



HOUSING AND ECONOMIC DEVELOPMENT

Bridging the Gap

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Agenda

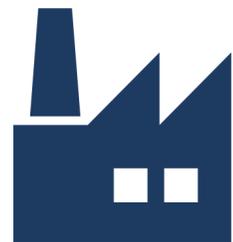
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Our Mission and Areas of Focus

The Economic Development Partnership of North Carolina advances the economic interests of North Carolina's 100 counties and more than 10 million residents, through its collaboration with state, regional, local, and private-sector partners in new business recruitment, existing employer support, international trade and export assistance, small business start-up counseling, and tourism promotion.



**Business
Recruitment**



**Existing Industry
Support**



**International
Trade**



**Small Business
Support**



Tourism

Our Structure

501(c)3 non-profit (not a state government agency)

Contractor to NC Department of Commerce

**17-member Board of Directors appointed by Governor
and General Assembly**

65 employees in NC + international offices

Our Structure

Mirrored after public-private economic development partnerships in place in 17 other states (AL, AZ, DE, FL, IL, IN, IA, MI, MO, NJ, NM, OH, RI, UT, VA, WI, WY)

Leverages public and private financial resources to further the state's economic development objectives

Public-private organizational structure is also most common at local level (e.g. County EDCs)

Why This Structure?

**Increased accountability for performance and results –
Accomplishment vs. Activity**

Continuity through political transitions

**Additional resources (i.e. private funding) allows the state
to do more to market and sell itself to target audiences**

Greater operational flexibility

Our Strategies

Business Recruitment

Existing Industry Support

Export Assistance

Small Business Start-Up Counseling

Tourism Promotion

Our Strategies

Business Recruitment

Existing Industry Support

Export Assistance

Small Business Start-Up Counseling

Tourism Promotion

Our Strategies

Business Recruitment

Existing Industry Support

- **Existing employer retention and expansion**
- **Resource “matchmaker” for state services and other business support resources (e.g. permitting, workforce and training, customers and business partners)**

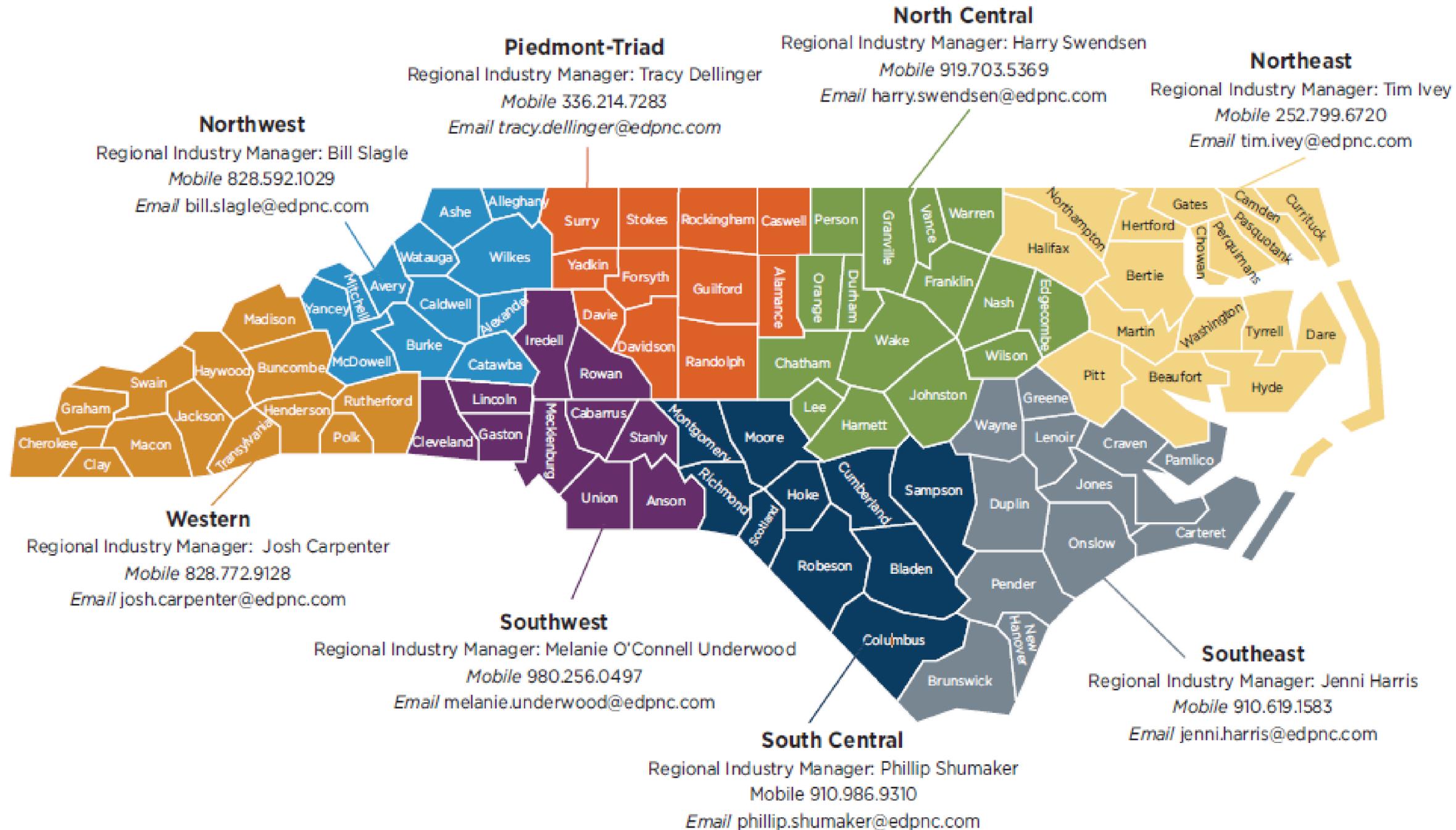
Export Assistance

Small Business Start-Up Counseling

Tourism Promotion

Our Team

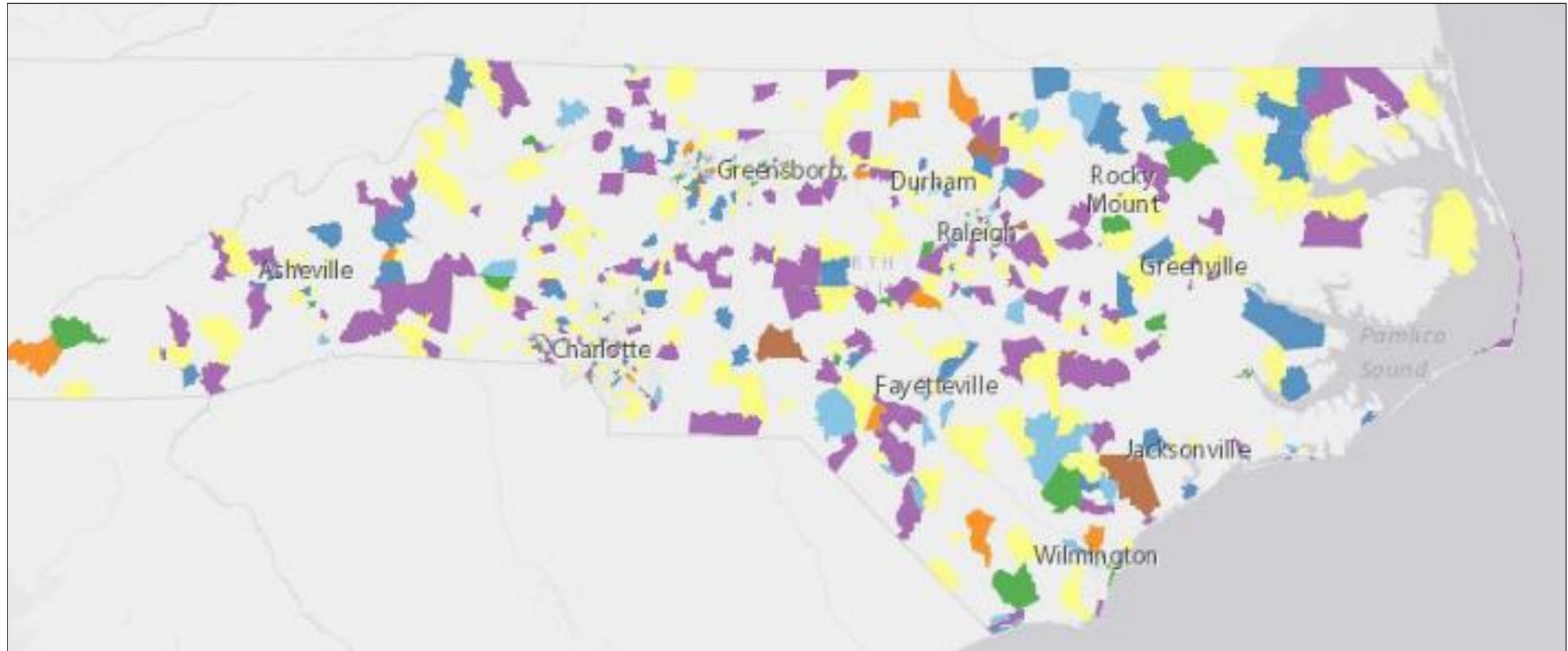
Regional Industry Managers



Rental Housing Conditions in NC

- Many North Carolina communities are experiencing an affordable housing crisis, which is particularly severe for those who rent. More than 290,000 NC households spend more than 50% of their incomes on rent.
- In some sectors, wages have stagnated while rents have continued to climb, resulting in a sharp increase in the number of cost burdened rental households.
- Increasing rents have contributed to overcrowding.
- Although progress has been made in reducing the number of substandard housing units in the state, there are still thousands of rental housing units that lack complete plumbing and kitchen facilities.

Housing Conditions in NC



<https://curs.unc.edu/2017/02/20/extreme-housing-conditions-north-carolina/>

William Rohe, Todd Owen, Sarah Kerns.
Center for Urban and Regional Studies, UNC

Among the Report's Findings...

- Census tracts with extreme housing conditions were found in 46 of North Carolina's 100 counties and in all regions.
- As of 2013, more than 377,000, or 28.2 percent, of the State's rental households experienced severe cost burdens, were overcrowded or lacked critical facilities.
- The number of severely cost-burdened households increased by 53,737 or 22.5 percent between 2008 and 2013.
- In eight census tracts, over 60 percent of renter households were severely cost burdened, with the highest percentage being 77.4 percent in a Wake County tract.
- The number of overcrowded households increased by 20,437, or 45.4 percent, between 2008 and 2013.
- In six census tracts, over 30 percent of renter households were overcrowded, with the highest rate being 53 percent in a Wake County tract.

What can we do to improve the situation

- Make it easier to find available properties in your communities.
- Make it easier for contractors and construction workers to establish their businesses in North Carolina.
- Continue to emphasize Community College and Apprenticeship programs that focus on building and construction (Electrical, Plumbing, Maintenance).
- Local governments can increase the supply of affordable housing by increasing land zoned for multi-family housing and streamlining approval processes.

Moving Forward

*Some people will believe what you say,
everyone will believe what you do.*

Questions?

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