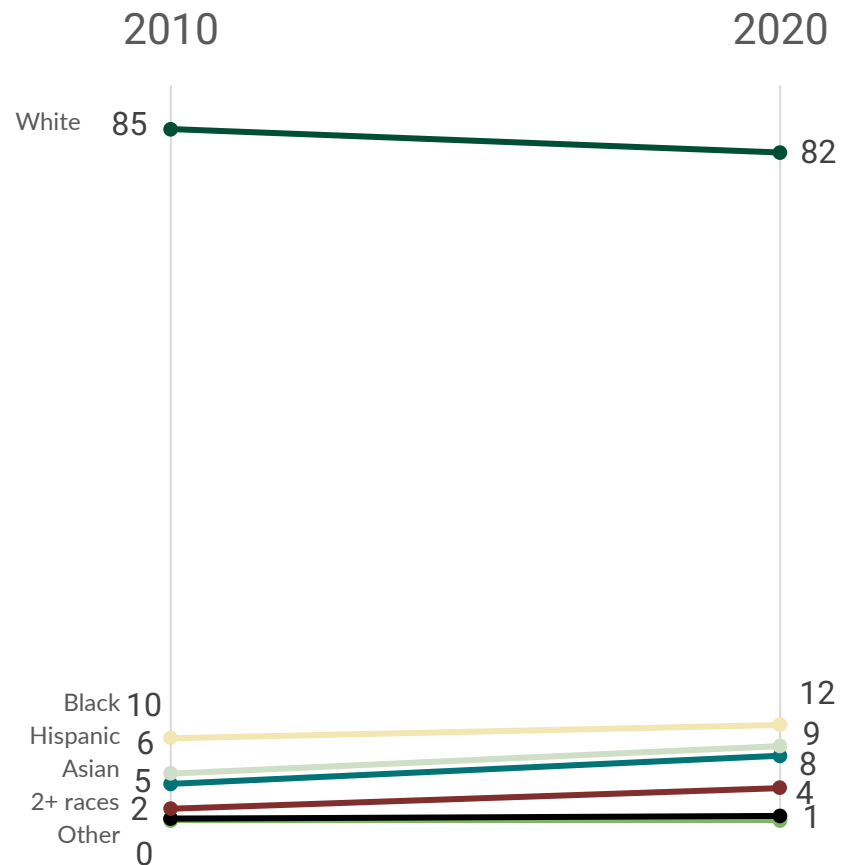| Age	Matthews	Mecklenburg CO
85 years and over	2.9%	1.3%
80 to 84 years	2.5%	1.1%
75 to 79 years	3.0%	1.9%
70 to 74 years	3.4%	2.9%
65 to 69 years	5.2%	4.0%
60 to 64 years	5.8%	5.2%
55 to 59 years	7.2%	5.8%
50 to 54 years	7.4%	6.4%
45 to 49 years	7.1%	7.0%
40 to 44 years	5.1%	7.0%
35 to 39 years	5.8%	7.7%
30 to 34 years	8.2%	8.3%
25 to 29 years	7.0%	8.8%
20 to 24 years	5.8%	6.5%
15 to 19 years	5.8%	6.3%
10 to 14 years	6.0%	6.5%
5 to 9 years	5.1%	6.5%
Under 5 years	6.6%	6.7%

Data source: 2020 American Community Survey

14

Racial/Ethnic Composition

Matthews' population is predominately White, with White non-Hispanic individuals accounting for 82% of all residents. This is significantly higher than in Mecklenburg County, which is 55% White. About 12% of Matthews residents identify as Black, 9% as Hispanic/Latino, 5% as Asian, and about 1% as other races. These communities of color are much smaller than in Mecklenburg County overall, which is 36% Black, 15% Hispanic/Latino, and 8% Asian.

Since 2010, there have been minimal changes in racial/ethnic composition. However, there have been marginal increases in communities of color over the past 10 years. The Black population grew by 2%, and the Hispanic/Latino population increased by 3%.
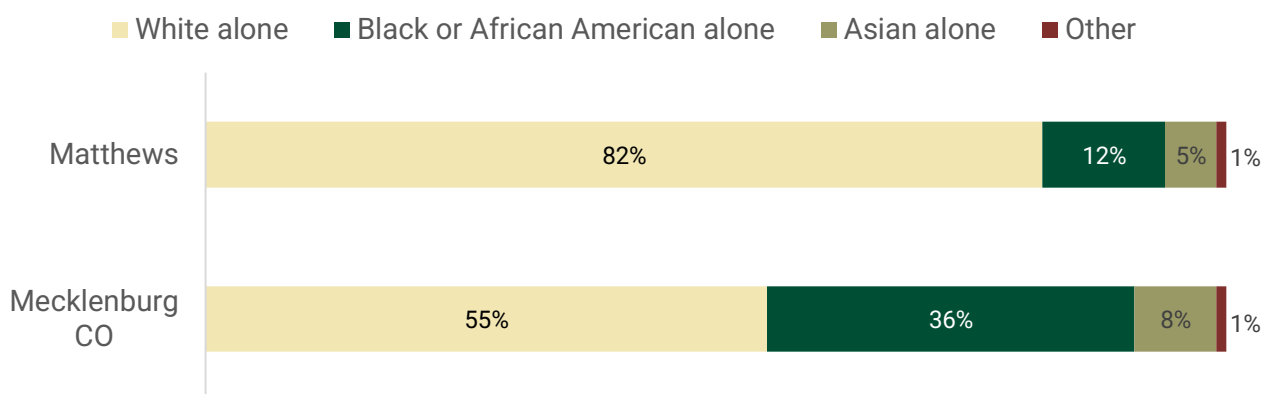
Figure 1.3
Racial/ethnic composition has remained relatively constant.

Data source: Census 2020

Figure 1.4

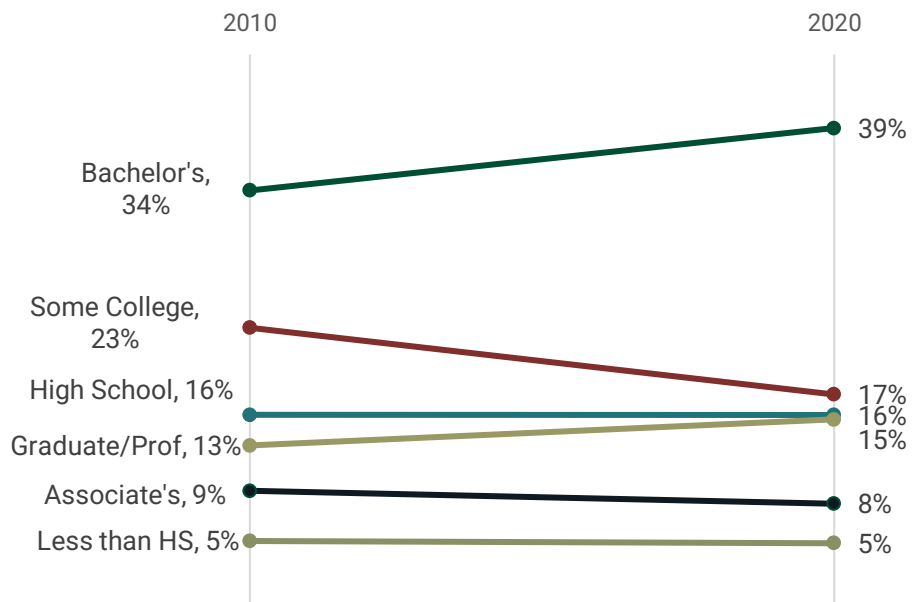**Matthews is less diverse than Mecklenburg County.**

Data source: Decennial Census

Educational Attainment

Matthews' residents are well educated; over half (53%) of the population in Matthews have received a Bachelor's degree or higher. This finding is consistent with some other towns in the area, such as Huntersville (53%), but higher than neighboring towns Indian Trail (38%) and Mint Hill (40%). This is also higher than Mecklenburg County as a whole (45%).

Since 2010, the percentage of residents with Bachelor's or graduate/professional degrees has increased. The share of residents with high school degrees or less has remained about the same. Finally, the share of individuals with "some college" has decreased.
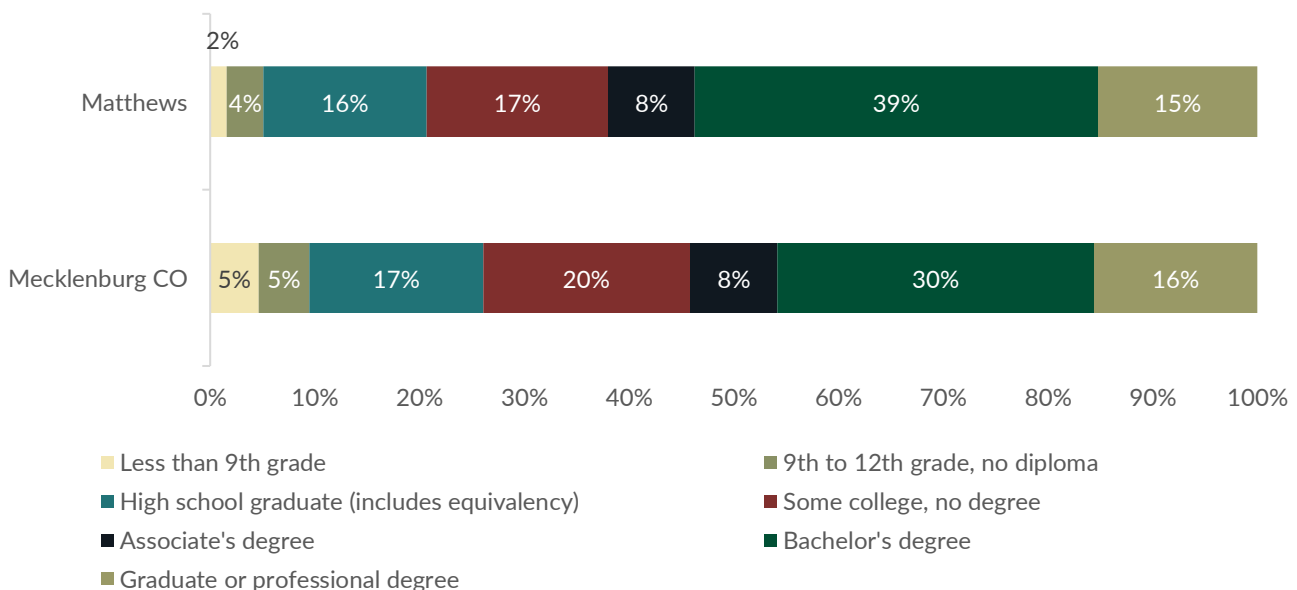
Figure 1.5
Matthews' residents have high levels of education.

2010   2020

Bachelor's, 34%   39%

Some College, 23%   17%

High School, 16%   16%

Graduate/Prof, 13%   15%

Associate's, 9%   8%

Less than HS, 5%   5%

Data source: 2010 and 2020 American Community Surveys (5-year estimates)

Figure 1.6

Matthews has higher levels of educational attainment than Mecklenburg County. These levels have increased over time.

|	Matthews	Mecklenburg CO
Less than 9th grade	2%	5%
9th to 12th grade, no diploma	4%	5%
High school graduate (includes equivalency)	16%	17%
Some college, no degree	17%	20%
Associate's degree	8%	8%
Bachelor's degree	39%	30%
Graduate or professional degree	15%	16%

Data source: 2020 American Community Survey (5-year estimates)

16

Income

Household incomes in Matthews tend to be higher than average. The median household income is $89,881, which is considerably higher than Charlotte ($65,359) and Mecklenburg County as a whole ($69,240). This is not uncommon for area towns, with even higher median incomes for Huntersville ($100,789) and Davidson ($131,144). Matthews median household income is similar to neighboring town Indian Trail ($86,512).

Matthews saw a steep increase in median household income from 2010 ($70,742) to 2020 ($89,881), especially when considering the 2000 median income at $67,034. The increase from 2010 to 2020 was somewhat higher than the increase for Mecklenburg County as a whole ($55,294 to $69,240), but in line with trends in other locations overall.

Figure 1.7
Income growth is similar to other area towns.
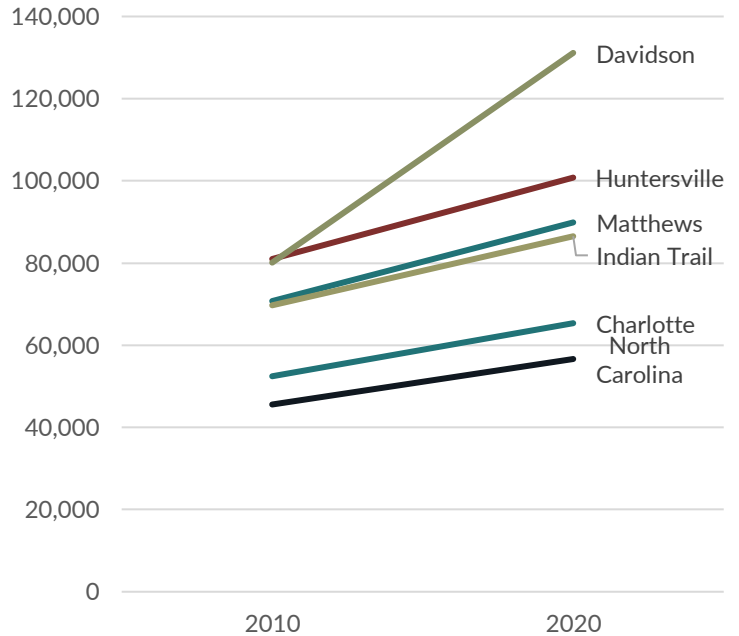
Data source: 2010 Census and 2020 American Community Surveys (5-year estimates)

Figure 1.8
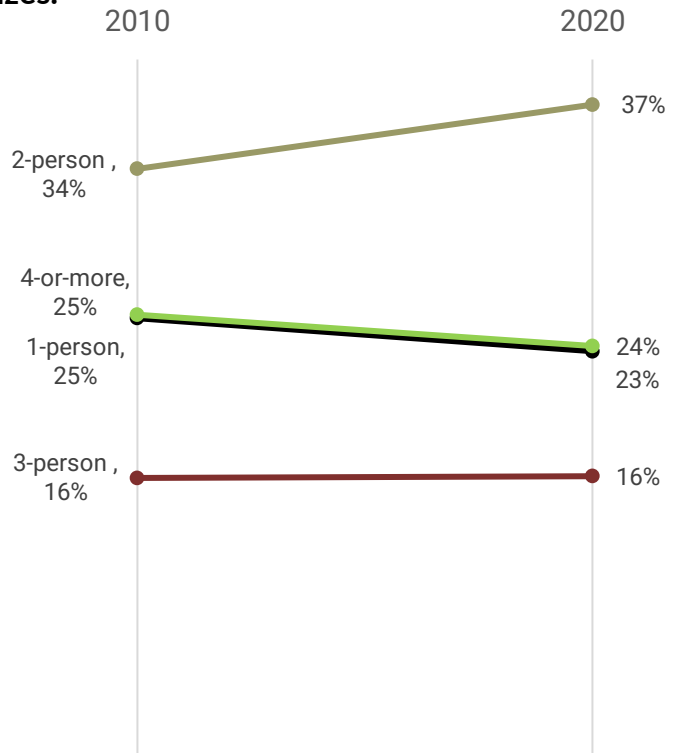**Matthews has higher levels of income compared to the County.**
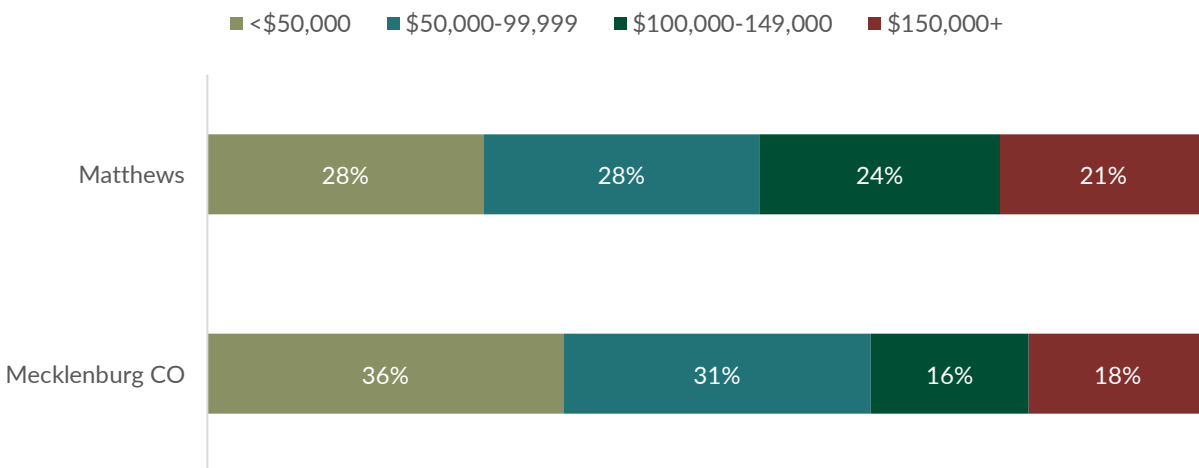
Data source: American Community Survey 2016-2020 (5-year estimates)

Household Size

Two-person households are the most common in Matthews, accounting for 37% of all households. Households of 4 or more make up the next largest share of households (23%). Another 23.2% are one-person households, and households with 3 people make up the smallest share at 16%. Matthews has a lower share of one-person households than Mecklenburg County, where 32% of households have single occupant. Instead, Matthews has more people living in households of 2 or 4 or more people.

Since 2010, the share of one-person households has decreased slightly from 25% in 2010 to 23% in 2020. Matthews has seen the most growth in two-person households, which increased from 34% in 2010 to 37% in 2020. The percent of three-person households has remained the same, while the percent of four or more person households has decreased slightly, from 25% in 2010 to 24% in 2020.

Figure 1.9
Two-person homes are growing faster than other sizes.

Data source: 2010 Census, American Community Survey 2016-2020 (5-year estimates)

Figure 1.10
Matthews has fewer one-person homes compared to the County.
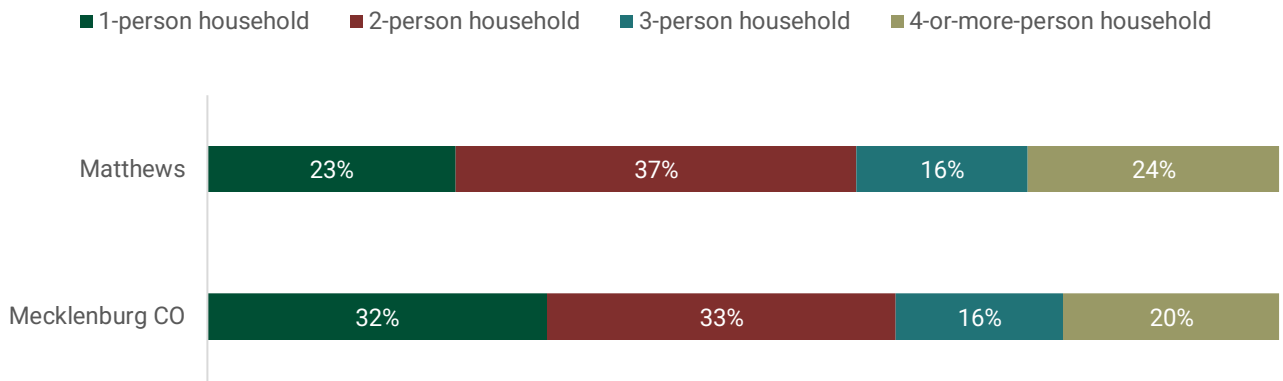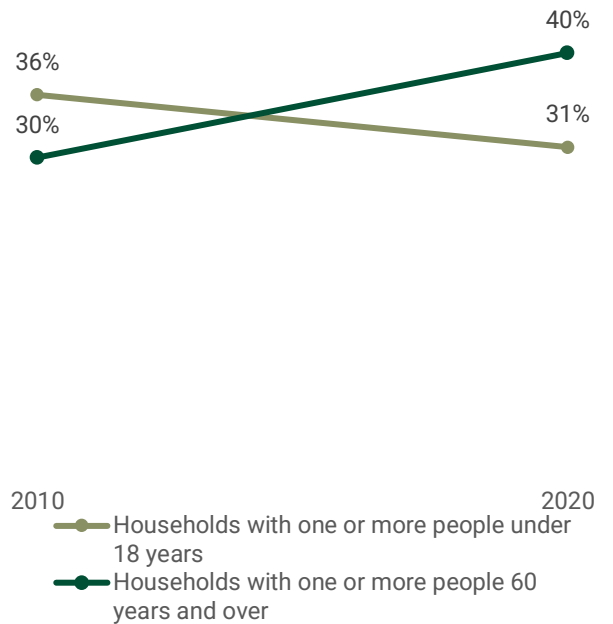

Data source: 2020 American Community Survey (5-year estimates)

Household Type

Like most U.S. suburban communities, the majority of households in Matthews (72%) consist of family households. This is a larger share than in Mecklenburg County as a whole (61%). Almost all family households consist of married couples (83%), and 31% of family households have children in the home. Non-family households, which include individuals living alone, and people living with non-relatives, such as unmarried couples, make up 27% of households in Matthews. People living alone make up 23% of households in Matthews. Of those, half (12% of all Matthews households) are over 65.

Between 2010 and 2020, the number of households with children (the presence of a person under age 18) slightly decreased, from 35% to 31%. However, the number of households with older adults (presence of a person over age 60) has increased, from 30% to 40%.

Figure 1.11
Households are aging.

Data source: American Community Survey (2016-2020) 5-year estimates

Figure 1.12
The largest share of households includes families without children.

Data source: American Community Survey (2016 – 2020) 5-year estimates

19
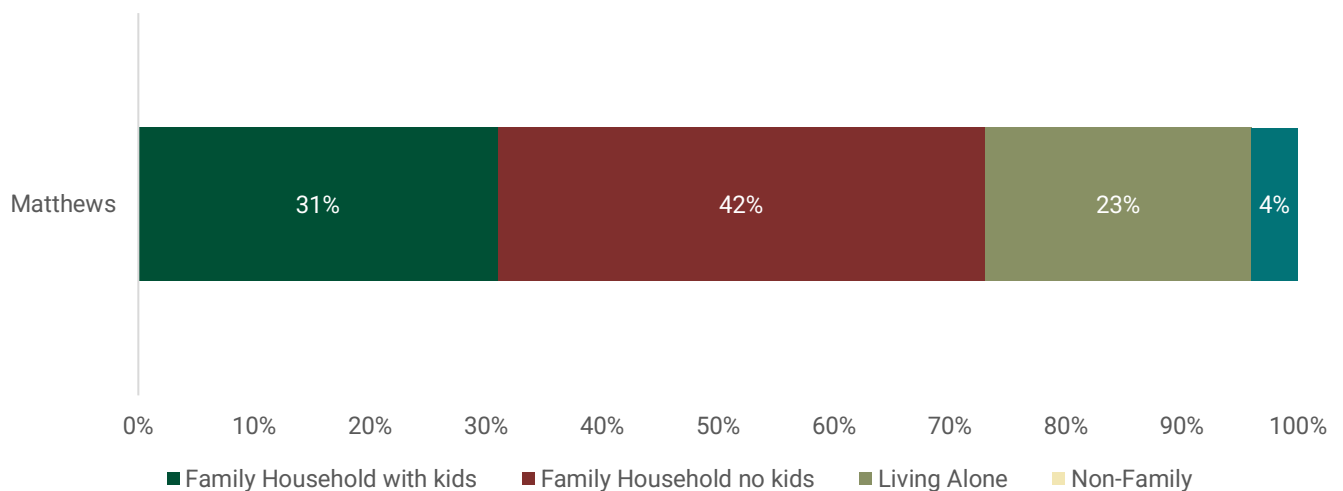
Employment

Employment is a key factor to consider related to housing. First, employment influences wages and the ability for a current or prospective resident to afford housing in an area. Second, employment location influences a variety of town planning elements, such as proximity to public transportation or commute times and traffic.

About the data

Data for this section came from the Longitudinal Employer-Household Dynamics (LEHD). The LEHD is a national dataset produced by the U.S. Census Bureau and is generated from state unemployment insurance reporting information. The LEHD captures about 95% of wage and salary employment in the private and public sectors, but does not cover informal workers or the self-employed. This wage and salary information covers primary jobs for individuals.

The LEHD reports data based on where workers live as well as where they work. Workers' employment locations are based on mailing addresses reported by the employer. In some instances, the mailing address may not be the location at which an employee performs their work. This study includes LEHD data from 2019 – the most recent dataset. Despite these limitations, the LEHD is the most comprehensive data set on work and residential location available to date.

Wage data by occupation come from the Bureau of Labor Statistics (BLS), which aggregates data from the National Compensation Survey, Occupational Employment Statistics Survey, and the Current Population Survey. The BLS publishes wages by Metropolitan Area; this study uses local wages for the Charlotte-Concord-Gastonia Metropolitan Statistical Area from May 2022.

Total Jobs

As of 2019, 17,632 people worked at an establishment located in Matthews. This number has increased by almost a third in the past 18 years, from 13,813 people who worked in Matthews in 2002.

Figure 2.1
Matthews has added almost 4,000 primary jobs since 2002.
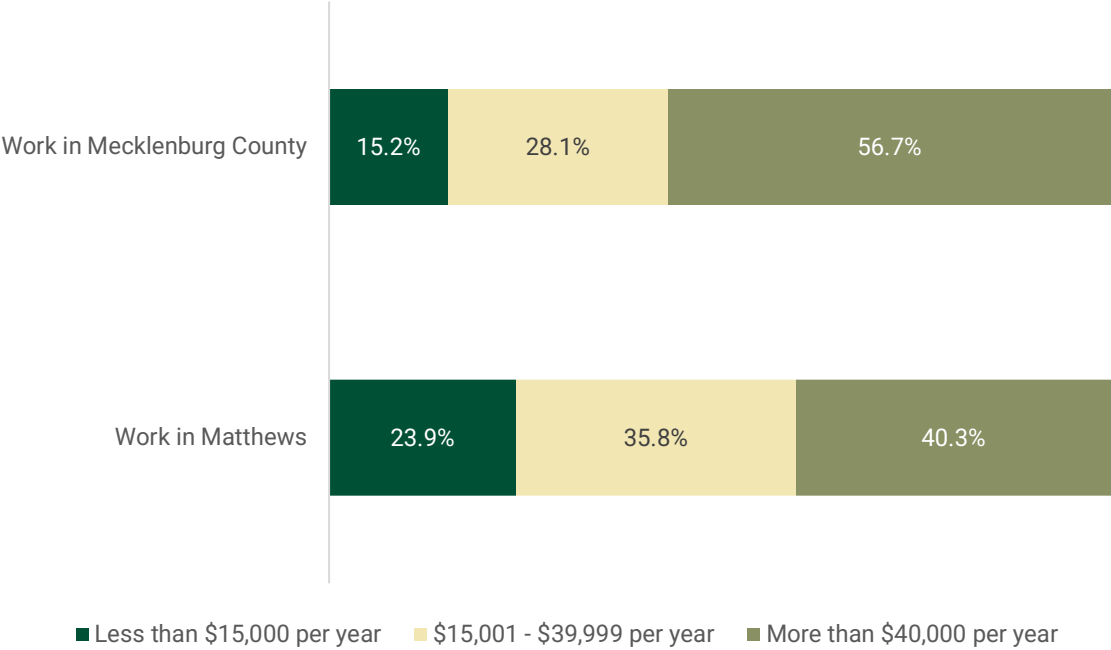Total Primary Jobs
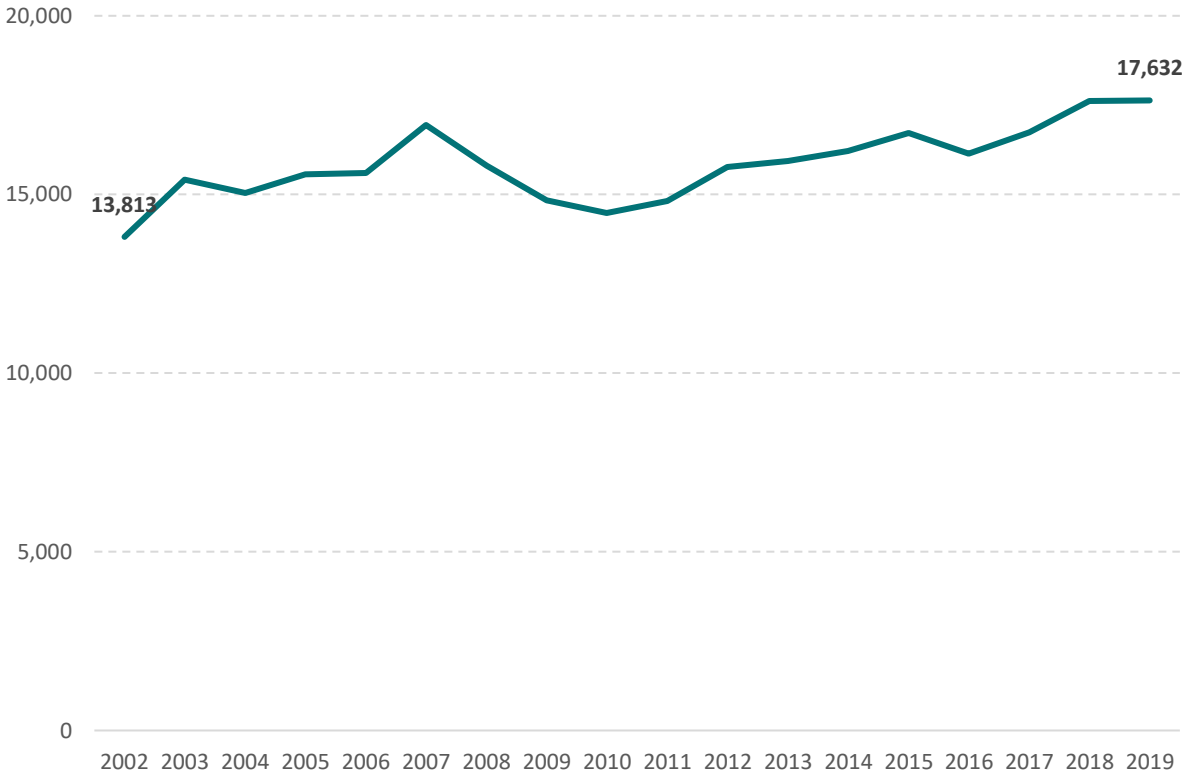
Data source: LEHD, 2002-2019

Earnings

As of 2019, almost 60% of people who worked in Matthews made less than $40,000 a year. Matthews has a higher share of low-wage workers than Mecklenburg County as a whole, where 43% of workers made that amount.

A minimum wage worker in North Carolina, working full-time at $7.25 an hour, for 52 weeks a year, would make $15,080. Among people working in Matthews, 24% made less than $15,000 a year. An additional 36% made between $15,000 and $40,000 a year. Jobs that pay less than $40,000 a year include food services, janitorial, and entry-level retail, to name just a few.

Figure 2.2
Almost Two Thirds of Matthews workers earn less than $40,000 a year.
Workers by Earnings (2019)

Work in Mecklenburg County	15.2%	28.1%	56.7%
Work in Matthews	23.9%	35.8%	40.3%

■ Less than $15,000 per year ■ $15,001 - $39,999 per year ■ More than $40,000 per year
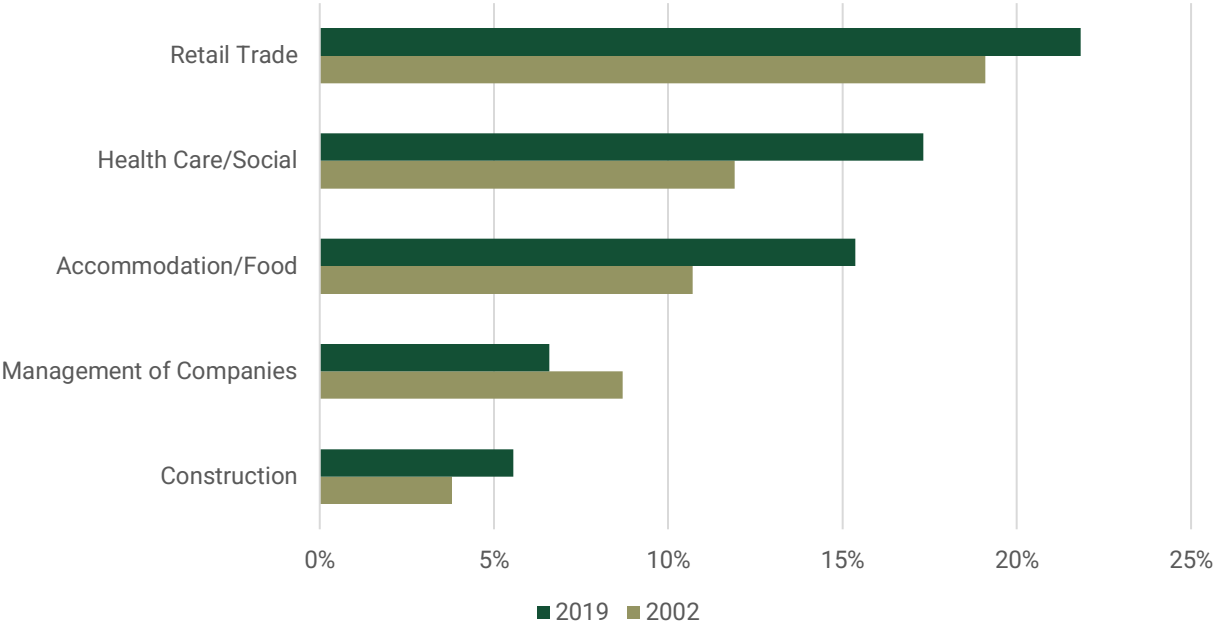
Data source: Longitudinal Employer-Household Dynamics, 2019

Industry Sector Composition

The top five employment sectors in Matthews include retail trade, health care and social assistance, accommodation and food services, management of companies and enterprises, and construction. Collectively, these five sectors account for 66% of the jobs in Matthews.

The top five industries in 2019 were similar to the top five in 2002. The main change in the top five from 2002 to 2019 was that construction moved up to the top five, and wholesale trade moved down out of the top five. The remaining four industries; retail trade, healthcare and social assistance, accommodation and food services, and management of companies and enterprises, have stayed the same. Among these four industries, the share of jobs in each increased between 2002 and 2019, except for management of companies and enterprises, which decreased from 9% to 7% of jobs in Matthews. As seen in the next section, management often has the highest wages when compared to the other top industries in Matthews.

Figure 2.3
The share of jobs in the top five industries has increased, except for management
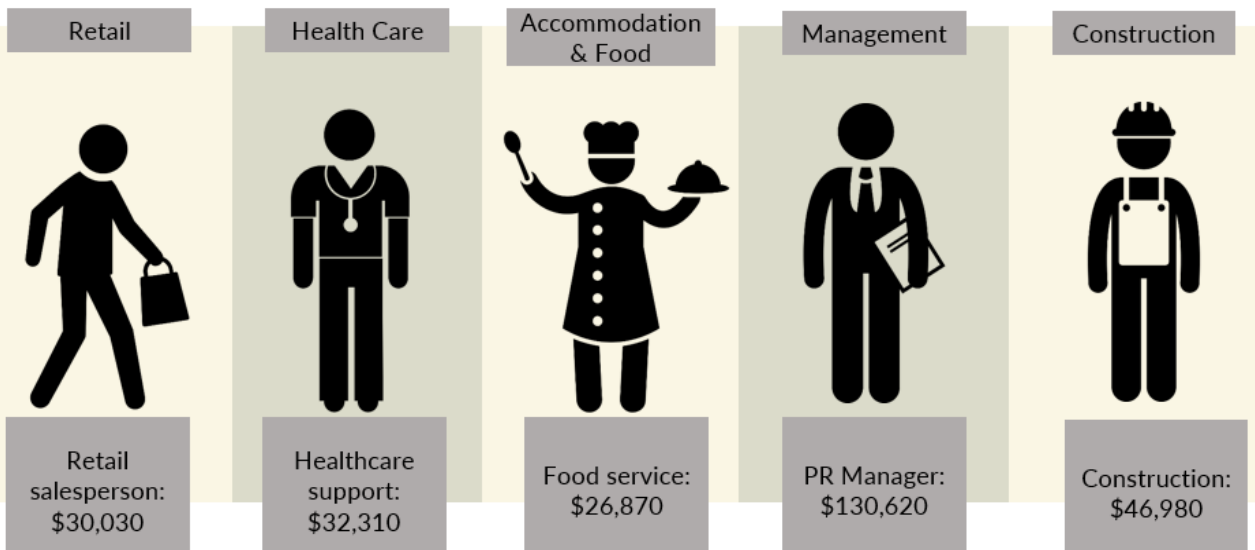Matthews Workers: Employment by Sector, Top 5

Data source: Longitudinal Employer-Household Dynamics

Wages for Top Industries

Many jobs based in Matthews are low-wage professions, on average, providing incomes well below the area's median based on May 2021 data.

- Jobs in the **retail industry** can include supervisors and sales representatives, cashiers, and retail salespersons. A retail salesperson in the Charlotte metropolitan area earned, on average, $30,030. Jobs in the Retail and Food Service industries, which account for 37% of the jobs in Matthews, typically earned less than $40,000 a year.
- The **Healthcare industry** includes healthcare providers and technicians (average salary $83,510), as well as a wide range of support positions such as home health aides and medical assistants. Healthcare support positions earned on average, $32,210 a year.
- **Accommodation and Food Service** can include chefs, managers, event workers, cashiers, and servers, among other occupations. The average food service worker earned $26,879 a year.
- **Management** is also a wide-ranging industry (including CEOs and tax preparers), and generally has higher wages than the other top five in Matthews. Management employees, on average, earned $129,600.
- Finally, the **Construction Industry** includes jobs such as supervisors, masons and carpenters, plumbers, and construction laborers. On average, occupations in the construction industry earned $46,980.

Figure 2.4
Most professions in Matthews have lower wages.

Retail	Health Care	Accommodation & Food	Management	Construction
Retail salesperson: $30,030	Healthcare support: $32,310	Food service: $26,870	PR Manager: $130,620	Construction: $46,980

Data source: Bureau of Labor Statistics, Metropolitan Area Wage Estimates, May 2021

Workers by Location

Because Matthews is a suburban location near a primary city, it is expected that a large number of people commute out of Matthews for work. There are 13,422 workers living in Matthews, and over 12,000 of them work outside of town. However, unlike some other suburban locations in Mecklenburg County, Matthews has more people commuting into the town for work each day (16,722) than workers living in the town itself (13,422). Matthews businesses and institutions employ 17,632 people in total.

93% of Matthews working residents leave Matthews to go to work.

95% of people who work in Matthews come from places outside of Matthews.

Figure 2.5
More people come into Matthews to work than leave Matthews.
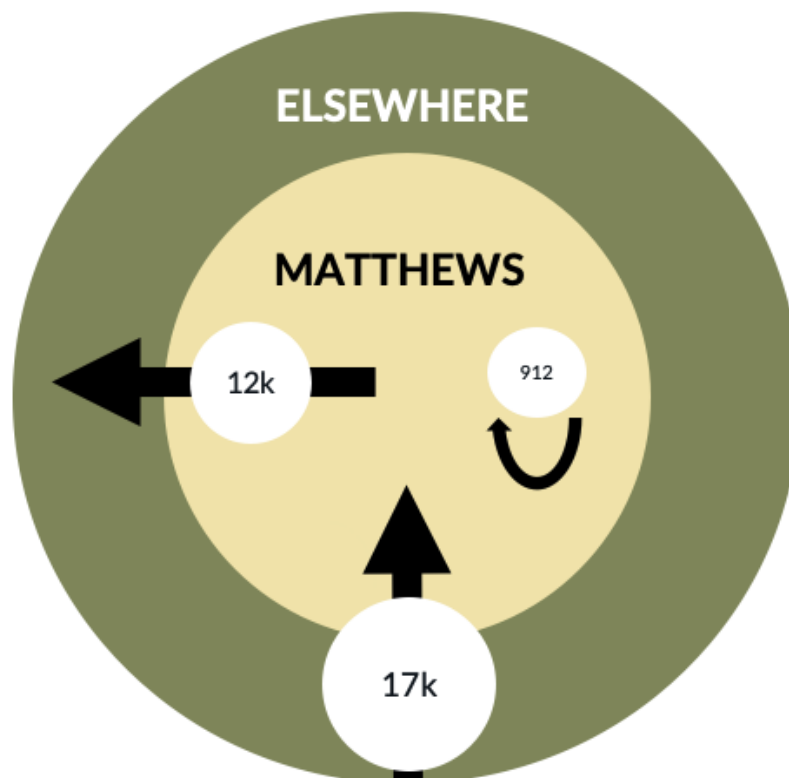
Where Matthews Residents Work

Over half of Matthews residents (57%) commute 10 miles or more to work. This is slightly higher than the percentage of Mecklenburg County residents who commute that far (48%). The top work destinations for people who live in Matthews are Charlotte (55.7%), followed by Matthews (7%) and Indian Trail (3%). Matthews residents commute to major employment centers in Charlotte, including Uptown, Ballantyne, SouthPark and University City. Workers also commute to jobs throughout South Charlotte, as well as in neighboring Union County. On average, Matthews residents who work elsewhere have higher wages than people who work in Matthews: 60% of Matthews residents who commute elsewhere make over $40,000 a year, compared to 40% of workers coming into town. Map 2.1 shows where Matthews residents work.

Where Matthews Workers Live

Sixty percent of people who work in Matthews commute more than 10 miles, and almost 1 in 3 (28%) travel more than 25 miles. Matthews workers live in Charlotte (34%), Union County (16%), and out of state (7%). Workers from out of state mostly come from York and Lancaster Counties in South Carolina. More Matthews workers commute in from out of state (7%) than live in Matthews (5%). Another 2% of workers live in neighboring Mint Hill. Map 2.3 shows where Matthews workers live.

Of Matthews workers, more commute from out of state than live in Matthews.

Figure 2.6
Most Matthews workers live in Charlotte.
Where Matthews Workers Live
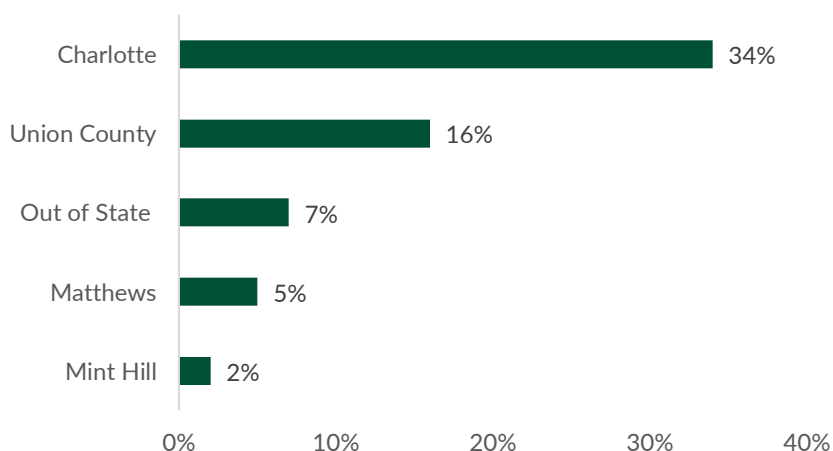
Data from the 2020 American Community Survey show that these locations all have lower median home values than in Matthews, indicating that housing affordability may be a factor in determining where workers live. Beyond home costs, this study's qualitative data also indicates people may choose to live in locations such as Union County for school and tax reasons.

Map 2.1: Where Matthews Residents Work

Matthews Residents
· 1 - 5
· 6 - 15
● 16 - 50
● 51 - 100
● 101 - 250

City of Charlotte, NC, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

Map 2.3: Where Matthews Workers Live

Matthews Workers
- 1 - 5
- 6 - 15
- 16 - 50
- 51 - 100
- 101 - 250

City of Charlotte, NC, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA
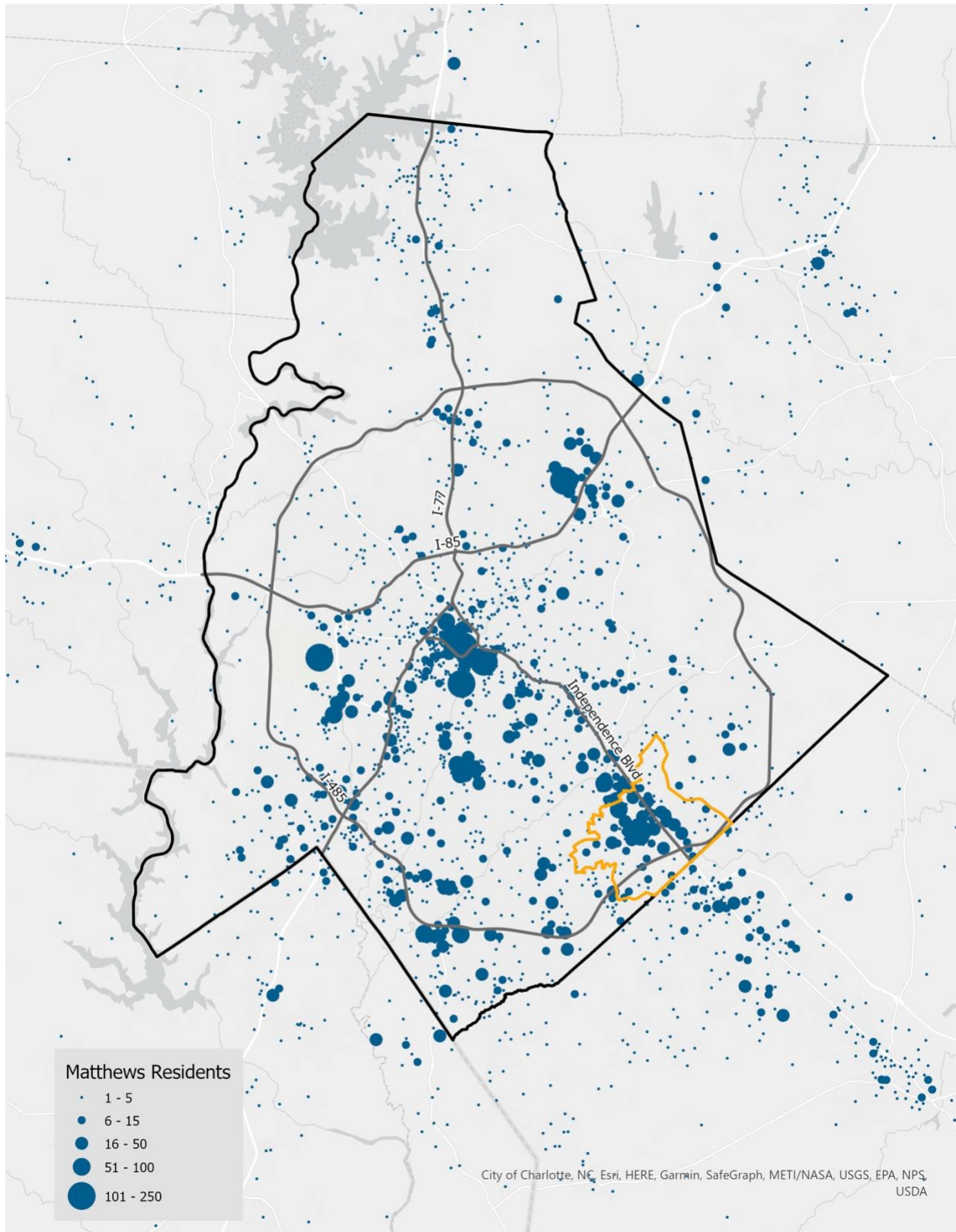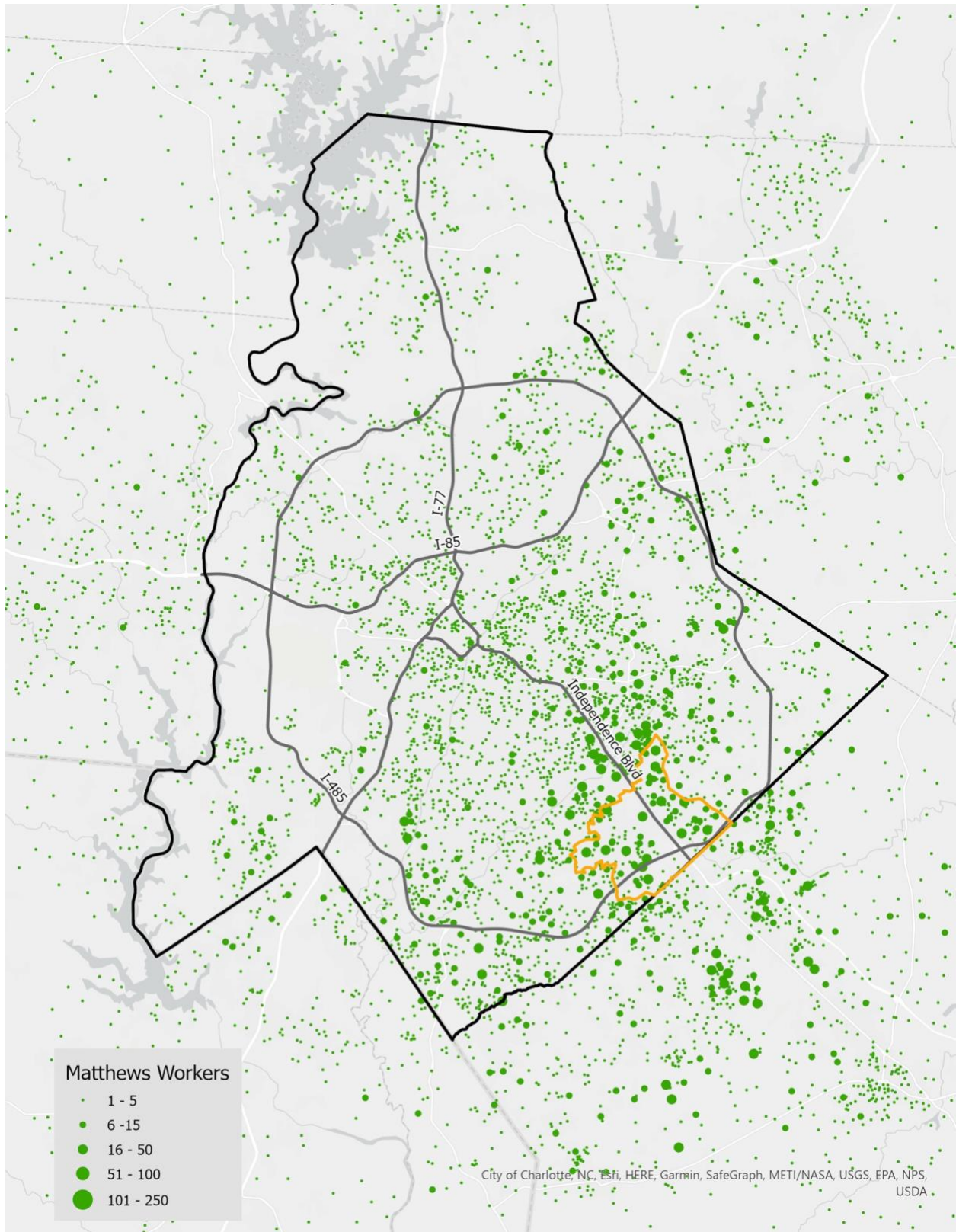
Housing Stock

This section describes the landscape of housing in Matthews. The section includes the following housing characteristics:

- Type (e.g., single family)
- Age
- Size
- Bedrooms
- Tenure
- Upcoming developments

About the data

As the population of Matthews has changed over time, so has the number and types of houses. This section provides a detailed snapshot of the current housing stock in Matthews, including a breakdown of units by size, age, and type, as well as maps that visualize home locations in Matthews.

Data for this section came from the Mecklenburg County Tax Parcel data set, which is maintained by Mecklenburg County Land Records Management and GIS departments. The data includes physical and legal attributes for all parcels in Mecklenburg County, including commercial, residential, and undeveloped properties. Our research team focused on residential parcels for this study, as defined by the presence of at least one residential building.

The dataset for this analysis was obtained in June 2022, thus capturing the state of housing at that time. Developments occurring after early June 2022 are not included in the data.

Subdivision boundaries were provided by the Matthews Planning Department and are used as a point of reference when discussing housing patterns. A map depicting subdivision boundaries is included in the appendix. Homes that were not located inside a subdivision boundary were mapped to the census tract.

Housing Type

Matthews consists of primarily single-family homes. Over 60% of housing units in Matthews are single-family, while apartments make up an additional third (30%). Apartment communities include garden-style flats, mid-rise buildings, and townhome rentals. There are no high-rise apartment buildings in Matthews.

Independently owned multi-family units—condominiums, duplex and triplexes, and townhomes—make up 6% of the housing stock in Matthews. Of these, townhomes are the most prevalent, outnumbering duplexes and triplexes 2 to 1. Independent housing for senior citizens, such as Matthews Glen, make up 2% of the housing stock.

Figure 3.1
Most homes in Matthews are Single Family Detached.
Matthews Housing Types
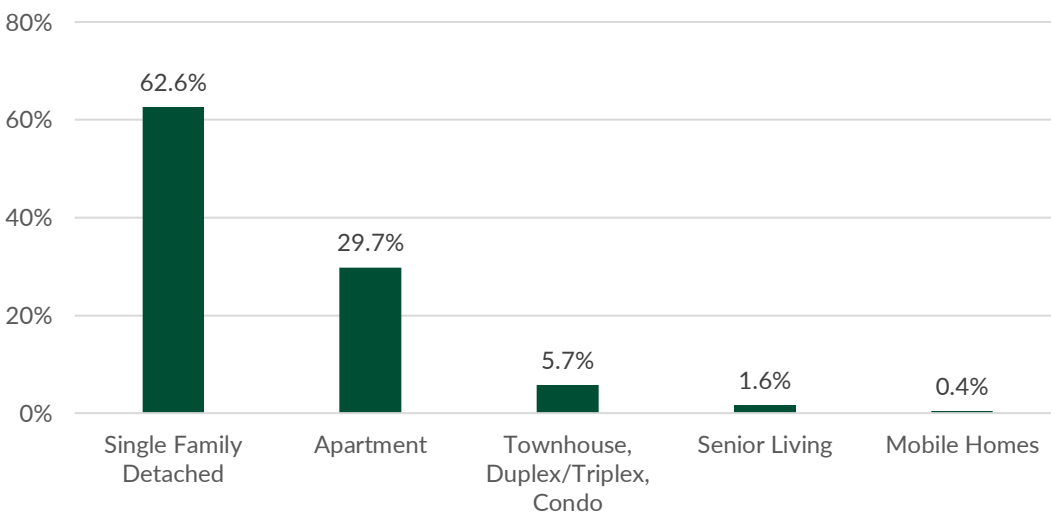
Data source: Mecklenburg County Tax Parcels, 2022

Mobile homes are not common in Matthews, making up less than half a percent of housing units. However, there is a notable cluster of mobile homes in the Eastwood Forest neighborhood.

Almost all of the named subdivisions in the easternmost and westernmost parts of Matthews are exclusively single family, along with almost all development south of Interstate 485. The McKee Farms neighborhood is an exception.

The areas with the least amount of single-family housing are located between Monroe Road and Independence Boulevard, but there are very few housing units there overall. There are four apartment subdivisions (0% single family), surrounded by just 72 other housing units.

The neighborhoods around downtown Matthews, mapped to the census tract and not in named subdivisions, also show a mix of housing types, ranging between 34% and 74% single family.

Unlike single-family housing, multi-family housing is more prevalent in the central part of Matthews, particularly between John Street and Independence Boulevard. There is a notable cluster at the intersection of Independence and Matthews-Mint Hill Roads. The Bellasera and surrounding neighborhoods contain townhomes and multiple apartment complexes at this location.

However, unlike multi-family neighborhoods West of Independence Blvd, this area is not well-served by local transit. The closest transit line is an express route to Uptown Charlotte. Townhome communities south of I-485, Harmony Hills and McKee Farms, are also not served by transit. Combining local transit options with compact high density residential can increase housing options and reduce transportation costs for residents, and reduce the number of daily vehicle trips that put pressure on local roads.

Map 3.1: Percent of Single Family Homes by Subdivision
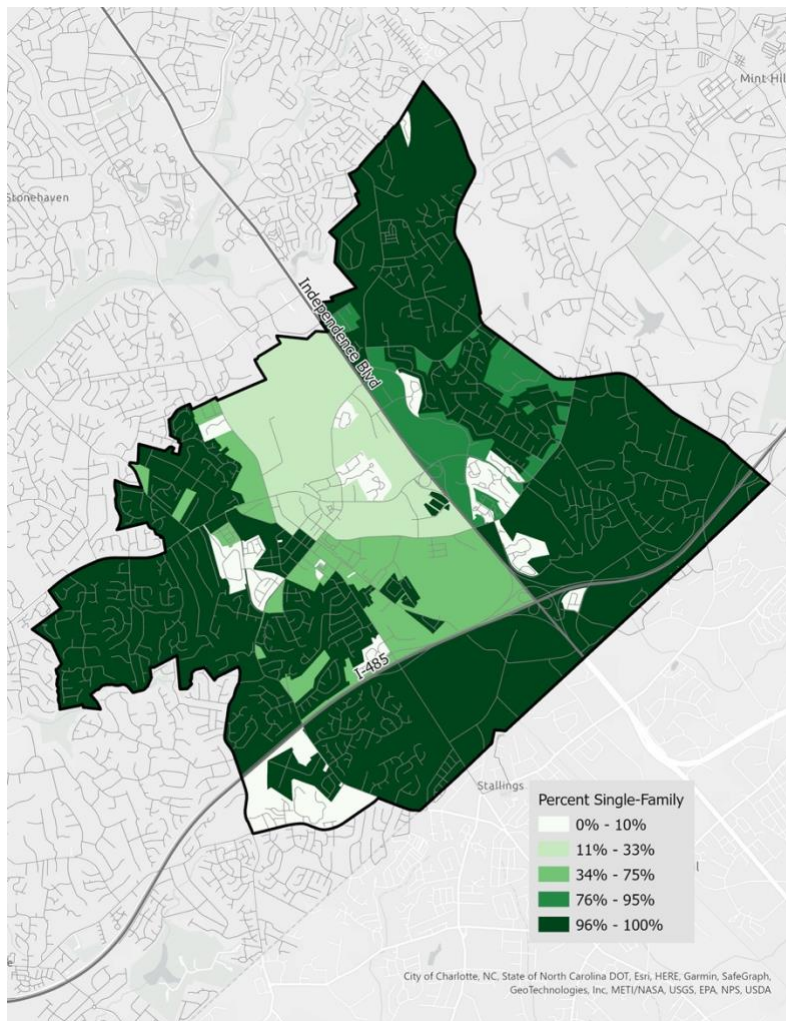
Data source: Mecklenburg County Tax Parcels, 2022

Map 3.2: Multi-Family Housing Units in Matthews
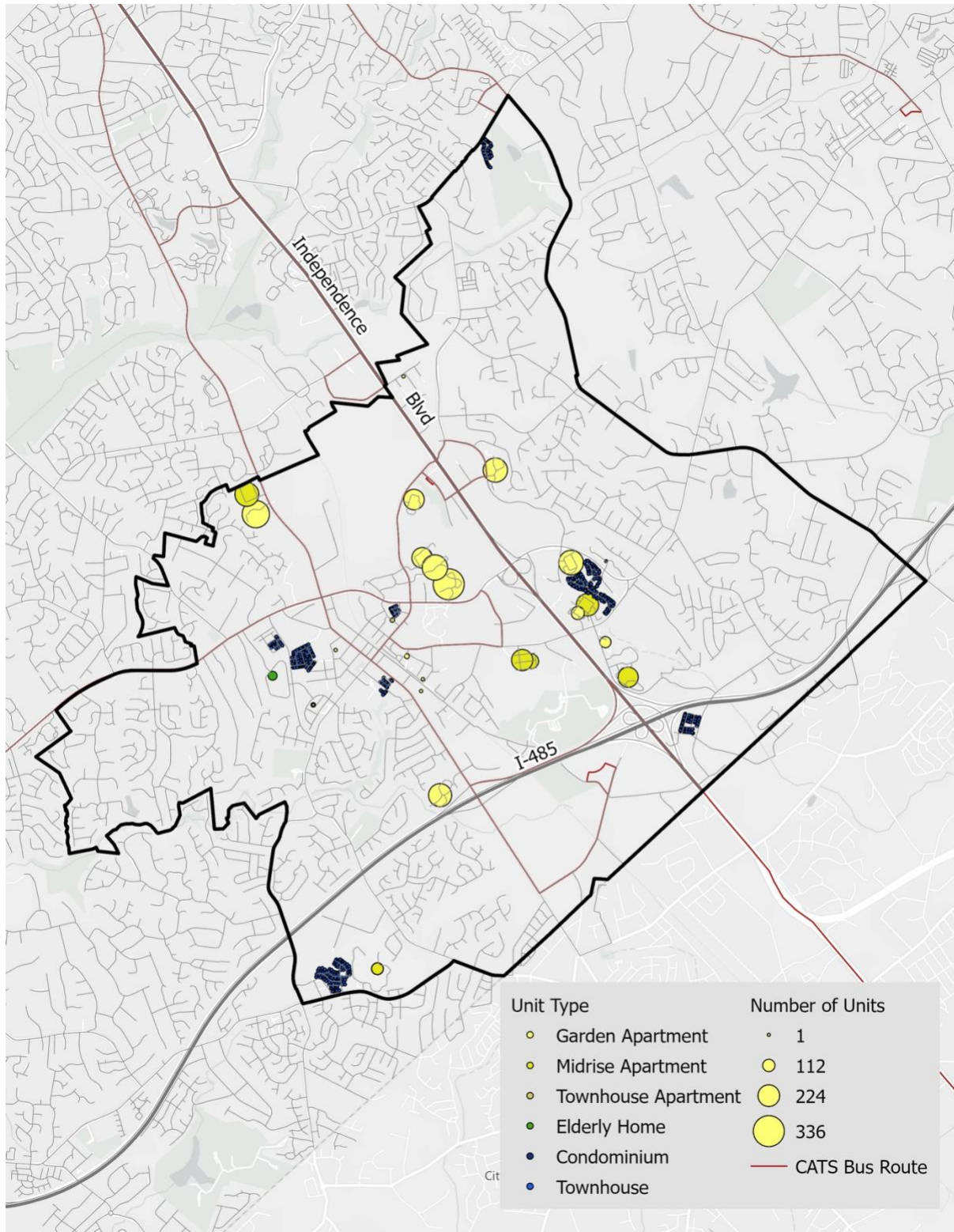
Data source: Mecklenburg County Tax Parcels, 2022; Charlotte Area Transportation System, 2022

Housing Age

Matthews housing stock ranges in age from just a few years old to over 100. Homes in Matthews are, on average, newer than homes in Mecklenburg County as a whole. Both the mean and median year built in Matthews is 1991, meaning many homes are about 30-years-old.

Only 3% of houses in Matthews were built before 1960, while 18% were built between 1960 and 1980, 53% between 1980 and 2000, and 27% built in 2000 or later. The oldest homes in Matthews are located adjacent to the downtown area, particularly along Main Street. However, there are some clusters of housing units in this area that were built since 2010, indicating infill or redevelopment is also happening in this area. Most homes built in the 1960's and 1970's are located in large, single family subdivisions, in places such as Pine Forest and County Place. This trend continues through the 1980's, and 1990's, as neighborhoods like Brightmoor were built on the outer edge of the newly constructed Interstate 485. Neighborhoods built in the 2000's and 2010's, are noticeably more compact, built as extensions of existing neighborhoods, or as denser stand alone communities, such as Harmony Hills. Again with the exception of the areas around Main Street, and the Lakeview Circle neighborhood, communities in Matthews are fairly homogenous in terms of housing age.
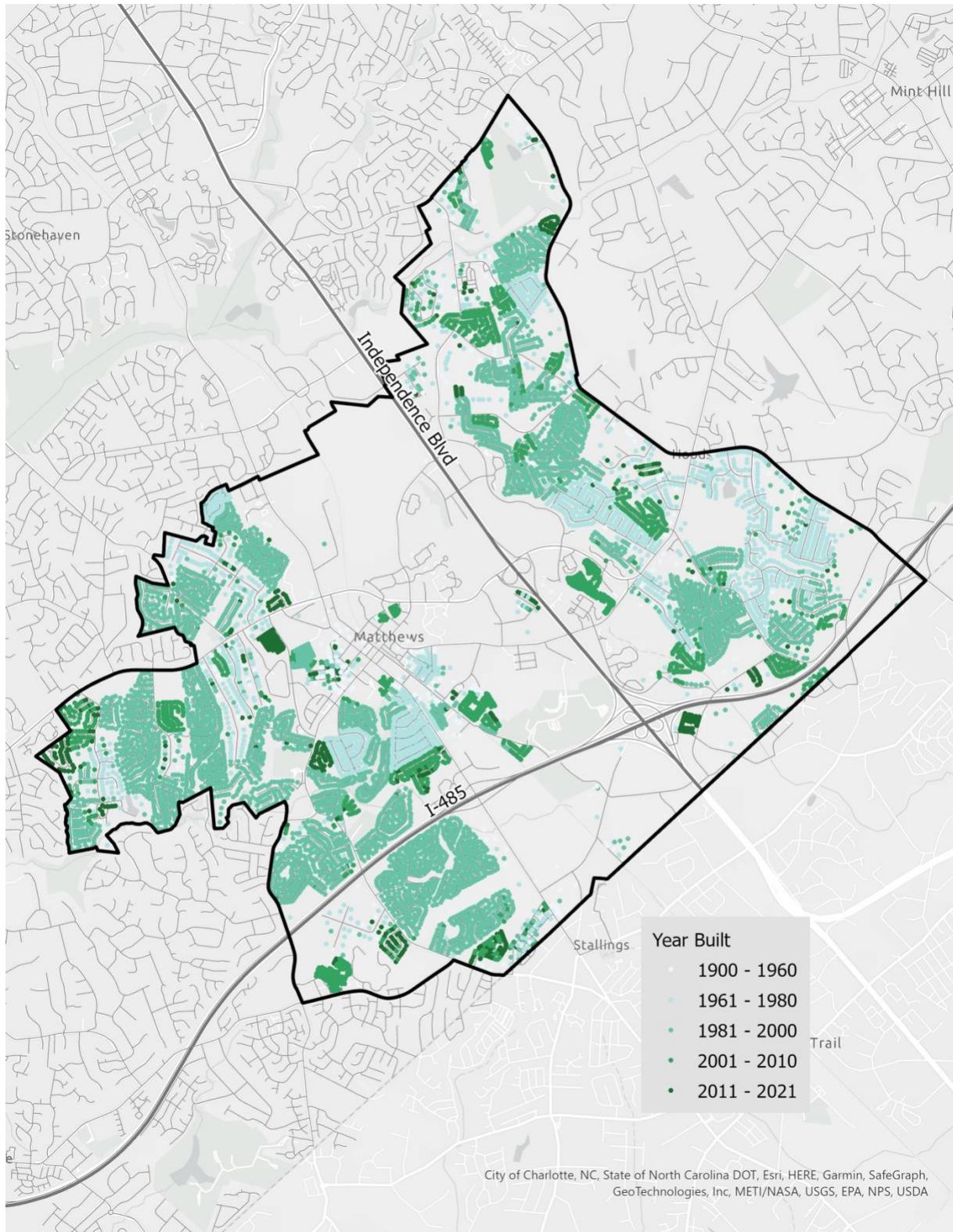
Map 3.3 illustrates when homes in Matthews were built.

Figure 3.2
Most homes in Matthews were built between 1980 and 2010
Number of Homes by Year Built
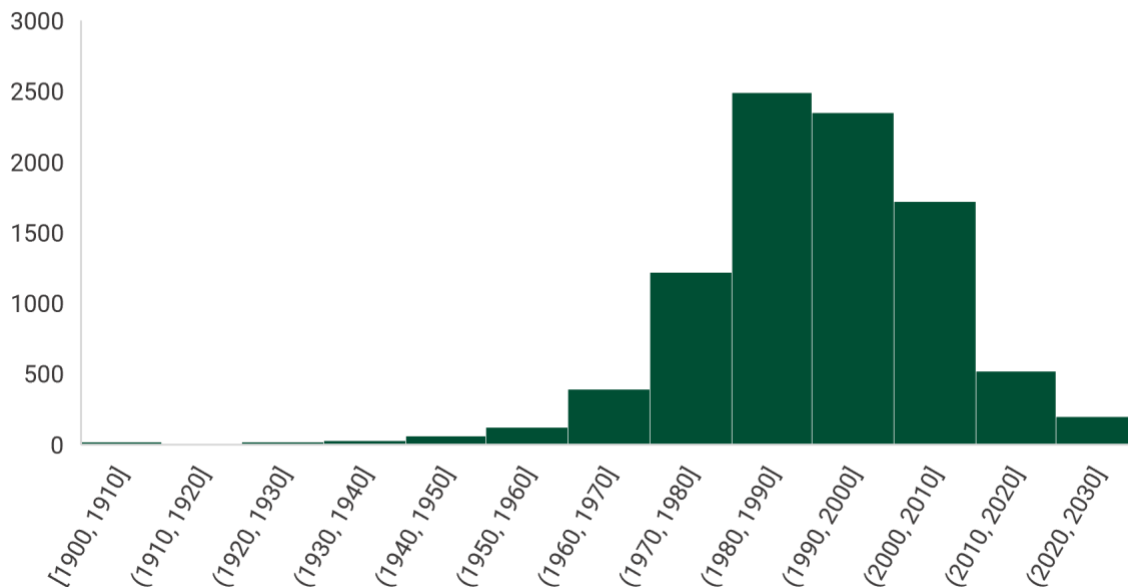
Data source: Mecklenburg County Tax Parcel Data, 2022

Map 3.3: Housing Age

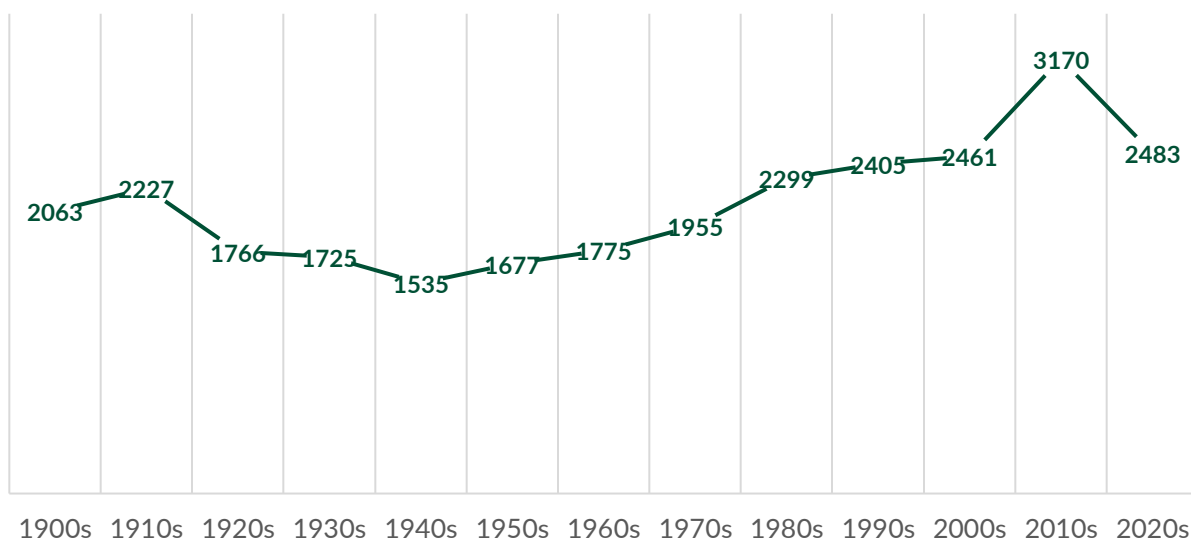Data source: Mecklenburg County Tax Parcel Data, 2022 2022

Home Size and Bedrooms

Homes in Matthews are, on average, about the same size they are in Mecklenburg County. The average (mean) home size in Matthews is 2,328 square feet, with a median size of 2,198 square feet. Six percent of houses are less than 1,250 square feet, 60% of homes are between 1250 and 2500 square feet, 29% are 2,501 to 3,750 square feet, and 6% of homes are more than 3,750 square feet. The largest homes are overwhelmingly located in the West part of town, in the Reverdy Glen, Stevens Grove and The Forest neighborhoods. Map 3.4 shows housing by size.

Home sizes in Matthews have crept slowly upwards over time. Surviving homes that are more than 100 years old tend to be on the larger side, but homes built in Matthews in the 1940's were on average, 1,535 square feet, while homes built in the 2000's and 2020's have been around 2,400 square feet. While some very large homes drove up the average in the 2000's, the median home size was around 2,200 square feet. Home sizes have increased over time, but have done so at a much slower rate over the past 30 years.

Most homes in Matthews have between 3 and 4 bedrooms, with an average of 3.5. Less than one percent of housing units have 1 bedroom (n=22), 5% have 2 bedrooms, 49% have three bedrooms, 37% of 4 bedrooms, and 8% have 5 or more bedrooms. The number of bedrooms is highly correlated with housing size on a map, but the data makes it clear that 1 bedroom or smaller units are found almost exclusively on the rental market in Matthews.

Figure 3.3
Average home sizes in Matthews have gotten larger over time
Average Heated Area by Decade Built

Map 3.4: Housing Size
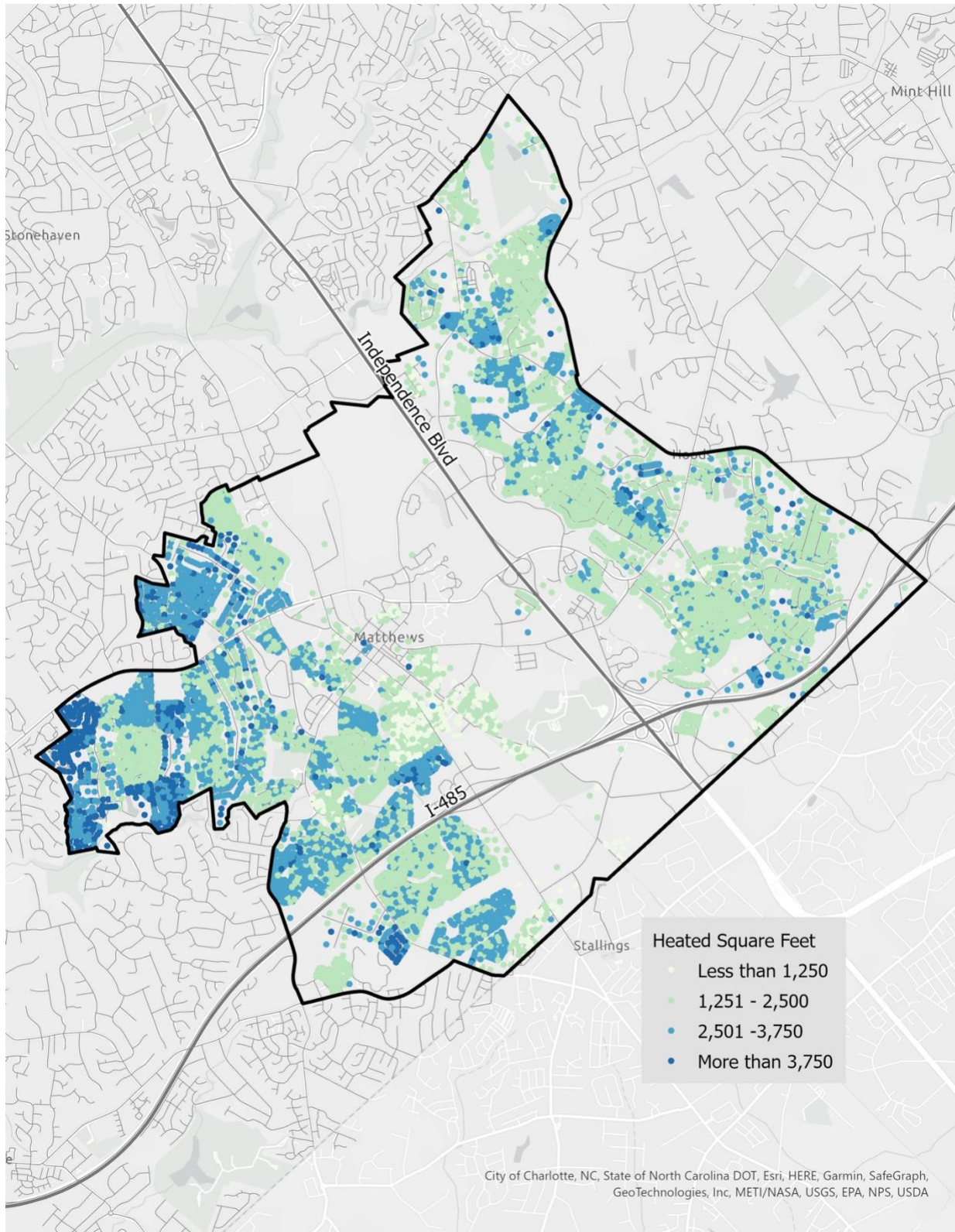
Data source: Mecklenburg County Tax Parcels, 2022

Housing Tenure

Most housing stock in Matthews is owner-occupied. According to the most recent American Community Survey, 74% of Matthews homes are owner-occupied. Matthews has a higher rate of home ownership than Mecklenburg County as a whole, where 60% of households are renters.

In Mecklenburg County, home ownership rates have fallen over the past decade, and renting has become more prevalent, as home sales prices have continued to climb and new housing construction includes more apartments. This has also been the case in Matthews, where the homeownership rate has decreased from 83% in 2010.

Figure 3.4
The rate of home ownership is decreasing, while the share of renters is increasing.
Housing Tenure 2010 to 2020
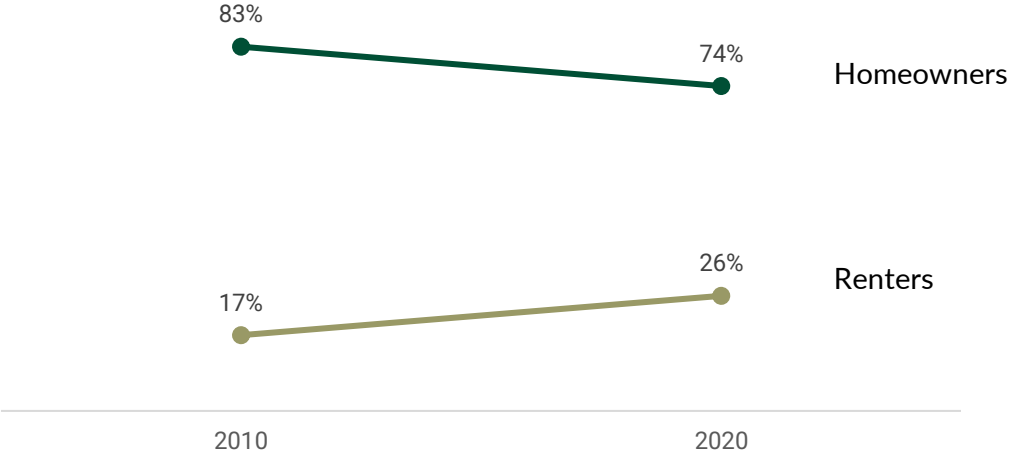
Data source: American Community Survey 2010, 2020 (5-year estimates)

Housing Costs and Affordability

Housing prices across the Charlotte region have been on the rise since the end of the recession, about 10 years ago, and prices have increased dramatically in the past 2 years. According to data from the 2022 State of Housing in Charlotte Report (UNC Charlotte Childress Klein School of Real Estate, 2022), the median priced home in the Charlotte region increased by 54% between January 2020 and September 2022. This increase in home cost is unprecedented; growth rates between 5 and 6% are more typical. However, high housing costs pre-date the Covid-19 pandemic and subsequent run-up in housing prices. Even the typical growth rate (5-6%) outpaces wage growth in the region, which means housing is becoming less affordable. This is evident in the 30% of households in Matthews that are cost-burdened, meaning they spend 30% or more of their income on housing.

This section provides a close look at housing costs in Matthews using a number of different metrics, including: assessed home values, home sales prices, rents, and cost-burdened households.

About the data
Data for this section came from a variety of sources.

- Appraised home values came from the county's tax parcel dataset and reflect the value determined by the county's Computer Assisted Mass Appraisal (CAMA) system in 2022. These values, which are more up-to-date than the latest 2019 tax assessment, uses basic housing characteristics, such as size and number of bedrooms, serve as the starting point for the County's 2022 property re-evaluation. Information from the final 2022 tax assessment were not available.
- Home sales information came from the parcel sales dataset, maintained by the Mecklenburg County Tax Assessor's Office and includes sales that occurred between January 2021 and June 2022
- Information on apartment and rental rates were obtained from Real Data's Charlotte Apartment Index Report (March 2022).

Defining Affordable

Many affordable housing programs use the U.S. Department of Housing and Urban Development's (HUD) area median family income (MFI or HAMFI) limits for metropolitan areas to determine eligibility for affordable housing and to determine what housing price points would be affordable to low-income buyers. MFI is determined by using the area median income (AMI) for a metropolitan area, and adjustments are made for household size. One of the limitations of using this measure is that it is at the metropolitan level and incorporates counties and communities that are very different in demographics from Matthews and even Mecklenburg-County as a whole. The Charlotte-Mecklenburg metropolitan region includes Cabarrus, Gaston, Mecklenburg, and Union Counties in North Carolina as well as York County in South Carolina.

Different household incomes and family sizes correspond to eligibility for a variety of subsidies, including those aimed at very low income (30% AMI) tenants, up through "workforce housing" aimed at those making moderate incomes (80%-120% AMI). As noted in previous sections, there are occupations in which a person works full time, and is still considered low or very low income. Based on 2021 AMI, a four-person household would be considered low income if their earnings were less than $50,520 (See Figure 4.1).

Figure 4.1

HUD limits by percent area median income

		1-person	2-person	4-person
Low-Income Housing	30% Limits	$17,700	$20,200	$25,250
	Very Low Income (50%)	$29,500	$33,700	$42,100
	60% Limits	$35,400	$40,440	$50,520
"Workforce Housing"	Low Income (80%)	$47,150	$53,900	$67,350
	Median Income (100%)	$59,000	$67,400	$84, 200
	Moderate Income (120%)	$70,800	$80,880	$101,040

Housing is generally considered affordable if a household spends no more than 30% of their gross income on housing and utilities. This is a common affordability measure, often using the ratio of fixed housing expenses, such as rent, or a mortgage, insurance, and fees, to household income. Conversely, home prices are considered affordable if they are no more than 3 times a household's income.

Critics however, point out that it would be more appropriate to use net income, and that affordability should take into account a home's debt-to-income ratio, as well as other fixed or essential living expenses, such as daycare, medical costs, and transportation. Indeed, using individual debt-to-income ratios meant that some households were able to take advantage of historically low interest in 2020 and 2021, and could qualify for mortgages that were 3.5 or 4 times their household income, while still keeping monthly expenses under the 30% threshold. However, those rates are not guaranteed and are not indicative of future housing costs.

This section assesses the availability of affordable housing at income levels ranging from 30% to 120% AMI. Using the 30% rule, annual incomes were multiplied by 3 to calculate the home price that a 4-person household could reasonably afford.

Figure 4.2

Affordable home price calculations

| Income Level	4- Person Income	Affordable Price (Income x 3)
30%	$ 25,250	$ 75,750
50%	$ 42,100	$ 126,300
60%	$ 50,520	$ 151,560
80%	$ 67,350	$ 202,050
100%	$ 84,200	$ 252,600
120%	$ 101,040	$ 303,120

Home Values

Home values in Matthews range from $41,800 to over $3.8 million. The vast majority however, fall between $250,000 and $500,000. The average assessed values of homes in Matthews is $308,798, which is similar to the county-wide average of $306,561. The median value in Matthews, $278,750, is also well above that for the county as a whole ($237,500).

Looking at the full spectrum of home values, one third (33%) are in the $100,000 to $250,000 range, and well over half (64%) are between $250,000 and $500,00. Seven percent are valued at $500,000 or higher. Very few homes (less than 1%) have an assessed value less than $100,000, compared to nearly 5% of homes county-wide. It should be noted here that these data are built on the latest county-wide appraisal (2019), and are considerably lower than home sales prices from the past two years. Map 7 shows homes by value and location.

Of the few homes that were assessed at under $100,000, most were mobile homes located in the Eastwood Forest neighborhood. At the other end of the spectrum, many of the homes that were assessed at $500,000 or more are located in the Reverdy Glen, Rivendell Estates, and Mallory Manor neighborhoods in eastern part of town, as well as in smaller neighborhoods such as Pleasant Ridge and Fullwood Station. Homes in the middle two ranges are found throughout Matthews. However, homes valued between $250,000 and $499,000 are more prevalent west of Trade Street. Pine Forest, County Place, and Brighton in Matthews are three of the more moderately valued neighborhoods (Less than $249,999) in the area. Almost all of the homes east of Independence Boulevard are in the $250,000 to $500,000 range.

Figure 4.3
Most homes were valued between $250,000 and $499,999.
Computer-Assessed Home Values 2022

| 1% | 33% | 60% | 7% |

■ Less than $100,000   ■ $100,000 - $249,999   ■ $250,000 - $499,999   ■ More than $500,000
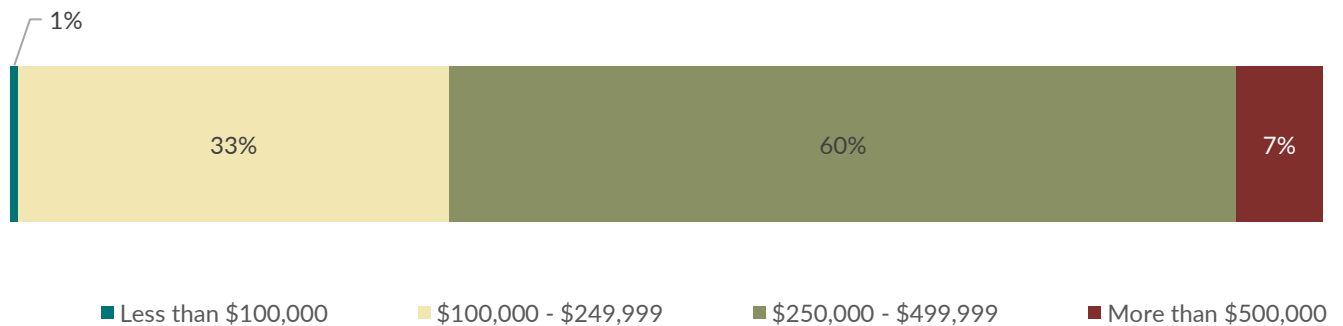
Data source: Meckelnburg County Tax Parcels, 2022

Map 4.1: Assessed Housing Values in Matthews
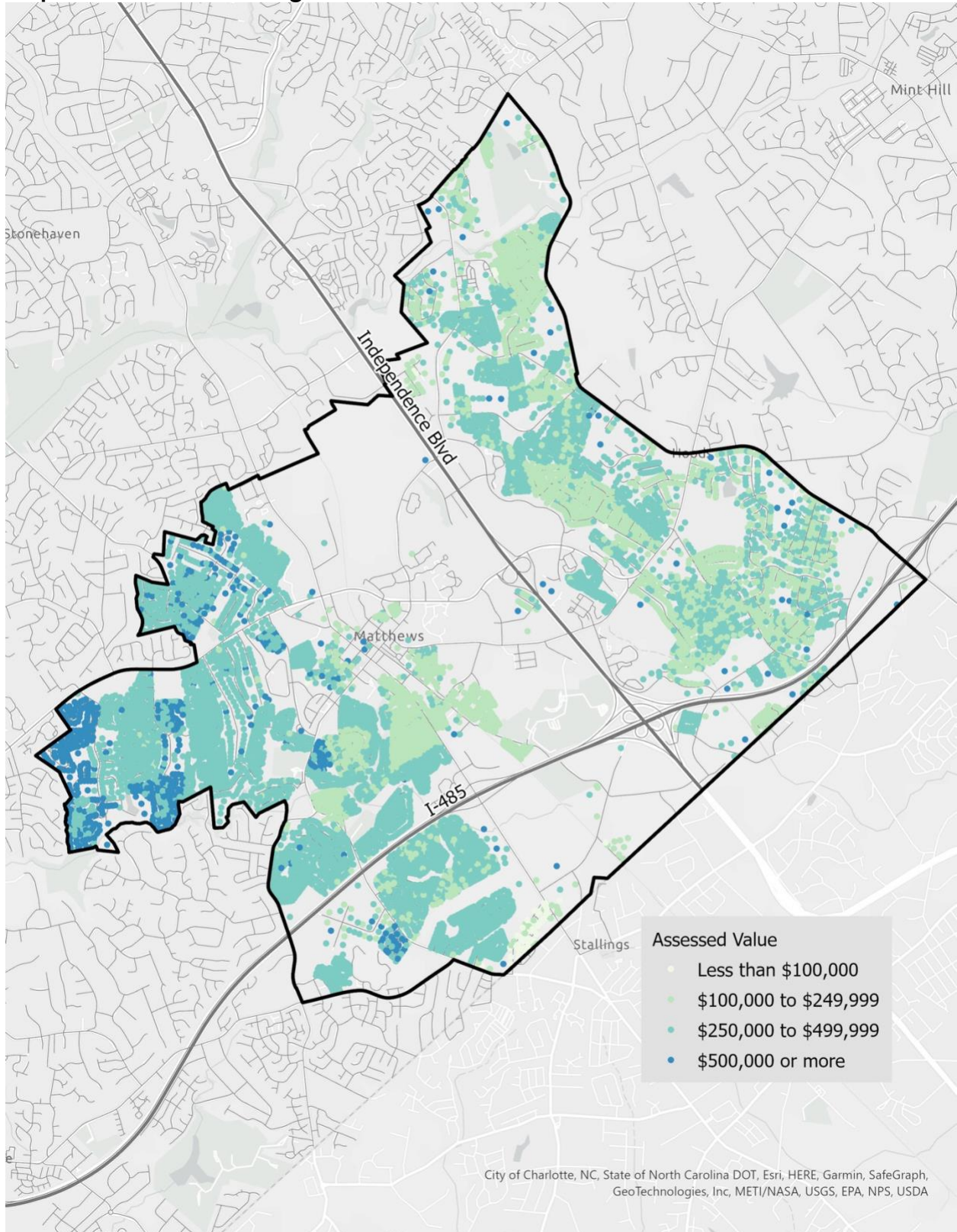
Data Source: Mecklenburg County Tax Parcel Data, 2022

Affordability by Assessed Values

Based on the parameters outlined above, there are 5,548 units (61% of single family homes, townhomes, and condos) in Matthews with 2022 appraised values that would be considered affordable for households with moderate incomes (120% AMI). About 1,300 of those are affordable for households making 80% AMI. Fewer than 2 in 10 homes in Matthews are affordable to households making 80% of AMI.

Households that generally qualify for low-income housing are virtually shut out of the residential housing market in Matthews. Only 3% of homes are affordable for those making below 60% AMI, and only 42 units are affordable for those making 30% of AMI or less, making up less than 1% of appraised homes. It is apparent then, that low-income households are more likely to find housing on the rental market.

Households making the area median income of $84,200 would be able to afford about 34% of homes at appraised values. Even household that match the current Matthews median household income ($89,881) would only be able to afford 44% of homes.

As previously noted, appraised values are generally lower than actual sale prices, and especially so in the years 2021 and 2022 with soaring sale prices. Recent sale prices in Matthews (2021 and 2022) were on average, about 40% higher than the assessed values outlined here. Thus, these numbers are likely over-estimating the amount of housing that is currently affordable at these income levels. However, the 2019 CAMA data are the only comprehensive data on property values available at such a fine geographic scale.

Figure 4.4
Most homes in Matthews would only be affordable to those making more than the area median income.
Percent Affordable by AMI
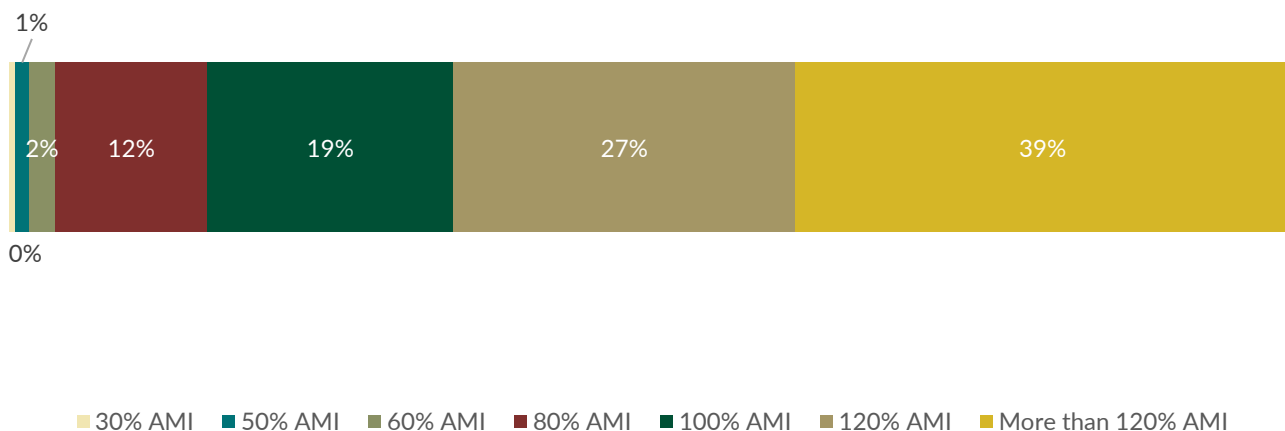
1%

| 2% | 12% | 19% | 27% | 39% |

0%

■ 30% AMI   ■ 50% AMI   ■ 60% AMI   ■ 80% AMI   ■ 100% AMI   ■ 120% AMI   ■ More than 120% AMI

Map 4.2: Affordability by Assessed Value

Affordability by Assessed Value
- Less than $75,750 (30% AMI)
- $75,751 - $126,300 (50% AMI)
- $126,301 - $151,560 (60% AMI)
- $151,561 - $202,050 (80% AMI)
- $202,051- $252,600 (100% AMI)
- $252,601 -$303,120 (120% AMI)
- More than $303,121 (Higher Income)
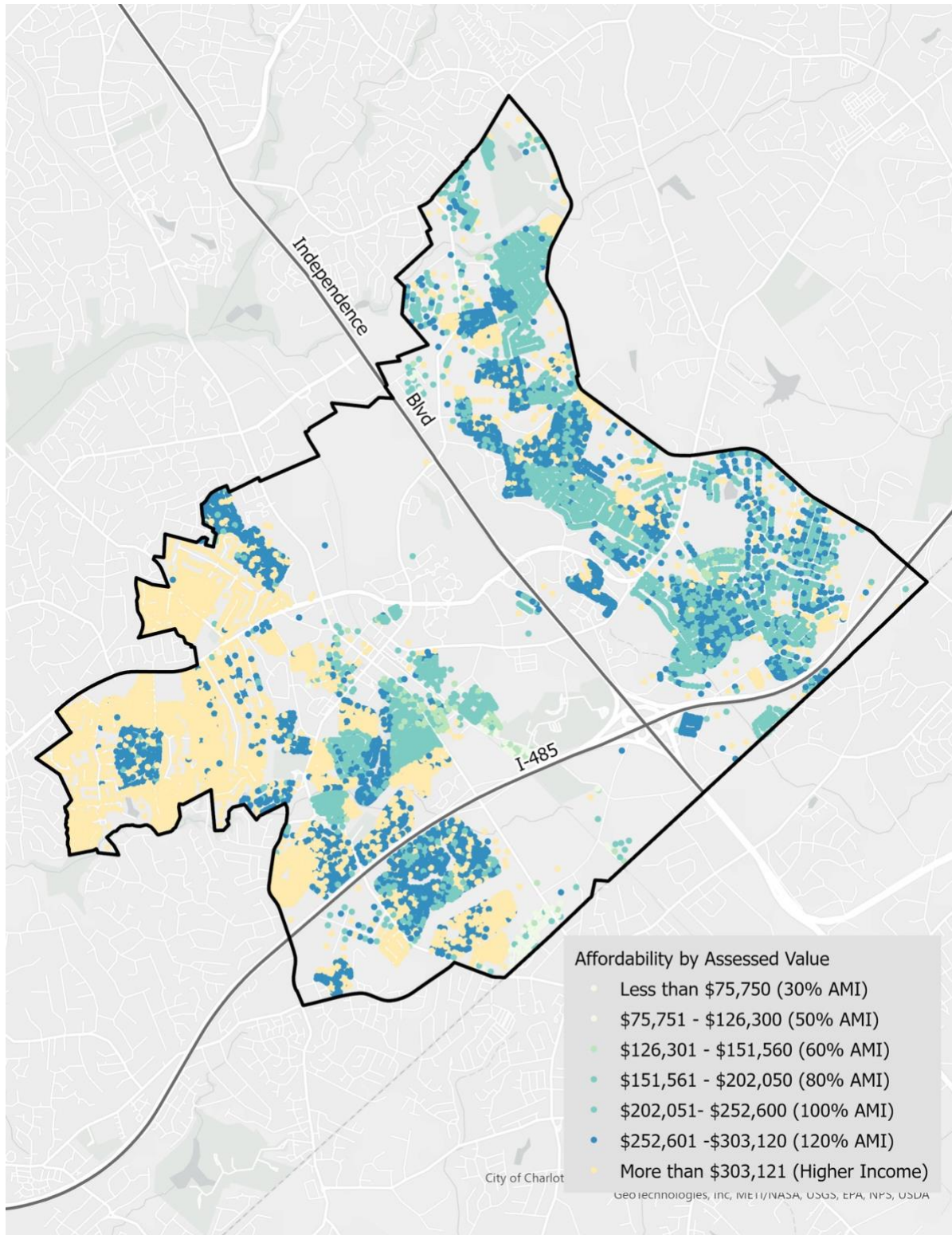
Data Source: Mecklenburg County Tax Parcel Data, 2022

Home Sales Prices

Around 830 homes were sold in Matthews between January 1, 2021 and May 31, 2022. The average sales price for homes during this time was $419,397. The median sales price was $384,500.

Homes sold in Matthews during this time ranged from $65,000 to $1.7 million. The vast majority fell between $250,000 and $499,999, with almost 8 in 10 houses sold within this price range. Only 3% of homes were in the $100,000 to $250,000 range. Homes that sold for more than $500,000 comprised 17% of sales, which included 8 homes that sold for more than $1 million. Only a single home was priced under $100,000, making up virtually 0% of sales.

The patterns seen in sales prices are similar to those seen with assessed value, however, there is virtually an elimination of all homes priced under $250,000. Ninety-seven percent of sales were for homes priced $250,000 and above. Map 4.3 shows home sales by location and price.

Figure 4.5
Sale Prices were mostly in the $250,000 to $500,000 range.
Sale Prices January 2021 to May 2022

| 3% | 79% | 17% |

0% (<100k)

■ Less than $100,000 ■ $100,000 - $249,999 ■ $250,000 - $499,999 ■ More than $500,000
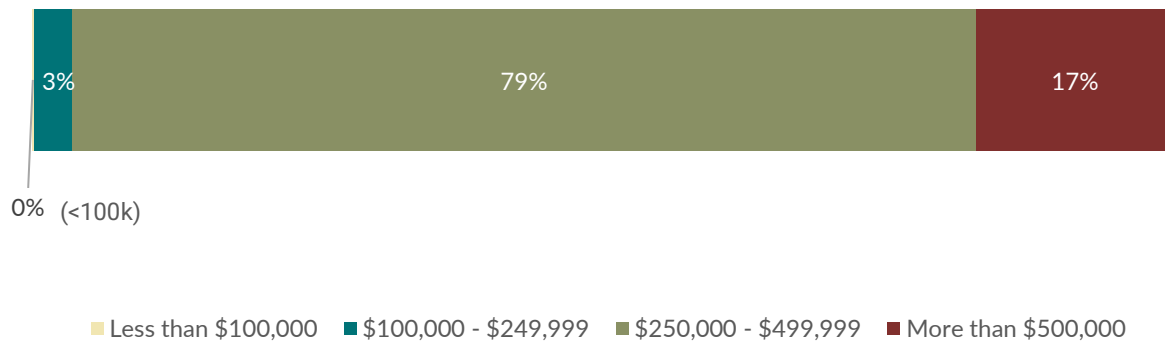
Data Source: Mecklenburg County Register of Deeds, 2022

Map 4.3: Home Sales by Location and Price

Sale Price
- Less than $100,000
- $100,000 to $249,999
- $250,000 to $499,999
- $500,000 or more

City of Charlotte, NC, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA
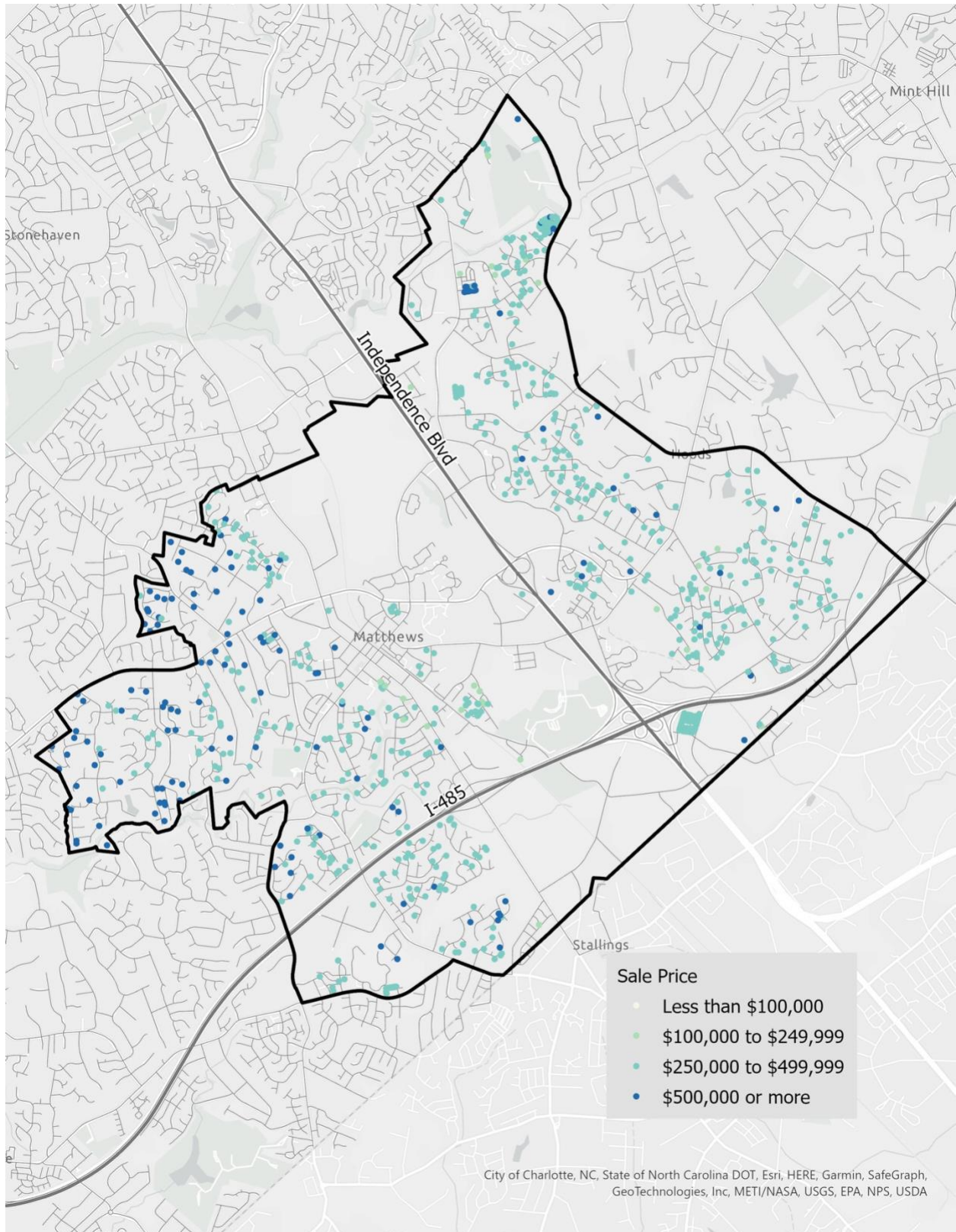
Data Source: Mecklenburg County Register of Deeds, 2022

Affordability by Sales Values

For more recent, but less comprehensive data, we examined home sales data for the 18 months prior to June 1, 2022. There were only three home sales (out of 829) under $252,600 within this time frame. That is, 0% of homes sold are affordable to households making less than 80% AMI. An additional 23 homes sold (3% of total) were affordable to those making 100% AMI. Finally, only 10% of sales were affordable to moderate income houses making 120% AMI.

A household would need an income greater than $115,000 to afford the median priced home sold in Matthews. Considering the median household income in Matthews is $89,881, many of the town's current homeowners would struggle to buy in Matthews at current prices.

Homes sold that were affordable to households making low and moderate incomes are located throughout Matthews. Neighborhoods that had more than one sale in this price range include Brightmoor, Crestdale Crossing, E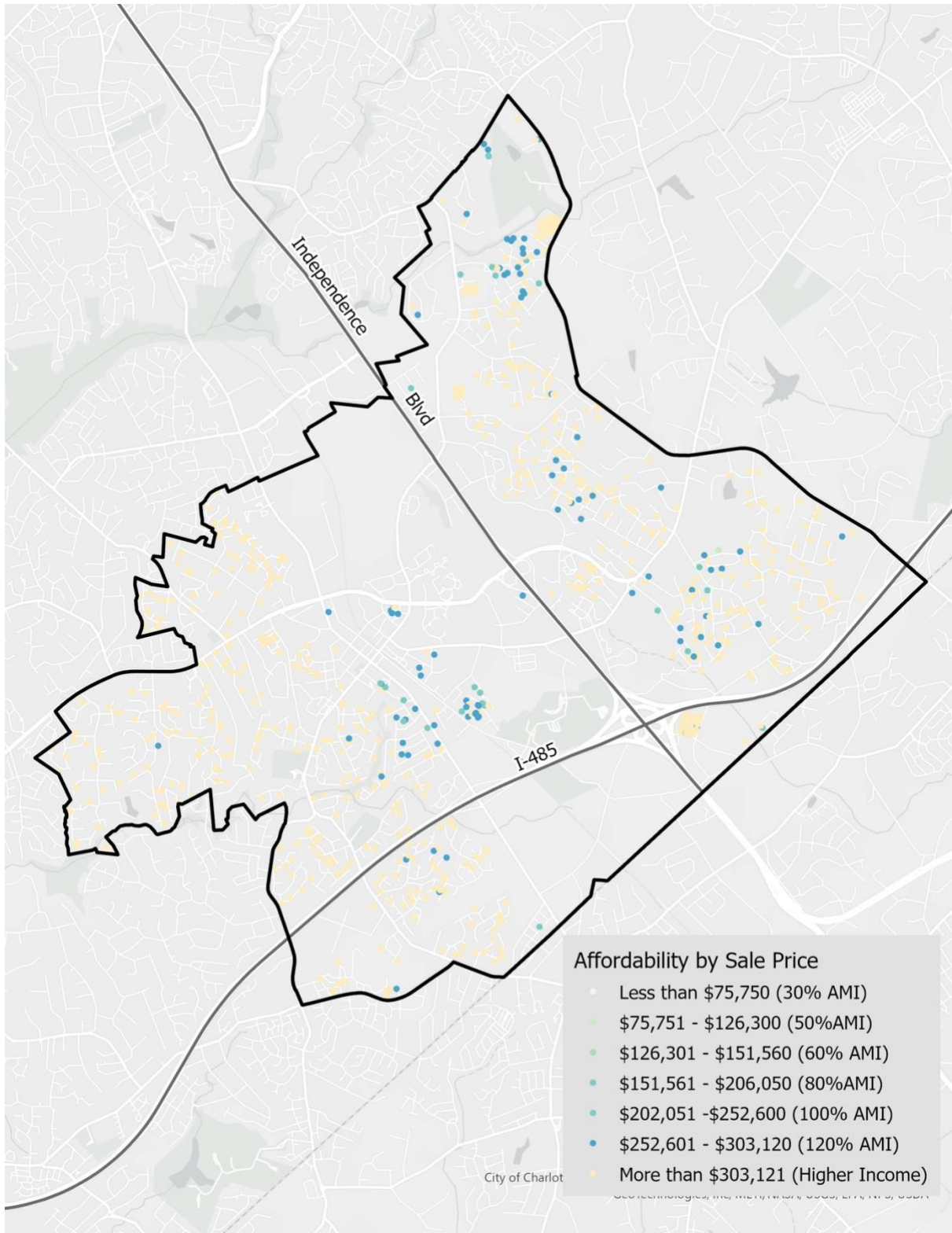astwood Forest, Forest Ridge/Wood Hollow, Habersham, Harmony Hills, Kimbrell Acres, Parkview at Matthews, Pine Forest, Saddlebrook, Southwoods, Suburuban Woods, The Heathers, and Windrow.

According to the Mecklenburg County Tax Parcel Dataset, 20 of these 117 properties are owned by corporations based in North Carolina, as well as corporations from out of state. It is likely then that almost 20% of the homes that are affordable to moderate income households have been converted into rental properties. However, although this ownership structure might make it harder for moderate income families to own the homes, these units are likely available to the same households, or even lower income households, on the rental market.

Map 4.4: Affordability by Sale Price

Affordability by Sale Price

- Less than $75,750 (30% AMI)
- $75,751 - $126,300 (50%AMI)
- $126,301 - $151,560 (60% AMI)
- $151,561 - $206,050 (80%AMI)
- $202,051 -$252,600 (100% AMI)
- $252,601 - $303,120 (120% AMI)
- More than $303,121 (Higher Income)

Data Source: Mecklenburg County Register of Deeds, 2022

Rental Market

As previous sections of this report have shown, the rental market in Matthews is fairly small compared to the for-sale/home ownership market. Less than one quarter of households in Matthews rent, and apartments comprise only 30% of the towns housing units. However, the rental market is growing. Matthews has seen a decline in home-ownership rates and an increase in multi-family permits.

The rental market is also more difficult to quantify, since comprehensive and timely data on rental units are difficult to obtain. Although apartments are included in the county's tax parcel dataset, information about rental rates are not provided. Neither are single-family, condo, or townhome rental units designated as such, making it difficult to quantify their impact on the rental market.

The most comprehensive data on rent prices comes from the American Community Survey, but the numbers represent information collected over a 5-year period (2016-2020). According to the ACS, the median gross rent is $1,350. Only 10% of units in Matthews rent for less than $1,000 a month.

RealData's market report offers more timely data than the ACS, but it is not as comprehensive, as it only includes information about apartments with 50 units or more. Still, the data show that current rents are on average 13% higher than what is captured in the ACS. The median rent for a 1-bedroom in February 2022 was $1,375. Rent for a 2-bedroom as $1,646 and a 3-bedroom was $1,849. RealData showed no apartments renting for less than $1,000 a month in Matthews.

A household would have to make over $59,000 a year to afford the median 2-bedroom apartment.

Rental Affordability

To assess affordability, we used the HUD Small Area Fair Market Rent (SAFMR) figure for the Matthews 28105 Zip Code. This figure is what HUD deems to be the cost of a moderately priced rental dwelling and is the amount to which HUD will subsidize housing for Section 8 voucher holders and other programs. The 2021 SAFMR for a 2-bedroom unit was $1,250. The RealData shows that only 18 2-Bedroom Units rent for less than this amount, which is 1% of 2-bedroom apartments in Matthews. This suggests that either (1) Matthews needs more units available at the SAFMR, or that (2) vouchers should be widely accepted among landlords. Matthews has greater control over permitting more affordable units than persuading landlords to accept housing vouchers.

Figure 4.6
Rental units usually cost the Small Area Fair Market Rent or more.
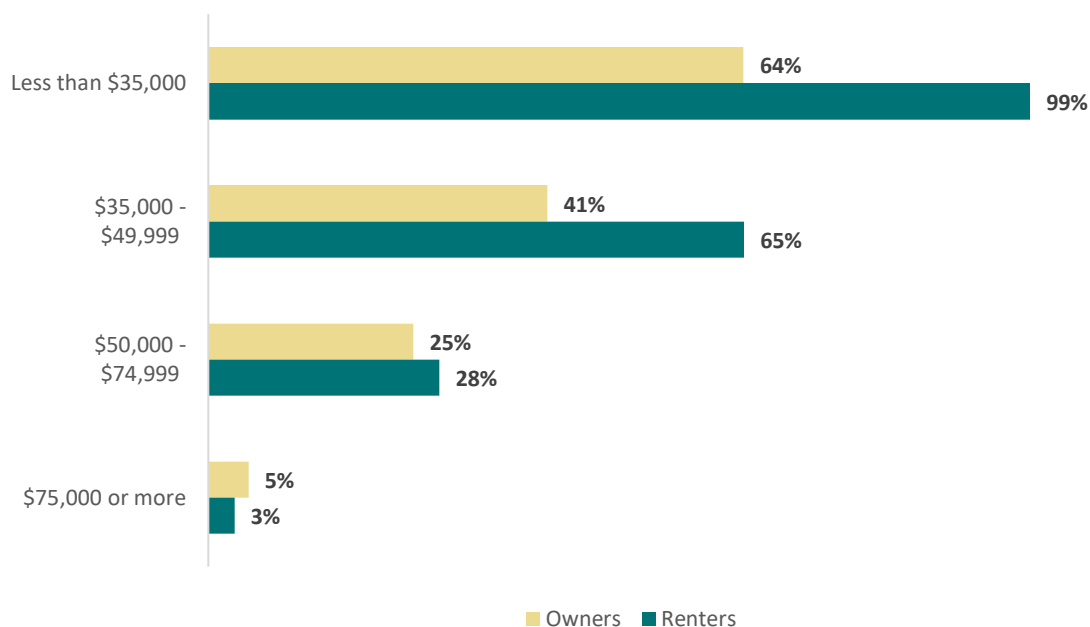Rental Units by Monthly Rent (2016-2020)
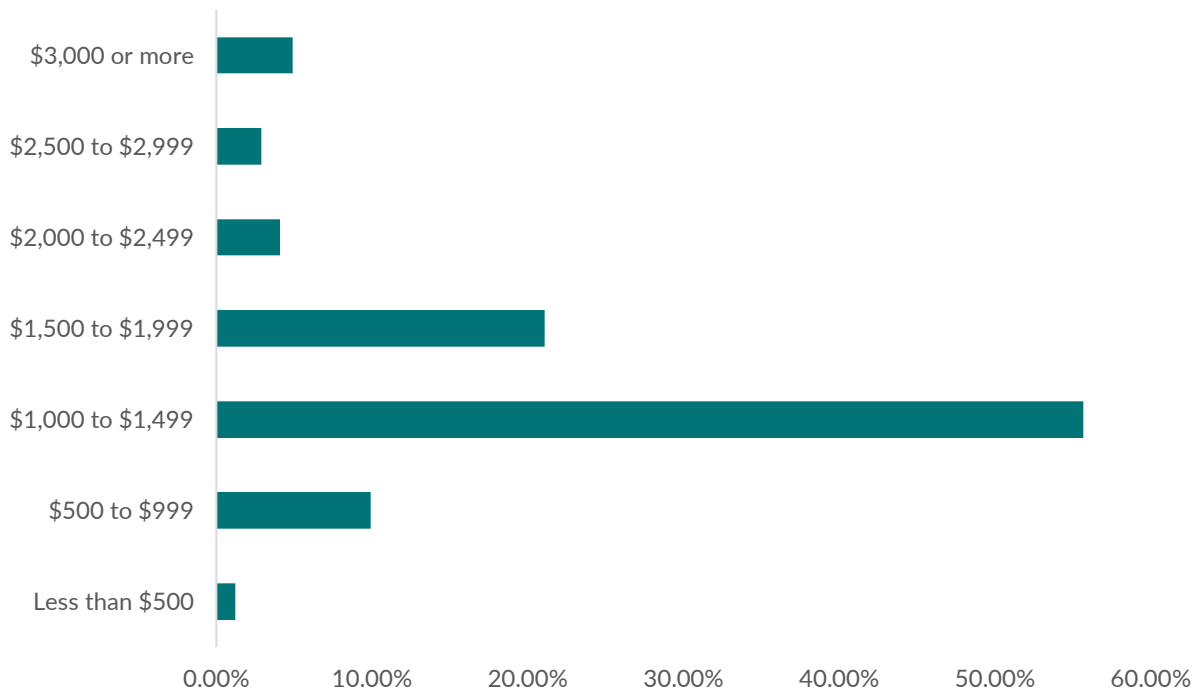
Data Source: American Community Survey 2016-2020 (5-Year Estimates)

50

Cost-burdened households

There are cost burdened households at all income levels, but rates are highest for those at the lowest income levels. About 2,932 households in Matthews are considered cost-burdened. These account for 24% of all households in this area, which is less than the county overall. Of these cost-burdened households, about 1,411 are owner-occupied and about 1,521 are renter-occupied. However, since home-owners out number-renters 4 to 1, the cost-burden rates are higher among renters (40%) than home owners (17%). The majority of households with incomes under $35,000 are cost burdened. The rate is 64% among homeowners and 99% among renters. Among households making between $35,000 and $49,000 per year, the rate is 41% among owners and 65% among renters. There is more parity among owners and renters in middle income households ($50,000 - $74,999), where about one quarter of households are cost burdened. Finally, the rates among households make more than $75,000 are very low.

Figure 4.7
Low-income renters are most impacted by cost burden.
Cost Burden by Income

	Owners	Renters
Less than $35,000	64%	99%
$35,000 - $49,999	41%	65%
$50,000 - $74,999	25%	28%
$75,000 or more	5%	3%

Data Source: American Community Survey 2016-2020 (5-Year Estimates)

Subsidized housing

According to databases from the U.S. Department of Housing and Urban Development (HUD), there are no development based subsidized housing units in Matthews. Development based subsidized housing includes those that utilize tax credits and other incentives offered by HUD, such as the Low Income Housing Tax Credit, Project-Based Rental Assistance Section 8 contracts, or units with active HOME Rental Assistance Subsidies. Additionally, the HUD database of tenant-based Section 8 Voucher use, which allows low income housing vouchers to select their own units, provided the landlord accepts the voucher, shows such low levels of use in Matthews that the data is suppressed.

Land Use & Development

The effects of continued population growth and housing development in Matthews can also be seen in the physical landscape of the town and in how land is now being used. As housing development has increased, especially single-family development, more land has been consumed by residential uses.

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. Specifically, residential new construction permits include those with U.S. Department of Commerce codes 100-105, 112, 115, and 115. Demolition permits include those with codes 645 and 648.

Existing Land Use

The land that makes up Matthews has a variety of uses, but the largest by far is residential development, which makes up 50% of the land area. This includes single-family detached homes and townhomes, as well and multi-family development and large lot residential properties. The next largest category of land is vacant (16%), which is similar to Mecklenburg County as a whole. Lands are classified as vacant when they have no existing structure or land use.
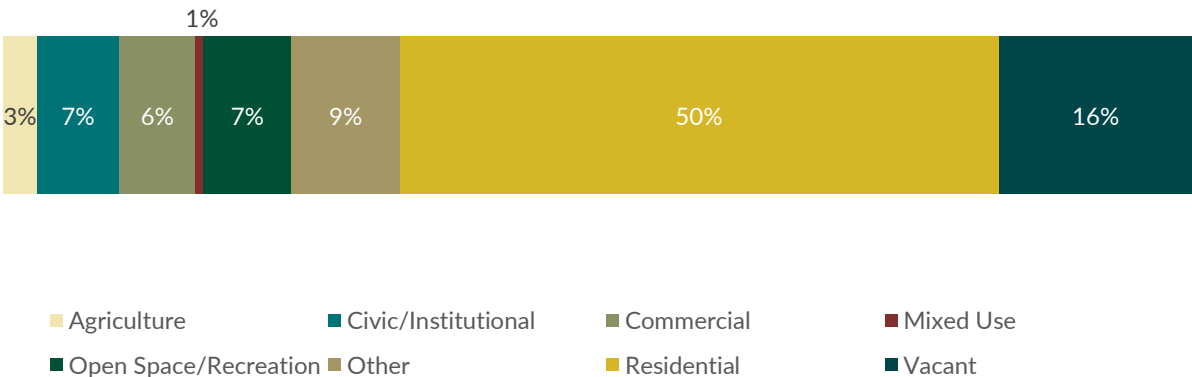
Only 9% of land is used for commercial uses, which includes retail, office, industrial, and warehouse buildings. Most commercial activities take place along either Independence Boulevard or John Street. Next, 7% of land is used for civic and institutional uses, such as hospitals, schools, and public sector buildings. Open space used for recreation makes up an addition 7% and includes parks, recreation centers, and preserved land. An additional 7% does not fall into the categories studied here, described as "other" in Figure 5.1.

Finally, 3% of land is used for commercial agriculture, such as crops, pasture, or greenhouses. The remaining 1% of land is mixed use, meaning it contains a mixture of residential, commercial, and/or civic uses.

It must be noted 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. Building permit activity, however, helps to further clarify the direction of development. More information on permitting data can be found later in this section.

Figure 5.1
Most land in Matthews is reserved for residential use. As noted previously, most residences are single-family homes.
Percent Land Area by Land Use

Legend: ■ Agriculture ■ Civic/Institutional ■ Commercial ■ Mixed Use ■ Open Space/Recreation ■ Other ■ Residential ■ Vacant

Data Source: City of Charlotte, 2022

Map 5.1: Existing Land Use, Matthews, 2022
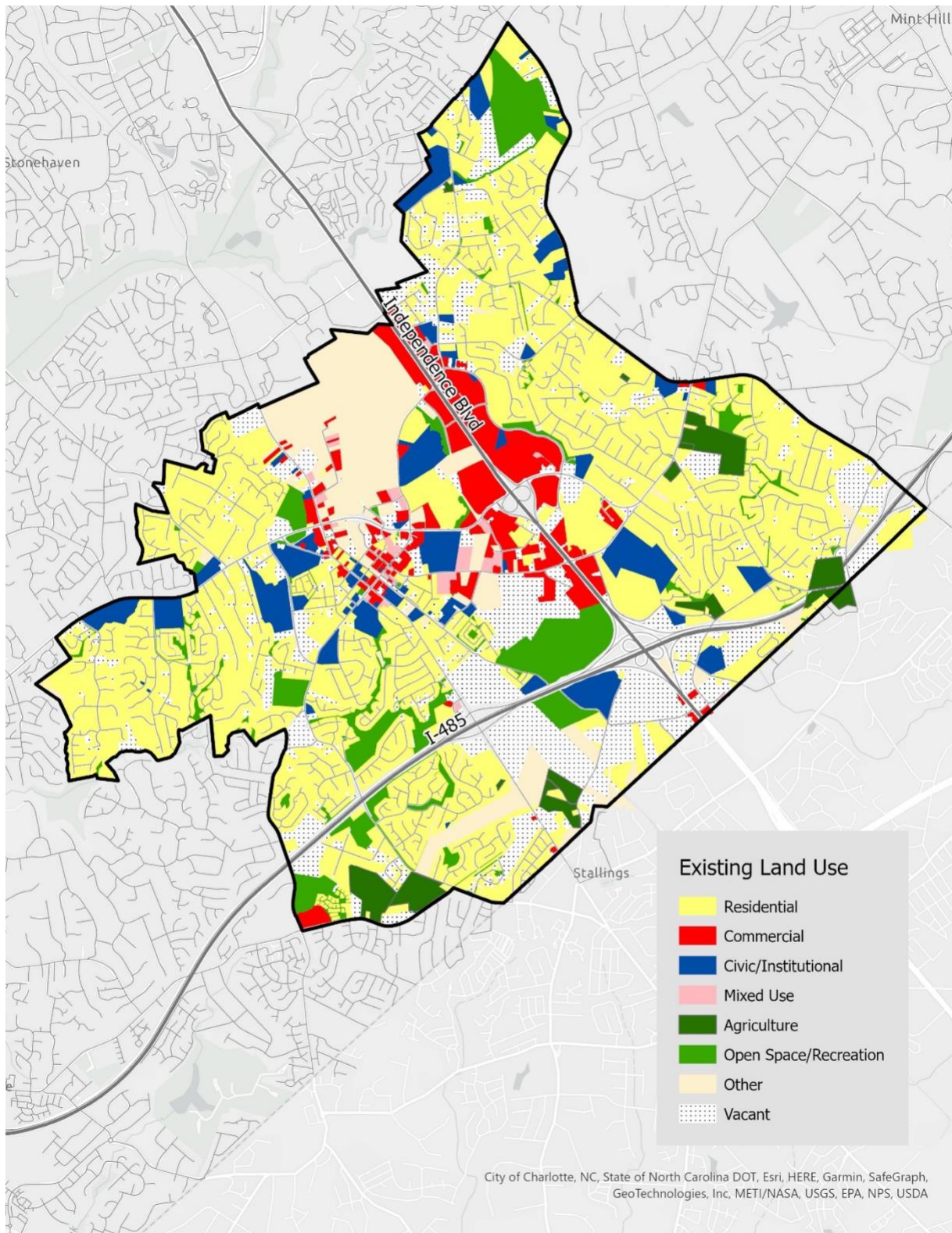
Data Source: City of Charlotte, 2022

Housing Units and Density

According to Mecklenburg County tax parcel information, there are 13,193 housing units in Matthews. There are four very large subdivisions (with more than 300 units each) located in different parts of Matthews. They are Brightmoor, Paces Point, The Heathers, and Sardis Plantation. Brightmoor, The Heathers, and Sardis Plantation are large single-family neighborhoods, with between 1 and 2.5 homes per acre. Paces Point is an apartment community, with over 11 units per acre.

Most named subdivision are found East of Independence Blvd, and West of John Street. There are several streets near downtown Matthews that are dense but not in a named subdivision. This area has more variation in home size and age than many developed subdivisions do.

Map 5.2: Housing Unit Density by Subdivision, Matthews 2022
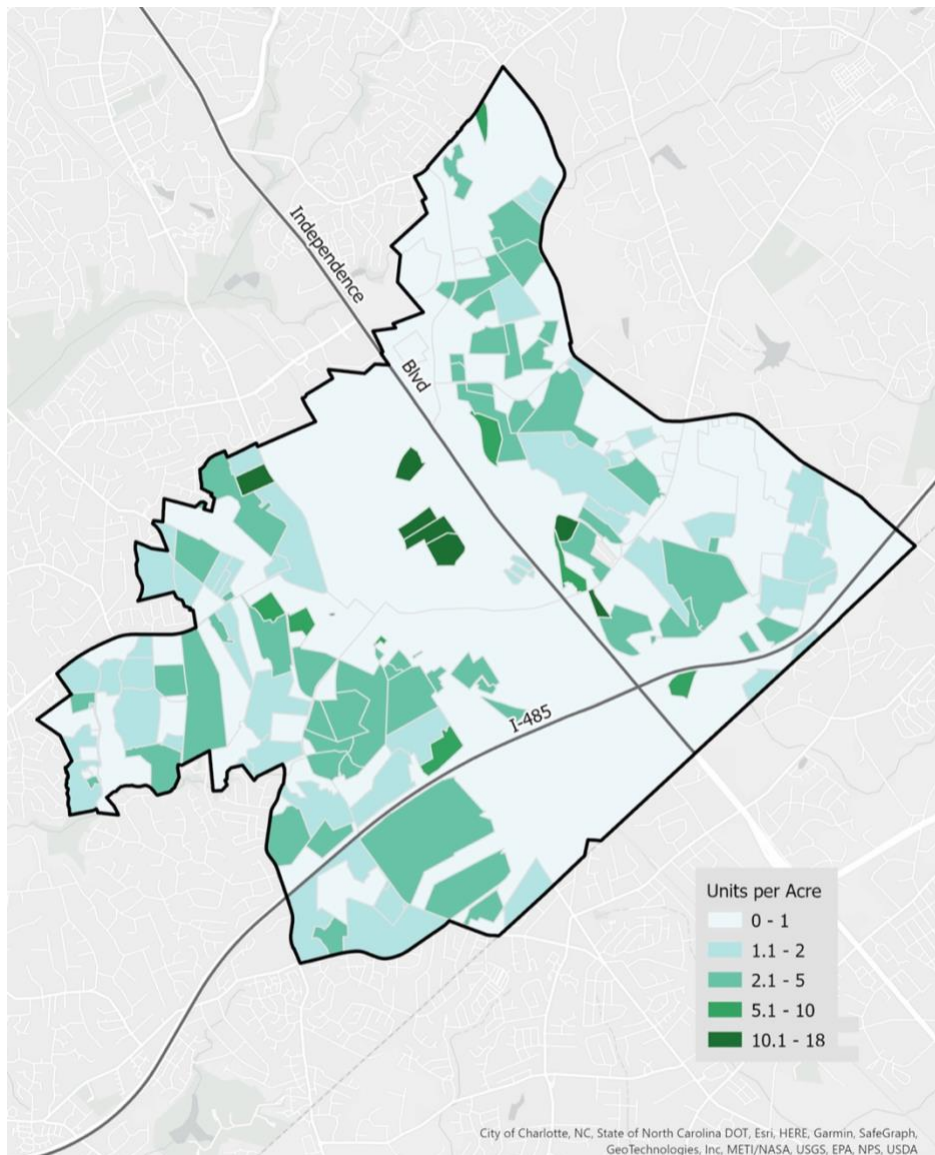
New Residential Development

New residential construction in Matthews has varied greatly over the years, with a noticeable shift in the number of apartment units added since 2015, and an increase in townhome construction since 2020. In addition to the housing previously permitted and now captured in the tax parcel data, permits for an additional 33 single family units have been issued in 2022. Permits for an expansion of the Plantation Estates/Matthews Crossing Senior Living have also been issued.

Figure 5.2
There has been an increase in multifamily residential development over time.
Building Permits by Year
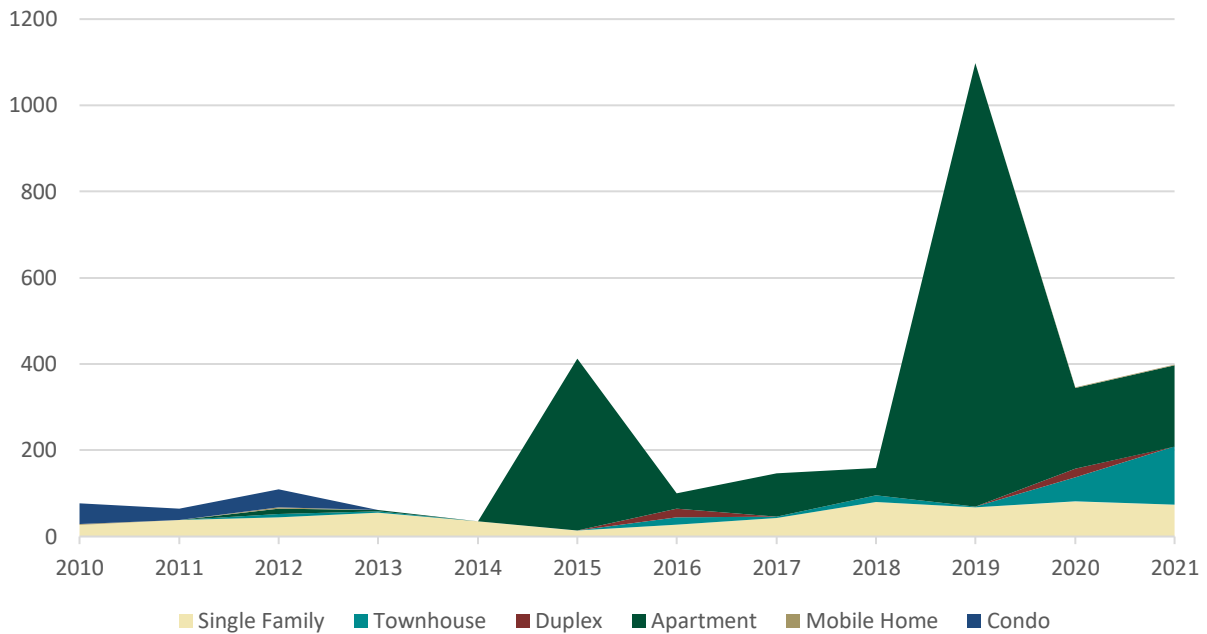
Data Source: Mecklenburg County Code Enforcement, 2022

Residential Demolitions: Prepping for Redevelopment

Over 100 residential demolition permits have been issued in Matthews since 2010. After very little activity during the recession, residential demolitions rose from 4 in 2010 to 24 in 2015. The three-year span between 2014 and 2016 saw elevated demolition activity, with 2018-2019 as second peak, and 2021 and 2022 shaping up to be a third.

These demolitions were located throughout Matthews, with noticeable clusters just west of downtown, and in Oakhaven subdivision (See Map 5.3).

Figure 5.4
There have been sporadic peaks of residential demolitions over time.
Demolition Permits by Year 2010-2022
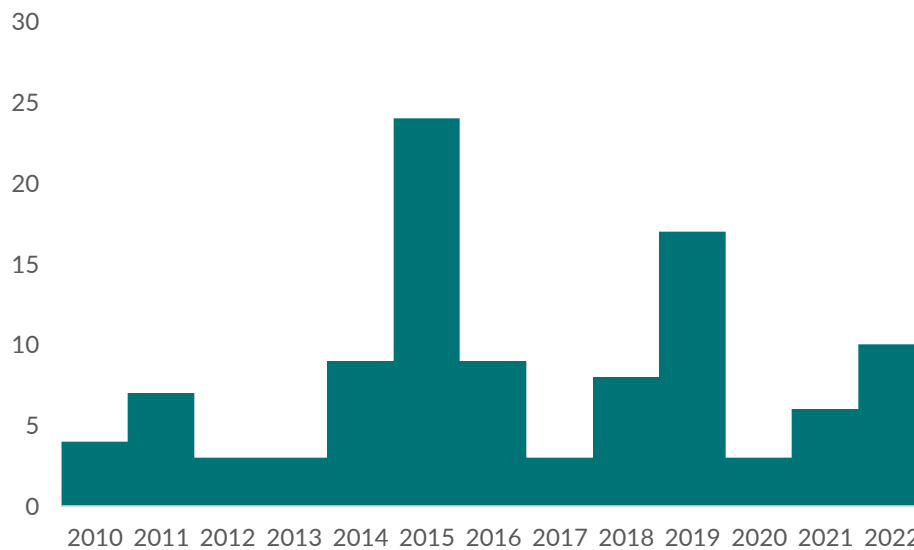
Data Source: Mecklenburg County Code Enforcement, 2022

Map 5.3: Demolition Permits, 2010-2022
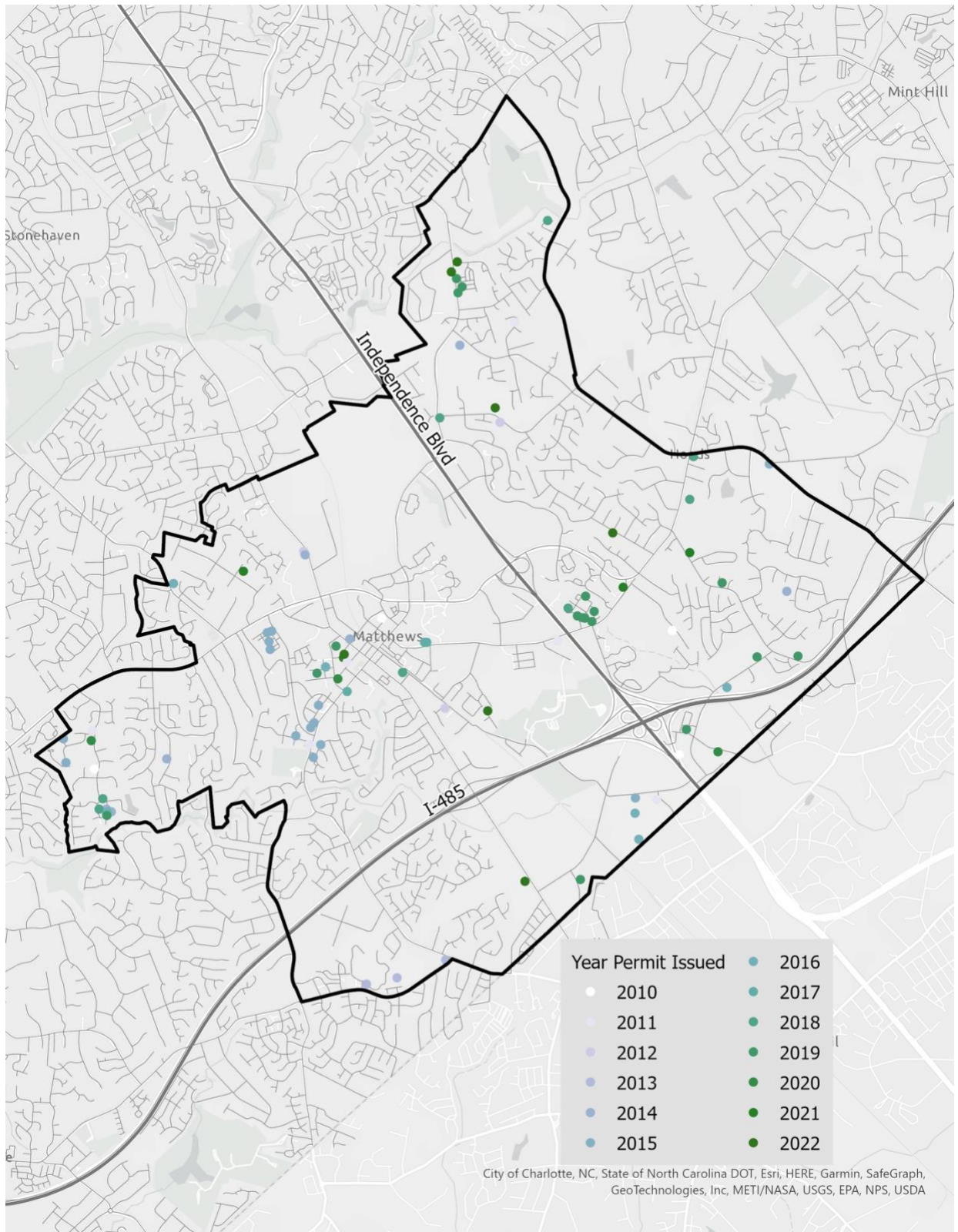
Data Source: Mecklenburg County Code Enforcement, 2022

Key informant perspectives

Quantitative data – our numeric data – constitutes most of this report. In order to contextualize the quantitative data, we sought out key informants to share their observations and experiences related to housing in Matthews. This qualitative data – data that describes or characterizes a topic – helps to frame opportunities and challenges for housing in Matthews.

Data Collection and Analysis

Our research team used multiple qualitative data collection strategies to gain insights about housing in Matthews. We held seventeen meetings with key informants. These meetings included 13 one-on-one semi-structured interviews, 2 group interviews, and 2 focus groups. We reached 27 informants using these methods. We also collected data informally through emails and a brief survey administered in the community.

In total, we received information from 36 individuals invested in Matthews or area towns.

These individuals included or represented one or more of the following: leaders, employers, residents, Matthews workers who lived outside of Matthews, developers, organizations, attorneys, people who visit Matthews but do not live there, and informants from other nearby geographic areas involved with housing issues.

We asked key informants about their perceptions of housing in Matthews with a focus on affordability. Examples of questions we asked include the following:

- How would you define affordable housing?
- What are some of the biggest challenges for ensuring affordable housing in Matthews?
- What groups of people may need additional support with housing?
- What opportunities do you see to improve housing in Matthews?

Data Analysis

Notes, survey responses and emails were analyzed qualitatively. These data were uploaded to a data analysis software that labeled text segments based on topics discussed. This process allowed us to review what was said regarding different topics in a way that ensured all salient ideas were represented in our results. For example, one label was "challenges." After labeling all text about challenges, we were able to determine potential barriers to affordable housing in Matthews – as perceived by the informants.

Findings

Key informants provided valuable context and perspectives about the state of Matthews' housing. These findings help to describe a comprehensive picture of how folks in the area may define affordable housing and perceive housing challenges. Informants also offered opportunities for improving housing in Matthews.

Defining Affordable Housing

To start off, it's helpful to describe how the key informants we spoke with think of and define affordable housing. For most, affordability was discussed as **a math equation**, where "affordable" represents **30% of a household's income spent on housing costs**, regardless of socioeconomic status. The 30% standard was well-known among informants who work in the housing industry. The operationalized definition of affordability, when applied to work-related projects, was in relationship to the area median income (AMI), where 30% to 80% AMI may be used as

benchmarks (e.g., x% of new units built need to be affordable to those with incomes at 80% AMI).

Some informants were familiar with the 30% benchmark, but viewed the definition of affordable housing as **less clear-cut**. For example, a few informants preferred the word "attainable" to "affordable." Others added clarifications to the 30% rule to reflect the importance of addressing housing for people in lower-income brackets.

- One suggested we start with a base wage of $15 per hour, multiply that to get an annual income, then take 30% of that figure.
- A couple informants focused on the bigger picture when trying to define affordable housing. One informant introduced potential **interconnected challenges** across basic living needs, where having a higher income may pose challenges to accessing assistance for various needs (i.e., no longer meeting criteria for assistance).
- Another defined affordable housing as, "When a family can live where they want to live and still have means to support their family with other necessities."

This informant's definition (above), referencing ability to support family, ties back to the town's desire for people to be able to live, work, and play in Matthews – a mission that our data shows is out of reach for many.

Perceptions of Matthews and Its Housing

Key informants shared their perceptions of Matthews, housing in Matthews and change over time. Informants highlighted several strengths of the town in general, as well as facets that may support affordable housing.

From a leadership perspective, informants described several town **leaders as well-intentioned**. More specifically, informants indicated that several decision-makers are increasingly interested in housing issues, but politics may serve as a barrier. Informants also highlighted **green space** and other factors that may make Matthews easy to live, work, and play in, such as **walkability and charm**. A few informants also mentioned **increasing diversity** as a strength, although our quantitative data doesn't reflect major gains in racial diversity.

When asked about Matthews' housing specifically, most informants shared similar perceptions – that it is **expensive, but not the *most* expensive** – and that it is **lacking affordable homes**. Informants said Matthews has mostly single family detached homes, which is supported by our study's quantitative findings.

Several informants noted a more dramatic **change over the last five years**, where the town has become a **more exclusive** enclave. In the words of an informant, "If Matthews wants to stay the way it has been, they need to have affordable homes." Finally, one comment worth noting is that some people may not view Matthews as separate from Charlotte – perhaps relating to one informant's description of Matthews as **a bedroom community**.

Who **Needs Affordable Housing**

Reported perceptions also highlighted the housing needs for specific groups of people.

We asked informants whether they thought there were specific groups of people whose housing needs were not met by Matthews. Informants broadly acknowledged that it would be a challenge for **individuals with very low incomes** to find affordable housing in Matthews or anywhere else as well.

The "workforce" emerged most frequently as a group that needs housing support, with reference to nurses, teachers, fire fighters, etc., who may fall into the 80% to 120% AMI category for workforce housing, as defined by HUD. As noted previously, much of Matthews' workforce falls into wage brackets lower than 80% AMI, or $47,150 annually for a one-person household. Employers of these service people noted that most of their employees commuted into Matthews for work – sometimes for up to an hour – citing reasons such as the cost of housing, lower taxes elsewhere, or better schools elsewhere. Interestingly, one employer noted that many of their employees chose to commute to Matthews even when they could easily find a job elsewhere (such as where they live). One employer thought stipends for housing for service people may be worth looking into.

Other groups of people that were mentioned several times included **young professionals** and **the aging community**, with an emphasis on the need to age in place. Regarding young people, informants reflected that it would be hard to afford Matthews if they were "just starting out," single, or looking to buy their first home.

Informants brought up seniors, or the aging community, more frequently. Informants shared concerns about seniors in middle income brackets being able to age in place, especially since some of the existing senior living communities cater to those with high incomes. A couple informants we spoke with were aware of the work in progress at Mount Moriah Church to build affordable homes on church land for seniors. This project may seek support from low-income housing tax credits (LIHTC). Two informants were seniors concerned about affordable housing as they age. One stated: "I lived in Matthews for 20 years. Moved due to the need for smaller house upkeep and lower taxes – financial decision."

A few informants brought up **marginalized communities** (e.g., Hispanic) and those on fixed incomes, broadly, as potential groups that need additional housing support in Matthews. Finally, it was acknowledged that even **those in mid-range income brackets** may struggle to find affordable housing in Matthews: "The average home-buyer cannot afford to live in Matthews."

Challenges to Affordable Housing

Informants cited a variety of barriers to affordable housing in Matthews, ranging from stereotypes and resistance, to policies and planning, as well as costs. It should be noted that many of the barriers described by informants are not unique to Matthews; these are

conversations taking place locally and nationally. Some potential solutions are outlined in the Recommendations section of this report.

One challenge focused on **stereotypes and resistance**. This theme was identified as a challenge by informants frequently, and was concisely summarized by one informant: "Affordable means people I might not want to live next to." This idea connects to the often-referenced phrase "not in my backyard" (NIMBY) in the affordable housing sphere.

Several informants weren't sure whether townspeople—and relatedly, decision-makers—would be receptive or willing to act to make housing more affordable in Matthews. A few informants indicated concern that lower-income individuals would be further marginalized by positioning affordable housing units in less desirable parts of town. One positive note: although perceived resistance was strong among some informants, others felt that attitudes and willingness to discuss affordable housing have **changed in recent years.** Beyond stereotypes, a couple of informants reported concerns about increases in traffic and crime with increased density.

The next set of challenges may, in part, relate to NIMBY attitudes. Informants indicated that **current planning processes and policies** are not conducive to affordable housing. A few informants identified a lack of direction from the town regarding housing as a challenge. Others indicated that the town is so heavily involved in development processes that potentially affordable plans become unfeasible due to added requests from planners (it should be noted that some informants appreciated accessibility to the town as well).

Additional challenges identified related to planning and policy were limited densities and the tendency to enhance aesthetics, which increase development costs, making it more difficult to rent or sell at lower prices.

High standards combined with the **current market, limited land availability, and increased costs for resources** (land, labor, materials), combine to severely limit the capacity for developers to build affordable homes. Further, some informants were aware that Matthews does not have any qualified census tracts (QCT). QCTs are areas with large proportions of low-income residents, and are part of the formula the U.S. Department of Housing and Urban Development and other agencies use when allocating funding. Defined QCTs are eligible for higher percent tax credits compared to communities without QCTs.

This makes Matthews less desirable to developers to propose more tax credit-subsidized affordable homes. Informants also shared that it is challenging for developers or nonprofits to finance projects for low- and middle-income brackets without gap financing – which adds another hurdle to building or preserving affordable homes.

Other Towns and Areas and Affordable Housing

As noted previously, most of the challenges to affordable housing identified by informants are not unique to Matthews. This section reports on information gathered specifically for this report as well as publicly existing resources to provide further context for housing initiatives in the area.

Mecklenburg County, the City of Charlotte, and the Mecklenburg towns of Davidson, Huntersville and Cornelius have also taken steps in recent years to address housing issues. Most of these efforts are still in the **nascent stages** of discussion, planning, or implementing possible solutions. However, Charlotte and Davidson have **addressed affordable housing issues for years**.

- **Charlotte** has produced and managed affordable housing units for decades; however, in the last few years this effort has intensified.
- **Davidson** is the only Mecklenburg town with an affordable housing policy and plan (although Cornelius has recently announced that it is considering such a plan). Davidson's plan is based on inclusionary zoning policy, requiring developers to build an affordable unit for every 12 units of market rate housing. Some years ago, as a result of a court case that was brought, Davidson initiated "payment in lieu" as an option for developers. The threat of lawsuits continues, but at this point in time the inclusionary zoning policy, amended by the payment in lieu option, is the policy for the town. This program is managed by a non-profit, the Davidson Housing Coalition, which has a director and a number of employees.

The other entities mentioned above are in the discussion stages of policy development:

- **Mecklenburg County** has begun appropriating funds to support affordable housing options recently. Historically, the provision of any sort of affordable housing options was considered to be a municipality function; therefore, the engagement of the county on this issue is new and heartening. The county has selected a manager, who is in the process of building relationships with the towns and affordable housing providers. This has the potential of providing the towns with additional financial resources in support of their efforts to provide additional housing alternatives.
- **Cornelius** has progressed through a plan developed by a consultant, which was reviewed by the Town's Affordable Housing Task Force. The staff received a draft plan from the Task Force and will proceed with public comment and ensuing town action on this plan in early 2023. The draft plan focused on four areas: formation of a community development corporation (CDC), transition housing, rental assistance, and neighborhood redevelopment (Smithville). The CDC has already been established, and a director has been hired.
- **Huntersville** is just in the beginning stages of thinking about an affordable housing plan. The town has pursued a couple of initiatives to procure grant money to help with the affordable housing process, but they have not been successful.

Two other affordable housing initiatives should be mentioned in this discussion. **Habitat for Humanity** has been one of the primary developers of affordable housing for sale for many years. All of the municipalities mentioned in this study, including Matthews, have homes built by Habitat. In recent years, Habitat has slightly transitioned efforts toward emphasizing the need to help preserve the supply of affordable housing with upkeep and repair.

Next, both Davidson and Cornelius have pledged funds from ARPA in support of town efforts to **support historically Black neighborhoods** - Smithville in Cornelius and West Davidson in Davidson. Cornelius is supporting the Smithville Plan with a pledge of $3.4 million from the ARPA funds plus $500,000 from the state and $300,000 from CDBG (Community Development Block Grant) funding. Davidson's use of ARPA funds is much smaller; however, the Town has been allocating resources for this purpose for a couple of decades.

Opportunities to Advance Affordable Housing in Matthews

Land, education, partnerships, increased flexibility, and strategic planning: These are some of the key recommendations identified by informants that could be feasible for a municipality to undertake.

One of the top categories of recommendations for improving affordable housing in Matthews was identifying **land**, as well as other unoccupied buildings or spaces. Informants identified potential land areas that could be used by Matthews for affordable housing. One informant suggested the development of a land trust.

Education also emerged frequently in conversation as a way to decrease NIMBY attitudes or misconceptions about affordable developments and promote the acceptability of affordable housing. For example, we learned the Matthews Housing Alliance used to provide education on affordable housing to "break myths and talk about how important affordable housing is to a community." Source of income discrimination also emerged here – one informant talked about the need to educate property owners, management firms, and developers on voucher programs.

Partnerships were identified by informants as crucial for working together to jointly address affordable housing. Partnerships could be developed with nonprofits, governments, and agencies in the broader Mecklenburg County area that have housing as an initiative. Another informant emphasized value in private-public partnerships. Finally, the town could support partnerships between developers and land owners in Matthews.

Informants also highlighted **increased flexibility** as a necessity for housing progress. Flexibility refers to loosened zoning standards related to design, density, and land. Multiple informants were in support of mixed-income developments, where a layperson would not be able to identify which homes were designated as affordable.

As stated by an informant, a "sustained vision" related to housing is needed through **planning**. Informants indicated that a plan, based on needs identified, should be developed to make progress on housing in Matthews. One informant recommended developing this plan through an equity lens. Examples of using an equity lens include focusing on using data to evidence disparities in housing on the basis of demographic characteristics or including people with marginalized identities in housing planning (Willis, 2022).

Finally, other ideas expressed by informants included the following:

- Inclusionary zoning
- Stipends for workforce housing
- Deed restrictions
- Incentivize developers
- Find flexible mortgage lenders
- Housing trust

Some of these suggestions may be implemented in a town housing plan. The next section details recommendations from our research team.

Recommendations

Our research team reviewed academic and gray literature to identify possible methods to improve affordable housing in Matthews. These recommendations reflect the most up-to-date perspectives on how local governments may address housing in their communities.

Recommendations

Although the national government and state governments are involved in the affordable housing space, local governments like Matthews have the power to foster and support affordable housing initiatives and healthy housing markets. For sustainable change, Matthews can commit resources – time, people, and funds – to create an environment conducive to affordable housing, and ultimately, a thriving community where residents can "live, work, and play."

The accumulating evidence related to effective affordable housing policies shows consensus that communities lacking affordable housing need more housing stock. Of course, creating enough housing, without displacing long-term residents, takes time and generates resistance from the community members who may not want to see their community change. However, our research suggests that in order to keep Matthews as residents may envision it – a place for typical families – changes will need to occur so that typical families can afford to live there.

The following section outlines our recommendations for increasing affordable housing in Matthews with examples, clarifications, and/or considerations for each. These recommendations take into account potential resistance through community attitudes or legal gray area – as such, they should be viewed as incremental steps to addressing the problem of affordable housing and should change over time.

Recommendations have been synthesized from the recent work of housing experts – especially Jenny Schuetz (2022) and Shane Phillips (2020) – as well as various researchers and scholars based in universities and institutes. The town would have primary or support roles for each recommendation.

1. **Revise land use plan and associated regulations.**

"Land use planning is among the most important tools at local governments' disposal to influence housing markets," (Schuetz, 2022, p. 131).

Matthews can review current land use regulations and revise them to accommodate additional mixed residential (a mixture of housing options within a development) and mixed uses (residential, commercial and institutional uses).

Matthews can support housing development through:

- Making the development process more streamlined and transparent.
  - Consider unique approaches, such as preapproved designs for homes.
- Approve low-income housing tax credit (LIHTC) and other supported projects (such as through ReBUILD NC).

2. **Change zoning regulations to provide modest increases in density.**

We also recommend increasing density with several considerations. We recognize the resistance associated with upzoning, and therefore recommend the following:

- Focus on gentle density (e.g., triplexes, quadraplexes, etc.). We recommend this in light of potential resistance because (1) implementation of related policy in Minneapolis (2018) led to only modest increases in these types of homes, and (2) they align more with the current aesthetic of Matthews. As such, the change would not feel as drastic to current opponents in Matthews.

  For local context, Charlotte's 2040 plan includes flexibility for duplexes, triplexes, and quadraplexes in single-family housing areas. This plan was approved with some resistance.

- Eliminate or reduce parking minimums.

- Revise setback requirements.

- We do not recommend mandated inclusionary zoning, yet. Zoning policies such as inclusionary zoning (e.g., Davidson, NC) can generate additional resistance and legal concerns in North Carolina. There is also evidence to suggest that inclusionary zoning policies can actually increase the cost of housing. In addition, a mandatory inclusionary zoning ordinance has failed previously in Chapel Hill (Hartman, 2018).

3. **Consider location when zoning and permitting.**

Matthews should take location into account whether revising land use, zoning, or approving new developments. We recommend the following related to affordable housing and location.

- Disperse multifamily developments in areas currently zoned for single-family detached homes as well as commercial areas.

- Focus on desirable areas. Not only would this provide new residents the same opportunities as those in single-family homes (equitable), but it also increases the potential financial feasibility for developers. Further, there is some evidence that upzoning increases land value, so current single-family homeowners may benefit if they decide to sell (although future development of a single-family home on that parcel would be more expensive) (Phillips, 2020).

- If a space is not currently used for housing, development types may include greenfields development or infill development. We recommend infill development to optimize economic and environmental outcomes. This means development should be focused in places where some sort of infrastructure to support housing already exists, as opposed to farmland or wooded areas (Schuetz, 2022).

As a final note on location, we have not noted recommendations related to public transportation and allowing multifamily units because Matthews has few options for public transportation. However, if the Light Rail extends to Matthews in the future, we recommend placing affordable developments nearby. Research shows that although residents are not more likely to leave a new transit neighborhood (Delmelle & Nilsson, 2020), impoverished neighborhoods are more likely to gentrify than affluent neighborhoods when a station is built (Nilsson & Delmelle, 2018). As such, it would be important to provide affordable subsidized housing in those spaces. This could mean approving an LIHTC project. We also recommend the town planning team include the transportation team when making housing-related decisions.

4. **Preserve current unsubsidized affordable housing stock (naturally occurring affordable housing).**

Preserving already existing housing usually costs less than building new housing. We recommend that Matthews support the preservation of current affordable housing, especially given the increase in the aging population (as well as aging housing stock). Steps that Matthews can take to preserve housing include the following:

- Monitor existing buildings for code compliance.
- Support home repair programs, such as the Greater Matthews Habitat for Humanity Critical Home Repair program.
- Focus on neighborhoods where residents may need the most support (i.e., lower income).

Many town and city affordable housing plans include home preservation initiatives and may encounter less resistance from members of the community. Preservation should include rental and owned units. While the town would not directly provide financial support to actual repairs, Matthews can support organizations that do so. Further, Matthews can ensure that there are enough building inspectors to keep up with need as housing ages.

On another note, home preservation and repairs can help with climate-related issues by making homes more energy efficient as well as better-able to stand up to climate disasters.

Preservation also helps to prevent displacement, which ties to our next recommendation.

5. **Develop support to facilitate sustainable affordable housing.**

This support includes many actionable components, such as the following:

- Work with the Matthews Housing Alliance to provide information to town leaders and residents about the benefits of increased density. This may address NIMBY attitudes and reduce consequent resistance to density-focused efforts.
  - Some messaging is more effective – Doberstein et al. (2016) found a message highlighting public benefits of increased density was much more effective than the control message.

- Partner with other towns through Mecklenburg County to address housing to promote regional outcomes.
- Develop town capacity to address affordable housing either through a task force or by hiring a person/team dedicated to housing.
- Seek community engagement when planning (e.g., if making housing plans for aging community, include the aging community in the process).

Related to these last two recommendations, we recommend appointing an affordable housing task force to review the findings of this report. This task force would then:

1. Prioritize the findings from the report into an actionable plan for implementing a Matthews Affordable Housing program.

2. Based on the proposed plan determine the best approach for plan administration and oversight.

Both Davidson (about twenty years ago) and Cornelius (this year) utilized this approach. Davidson decided to establish the Davidson Housing Coalition, something similar to a housing authority, to oversee affordable housing initiatives in the town. Cornelius has decided to charter a Community Development Commission (CDC), and a group on Charlotte's Westside has commissioned a land trust for implementing affordable housing plans.

Developing affordable housing units, maintaining existing affordable housing, and managing wrap-around services for residents are complex and time-consuming administrative tasks requiring significant institutional support.

Fortunately, the recent election shows widespread voter support for housing across North Carolina; housing bonds passed in various locations, including Charlotte (Watkins-Cruz, 2022).

Summary

Here is a table summarizing our recommendations, drawn from current best practices as identified by housing experts and applied to Matthews. Note that many practices or affordable housing supports are not enacted by local governments, or stand on questionable legal ground in North Carolina. Examples of practices that would be less relevant for Matthews planning include:

- Rent stabilization/ Rent control (Phillips, 2020)
- Housing vouchers and income supplements (Schuetz, 2022)
- Mandatory inclusionary zoning (Mulligan, 2010)
- Tax exemptions (Schuetz, 2022)

| Recommendation	Specific Literature Reviewed	Town's Role
Revise land use plan and manage development.	• Schuetz (2022)	Direct action.
Reform zoning.	• Schuetz (2022) • Phillips (2020) • Mulligan (2010) • Hartman (2018)	Direct action.
Consider location when zoning and permitting.	• Schuetz (2022) • Phillips (2020) • Delmelle & Nilsson (2020) • Nilsson & Delmelle	Direct action.
Preserve current unsubsidized affordable housing stock (naturally occurring affordable housing).	• Phillips (2020) • Chapple et al. (2022)	Direct action and supportive role.
Develop support to facilitate sustainable affordable housing.	• Doberstein et al. (2016) • Schuetz (2022)	Direct action and supportive role.

What you can do with $1.5 million

Finally, here is a set of ideas our team developed in regards to using the $1.5 million Matthews has committed to housing.

- Gap finance one small housing project.
- Invest in capacity to have two staff members dedicated to housing for a decade.
    - This could pay for two staff members dedicated to affordable housing for 12 years if their salaries were a consistent $64,000 – half of the income needed to afford the median priced home in the 2021-2022 market.
- Donate to the Greater Matthews Habitat for Humanity Critical Home Repair program.
    - We estimate that 1.5 million would support the critical repair of 57 homes, with a rough average cost of $26,000 per repair project.
- Start a housing trust fund in collaboration with other local entities.
- Invest in capacity for one staff member *and* donate to the Critical Home Repair program.

These options lead to outcomes that would be seen at varying lengths of time. For example, investing in capacity would lead to longer-term outcomes but more sustainable support for affordable housing in Matthews. Donating to Critical Home Repair provides quicker (still needed) relief and helps to sustain the current housing stock.

Appendices: Subdivision Map, References, & Data Sources
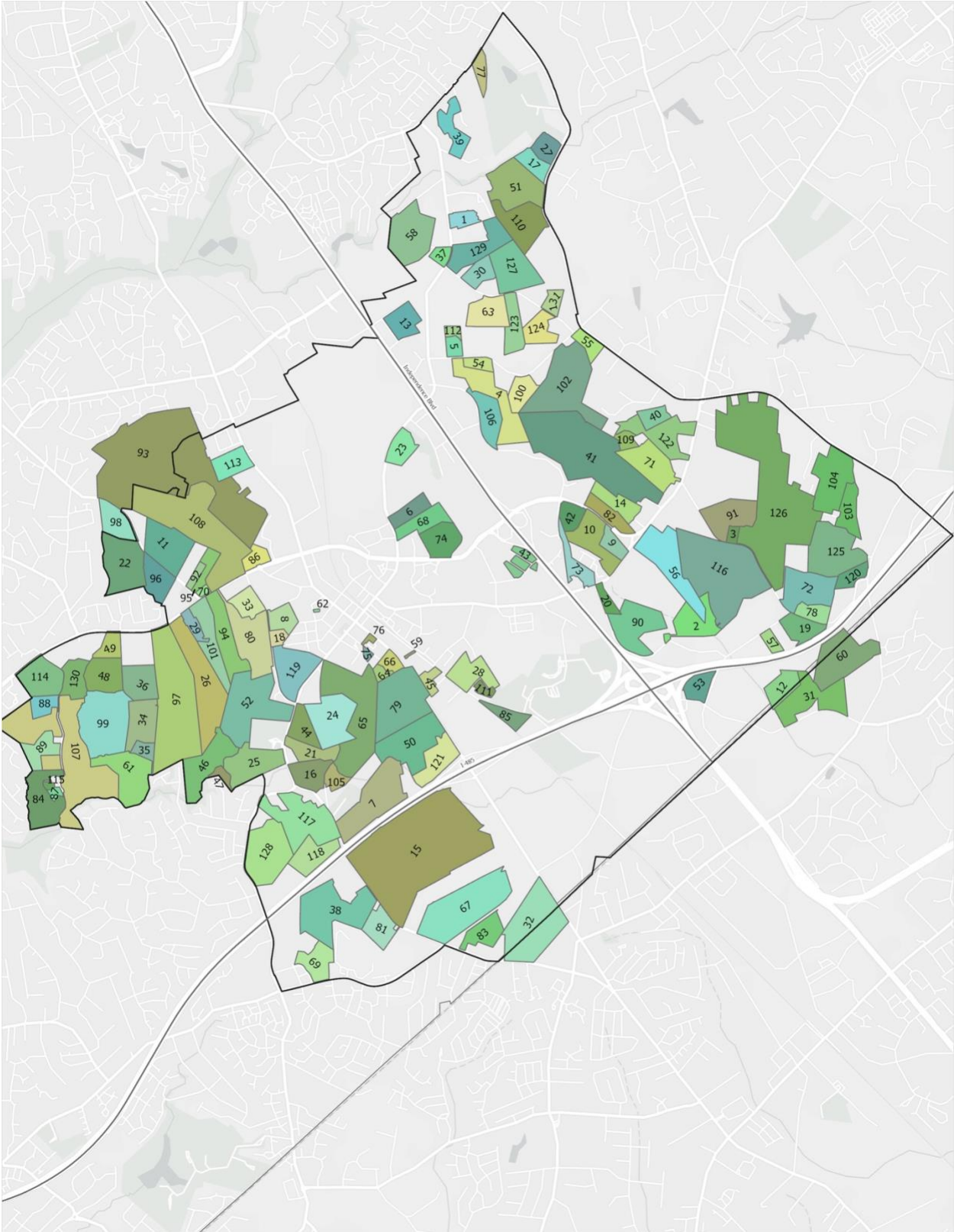
Subdivision Key

Map ID	Subdivision Name	Map ID	Subdivision Name	Map ID	Subdivision Name	Map ID	Subdivision Name
1	4 Corners	34	ELIZABATH LANE	67	MATTHEWS PLANTATION	100	SOUTH WINDSOR
2	ALEXANDER RIDGE	35	ELIZABETH MANOR	68	MATTHEWS VILLAGE	101	SOUTHMINSTER WOODS
3	ANNABEL	36	ELIZABETH PLACE	69	MCKEE FARMS	102	SOUTHWOODS
4	ANNECY	37	ESTATES AT WYNCHASE	70	MEADOWS AT MATTHEWS	103	SPRINGWATER
5	ANNECY II	38	FAIR FOREST	71	MILLSTONE RIDGE	104	SPRINGWATER
6	ARCHSTONE	39	FAIRFAX WOODS	72	OAKCROFT	105	SQUIRREL LAKE VILLAGE
7	ASHLEY CREEK	40	FOREST BROOK ESTATES	73	OAKHAVEN	106	STERLING SQUARE
8	AVINGTON	41	FOREST RIDGE / WOODHOLLOW	74	PACES POINTE	107	STEVENS GROVE
9	BELLASERA	42	FOUNTAINS AT MATTHEWS	75	PARK PLACE	108	STRATFORDSHIRE
10	BELLASERA VILLAS	43	FOUR LAKES DR	76	PARK SQUARE	109	STREAMSIDE
11	BENTON WOODS	44	FULLWOOD STATION	77	PARKVIEW AT MATTHEWS	110	SUBURBAN WOODS
12	BLACKBERRY RIDGE	45	FULLWOOD TRACE	78	PHILLIPS TRACE	111	SUNRISE CROSSING
13	BOULEVARD ACRES	46	GLENDEVON AT MATTHEWS	79	PINE FOREST	112	Tanfield
14	BRANDYWINE	47	GREENBRIAR	80	PLANTATION ESTATES	113	THE DRAKE
15	BRIGHTMOOR	48	GREYGATE	81	PLEASANT RIDGE	114	THE FOREST
16	BRIGHTON ON MATTHEWS	49	GREYGATE SOUTH	82	POLO CLUB	115	THE GLEN AT HOME PLACE
17	CANDALON	50	GREYLOCK	83	POPLAR FOREST	116	THE HEATHERS
18	CARRINGTON PLACE	51	HABERSHAM	84	PROVIDENCE MANOR	117	THORNBLADE
19	CASTLE CLIFF	52	HAMPTON GREEN	85	RAINBOW RIDGE	118	THORNBLADE HILLS
20	CHAMBERS RIDGE	53	Harmony Hills	86	REID HALL	119	VILLAGE AT PLANTATION ESTATES
21	CHESNEY GLEN	54	JESSICA PARK	87	REVERDY END	120	VILLAGE AT WINDROW
22	COACHMAN'S RIDGE	55	JULIAN MEADOWS	88	REVERDY GLEN	121	VININGS AT MATTHEWS
23	COLONIAL GRAND AT MATTHEWS	56	KIMBRELL ACRES	89	RIVENDALE ESTATES	122	W P THOMAS PROPERTY
24	COUNTRY PLACE	57	Lake Harmony Estates	90	ROYAL PARK	123	WILLIAMS CROSSING
25	COURTNEY II	58	LAKEVIEW CIRCLE	91	SADDLEBROOK	124	WILLIAMS STATION
26	COURTNEY LANE	59	LEFLER APTS	92	SARDIS COURT	125	WINDROW
27	Creek Bend	60	MADISON RIDGE	93	SARDIS FOREST	126	WINDROW I
28	CRESTDALE CROSSING	61	MALLORY MANOR	94	SARDIS GROVE	127	WINDSOR CHASE
29	DEVEREAUX	62	MATTHEWS APTS	95	SARDIS GROVE	128	WINTERBROOKE
30	DUNNWOOD	63	MATTHEWS COMMONS	96	SARDIS MILL	129	WYNCHASE
31	EAGLECREST	64	MATTHEWS CROSSING	97	SARDIS PLANTATION	130	WYNDMERE
32	EASTWOOD FOREST	65	MATTHEWS ESTATES	98	SARDIS POINTE	131	YORKTOWN
33	EDEN HALL	66	MATTHEWS PARK	99	SOMERSBY		

References

Chapple, K., Loukaitou-Sideris, A., Miller, A., & Zeger, C. (2022). The role of local housing policies in preventing displacement: A literature review. *Journal of Planning Literature*. https://doi.org/10.1177/08854122221137859

Delmelle, E., & Nilsson, I. (2020). New rail transit stations and the out-migration of low-income residents. *Urban Studies*, *57*(1), 134–151. https://doi.org/10.1177/0042098019836631

Doberstein, C., Hickey, R., & Li, E. (2016). Nudging NIMBY: Do positive messages regarding the benefits of increased housing density influence resident stated housing development preferences? *Land Use Policy*, *54*, 276–289. https://doi.org/10.1016/j.landusepol.2016.02.025

Hartman, M. (2018, August 22). Eight years ago, Chapel Hill enacted the most progressive affordable housing policy in the Triangle. Here's how it failed. *INDY Week*. https://indyweek.com/news/eight-years-ago-chapel-hill-enacted-progressive-affordable-housing-policy-triangle.-failed./

Housing and Urban Development Office of Policy Development and Research. (2021). *2021 adjusted home income limits* [Dataset]. https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_NC_2021.pdf

Mulligan, T. (2010, November 16). A primer on inclusionary zoning [Online forum post]. Community and Economic Development in North Carolina and Beyond. https://ced.sog.unc.edu/2010/11/a-primer-on-inclusionary-zoning/

Nilsson, I., & Delmelle, E. (2018). Transit investments and neighborhood change: On the likelihood of change. *Journal of Transport Geography*, *66*, 167–179. https://doi.org/10.1016/j.jtrangeo.2017.12.001

Phillips, S. (2020). *The affordable city: Strategies for putting housing within reach (and keeping it there)*. Island Press.

Schuetz, J. (2022). *Fixer-upper: How to repair America's broken housing system*. The Brookings Institution.

Watkins-Cruz, S. (2022, November 17). Housing bond measures succeed across NC. *North Carolina Housing Coalition*. https://nchousing.org/housing-bond-measures-succeed-across-nc/

Willis, R.M. (2022). *A racial equity lens is critical to housing justice work* (2022 Advocates' Guide). National Low Income Housing Coalition. https://nlihc.org/sites/default/files/2022-03/2022AG_1-05_Racial-Equity.pdf

Data Sources

- U.S. Bureau of Labor Statistics, May 2021 Metropolitan and nonmetropolitan area occupational employment and wage estimates: Charlotte-Concord-Gastonia, NC-SC. https://www.bls.gov/oes/current/oes_16740.htm
- 2016-2020 American Community Survey 5-year estimates.
- 2006-2010 American Community Survey 5-year estimates.
- 2000 Decennial Census
- 2010 Decennial Census
- 2020 Decennial Census
- 1990 Census of Population
- Longitudinal Employer Household Dynamics Survey, 2019
- Mecklenburg County Tax Parcels, April 2022
- Mecklenburg County Computer Assisted Mass Appraisal System, April 2022
- Real Data Apartment Data, February 2022