

AVAILABLE HOUSING

Housing Inventory
Land
Perpetual

ATTAINABLE HOUSING

Not Cost-Burdened
< 30% of income
Rising Home Values

SUSTAINABLE HOUSING

Ability to maintain homes
Resilient
Natural Hazards

ACCEPTABLE HOUSING

Zoning Consistency
Aesthetics
Scale

Roanoke Island (Out)	
Median Home Sales Price	\$562,500
Principal & Interest	\$3,346
PMI	\$233
Taxes	\$258
Insurance	\$469
Total Monthly Payment	\$4,306
Annual Payments	\$51,672
Required Household Income	\$186,110
Adjusted Median Household Level (AMIL)	\$83,257
Home Purchase Price for AMIL	\$248,714

MEDIAN HOME PRICES 2020-2024



30% of households (4,568) in Dare County are considered “cost-burdened”.

JOB TITLE	HIRING RANGE	SOURCE
POLICE OFFICER	\$52,143	LOCAL GOVERNMENT
ADMIN SPECIALIST	\$46,309	LOCAL GOVERNMENT
FIRST YEAR TEACHER	\$48,000	DARE BOE
OFFICE MANAGER	\$38,000	JOB SEARCH WEBSITE
RETAIL MANAGER	\$45,000	JOB SEARCH WEBISTE
ADMISSIONS CLERK	\$37,500	OUTER BANKS HEALTH

TOTAL HOUSING UNITS IN DARE 34,493
Occupied 16,081 (46.7%) Vacant 18,412 (53.3%)

2025 FOCUS and WORK GROUP ASSIGNMENTS

PLAN Subcommittee

Priority One -- Implementation of a study on additional housing units for teachers and local government employees, including a project on Roanoke Island/Mainland as authorized in 2004 legislation.

Priority Two-- Investigate development of housing units on government-owned land. The sites included on the public property list in the Appendix should serve as the starting point of this investigation. This work should be managed by the Task Force PLAN subcommittee to ensure local knowledge of the property and applicable zoning regulations are considered.

NON-PROFIT Subcommittee

Priority One -- Request funding from Dare County to contract with UNC School of Government (or other qualified agency) to assist the Task Force members with the establishment of a housing non-profit agency. This could include organizational and governing structure, fundraising options, the development of a community land trust, residency selection protocols, start-up funding options and implementation actions, and other options. A report on the findings of this study should be presented to the Task Force.

Concurrently with Priority One -- Identificaton of a perpetual funding source for housing trust funds that can be used in conjunction with non-profit organizations. Funding could be used for gap assistance for first-time homebuyers and other households costs or for the development of property.

Collaboration with the leadership of the OB Visitors Bureau on housing efforts as discussed in the 2023 Long-Range Tourism Management Plan.

Priority Two -- Investigate expansion/revision of the 2004 legislation to allow local governments to develop housing programs for their employees with incomes that exceed 80% AMI.

OUTREACH Subcommittee

Priority One -- Implement and outreach activities associated with the release of the final plan.

Priority Two (underway) Participate with the ECU Workforce Housing Community Attitudes Study.

SUMMARY OF CONCLUSIONS

Successful housing programs take years to develop and feature dedicated, perpetual resources of funds, governing boards, and staff. Most programs involve non-profit and private sector partners and the use of community land trusts and/or deed restrictions.

Development of housing on public lands is worthy of additional discussions.

The availability of long-term rentals in Dare County has increased over the past twelve months and the trend is expected to continue although rental rates are expected to remain high compared to other regions of North Carolina.

Some property owners rent portions of their homes on a short-term basis to offset their own housing expenses.

Increased real estate values will continue to influence the ability of residents to purchase homes and for existing homeowners to continue to afford their homes.

Local government housing initiatives are governed by the NC Constitution and General Statutes with efforts restricted to programs that benefit low-to-moderate income households.

Special enabling legislation approved by the NC General Assembly would be needed to establish programs in Dare County that address income levels greater than the moderate 80% AMI level if public funds are used in such programs.

Although the 2024 Dare County 1-person 80% AMI established by HUD is higher than most hiring salaries in both the public and private sectors, the median household incomes from the 2022 American Community Survey for several communities in Dare County is below this 80% AMI.

Median household incomes for Dare County are significantly below the annual household income that is needed to purchase a home based on the 2024 median home sale prices for each community.

Comparing the increased home values to the 2022 ACS median income levels, many homeowners in Dare County could not afford to buy their home today.

A dedicated, sustainable funding source is needed for any housing program to be established and to remain successful, if generational housing opportunities are to be realized.

Wastewater treatment is an important component of housing for development of single-family homes and larger developments. Future use of innovative wastewater systems may be more beneficial to the environment than traditional septic systems.

2004 legislation for the Dare Bd. of Education has been used successfully in Kill Devil Hills and Buxton. A third site is referenced in the legislation for Roanoke Island/Mainland.

ADUs are used as alternative housing options in other NC communities and nationwide. It is recognized that ADUs might not be workable options in some Dare County communities due to private subdivision restrictive covenants.

Deed restrictions are used to address and ensure occupancy by residents and local workforce.

Permit fees and approval processes add significantly to development costs, even for single-family home construction permits.