



MOORESVILLE COMPREHENSIVE HOUSING STRATEGY

HOUSING NEEDS ASSESSMENT

**FINAL REPORT
JANUARY 5, 2016**

MOORESVILLE COMPREHENSIVE HOUSING STRATEGY HOUSING NEEDS ASSESSMENT

**Final Report
January 5, 2016**

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EXECUTIVE SUMMARY

A. OVERVIEW

In response to the concerns about current and future housing needs, the Town of Mooresville and the Centralina Council of Governments (CCOG) are in the process of developing a Comprehensive Housing Strategy. This housing needs assessment is designed to inform the Town of Mooresville and suggest strategies to better meet the housing needs of current and future Mooresville residents.

This analysis has been based upon the collection and evaluation of quantitative data, such as examinations of current housing stock, housing prices, rental prices and vacancy rates, cost burdens, the capacity of vacant properties to accommodate residential development, and the housing needs demonstrated in an interview of key Mooresville of employers. The evaluation was also influenced by the expected increase in population through 2040, as drawn from the Metrolina Regional Model. An overview of these findings is summarized here.

B. RESEARCH FINDINGS

DEMOGRAPHIC AND ECONOMIC BACKGROUND

The population in the Town of Mooresville has expanded at a relatively fast rate over the last decade, rising from 18,823 people in 2000 to 35,300 in 2014. The racial and ethnic blend of the region is increasing. While the white population still represents 80.2 percent of the population, all minorities, other than the black population, have increased at a rapid rate. A substantial rise in the Hispanic population occurred, which expanded by over 1,700 persons and reached a proportion of 6.9 percent by 2010. A review of age cohort statistics revealed that persons from 55 to 64 are a rising proportion of our population, increasing by over 124.3 percent between 2000 and 2010.

Households with six or more persons grew at the most rapid rate between 2000 and 2010. Households with one and five persons also grew at a rate higher than the average growth rate. Furthermore, the mix of types of households is also undergoing considerable change, with single parent and non-family households making up a larger share of all households. Owner-occupied married-couple family households grew at the slowest rate over the decade, just 54.9 percent, compared to the 73.3 percent growth of households overall.

The total full and part time employment for Iredell County has increased from around 35,000 in 1969 to 85,332 in 2013. Employment in the county did, however, experience a dip during the recent recession before resuming an upward climb.

The labor force in Mooresville has continued to grow in recent years. Unemployment in Mooresville has followed a similar pattern to the State of North Carolina, falling over the past

few years, but it has remained lower than the State average in recent years. By June, 2015, the unemployment rate in Mooresville was 5.5, while the state's rate was 6.1 percent.

While the earnings per job in Iredell County continues to be lower than the State, it has been increasing steadily. By 2013, Iredell County's real average earnings per job was \$48,286 while the State was \$51,000. The real per capita income, however, has remained fairly consistent with State averages until the mid-2000's when it dropped slightly. Households with higher incomes have increased in their share of the population in the Town of Mooresville since 2000. In 2013, households with income of \$100,000 or more represented over a quarter of households. The proportion of households at lower income levels decreased, overall, during this time period.

In the Town, the poverty rate in 2000 was a very modest 7.2 percent, with 1,343 persons considered to be living in poverty. The 2013 American Community Survey (ACS) data showed that poverty in the Town increased to 9.9 percent, with the number of persons in poverty reaching an estimated 3,298. This remains low and there were no areas in the Town with disproportionate shares, or greater than ten percentage points higher than the jurisdiction average, of poverty.

HOUSING NEEDS ASSESSMENT

The housing stock in the Town of Mooresville rose 76.4 percent between 2000 and 2010, from 7,741 units in 2000 to 13,655 units in 2010. Homeownership in the Town declined slightly over the period, from 65.5 percent to 64.0 percent. There was a significant increase in the number of vacant housing units, which rose by 112.8 percent or 602 vacant units to 1,281 vacant units. However, the more concerning component of vacant housing units are those that are considered as "other vacant" by the Census. These types of units are not for-rent, nor are they for-sale; and are not available to the market place. There may be challenges in ownership; they may be abandoned or foreclosed upon; they may be too dilapidated to be considered habitable. With 205 such units empty in 2010, they comprise 16.0 percent of all vacant units and have tended to be somewhat more concentrated in the outer areas of the Town in 2010. When located in close proximity to one another, they may be considered a blighting influence.

In terms of housing production, the number of permits issued for construction for all units in the County peaked in 2008 before declining sharply. The vast majority of these newly permitted units were single family homes. The median home value increased from \$137,800 in 2000 to \$186,500 in 2013. The median contract rent also increased during this time, from \$596 in 2000 to \$734 in 2013.

The number of home sales in Mooresville has increased steadily since 2010. The average sales price has fluctuated around \$350,000 between 2010 and 2015, but has increased significantly since 2013. The concentrations of higher home values and rents followed similar shifts in locations in the Town between 2000 and 2013. In 2000, higher prices were located in the eastern portion of the Town by I-77. By 2013, this had shifted to areas on the western side of the Town for both higher rents and home values.

Information about the Town's current rental units were gathered through use of the 2015 Rental Vacancy Survey, covering single family rental units, apartments, mobile homes, and other types of rental units. All told, today vacancy rates of properties surveyed was a very low 2.5 percent, with single family units at 4.0 percent and apartments at 2.4 percent. The most frequently surveyed units were two bedroom units, with the most frequently surveyed type being apartment units. Apartments with prices between \$1,000 and \$1,250 had the highest vacancy rate at 3.9 percent.

Households that experience one or more of the housing problems are considered to have unmet housing needs, including overcrowding, incomplete plumbing or kitchen facilities, and cost burdens. According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, there were 9,179 households with unmet housing needs, which represented 37.3 percent of the households in the Town. The most common type of housing problem was cost burden, with some 30.6 percent of Mooresville residents facing cost burden. However, some 45.3 percent of renters were cost burdened. With such low vacancy rates and high market prices, it is no wonder that so many renters are cost burdened.

County assessor data was used to analyze the quality of the housing units in Mooresville. This data provides the effective year built and grade of the dwelling units in the Town. Using this data, such as units that have a very old effective year and are of lower grade materials are suitable for redevelopment. Units that have a very old effective year, but were constructed of higher quality materials and workmanship are more suitable for rehabilitation. There were a total of 79 units with the potential for rehabilitation and an additional 96 units with the potential for redevelopment. In addition, there were 173 units with the potential for redevelopment or renovation depending on the condition of each unit.

There is a large amount of vacant parcels in the Town of Mooresville that are zoned for prospective residential development, as either attached or detached units. It was found that the 3,056.51 acres of vacant property could have the potential to develop 9,520 detached or 10,454 attached units, with a maximum total capacity of 14,986 units. These vacant parcels are located in various areas of the Town and in various zones, allowing for a mix of different types of residential development to meet the needs of various households. In addition to the vacant parcels that can be utilized for development, there are 4,922 housing units in various stages of development, for a total of 19,908 units.

EMPLOYER SURVEY

The 2015 Employer Survey, contacting 15 of 20 employers, indicated a moderate need for employee housing. While most employers did not see housing as a barrier to recruiting and retaining employees, there were comments about the need for housing for workers in low to moderate income levels. Additional comments focused on the long commute times for workers coming into the community for their jobs and the lack of public transportation available in the Town.

MOORESVILLE HOUSEHOLD FORECAST

By 2040, the Town should expect an additional 4,043 households. The majority of these new households are expected to be owner households, with 2,588 new owner households. There are expected to be an additional 1,445 renter households by 2040. The Town should also expect that some 1,783 new households will be low to moderate income, the majority of which will be renter households.

SUMMARY

The Town of Mooresville has sufficient land under current zoning, almost 15,000 units, to handle all prospective growth. Furthermore, with 4,922 units in the pipeline, it would appear that the Town may have an oversupply of housing, given the current forecast. There is no need to consider annexation at this time. However, lower income households are having a harder time finding adequate housing, as shown by the high percentage of households with cost burdens. This, coupled with the fact that the Town has very low vacancy rates, demonstrates a current need for housing, particularly rental. With the current land available, as well as considering the amount of land available in Extra Territorial Jurisdictions (ETJs), the Town will be able to meet the new housing needs of future residents, although this can be further augmented through higher density housing and planning for more housing.

HOUSING CHALLENGES AND RECOMMENDATIONS

HOUSING CHALLENGES

The primary housing challenges facing the Town of Mooresville, as identified in the study, fell into the following categories:

1. **Unmet housing needs for many households.** This represents existing households with a housing problem: defined as overcrowding, cost burdened or lacking complete kitchen or plumbing facilities. The householders may also have one or more of these challenges. There were over 9,100 households with housing problems in the Town of Mooresville in 2012, which accounted for over a third of all households in the Town.
2. **Substantive opportunities for both rehab and redevelopment.** An evaluation of County Assessor data has provided us with information about where rehabilitation and redevelopment opportunities exist within the Town. These areas provide the Town of Mooresville with an opportunity to address the housing needs of Mooresville residents through rehabilitation and redevelopment, optimizing the use of existing infrastructure.
3. **High capacity in existing vacant parcels of land.** The vacant parcels within the Town of Mooresville have the capacity to accommodate a maximum of 9,520 detached units or 10,454 attached units, or a maximum of 14,986 of both detached and attached units. In addition, there are 4,922 housing units in various stages of development in the Town

of Mooresville, for a total of 19,908 units. This does not include the Extra-Territorial Jurisdictions that have a capacity of another 13,402 units.

4. **Demand for both rental units and homeownership housing over the forecast horizon.** Rising housing prices, coupled with a very low rental vacancy rate with high rental rates, are reflective of the growth that Mooresville has already experienced. The Town of Mooresville is expected to grow by over 4,000 households by 2040. There are expected to be an additional 1,400 renter households and 2,500 owner households. Over 1,700 of these new households are expected to be low to moderate income households. This particular need should be addressed.
5. **Current zoning limits the density of new housing in many areas in the Town.** Maximum zoning densities in the Town, especially for multi-family housing limits the production and affordability of new multifamily developments within current limits. To create mixed-income housing, and therefore a larger quantity of housing, the Town should consider higher density zones in central areas of the Town, to better utilize existing infrastructure.

RECOMMENDATIONS TO ADDRESS HOUSING NEEDS

These housing challenges present the Town of Mooresville with the opportunity to plan for future housing needs as the Town grows. The Town's expanding population and dynamic housing needs can be addressed through several strategies to promote successful growth. Through redevelopment and rehabilitation, housing development in vacant properties, and encouraging low to moderate income housing within the Town, Mooresville will be able to meet the housing needs of current and future residents, while still maintaining the character and vibrancy of the Town. The current amount of available property within Mooresville appears to be sufficient to meet the needs of the growing population.

Recommendation 1: Conduct Rehabilitation and Redevelopment

There are close to 350 units in the Town of Mooresville that have the potential for redevelopment and renovation. This presents a particular opportunity in areas where these units are located together, allowing for more substantial areas of redevelopment. Renovation and redevelopment can serve to meet the needs of current residents with housing problems as well as help prepare for future residents.

Actions:

1. Identify clusters of properties, from the data provided, which are fit for redevelopment and encourage development of these properties through development incentives.
2. Review the list of properties that have the potential for rehabilitation.
3. Review the list of properties that have the potential for redevelopment.
4. Review the list of properties that have the potential for rehabilitation or redevelopment.

Recommendation 2: Encourage Low to Moderate Income Housing

By 2040, the Town of Mooresville is expected to have an additional 1,700 low to moderate income households. Over two-thirds of these low to moderate income households are expected to be renters. Many of these low to moderate income households will be faced with housing problems, primarily cost burdens. In addition, the production of rental units has decreased dramatically in the County in the past few years. Encouraging development of housing to accommodate lower income households, as well as rental units, will accommodate the influx of new residents in the Town.

Actions:

1. Encourage housing development through density bonus, fee waivers, and other forms of cost benefits to developers.
2. Increase the density of housing in select core areas, to maximize the use of existing infrastructure. Review maximum density restrictions for multifamily housing in residential zoning districts for areas that could accommodate higher density rental development
3. Seek out funding opportunities from local and state sources. Investigate the availability of Low Income Housing Tax Credit, rental production program loans, multifamily tax-exempt bonds, and homebuyer programs through the North Carolina Housing Finance Agency.

I. INTRODUCTION

A. BACKGROUND

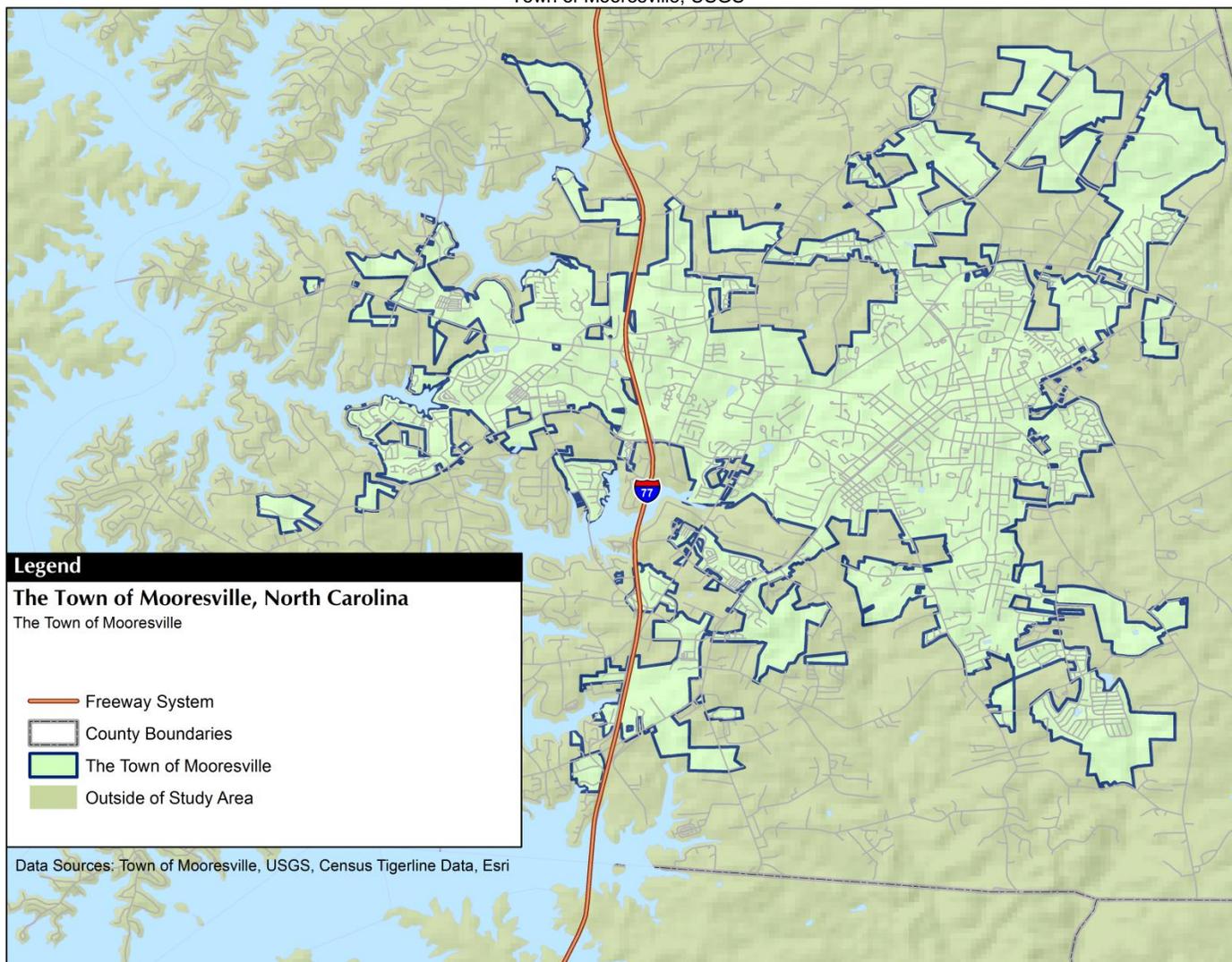
The Town of Mooresville and Centralina Council of Governments (CCOG), in recognizing the need for effective planning for growth, has undertaken a housing study to understand the current needs of the Mooresville community. The Town of Mooresville is a member of CCOG. CCOG is a regional planning organization that encompasses nine counties and encourages community and economic development within the region.

As the Town of Mooresville looks to meet the needs of current and future residents, it is preparing for the future. The Town has already experienced a significant amount of growth in the past decade and anticipates continues growth over the next coming decades. This study serves as a resource to survey the current conditions of the Town's demographics, economy, and housing, as well a tool to help develop future guidelines for development within the Town.

STUDY AREA

The area of study for this Strategy is the Town of Mooresville, North Carolina. Located in Iredell County, it is slightly less than 30 miles north of Charlotte, North Carolina. The Town encompasses an area of 23.66 square miles, and is geographic spread out with uneven boundaries and areas barely interconnected, or not connected. The study area is shown in Map I.1, on the following page.

Map I.1
Town of Mooresville, North Carolina
Town of Mooresville, USGS



B. RESEARCH METHODOLOGY

The 2015 Mooresville Comprehensive Housing Strategy represents a thorough examination of a variety of sources related to housing within the Town of Mooresville and Iredell County. This study involved primary research and secondary research. This research was compiled to provide the Town with sufficient data to analyze the current housing situation in the Town and the tools to create strategies to meet future needs.

Primary research was the creation and analysis of new data for this study. This has taken the form of two areas of research. First, the 2015 Rental Vacancy Survey (RVS) was conducted in the Town, an exhaustive telephone survey of rental properties. The RVS surveyed a total of 3,028 units with 77 respondents. This data is being compared to another rental vacancy survey that was conducted in 2013 for the CONNECT Our Future Regional Housing Study. Mooresville was a part of this regional study, allowing for data from the 2013 results to be compared to the current situation. A second survey was conducted of major employers in the Town. The surveyors were provided with the names and contact persons of 19 major employers. Fifteen (15) responded by the release of this report. The others were attempted multiple times through phone and e-mail contact. This data is useful to analyze the perceived housing needs of employees of these firms in the Town.

Secondary research included the collection and analysis of previously constructed data. This existing data includes 2000 and 2010 Census data, 2009-2013 American Community Survey (ACS) data, Bureau of Labor Statistics (BLS) data, and Bureau of Economic Analysis (BLS) data. In addition, this plan utilizes Iredell County Assessor data, USGS data and various other data provided by the Town of Mooresville, the Centralina COG or pertaining to the Town or the County. All of this data is incorporated to generate summaries and detailed analysis of the demographic, economic and housing climate in the Town of Mooresville.

All of these data are included in the following narrative and will be explored in greater detail throughout the study.

II. DEMOGRAPHIC AND ECONOMIC INFLUENCES

This section presents demographic and economic information collected from the Census Bureau, the Bureau of Economic Analysis (BEA), the Bureau of Labor Statistics (BLS), and other sources in regard to the Town of Mooresville. Data were used to analyze a broad range of socio-economic characteristics, including population growth, race and ethnic distribution and concentrations, disability, employment, income, and poverty. Ultimately, the information presented in this section helps illustrate the underlying conditions that have shaped housing market behavior in the Town of Mooresville.

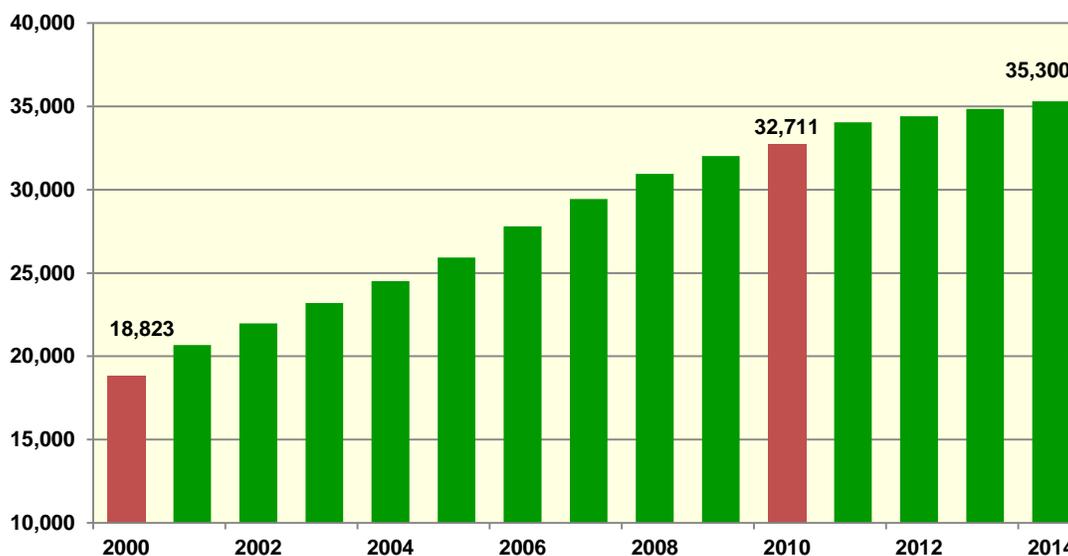
To supplement 2000 and 2010 Census data, information for this analysis was also gathered from the Census Bureau's American Community Survey (ACS), as well as intercensal estimates. The ACS data cover similar topics to the decennial counts but include data not appearing in the 2010 Census, such as household income and poverty. The key difference of these data sets is that ACS data represent a five-year average of annual data estimates as opposed to a point in time 100 percent count; the ACS data reported herein span the years from 2009 through 2013.

A. DEMOGRAPHICS

POPULATION DYNAMICS

The population in the Town of Mooresville has expanded at a relatively fast rate over the last decade, almost doubling between 2000 and 2014. It expanded at 5.7 percent per year from 2000 to 2010, but has slowed to 1.9 percent per year this decade. The Town's population was 18,823 in 2000 and grew to 35,300 by 2014. This is seen Diagram II.1, below.

Diagram II.1
Population
Town of Mooresville
2000 & 2010 Census SF1 Data and Intercensal Estimates



The most recent data provided at the Town level is drawn from the 2010 Census, which includes breakdowns by income, race and ethnicity and other critical demographic information. As such, some of the data presented in the following section may appear a bit dated. This data is supplemented, however by the American Community Survey (ACS) data that provides five year estimates, most recently 2009-2013. The ACS data is included when applicable, but may not be accurate for all demographic breakdowns, as discussed in this section.

The Decennial Census reports the demographic and ethnic complexion of the town. For example, the 2000 and 2010 Decennial Census reports that the population grew 73.8 percent, but the racial distribution of the Town is rapidly changing, as seen in Table II.1, below. Blacks grew the slowest, increasing 33.1 percent, comprising a total of 10.9 percent of residents by 2010. The white population grew by 70.9 percent, and accounted for 80.2 percent of the population by 2010. All other racial groups, while representing much smaller fractions of the population, all grew significantly between 2000 and 2010. In terms of ethnicity, while the non-Hispanic population did not keep pace with the average rate of growth, the Hispanic population grew by close to 370 percent.

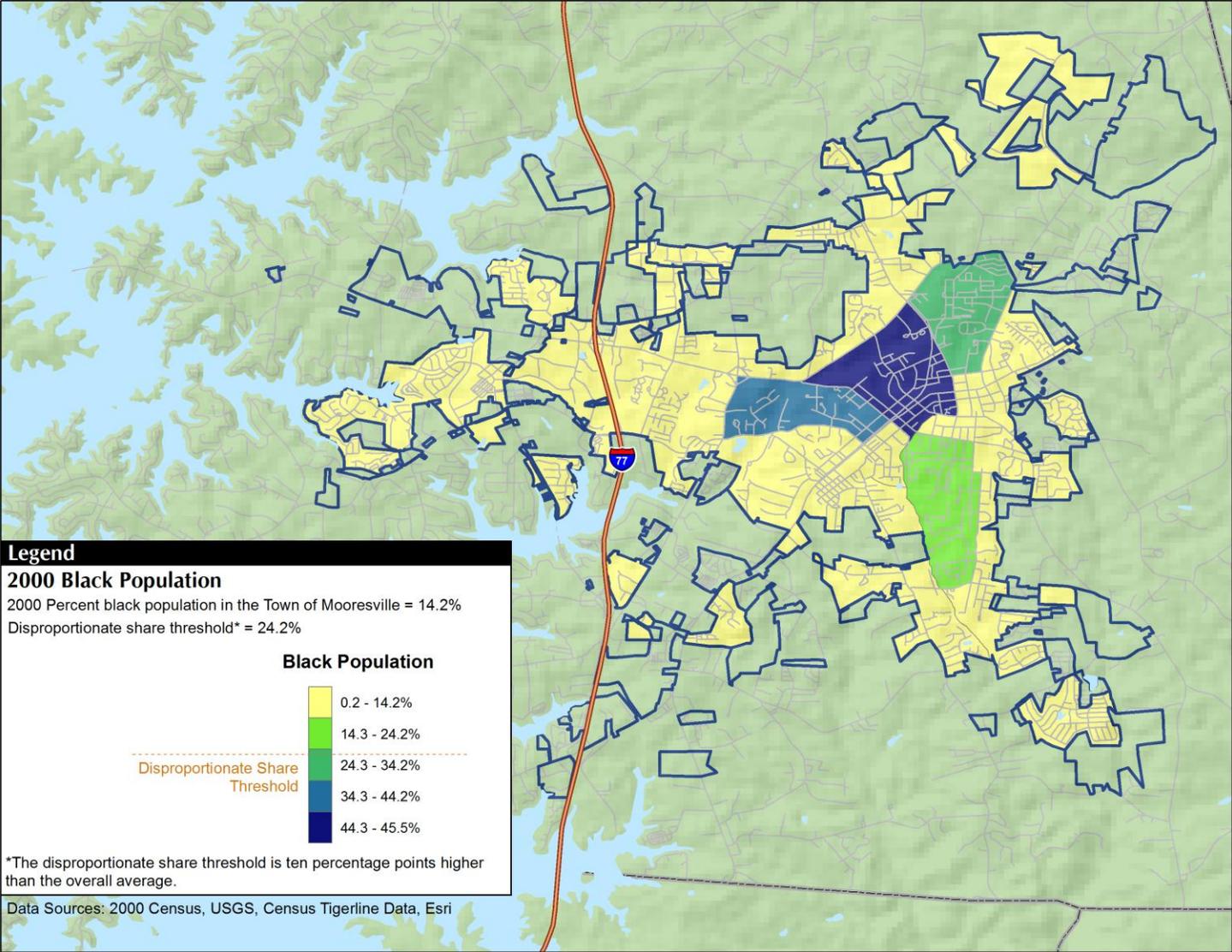
Table II.1
Population by Race and Ethnicity
 Town of Mooresville
 2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	15,348	81.5%	26,229	80.2%	70.9%
Black	2,679	14.2%	3,567	10.9%	33.1%
American Indian	67	.4%	162	.5%	141.8%
Asian	312	1.7%	1,073	3.3%	243.9%
Native Hawaiian/ Pacific Islander	4	.0%	12	.0%	200.0%
Other	214	1.1%	874	2.7%	308.4%
Two or More Races	199	1.1%	794	2.4%	299.0%
Total	18,823	100.0%	32,711	100.0%	73.8%
Non-Hispanic	18,343	97.4%	30,459	93.1%	66.1%
Hispanic	480	2.6%	2,252	6.9%	369.2%

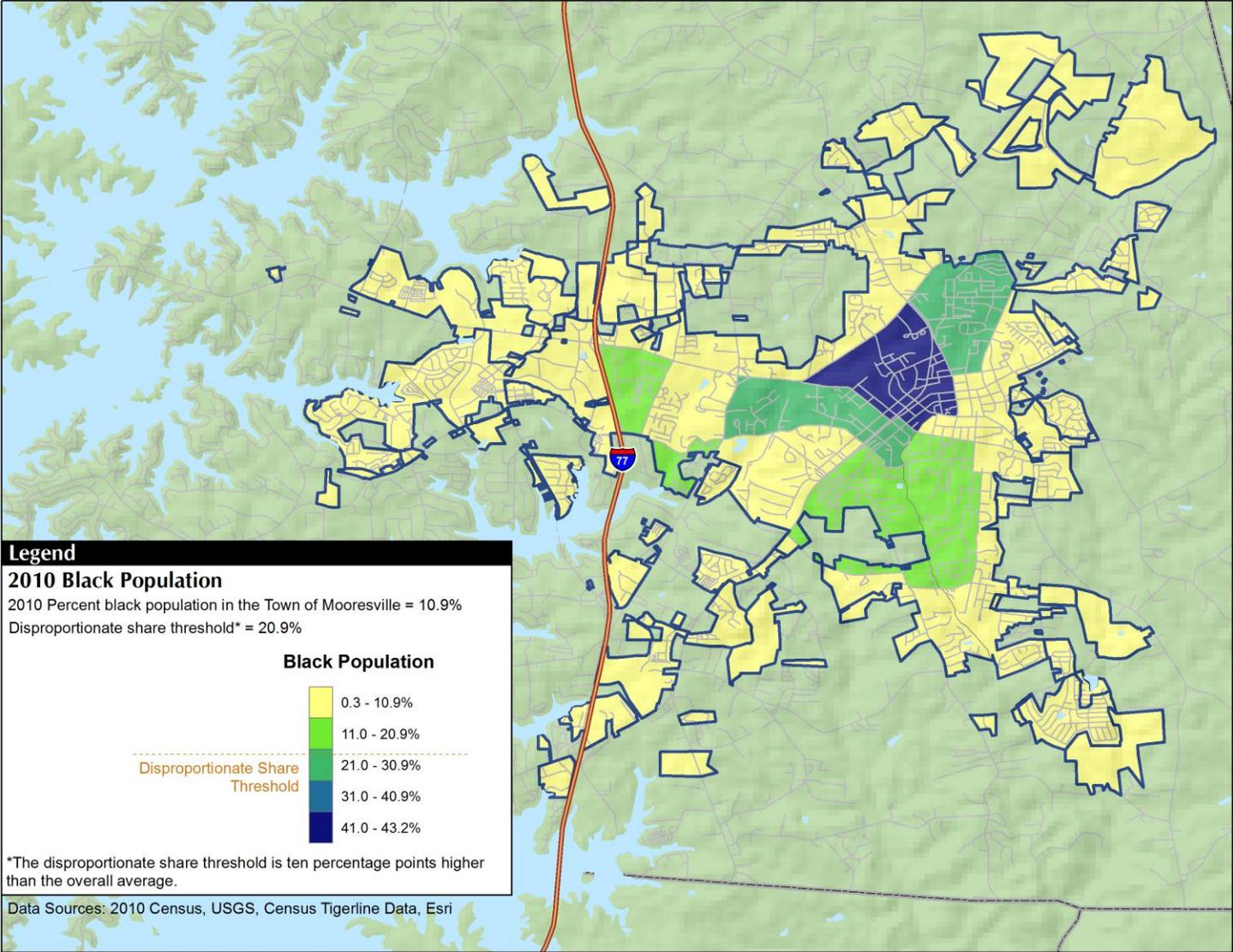
It is interesting to investigate if communities are becoming more diverse and integrated over time. A common measure is one of “disproportionate share.” If the population of a particular group in part of area is more than 10 percentage points above the geographic average for the entire area, then areas of over concentrations of selected minorities are occurring. In 2000, this would represent areas of the region that may have more than 20.2 percent or greater concentrations of Blacks, or 20.9 percent in 2010. Maps II.1 and II.2, on the following pages, display these concentrations. In both years there are areas within the Town that have areas with disproportionate shares of Black households.

For Hispanics, the population has grown by over 369 percent, rising from 480 to 2,252. The concentrations of Hispanics throughout the Town in 2000 and 2010 are shown in Maps II.3 and II.4 on pages 15 and 16. As seen therein, there are no areas with disproportionate shares of Hispanic populations in the Town, although the concentrations of Hispanic households have shifted somewhat between 2000 and 2010.

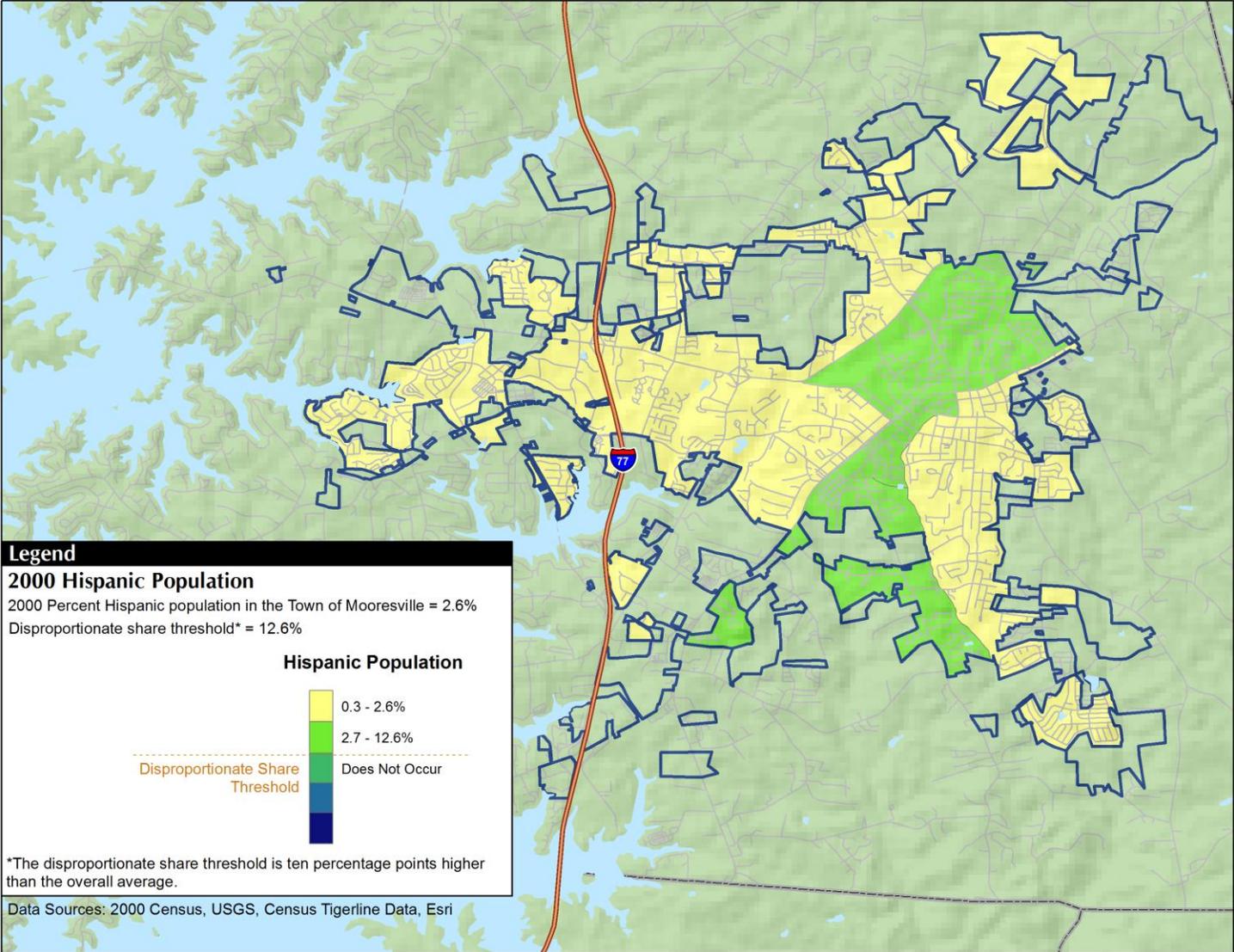
Map II.1
2000 Black Population
Town of Mooresville
2000 Census Data



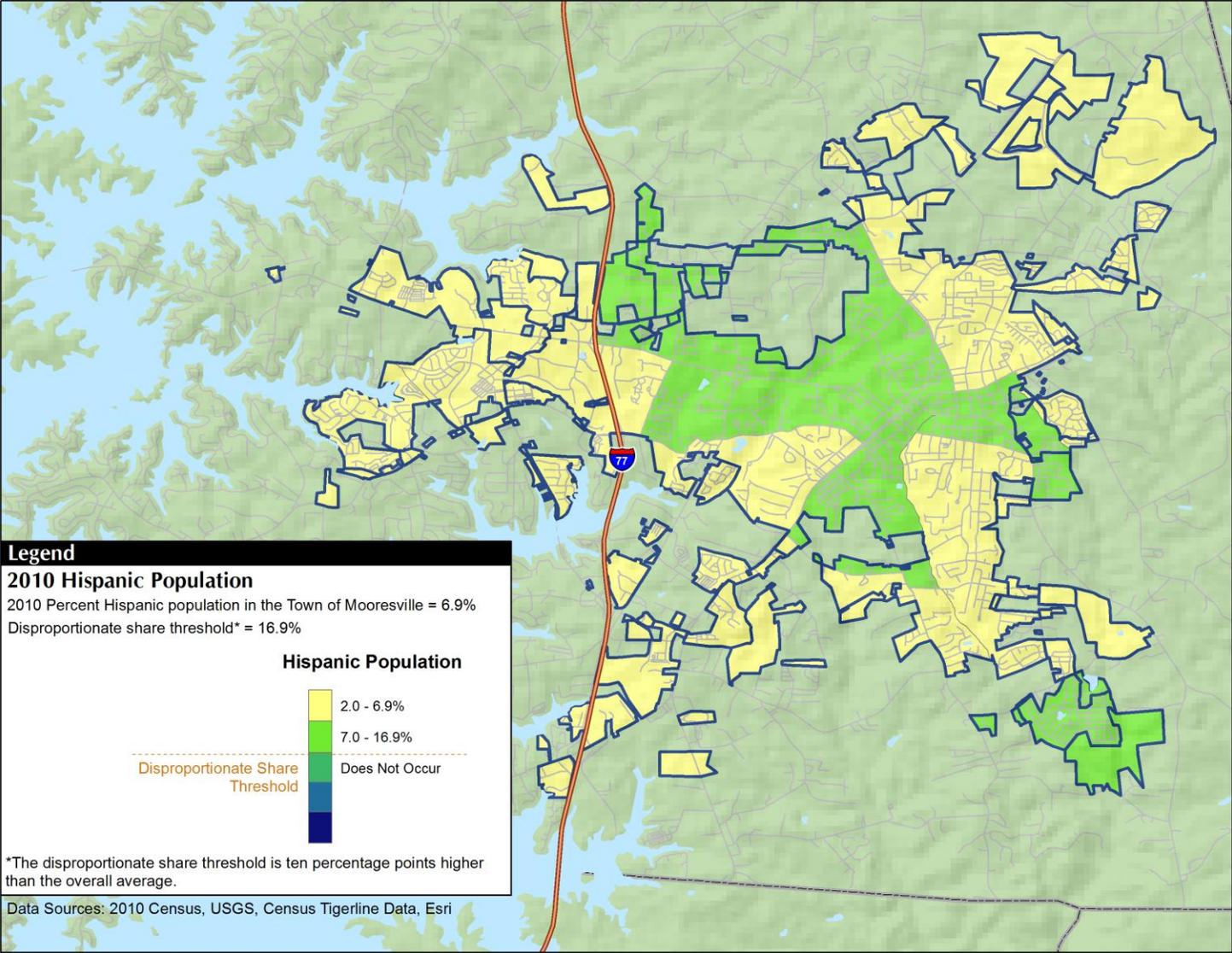
Map II.2
2010 Black Population
Town of Mooresville
2010 Census Data



Map II.3
2000 Hispanic Population
Town of Mooresville
2000 Census Data



Map II.4
2010 Hispanic Population
Town of Mooresville
2010 Census Data



POPULATION BY AGE

Data on population by age as reported in the 2000 and 2010 Decennial Census also showed some substantial change for the Town over the last decade. The fastest growing age groups were those aged 55 to 64, increasing by 124.3 percent, and those aged 20 to 24, which increased by 90.9 percent. Three age groups did not keep pace with the average rate of growth for Mooresville, including those under age 5, those aged 25 to 34 and those 65 and older.

**Table II.2
Population by Age**

Town of Mooresville
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,533	8.1%	2,241	6.9%	46.2%
5 to 19	4,240	22.5%	8,050	24.6%	89.9%
20 to 24	1,014	5.4%	1,936	5.9%	90.9%
25 to 34	3,024	16.1%	4,511	13.8%	49.2%
35 to 54	5,660	30.1%	10,001	30.6%	76.7%
55 to 64	1,239	6.6%	2,779	8.5%	124.3%
65 or Older	2,113	11.2%	3,193	9.8%	51.1%
Total	18,823	100.0%	32,711	100.0%	73.8%

More information regarding the elderly population was also collected from the 2000 and 2010 Census counts. As shown below in Table II.3, in both 2000 and 2010, the largest age cohorts among the elderly population represented persons in the age ranges of 67 to 69 and 65 to 66. The former increased by 85.6 percent and the latter by some 83.0 percent. However, the elderly population is growing at a slower rate than the average for the total population.

**Table II.3
Elderly Population by Age**

Town of Mooresville
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	224	10.6%	410	12.8%	83.0%
67 to 69	299	14.2%	555	17.4%	85.6%
70 to 74	506	23.9%	694	21.7%	37.2%
75 to 79	447	21.2%	603	18.9%	34.9%
80 to 84	322	15.2%	483	15.1%	50.0%
85 or Older	315	14.9%	448	14.0%	42.2%
Total	2,113	100.0%	3,193	100.0%	51.1%

DISABILITY STATUS

The Census Bureau defines disability as a lasting physical, mental, or emotional condition that makes it difficult for a person to conduct daily activities of living or impedes him or her from being able to go outside the home alone or to work.¹

¹ United States Census Bureau, http://www.census.gov/hhes/www/disability/disab_defn.html#ACS

According to 2000 Census data, some 18.2 percent of the Mooresville population was living with a disability. This represented an estimated total of 3,119 persons in Mooresville living with a disability. Some 17.2 percent of the population between 16 and 64 were living with a disability.

Table II.4
Disability by Age
 Town of Mooresville
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	202	5.9%
16 to 64	2,054	17.2%
65 and older	863	48.7%
Total	3,119	18.2%

The 2010 Decennial Census did not collect the long form or one-in-six sample data that the 2000 Census assembled; hence, some Census data counts are not available. However, each year the Census Bureau conducts the American Community Survey (ACS) to collect data similar to the long-form information collected in 2000. This is a sampled set of the population, of which the sample size may vary from year to year. While the distribution of the sample data is similar to the Census 2000 data, it excludes some of the population such as the homeless and persons in group quarters.

Table II.5, below, shows the disability population by type of disability. The most common disability was an employment disability, followed by a physical disability and a go-outside-home disability.

Table II.5
Total Disabilities Tallied: Aged 5 and Older
 Town of Mooresville
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	443
Physical disability	1,175
Mental disability	611
Self-care disability	299
Employment disability	1,529
Go-outside-home disability	1,025
Total	5,082

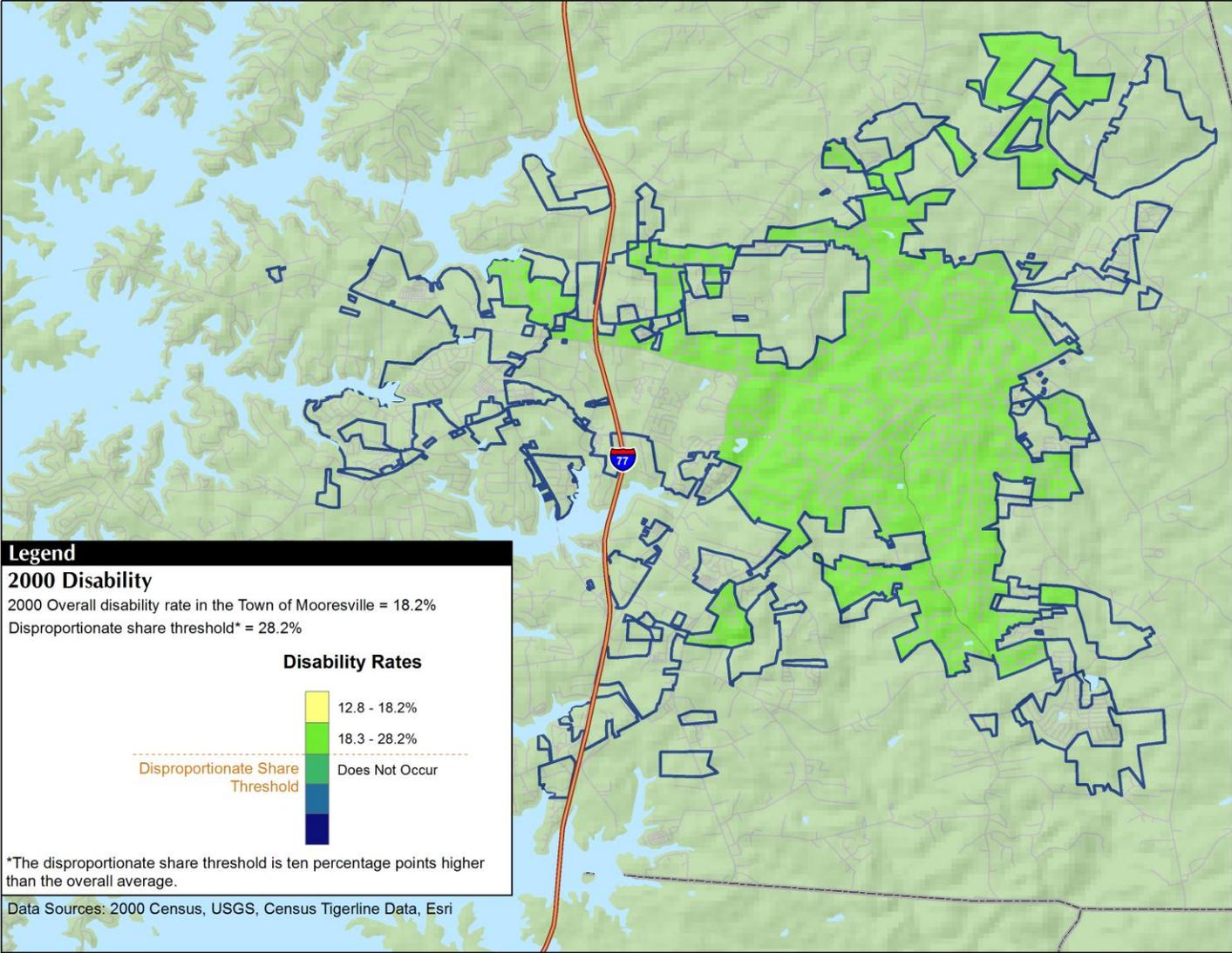
The 2013 three year ACS also reports information on the disabled. In this Census data, the region has a disability rate of 7.3 percent. This represents about 2,599 people, with the most of these between the ages of 35 to 64. Still, the disability rate is the highest for our elderly citizens, some 54.4 percent for males and 57.2 percent for females of the age of 75 or older, as seen in Table II.6, on the following page. Overall, the disability rate was higher for females, at 9.1 percent, than for males, at 6.4 percent.

Table II.6
Disability by Age
 Town of Mooresville
 2013 Five-Year ACS Data

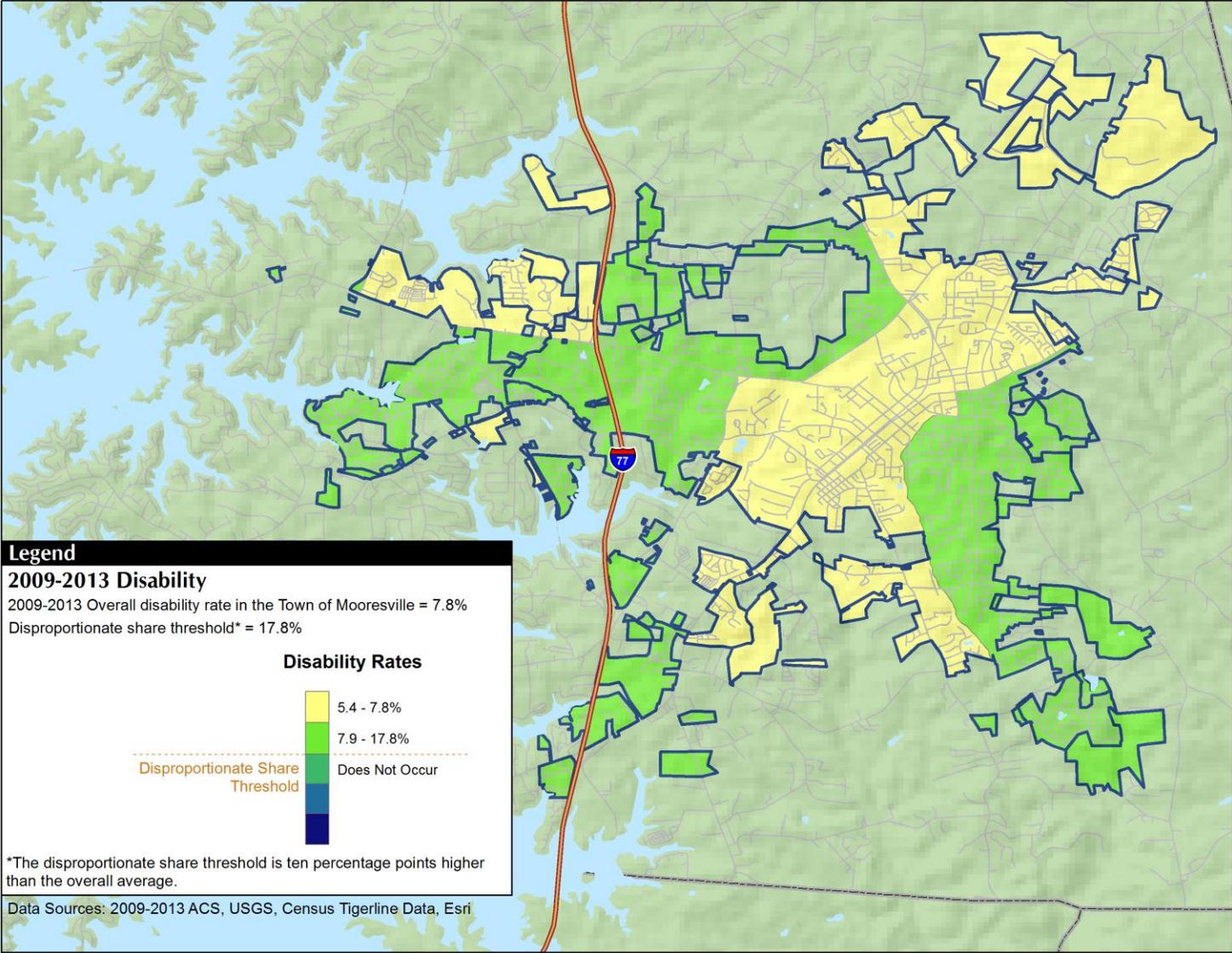
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	.0%	0	.0%	0	.0%
5 to 17	104	2.7%	73	2.0%	177	2.4%
18 to 34	126	3.1%	79	2.3%	205	2.7%
35 to 64	479	7.4%	665	9.2%	1,144	8.3%
65 to 74	168	24.6%	202	23.2%	370	23.8%
75 or Older	180	54.4%	523	57.2%	703	56.4%
Total	1,057	6.4%	1,542	9.1%	2,599	7.8%

The concentrations of persons with disabilities throughout the Town of Mooresville is shown for 2000 and in Map II.5 and for 2013 in Map II.6. As seen therein, there are no areas that have a disproportionate share of persons with disabilities. There was a shift, however in the areas with higher levels of concentrations of persons with disabilities between 2000 and 2013.

Map II.5
Percent of Disabled Persons by Census Tract
Town of Mooresville
2000 Census Data



Map II.6
Percent of Disabled Persons by Census Tract
Town of Mooresville
2009-2013 ACD Data



HOUSEHOLDS AND HOUSEHOLD SIZE

The number of households in the Town expanded by 73.3 percent from 2000 to 2010, as seen in Table II.8, below. However, some household sizes grew much more quickly than others. One person households grew more quickly than the average, rising some 82.1 percent over the decade. Two and four person households grow more slowly, with both categories rising more slowly than the region’s average, or 62.1 and 65.3 percent respectively. Two person households exceeded the Town average for growth. Five to seven or more person households all grew at the highest rate during the decade, with six person households increasing by 159.8 percent. While these latter categories comprises a smaller portion of households, its growth cannot be ignored. This may represent a demand for large-household housing units; and this emerging housing unit demand has implications for both the rental markets and homeownership markets.

Table II.8
Households by Household Size
 Town of Mooresville
 2000 & 2010 Census SF1 Data

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,711	24.0%	3,115	25.2%	82.1%
Two Persons	2,274	31.9%	3,687	29.8%	62.1%
Three Persons	1,310	18.3%	2,291	18.5%	74.9%
Four Persons	1,206	16.9%	1,993	16.1%	65.3%
Five Persons	477	6.7%	909	7.3%	90.6%
Six Persons	107	1.5%	278	2.2%	159.8%
Seven Persons or More	54	.8%	101	.8%	87.0%
Total	7,139	100.0%	12,374	100.0%	73.3%

Furthermore, the mix of types of households is also undergoing considerable change, with single parent and non-family households making up a larger share of all households. As noted on the following page in Table II.9, while total households grew some 73.3 percent, family households expanded more slowly, at 65.4 percent, and non-family households rose 93.0 percent. Owner-occupied married-couple family households grew at the slowest rate over the decade, just 54.9 percent. Other family households expanded 93.5 percent, with male householder rising 124.5 percent and female householders rising 84.7 percent.

Table II.9
Household Type by Tenure
 Town of Mooresville
 2000 & 2010 Census SF1 Data

Household Type	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
Family Households	5,082	71.2%	8,405	67.9%	65.4%
Married-Couple Family	3,917	77.1%	6,151	73.2%	57.0%
Owner-Occupied	3,174	81.0%	4,918	80.0%	54.9%
Renter-Occupied	743	19.0%	1,233	20.0%	65.9%
Other Family	1,165	22.9%	2,254	26.8%	93.5%
Male Householder, No Spouse Present	257	22.1%	577	25.6%	124.5%
Owner-Occupied	119	46.3%	287	49.7%	141.2%
Renter-Occupied	138	53.7%	290	50.3%	110.1%
Female Householder, No Spouse Present	908	77.9%	1,677	74.4%	84.7%
Owner-Occupied	389	42.8%	775	46.2%	99.2%
Renter-Occupied	519	57.2%	902	53.8%	73.8%
Non-Family Households	2,057	28.8%	3,969	32.1%	93.0%
Owner-Occupied	995	48.4%	1,937	48.8%	94.7%
Renter-Occupied	1,062	51.6%	2,032	51.2%	91.3%
Total	7,139	100.0%	12,374	100.0%	73.3%

DEMOGRAPHIC SUMMARY

The population in the Town of Mooresville has expanded at a relatively fast rate over the last decade, rising from 18,823 people in 2000 to 35,300 in 2014. The racial and ethnic blend of the region is increasing. While the white population still represents 80.2 percent of the population, all minorities, other than the black population, have increased at a rapid rate. A substantial rise in the Hispanic population occurred, which expanded by more than 1,700 persons and reached a proportion of 6.9 percent by 2010. A review of age cohort statistics revealed that persons from 55 to 64 are a rising proportion of our population, increasing by over 124.3 percent between 2000 and 2010.

Households with six or more persons grew at the most rapid rate between 2000 and 2010. Households with one and five persons also grew at a rate higher than the average growth rate. Furthermore, the mix of types of households is also undergoing considerable change, with single parent and non-family households making up a larger share of all households. Owner-occupied married-couple family households grew at the slowest rate over the decade, just 54.9 percent, compared to the 73.3 percent growth of households overall.

B. ECONOMICS

LABOR FORCE AND EMPLOYMENT

Data gathered from the Bureau of Labor Statistics (BLS) regarding the labor force, defined as the total number of persons working or looking for work, are presented below in Table II.10. These statistics are derived from sampling, employer reporting, and statistical estimation, and both the methodology and base reporting values are periodically revised. The Town of Mooresville began reporting its labor force statistics in 2010.

Between 2010 and 2014, employment has increased by over 1,400 and the labor force has increased by 700. The unemployment rate for the Town of Mooresville has decreased during this timeframe from 9.8 percent to 5.0 percent by 2014. This is also reflective of Iredell County and the State of North Carolina as a whole.

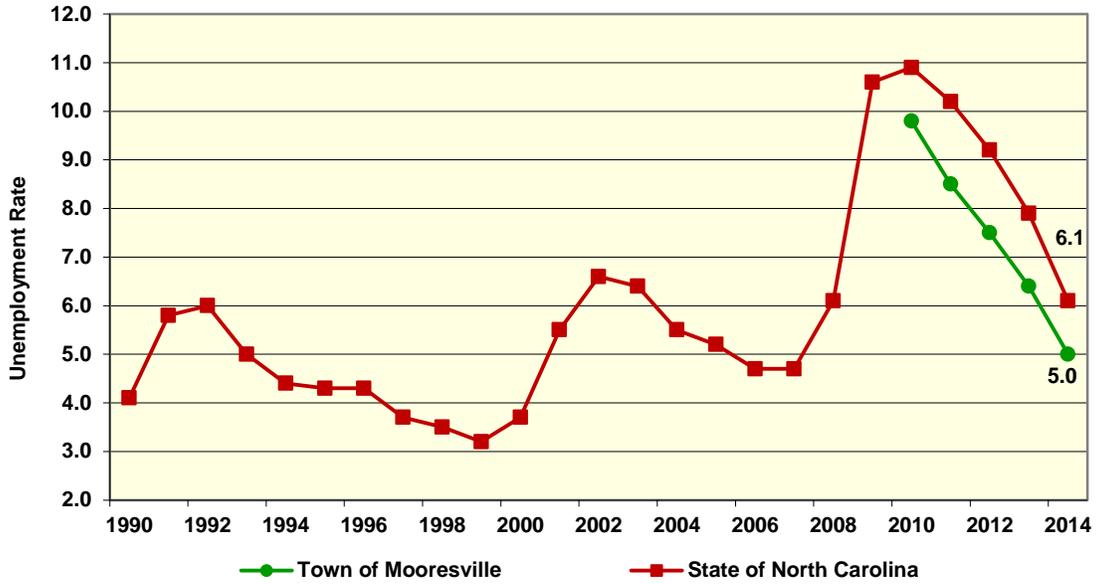
Table II.10
Labor Force Statistics
 Town of Mooresville
 1990 - 2014 BLS Data

Year	Unemployment	Employment	Labor Force	Unemployment Rate		
				Town of Mooresville	Iredell County	State of North Carolina
1990	3.9	4.1
1991	6.4	5.8
1992	5.3	6.0
1993	3.7	5.0
1994	3.0	4.4
1995	3.3	4.3
1996	3.5	4.3
1997	2.8	3.7
1998	2.6	3.5
1999	2.3	3.2
2000	3.4	3.7
2001	5.7	5.5
2002	6.6	6.6
2003	6.4	6.4
2004	5.3	5.5
2005	5.0	5.2
2006	4.4	4.7
2007	4.6	4.7
2008	6.4	6.1
2009	12.7	10.6
2010	1,693	15,597	17,290	9.8	12.9	10.9
2011	1,476	15,878	17,354	8.5	11.3	10.2
2012	1,326	16,318	17,644	7.5	9.8	9.2
2013	1,143	16,610	17,753	6.4	8.3	7.9
2014	907	17,083	17,990	5.0	6.1	6.1

The Town of Mooresville’s unemployment rate has declined at the same rate as the State rate since 2010. As seen in Diagram II.2, on the following page, the Town of Mooresville’s unemployment rate has also been consistently below the state rate, ending at 5.0 percent in 2014.

Diagram II.2
Unemployment Rate

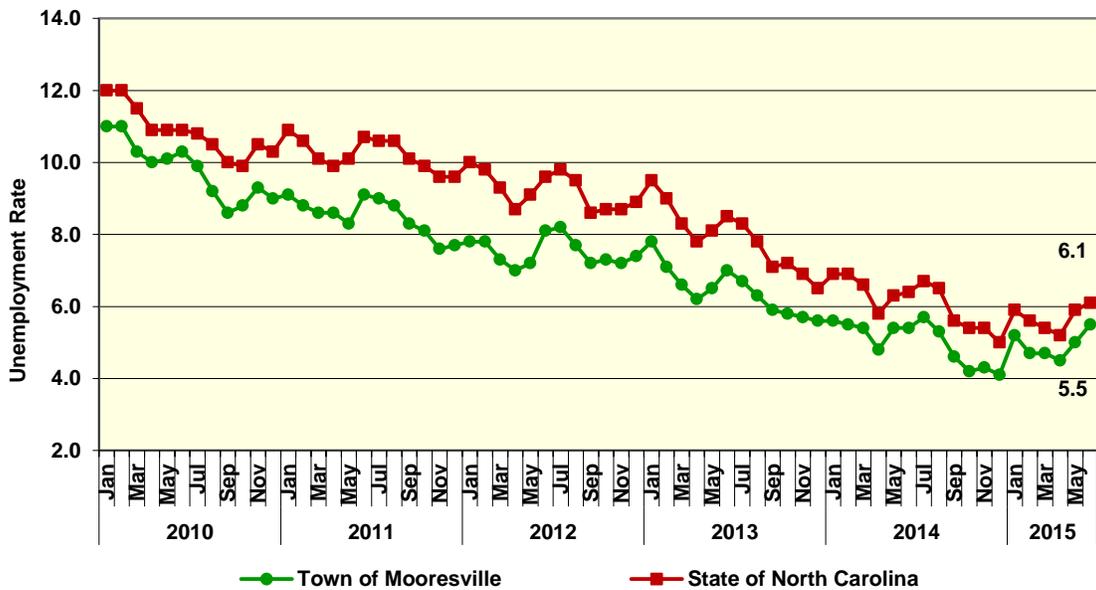
Town of Mooresville vs. State of North Carolina
1990–2014 BLS Data



In fact, the Town of Mooresville has very closely followed State trends in unemployment since 2010, as seen in the monthly unemployment rate in Diagram II.3.

Diagram II.3
Monthly Unemployment Rate

Town of Mooresville vs. State of North Carolina
2008–June 2015 BLS Data

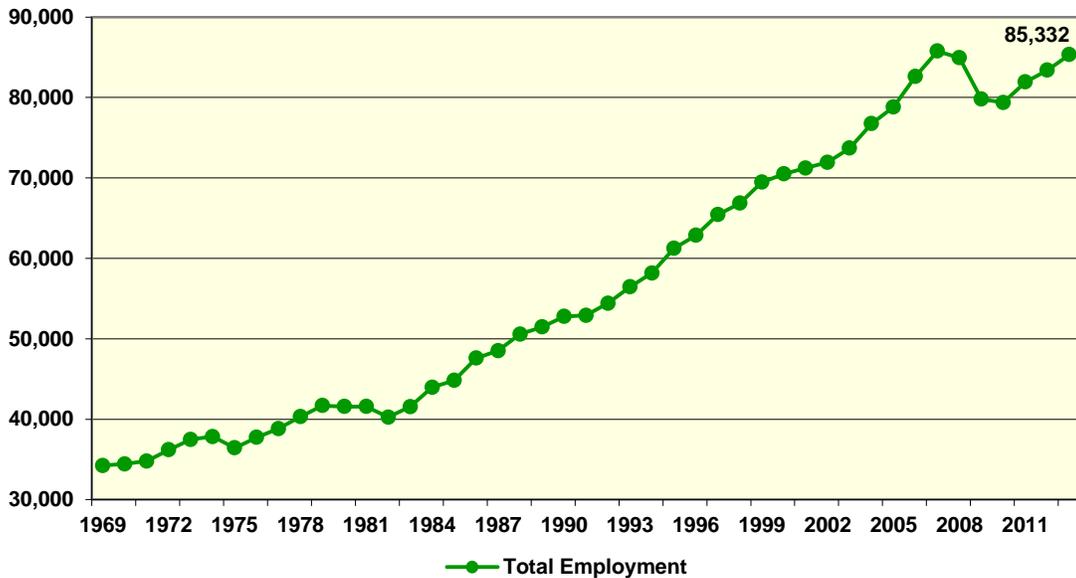


FULL- AND PART-TIME EMPLOYMENT

The Bureau of Economic Analysis (BEA) provides an alternate view of employment: a count of both full- and part-time jobs. Thus, a person working more than one job can be counted more than once in this database. Furthermore, BEA data includes both earned and unearned income sources, with examples of the latter including dividends, interest and rent. This income information is drawn from administrative records, and leads to a slight delay in the release of these data. The BEA only reports data by counties and states.

As shown in Diagram II.4 below, the total number of full- and part-time jobs in Iredell County increased substantially from 1969 through 2008, from around 34,000 jobs in 1969 to around 85,000 jobs in 2008. However, the County was impacted by the recent recession, losing close to 5,000 jobs between 2008 and 2011. These jobs have been regained, however, in the years since, and Iredell County ended with 85,332 full and part-time jobs by 2013.

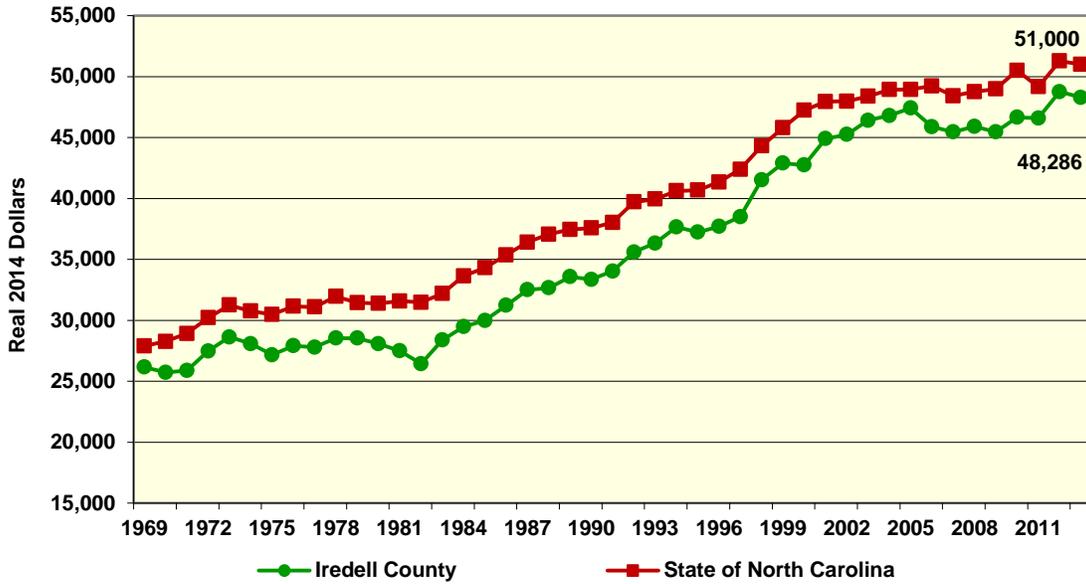
Diagram II.4
Full- and Part-Time Employment
 Iredell County
 1969–2013 BEA Data



REAL EARNINGS PER JOB

Using the BEA earned income data, one can derive real average earnings per job, by simply dividing total earnings by the number of jobs and removing the effects of inflation, which makes the data comparable over time. Diagram II.5, on the following page, shows that the County’s earnings per job have been growing at a similar rate to the State since 1969. The County, however, has remained lower than the state average by about \$3,000. The County average earning per job ended at \$48,286 in 2013, while the State was at \$51,000.

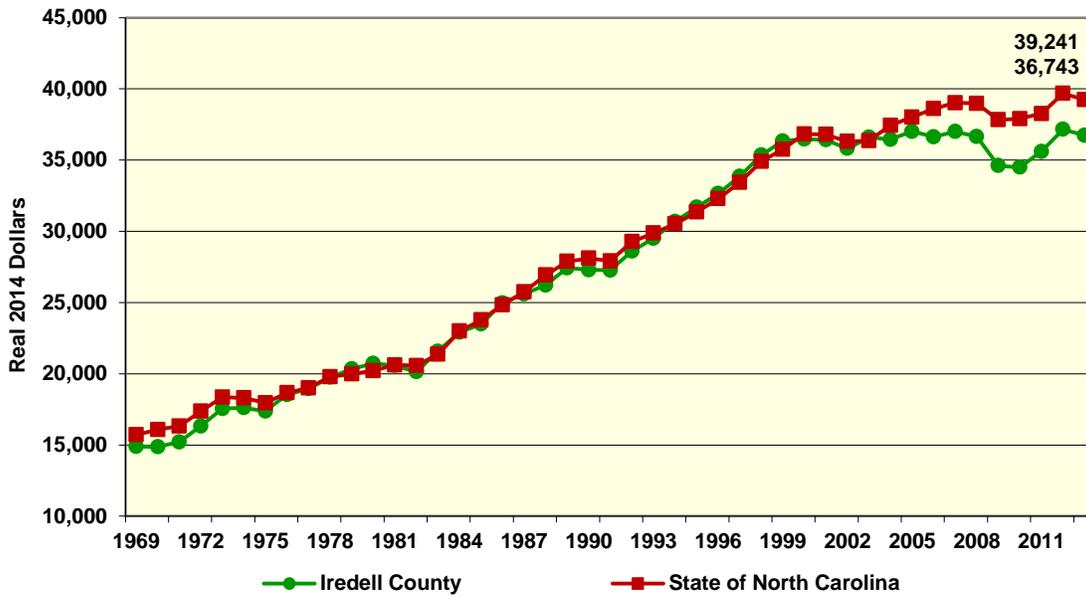
Diagram II.5
Real Average Earnings Per Job
 Iredell County
 1969–2013 BEA Data, 2014 Dollars



REAL PER CAPITA INCOME

Another gauge of economic health involves comparing the total of all forms of income: wages earned, transfer payments, and property income such as dividends, interest, and rents. When these data are added together and divided by population, per capita income is determined. Diagram II.6 compares real per capita income in the County to that of the State from 1969 through 2013. This diagram shows that per capita income in the County had been growing at the same rate as the State until 2005, when the County’s growth rate slowed. Both the State and the County took a hit in 2009, but have begun to recover, with Iredell County ending at \$36,743 in 2013.

Diagram II.6
Real Per Capita Income
 Iredell County
 1969–2013 BEA Data, 2014 Dollars



HOUSEHOLD INCOME

Households with higher incomes increased the most, overall, between 2000 and 2013. Households with incomes over \$100,000 increased by over 16 percentage points, or comprising some 255.3 percent of all households, followed by households between \$75,000 and \$99,999, which increased by 4.1 percentage points. All other income groups, with the exception of households earning \$20,000 to \$24,999, decreased during this time period. This is shown in Table II.11.

Table II.11
Households by Income
 Town of Mooresville
 2000 Census SF3 & 2013 Five-Year ACS Data

Income	2000 Census		2013 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	917	12.6%	1,331	11.0%
\$15,000 to \$19,999	476	6.5%	552	4.5%
\$20,000 to \$24,999	434	6.0%	918	7.6%
\$25,000 to \$34,999	1,064	14.6%	1,004	8.3%
\$35,000 to \$49,999	1,278	17.5%	1,523	12.5%
\$50,000 to \$74,999	1,548	21.3%	1,710	14.1%
\$75,000 to \$99,999	917	12.6%	2,025	16.7%
\$100,000 or More	649	8.9%	3,073	25.3%
Total	7,283	100.0%	12,136	100.0%

POVERTY

The Census Bureau uses a set of income thresholds that vary by family size and composition to determine poverty status. If a family’s total income is less than the threshold for its size, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index. The official poverty definition counts income before taxes and does not include capital gains and non-cash benefits such as public housing, Medicaid, and food stamps. Poverty is not defined for persons in military barracks, institutional group quarters, or for unrelated individuals under age 15, such as foster children.

As shown in Table II.12, below, there were an estimated 3,298 persons living in poverty in 2013, an increase from the 1,343 in 2000. This represented an increase from a poverty rate of 7.2 percent for the Town in 2000 to 9.9 percent in 2013. The poverty rate is defined as the percentage of the population living below the federal poverty level. The federal poverty level was \$23,550 for a family of four in 2013.² The largest group of persons in poverty was comprised of persons aged 18 to 64, which made up 63.3 percent of the total population in poverty in 2011.

Table II.12
Poverty by Age

Town of Mooresville
2000 Census SF3 & 2013 Five-Year ACS Data

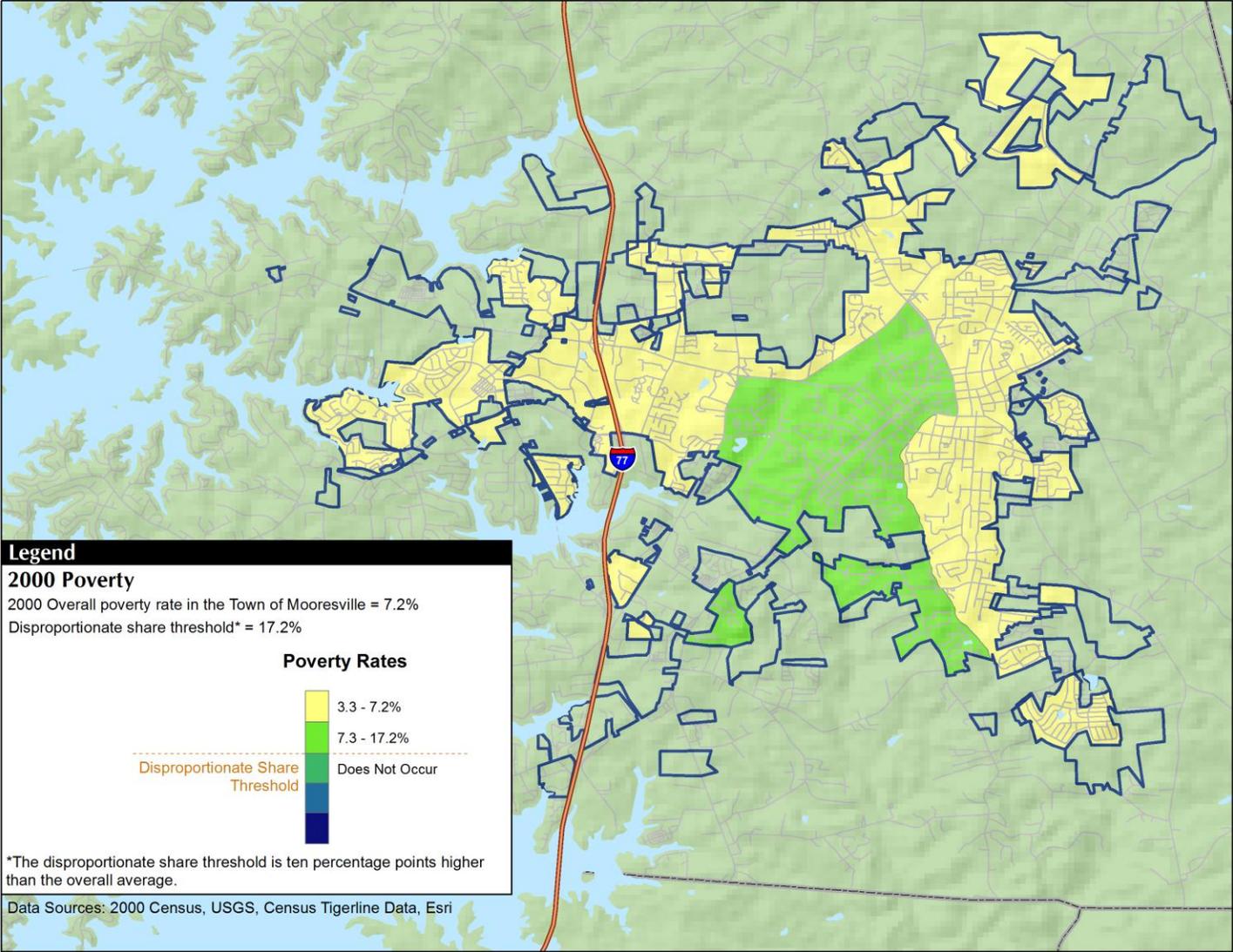
Age	2000 Census		2013 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	167	12.4%	295	8.9%
6 to 17	245	18.2%	730	22.1%
18 to 64	713	53.1%	2,087	63.3%
65 or Older	218	16.2%	186	5.6%
Total	1,343	100.0%	3,298	100.0%
Poverty Rate	7.2%	.	9.9%	.

The concentration of poverty throughout the Town was centered in the center of the Town in 2000, as seen in Map II.7 on the following page. This concentration spread out to cover more area of the Town by 2013, as seen in Map II.8 on page 31. The Town did not, however, have any areas with disproportionate shares of poverty at either of these points in time.

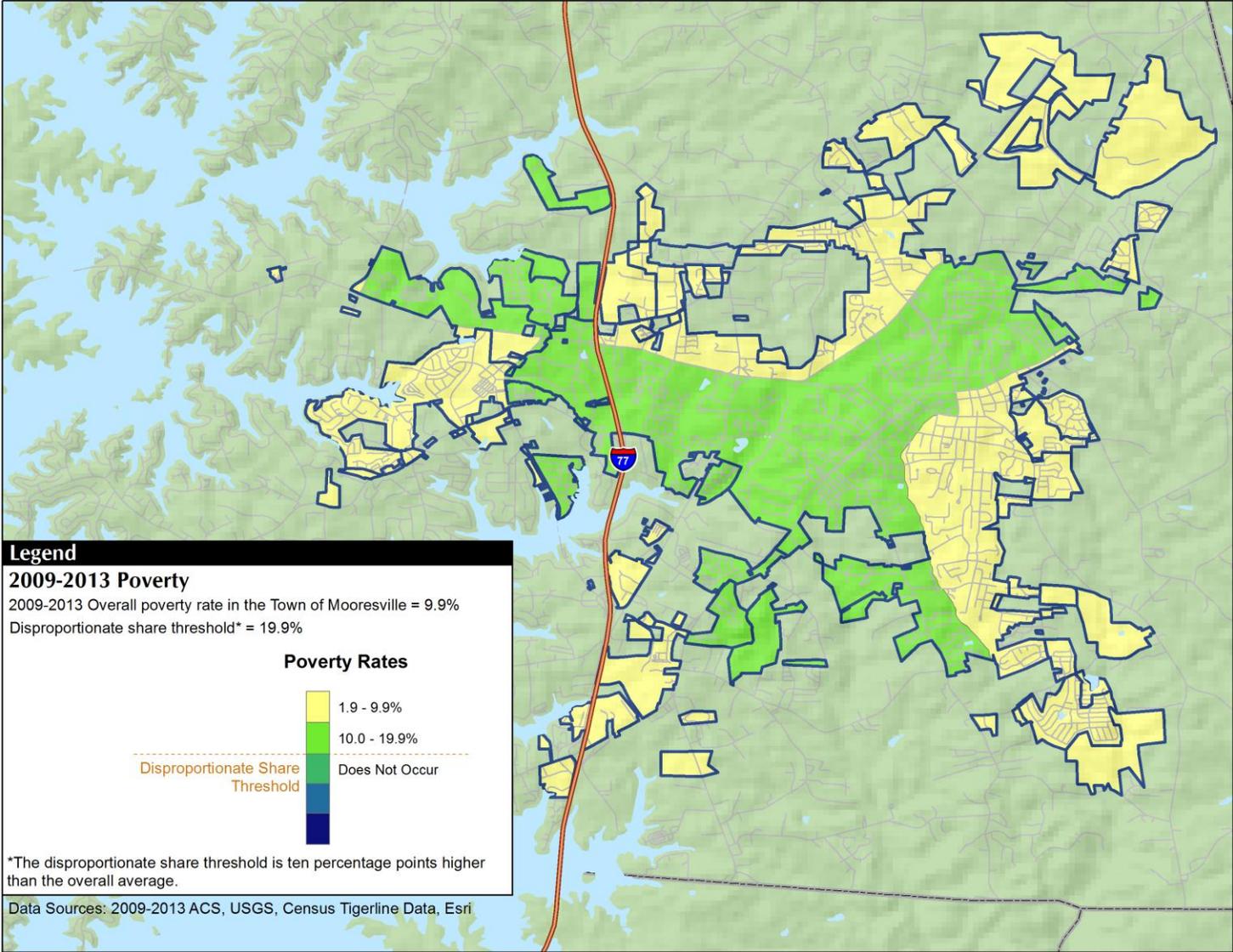
An additional map on page 32 shows the location of public housing in the Town in relation to the 2013 poverty concentrations. As seen on Map II.9, there is a cluster of public housing units in one area with three other sites in the Town, all but one of which are located in areas with higher concentrations of poverty in the Town.

² <https://aspe.hhs.gov/2013-poverty-guidelines>

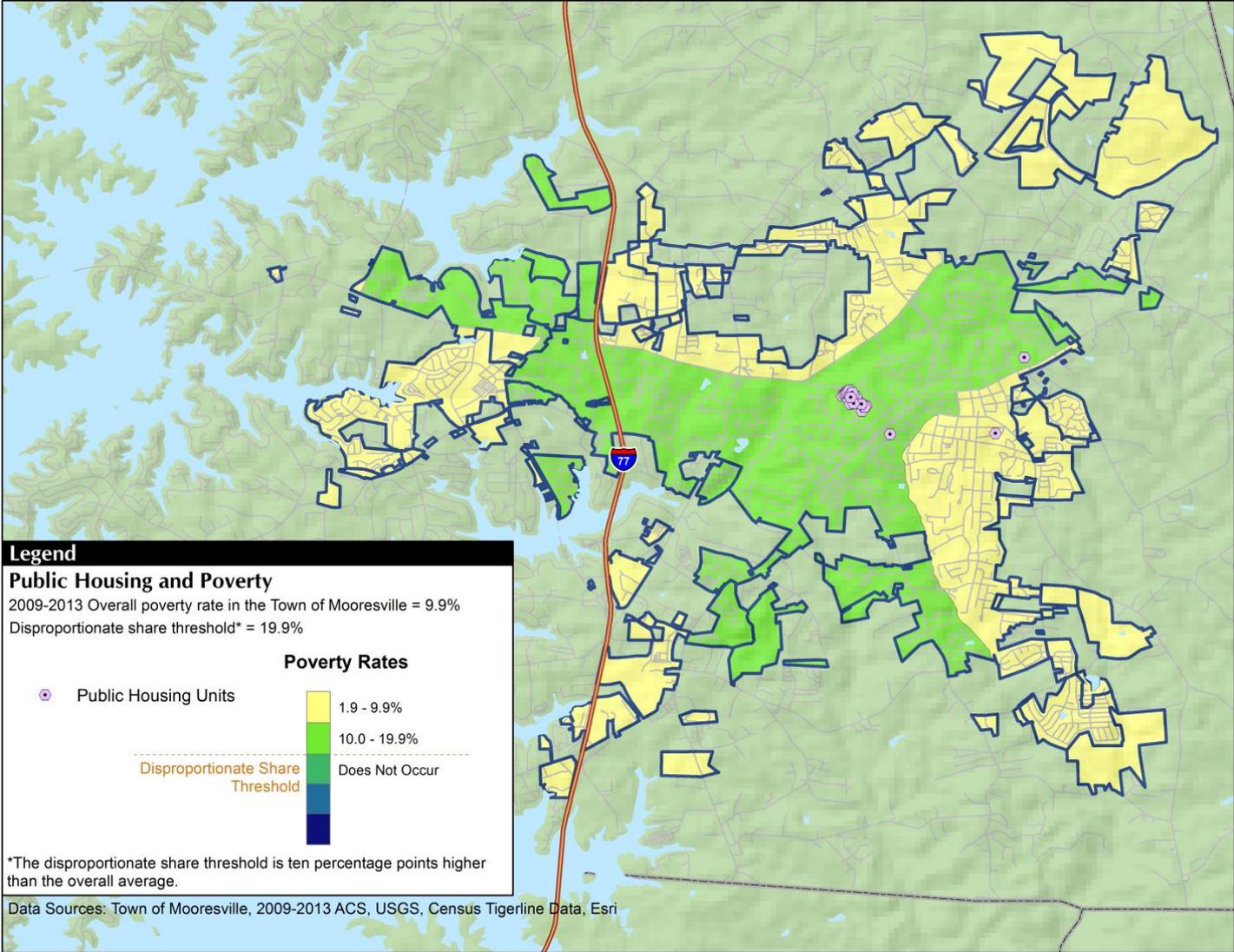
Map II.7
2000 Poverty
Town of Mooresville
2000 Census Data



Map II.8
2009-2013 Poverty
Town of Mooresville
2009-2013 ACS Data



Map II.9
Public Housing and Poverty
Town of Mooresville
2009-2013 ACS Data, Town of Mooresville



C. SUMMARY

The population in the Town of Mooresville has expanded at a relatively fast rate over the last decade, rising from 18,823 people in 2000 to 35,300 in 2014. The racial and ethnic blend of the region is increasing. While the white population still represents 80.2 percent of the population, all minorities, other than the black population, have increased at a rapid rate. A substantial rise in the Hispanic population occurred, which expanded by more than 1,700 persons and reached a proportion of 6.9 percent by 2010. A review of age cohort statistics revealed that persons from 55 to 64 are a rising proportion of our population, increasing by over 124.3 percent between 2000 and 2010.

Households with six or more persons grew at the most rapid rate between 2000 and 2010. Households with one and five persons also grew at a rate higher than the average growth rate. Furthermore, the mix of types of households is also undergoing considerable change, with single parent and non-family households making up a larger share of all households. Owner-occupied married-couple family households grew at the slowest rate over the decade, just 54.9 percent, compared to the 73.3 percent growth of households overall.

The total full and part time employment for Iredell County has increased from around 35,000 in 1969 to 85,332 in 2013. Employment in the county did, however, experience a dip during the recent recession before resuming an upward climb.

The labor force in Mooresville has continued to grow in recent years. Unemployment in Mooresville has followed a similar pattern to the State of North Carolina, falling over the past few years, and has remained lower than the State average. By June, 2015, the unemployment rate in Mooresville was 5.5, while the State's rate was 6.1 percent.

While the earnings per job in Iredell County continues to be behind the State, it has been increasing steadily. By 2013, Iredell County's real average earnings per job was \$48,286 while the State was \$51,000. The real per capita income, however, has remained fairly consistent with State averages until the mid-2000's when it dropped slightly. Households with higher incomes have increased in their share of the population in the Town of Mooresville since 2000. In 2013, households with income of \$100,000 or more represented over a quarter of households. The proportion of households at lower income levels decreased, overall, during this time period.

In the Town, the poverty rate in 2000 was a very modest 7.2 percent, with 1,343 persons considered to be living in poverty. The 2013 ACS data showed that poverty in the Town increased to 9.9 percent, with the number of persons in poverty reaching an estimated 3,298. There were no areas in the Town with disproportionate shares of poverty.

III. HOUSING EVALUATION

The evaluation of the state of the Town’s housing markets, as well as the existing need for housing, emerging housing trends, and future housing demand came from the use and evaluation of a variety of sources of information. These included the 2000 and 2010 Censuses, the 2009 through 2013 American Community Survey (ACS) data, Iredell County Assessor information, the 2015 Rental Vacancy Survey, a set of telephone interviews with key employers in Mooresville. Each of these are presented in this section.

A. HOUSING STOCK

OCCUPIED AND UNOCCUPIED HOUSING

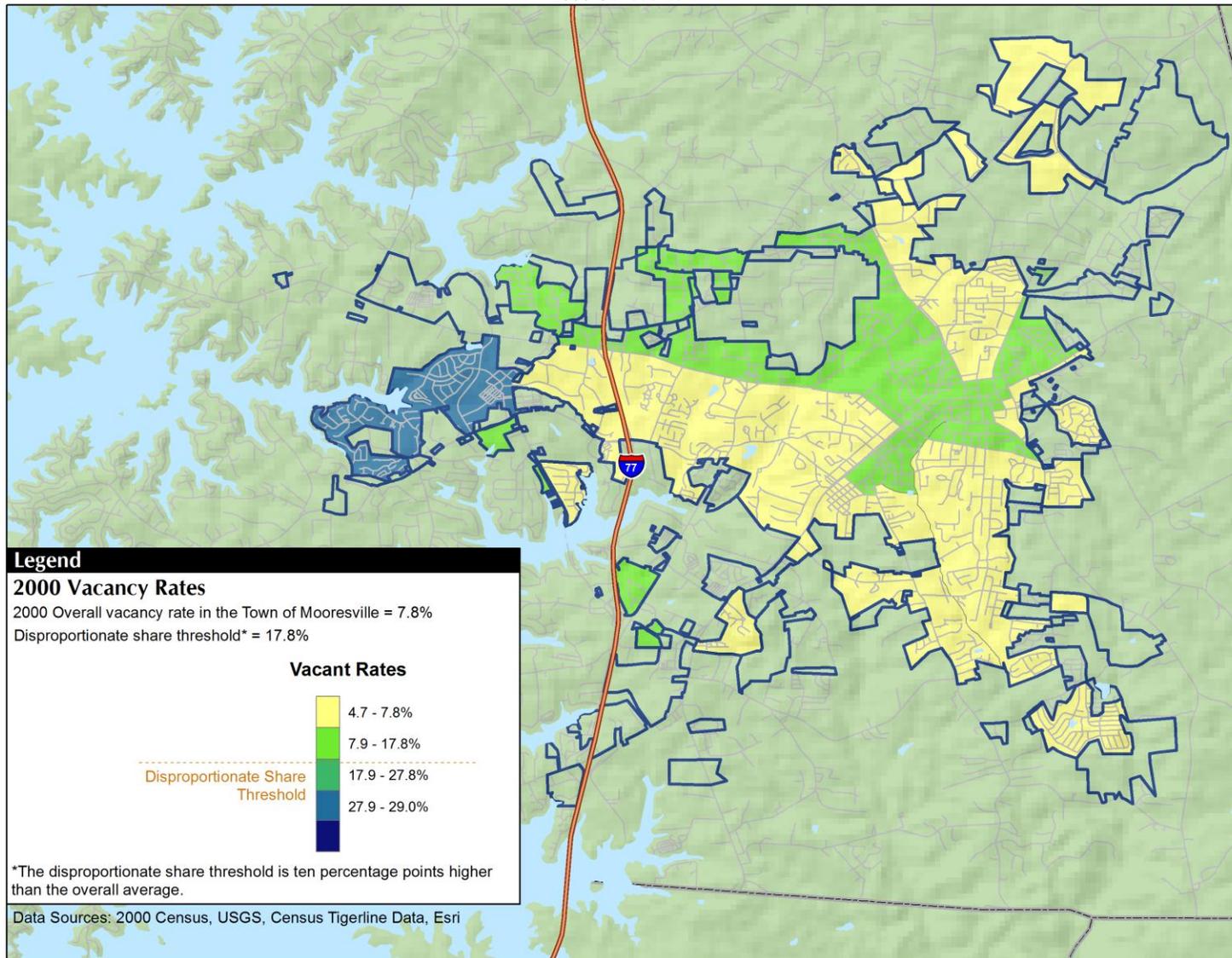
The housing stock in the Town of Mooresville rose 76.4 percent over the last decade, from 7,741 units in 2000 to 13,655 units in 2010. Owner-occupied units accounted for 64.0 percent of units in 2010, down from 65.5 percent in 2000. There was also an increase in the number of vacant units. The number of vacant units doubled from 2000 to 2010, and came to represent 9.4 percent of the units in 2010.

Table III.1
Housing Units by Tenure
 Town of Mooresville
 2000 & 2010 Census SF1 Data

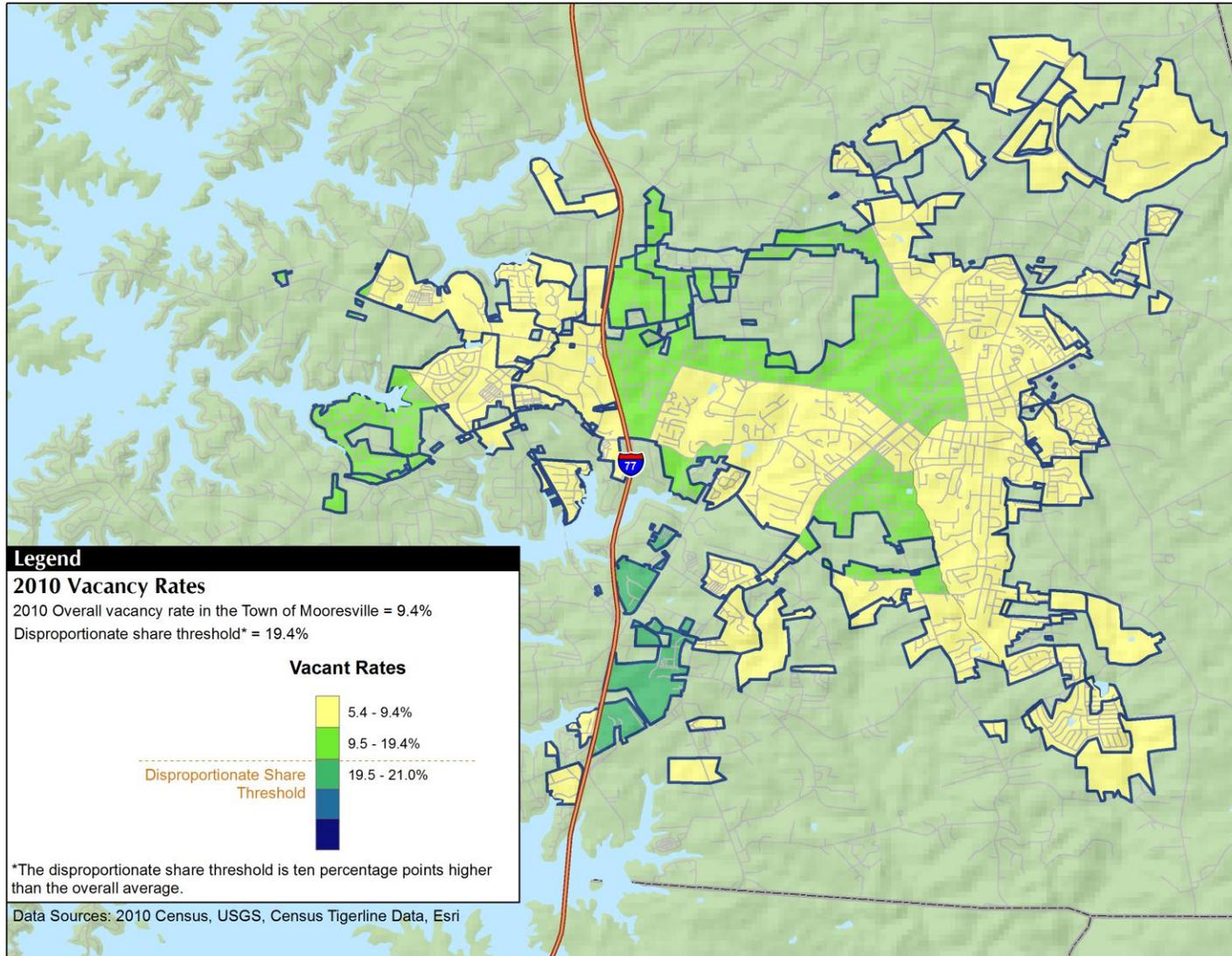
Tenure	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	7,139	92.2%	12,374	90.6%	73.3%
Owner-Occupied	4,677	65.5%	7,917	64.0%	69.3%
Renter-Occupied	2,462	34.5%	4,457	36.0%	81.0%
Vacant Housing Units	602	7.8%	1,281	9.4%	112.8%
Total Housing Units	7,741	100.0%	13,655	100.0%	76.40%

The concentration of vacant housing is shown in Map III.1 for 2000 and Map III.2 for 2010. In 2000, there was a disproportionate share of vacant housing in the eastern portion of the Town. By 2010, this area no longer held a disproportionate share of vacant housing, but was replaced by another section of the Town in the south.

Map III.1
2000 Vacant Housing Units
 Town of Mooresville
 2000 Census Data



Map III.2
2010 Vacant Housing Units
 Town of Mooresville
 2010 Census Data



The greatest increase in vacant units was seen in those for seasonal, recreational, or occasional use and for rent units, which increased by 172.41 percent and 167.07 percent respectively. However, the more concerning component of vacant housing units are those that are vacant and considered as “other vacant” by the Census Bureau. These types of units are not for-rent nor are they for-sale; there may be challenges in ownership; they may be abandoned or foreclosed upon; they may be too dilapidated to be considered as habitable. These housing units have expanded by some 81.25 percent in the Town, which is lower than the average rate for growth in vacant units.

The concentration of “other vacant” units can be problematic, as these types of vacant units tend to have a blighting influence if located in close proximity to one another. As seen in Maps III.3 and III.4, on the following pages, there are certain areas within the Town with disproportionate shares of “other” vacant units. These concentrations shifted between 2000 and 2010, but these locations should be noted due to the potential for negative impacts on these areas.

Table III.2
Disposition of Vacant Housing Units
Town of Mooresville
2000 & 2010 Census SF1 Data

Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	246	40.9%	657	51.3%	167.07%
For Sale	156	25.9%	287	22.4%	83.97%
Rented or Sold, Not Occupied	56	9.3%	53	4.1%	-5.36%
For Seasonal, Recreational, or Occasional Use	29	4.8%	79	6.2%	172.41%
For Migrant Workers	2	0.3%	0	0.0%	-100.00%
Other Vacant	113	18.8%	205	16.0%	81.42%
Total	602	100.0%	1,281	100.0%	112.8%

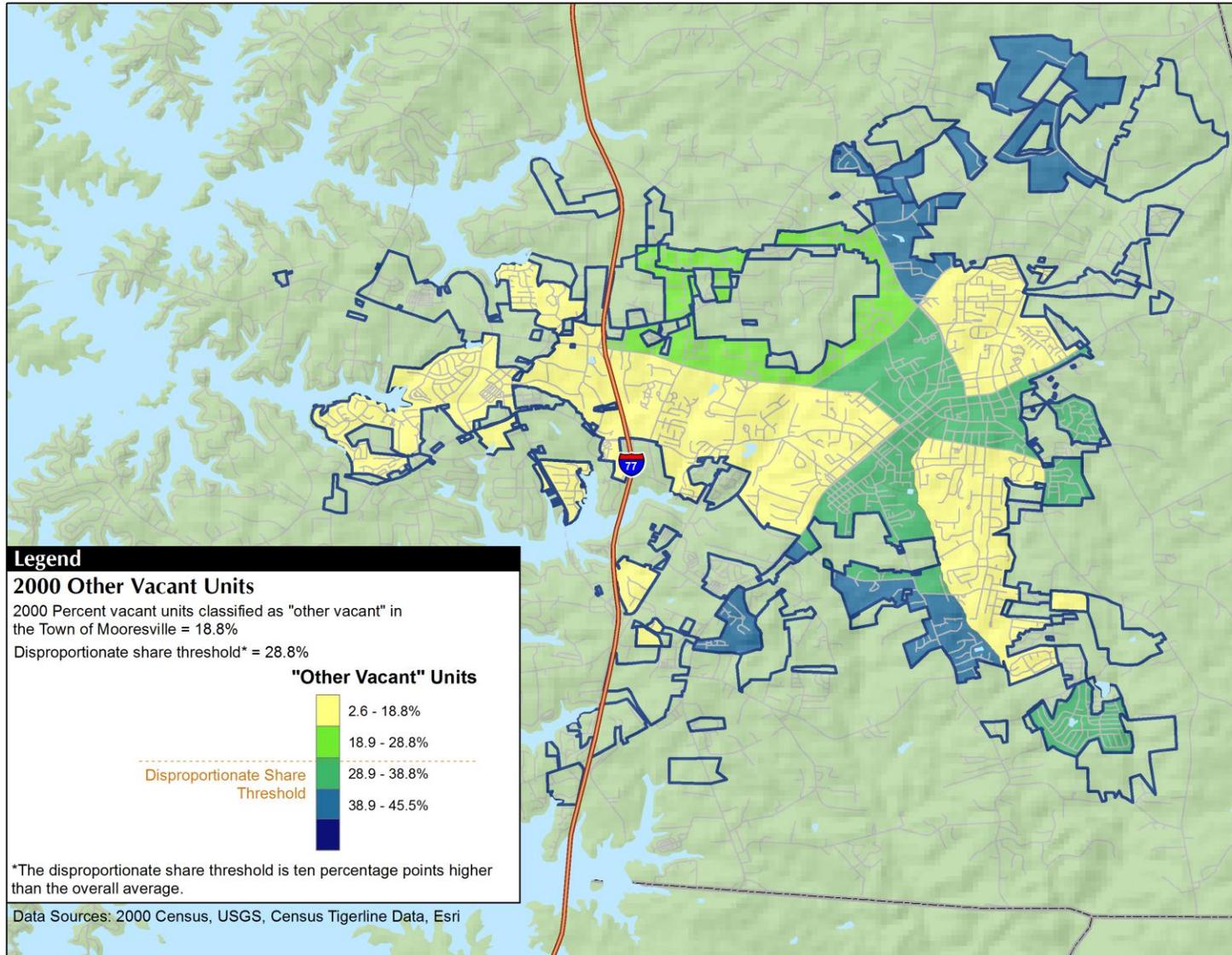
HOUSING UNITS BY TYPE OF UNIT

As measured between the 2000 Census and the 2013 ACS five year averages, the types of housing units in the Town comprised about 74.5 percent single family homes in 2000, rising to 76.2 percent in 2013. Apartments rose modestly, from 15.2 percent of the housing stock to 16.2 percent from 2000 to 2010. Duplexes also grew slightly. Tri- or four-plex units and mobile homes have both decreased as a proportion of the housing stock.

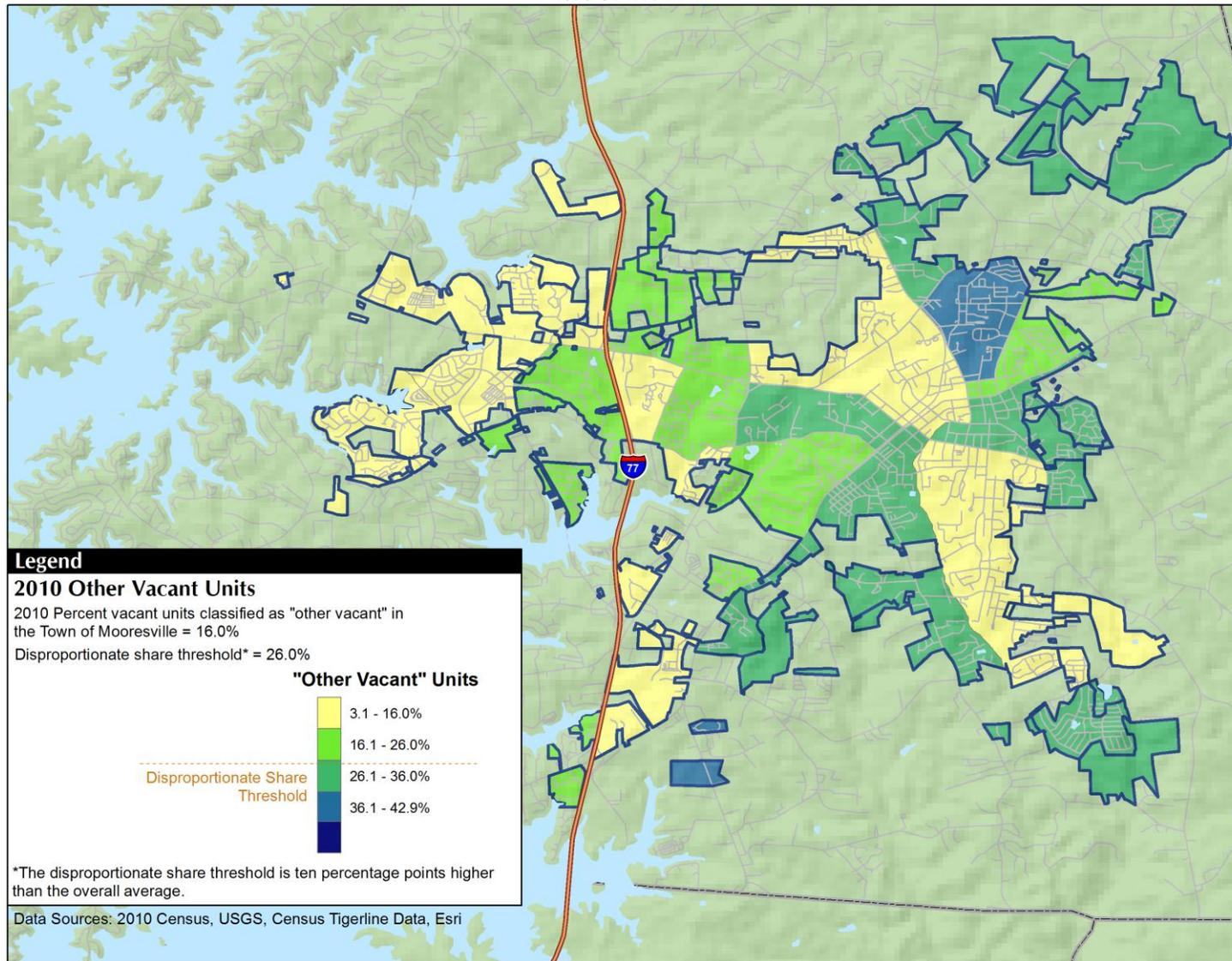
Table III.3
Housing Units by Type
Town of Mooresville
2000 Census SF3 & 2013 Five-Year ACS Data

Unit Type	2000 Census		2013 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,839	74.5%	10,662	76.2%
Duplex	187	2.4%	348	2.5%
Tri- or Four-Plex	226	2.9%	279	2.0%
Apartment	1,188	15.2%	2,261	16.2%
Mobile Home	401	5.1%	448	3.2%
Boat, RV, Van, Etc.	0	.0%	0	0.0%
Total	7,841	100.0%	13,998	100.0%

Map III.3
2000 "Other Vacant" Housing Units
 Town of Mooresville
 2000 Census Data



Map III.4
2010 "Other Vacant" Housing Units
 Town of Mooresville
 2010 Census Data

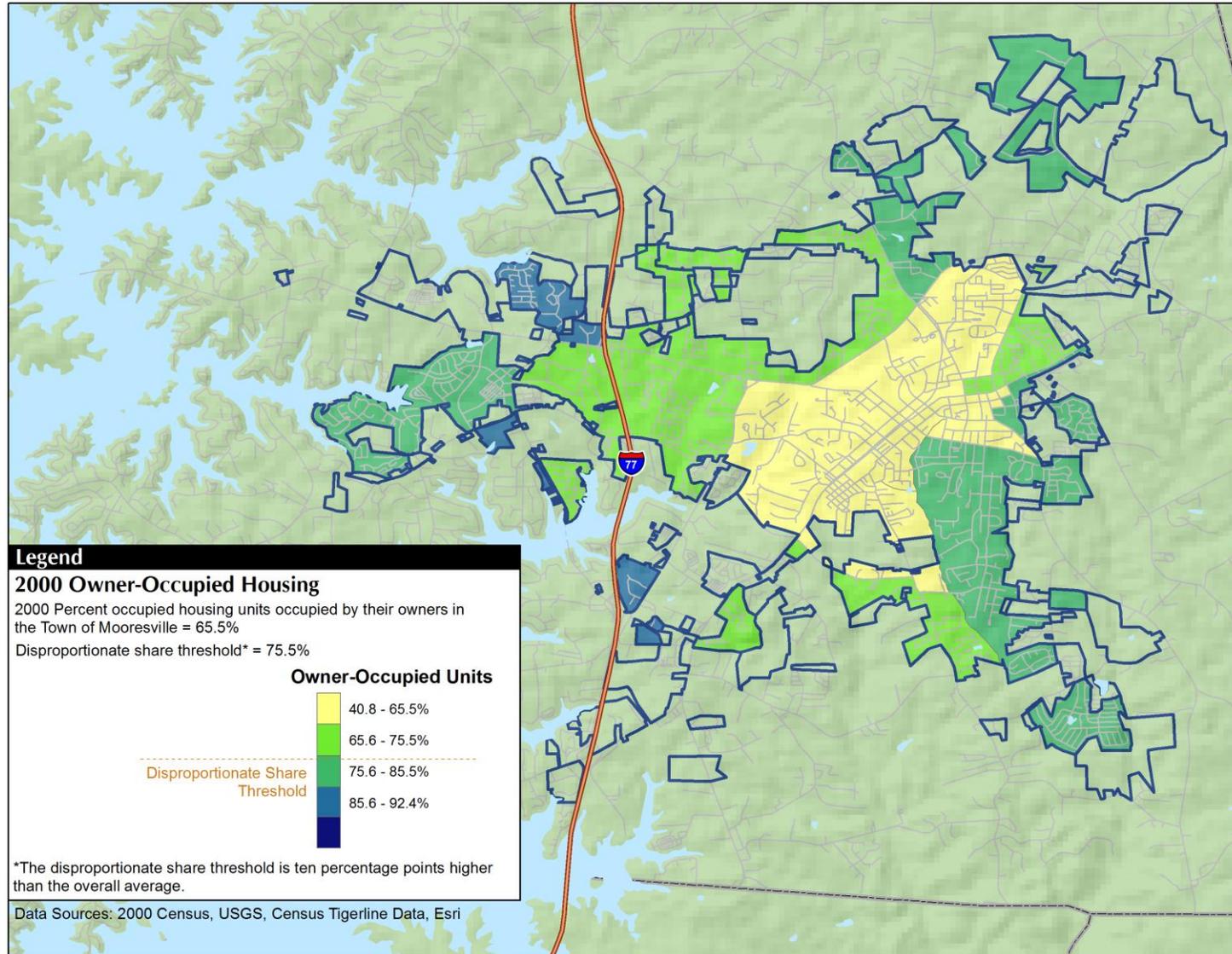


OWNER AND RENTER OCCUPIED HOUSING

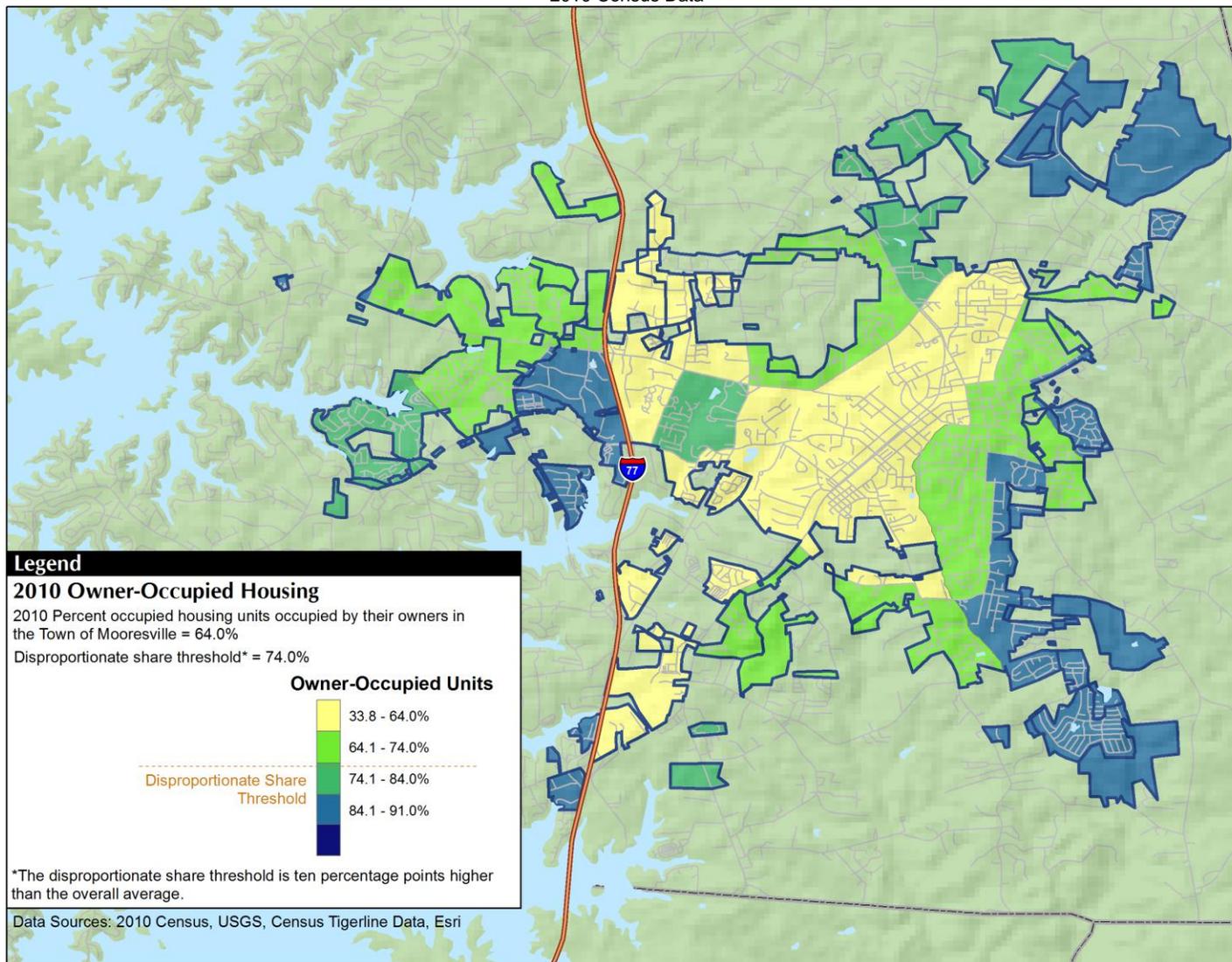
Looking back at Table III.1, on page 35, 64.0 percent of housing units were owner-occupied in 2010. This had decreased from 65.5 percent in 2000. Map III.5, on the following page shows the concentration of owner-occupied housing in 2000. Areas on the outer parts of the Town had higher concentrations of owner-occupied housing, with some areas exceeding 85 percent. By 2010, this trend continued in the Town as the highest concentrations of owner-occupied housing remained on the outskirts of Mooresville. This is shown in Map III.6, on page 43.

Conversely, the proportion of renter-occupied housing in Mooresville increased between 2000 and 2010. In 2000, 34.5 percent of housing was renter-occupied, by 2010 the proportion had increased to 36.0 percent. Higher concentrations of renter-occupied housing were located in the center of the Town with some areas exceeding 54 percent. This is shown in Map III.7. By 2010, these concentrations had shifted to include additional areas with disproportional share of renter-occupied housing closer to Interstate 77.

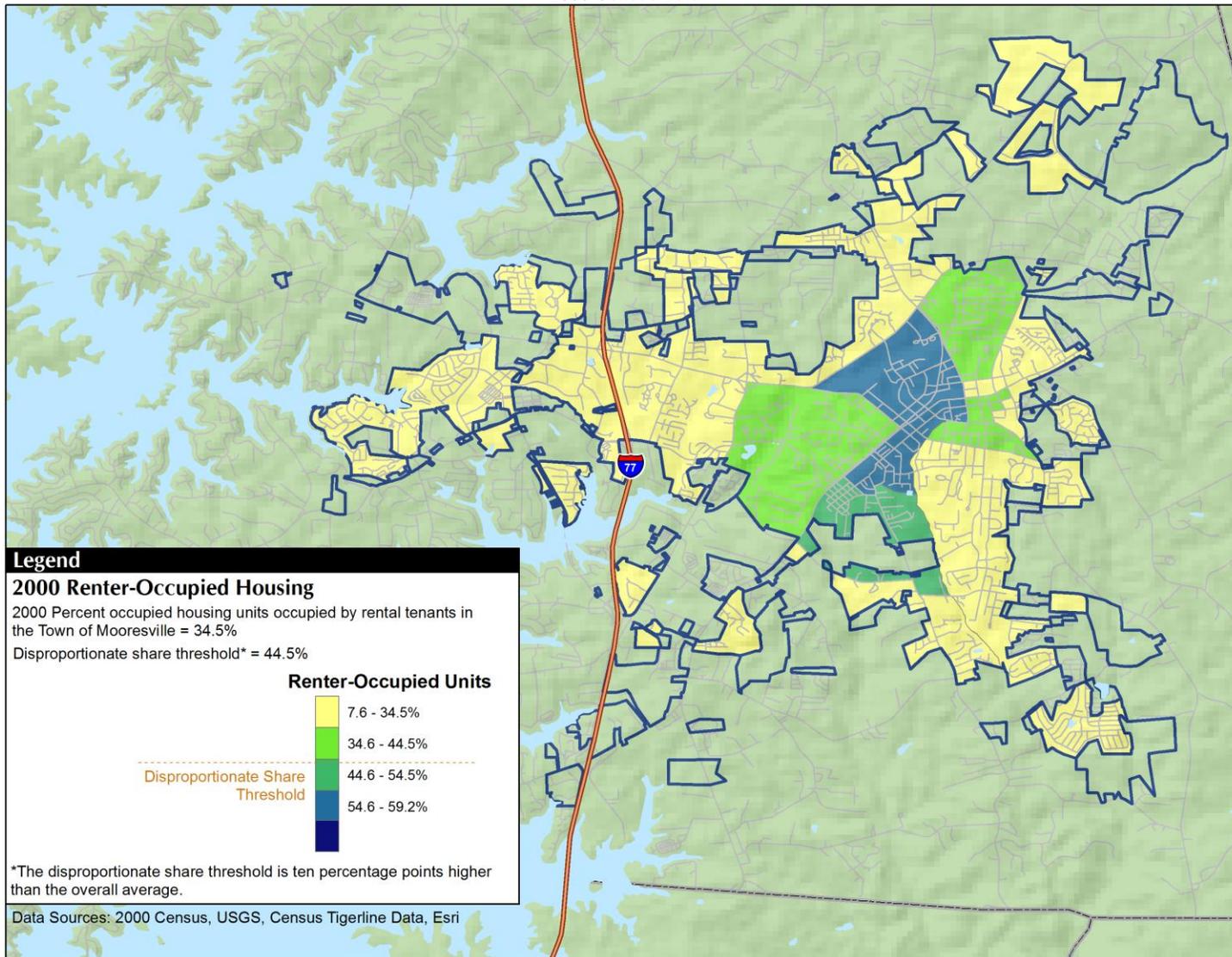
Map III.5
2000 Owner-Occupied Housing
 Town of Mooresville
 2000 Census Data



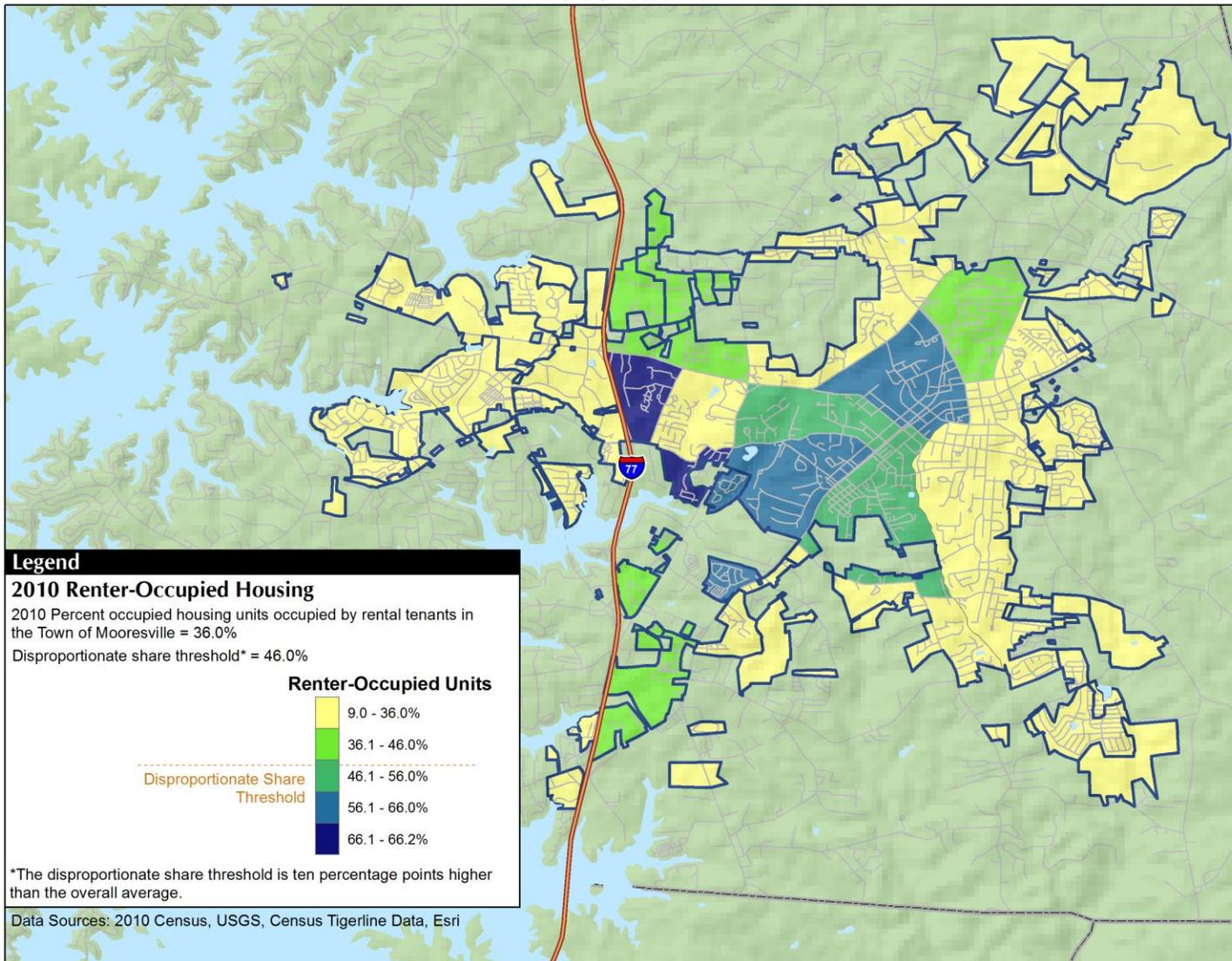
Map III.6
2010 Owner-Occupied Housing
 Town of Mooresville
 2010 Census Data



Map III.7
2000 Renter-Occupied Housing
 Town of Mooresville
 2000 Census Data



Map III.8
2010 Renter-Occupied Housing
 Town of Mooresville
 2010 Census Data



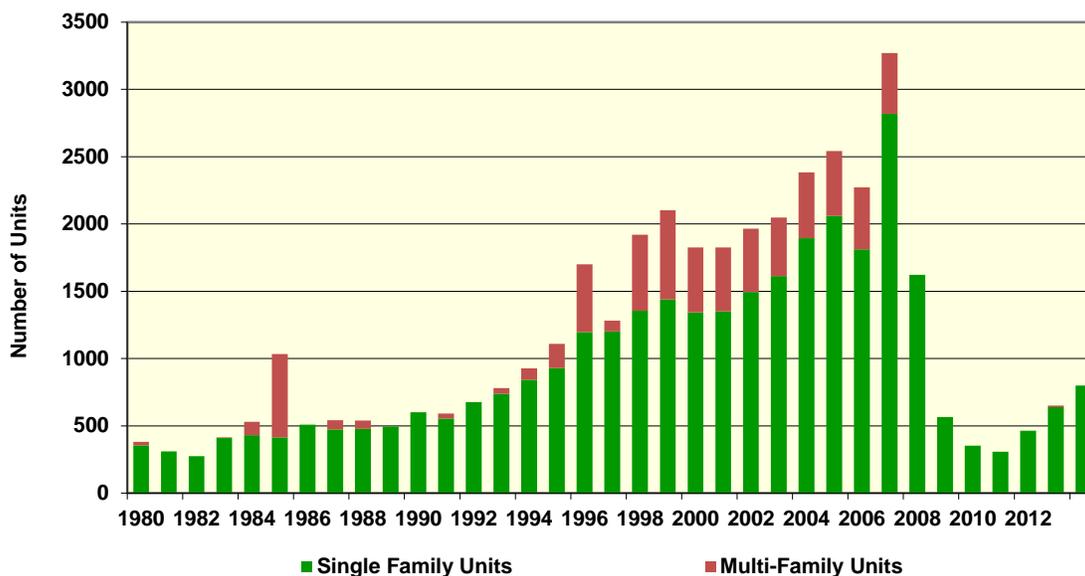
B. HOUSING PRODUCTION AND AFFORDABILITY

HOUSING PRODUCTION

The Census Bureau reports the number of residential building permits issued each year for permit issuing places, including those in Iredell County. Since Iredell County contains multiple metropolitan areas with larger populations than Mooresville, these trends will not entirely reflect the Town of Mooresville by itself. Nevertheless, understanding the housing production rates for the County can shed some light on the availability of housing in the area.

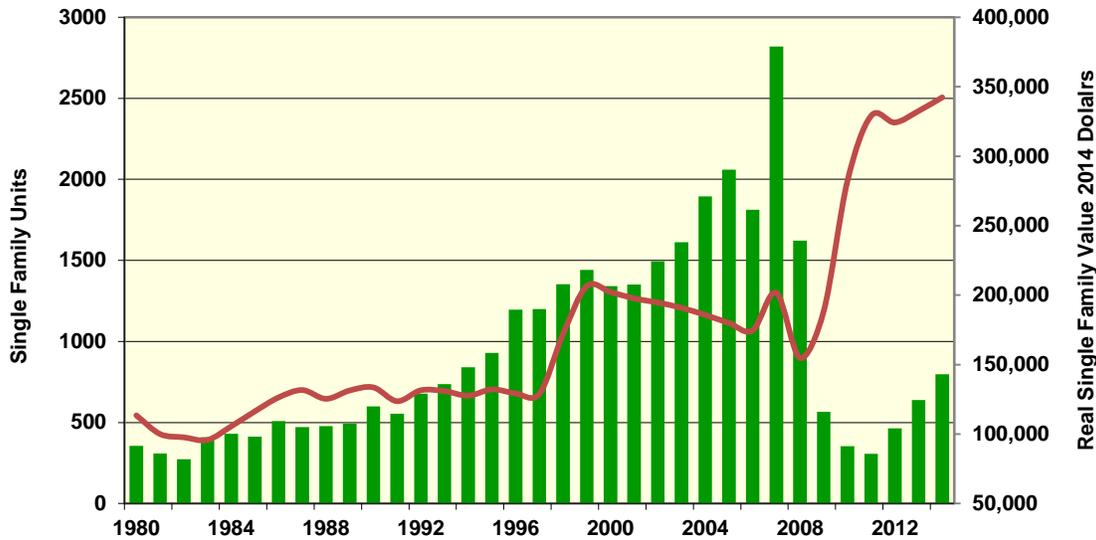
As seen in Diagram III.1, housing production in Iredell County increased significantly from the 1990's until 2008. After reaching a peak of over 3,000 units in 2008, housing production dropped off sharply. Since the beginning of this data set, in 1980, single family housing production has greatly outpaced multi-family production. Furthermore, since housing production dramatically declined in recent years, multi-family housing production has been virtually nonexistent in Iredell County.

Diagram III.1
Single and Multi-Family Units
 Iredell County
 Census Bureau Data, 1990–2014



Single family building permits and valuation for Iredell County are shown in Diagram III.2. This diagram shows that when there was a sharp decrease in single family production, the price of single family units saw a sharp increase for the County as a whole. While single family units were valued under \$200,000 in 2010, the value increased to close to \$350,000 by 2014. While these prices are reflective of Iredell County as a whole, the valuation of housing is similar to the Town of Mooresville, as demonstrated by the following sections.

Diagram III.2
Single Family Building Permits and Valuation
 Iredell County
 Census Bureau Data, 1990–2014



HOUSING COSTS

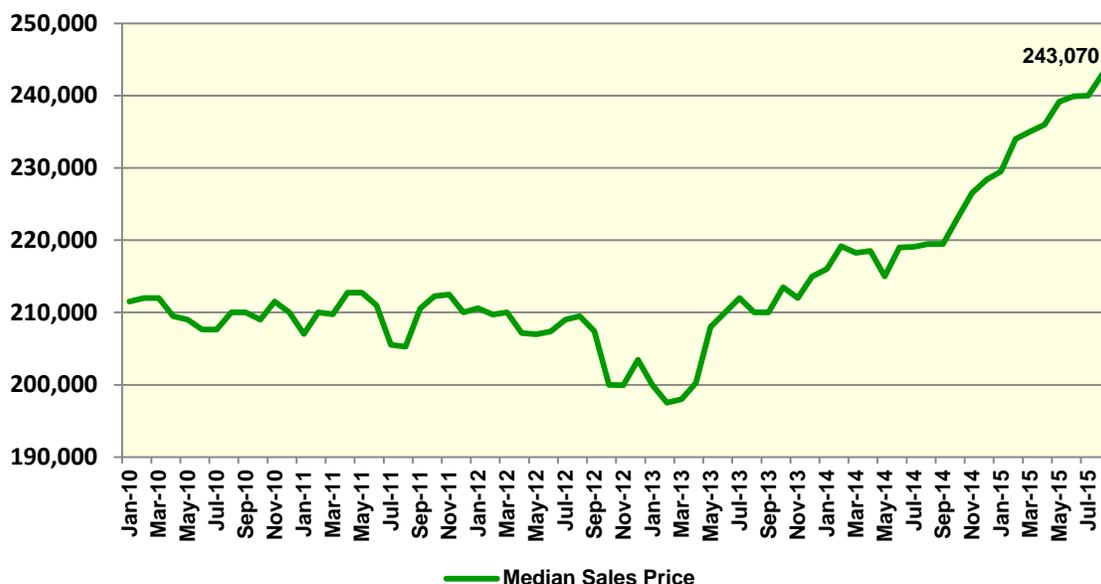
The median rental cost and the median home value increased between 2000 and 2013. As seen in Table III.4, the median contract rental price was \$596 and increased to \$734 by 2013. The median home value also increased from \$137,800 in 2000 to \$186,500 in 2013.

Table III.4
Median Housing Costs
 Town of Mooresville
 2000 Census SF3 & 2013 Five-Year ACS Data

Housing Cost	2000	2013
Median Contract Rent	\$596	\$734
Median Home Value	\$137,800	\$186,500

The median sales price for homes in the Town of Mooresville is shown in Diagram III.3, on the following page. Between 2010 and mid-2012, the median sales price hovered around \$210,000, before dropping to around \$200,000 by mid-2013. Since that time, however, the median sales price has increased rapidly. After continued growth, the median sales price ended at \$243,070 by July, 2015.

Diagram III.3
Median Sales Price
 Town of Mooresville
 MLS Data January 2010 – August 2015



The number of sales for the Town of Mooresville between 2010 and July 2015 are shown in Diagram III.4, on the following page. Between the beginning of 2010 and mid-2011, housing sales remained between 800 and 1,000 sales. The number of sales saw an increase until the end of 2013, when sales leveled off, picking up again in 2015. By July, 2015, the total number of sales had reached 1,796.

Diagram III.5 depicts the total number of sales by sale price range. Homes values at \$136,999 or less have remained fairly level, increasing by 100 total sales between 2010 and July 2015, after rising to close to 400 sales in mid-2013. Units priced between \$137,000 and \$229,999 experienced more significant growth during this time period and remained the highest number of sales until 2015. Homes priced between \$230,000 and \$430,999 experienced the most rapid growth between 2010 and 2015, reaching over 600 sales by mid-2015. Sales for units priced over \$431,000 increased slightly between 2010 and 2015.

Diagram III.4
Total Number of Sales
 Town of Mooresville
 MLS Data January 2010 – August 2015

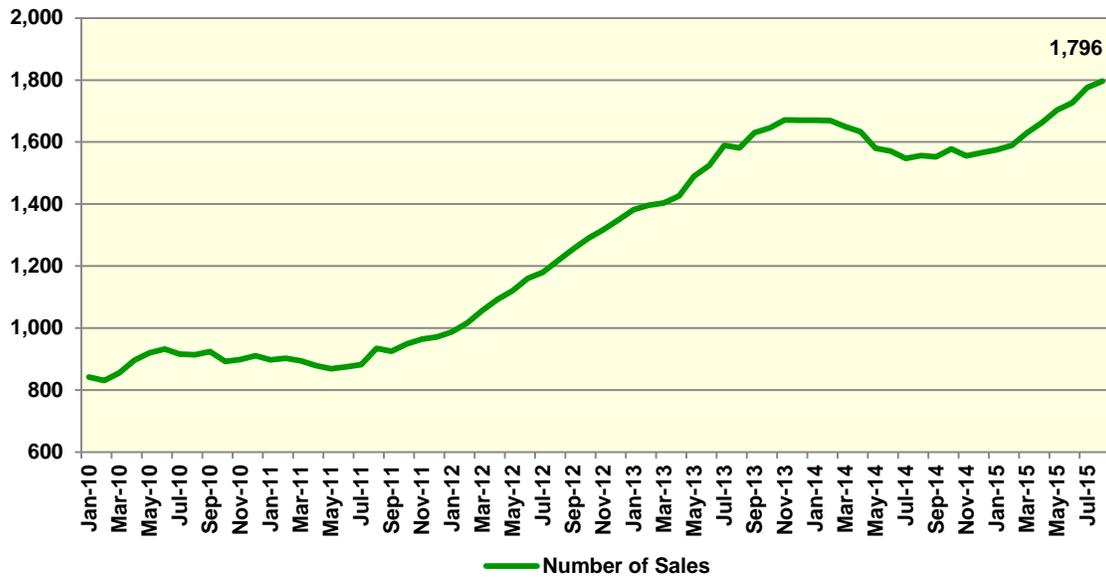
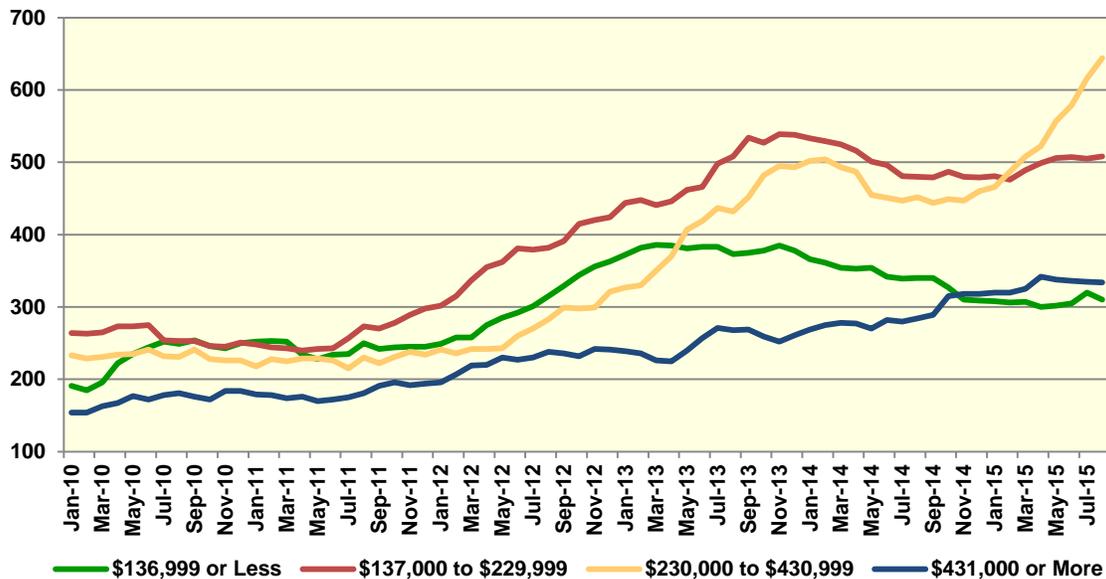


Diagram III.5
Total Number of Sales by Sales Price Range
 Town of Mooresville
 MLS Data January 2010 – August 2015



The total single family sales and average sales prices for the Town of Mooresville are shown in Diagram III.6, below. Since 2010, the average sales price has fluctuated between \$250,000 and \$400,000. The number of closed sales has fluctuated throughout the year, but has seen a steady increase between 2010 and 2015, reaching over 160 sales in July 2015.

Diagram III.6
Total Single Family Sales and Average Sales Price
 Town of Mooresville
 MLS Data Single Family Data: January 2010 – August 2015



The average sales price and median sales price for single family homes sold between 2010 and July 2015 are shown in Diagram III.7, below. While the average sales price fluctuated between \$250,000 and \$400,000 during this time period, the median sales price remained lower. The median sales price fluctuated between \$200,000 and \$300,000, flattening out closer to \$275,000 in 2015.

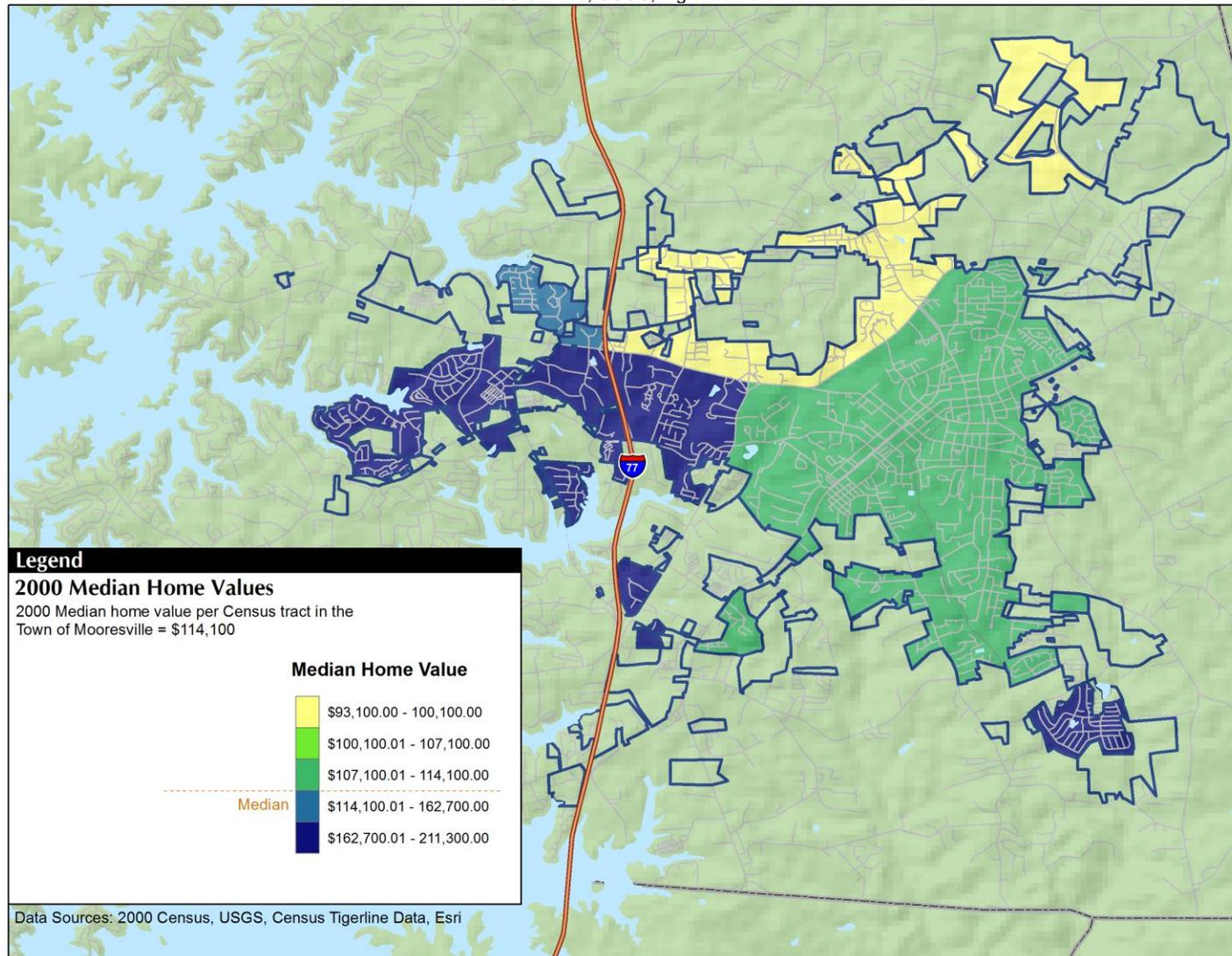
Diagram III.7
Total Single Family Average and Median Sales Price
 Town of Mooresville
 MLS Data Single Family Data: January 2010 – August 2015



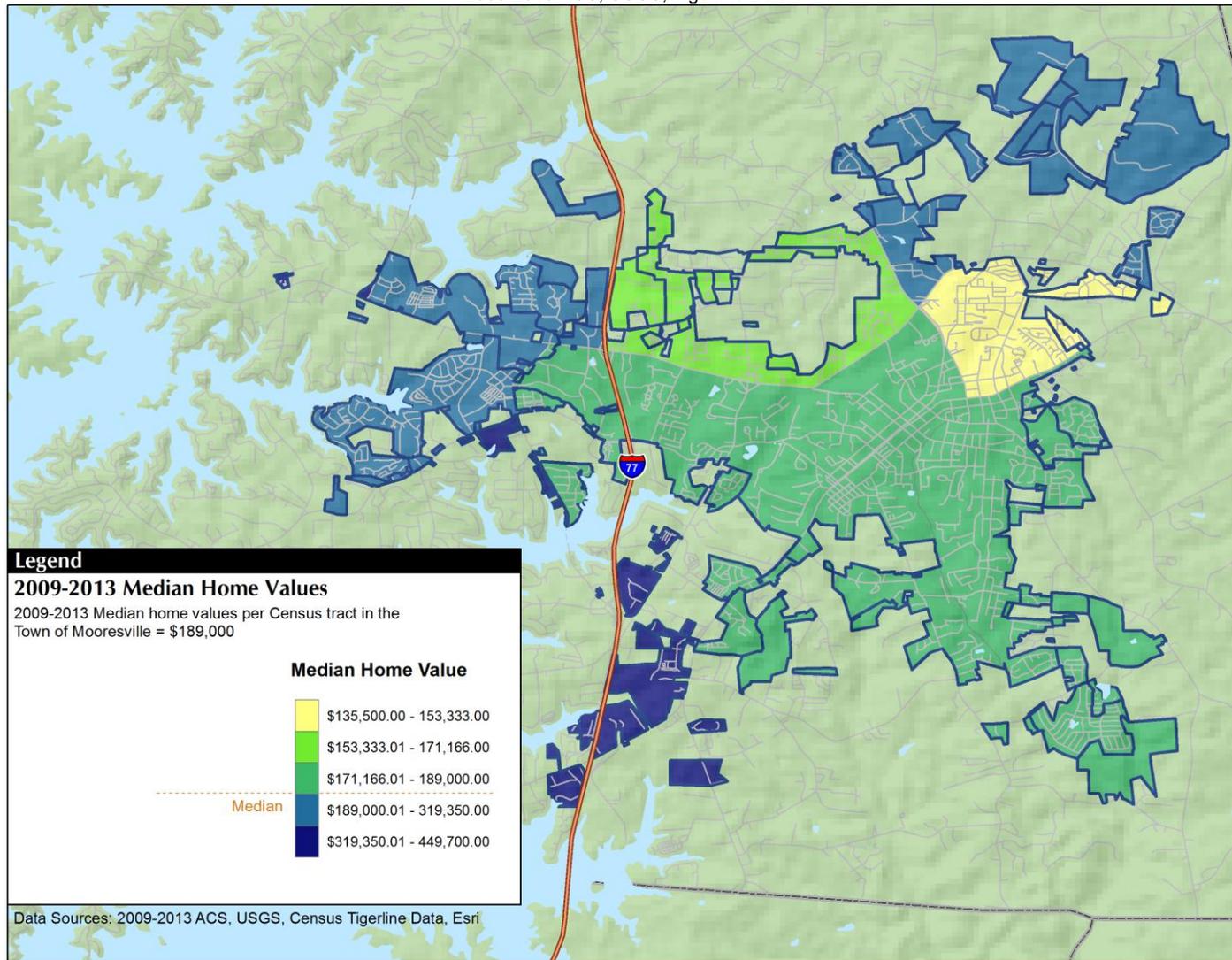
Maps III.3 and III.4, on the following pages, show the median home value throughout the Town of Mooresville in 2000 and in 2013. In 2000, homes valued above the median were located in the western portion of the Town by I-77, as well as additional area in the southeast corner. By 2013, the median home value had risen significantly and homes that exceeded the median spread out to edges of the Town, with some areas exceeding \$319,000.

The median contract rent followed a similar pattern from 2000 to 2013. In 2000, shown in Map III.5, the highest rents were located in the western portion of the Town around I-77, as well as a section in the southeast corner. By 2013, these areas had shifted to the edges of the Town, as seen in Map III.6.

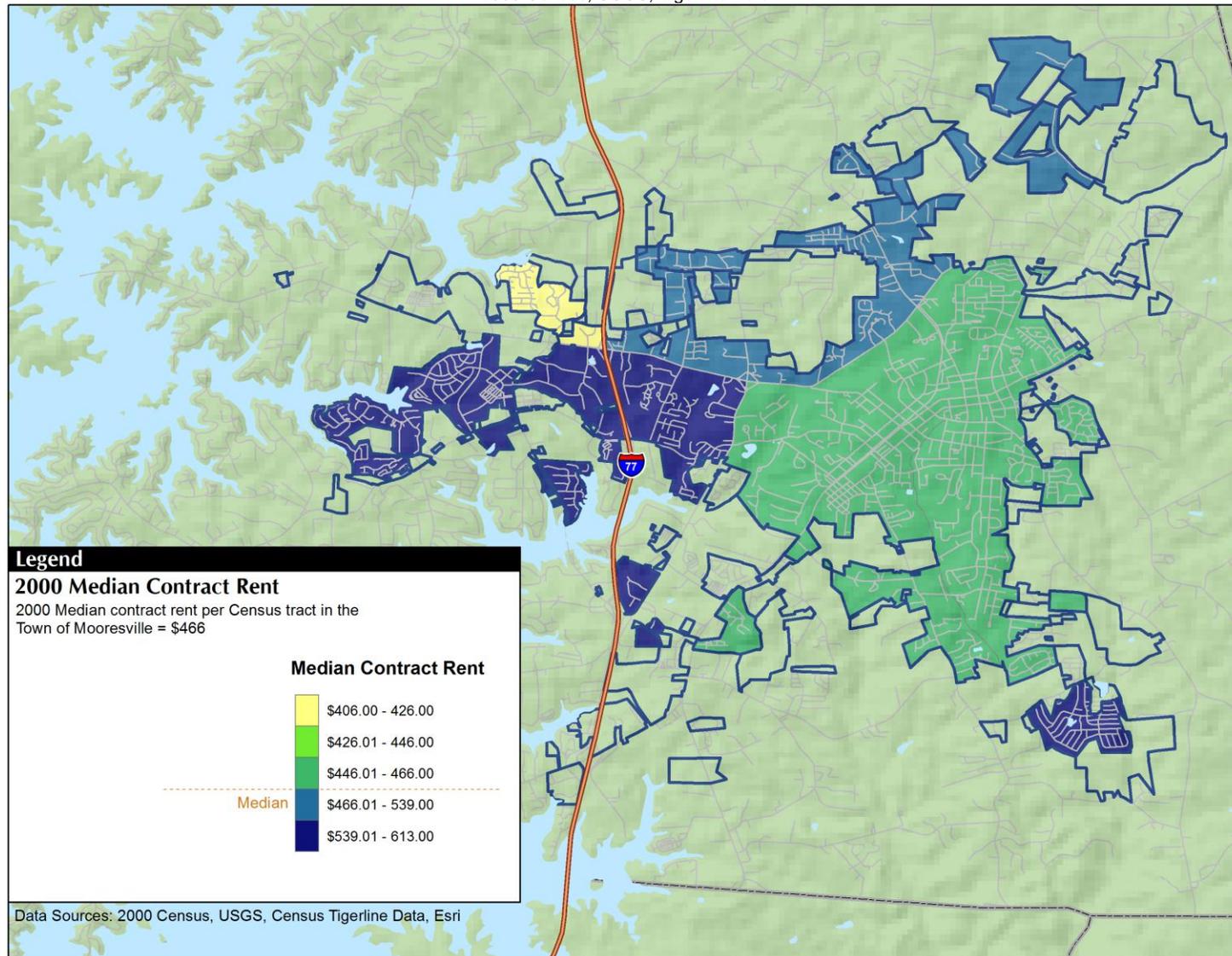
Map III.9
2000 Median Home Value
Town of Mooresville
2000 Census, USGS, Tigerline Data



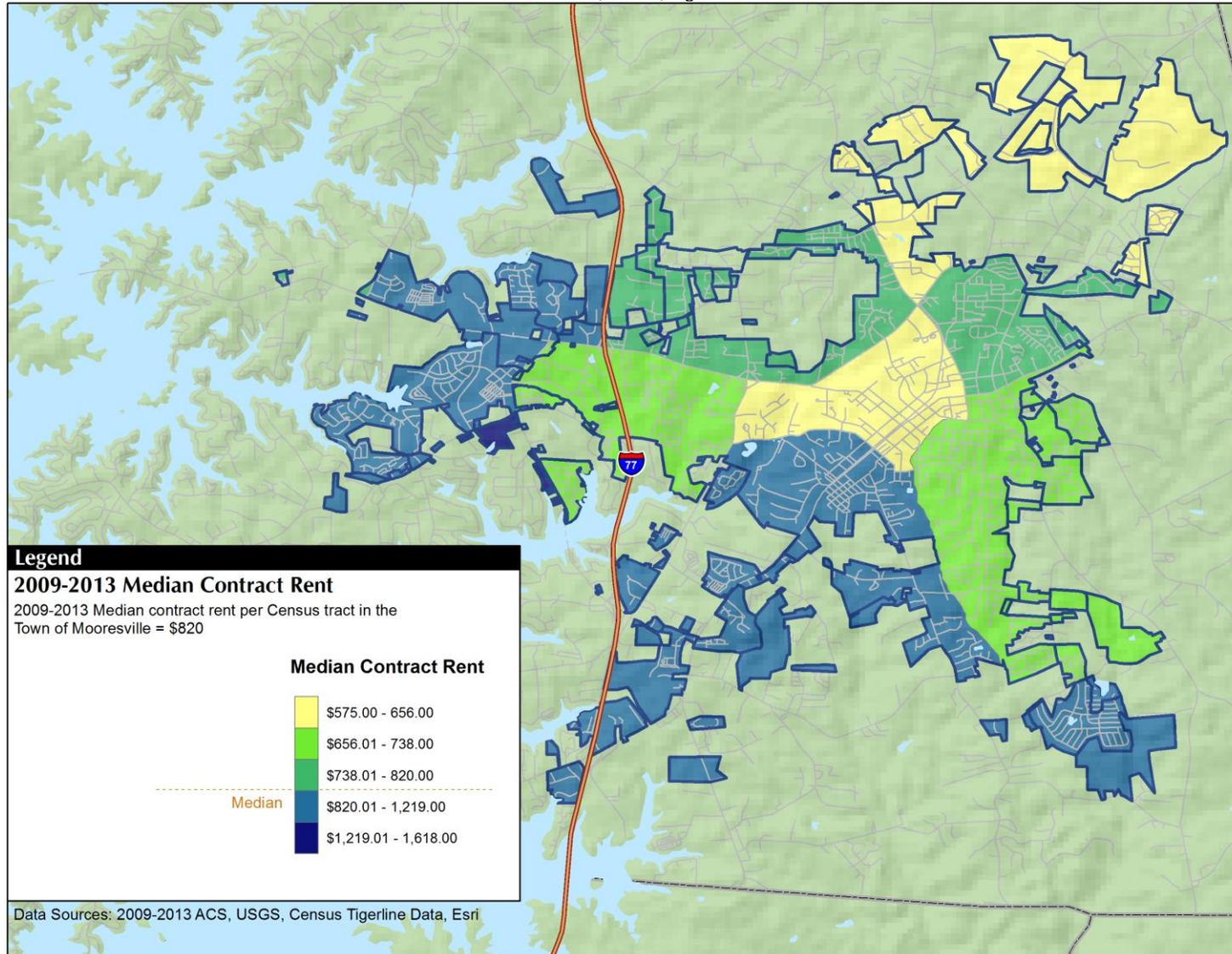
Map III.10
2013 Median Home Value
 Town of Mooresville
 2009-2013 ACS, USGS, Tigerline Data



Map III.11
2000 Median Contract Rent
 Town of Mooresville
 2000 Census, USGS, Tigerline Data



Map III.12
2013 Median Contract Rent
 Town of Mooresville
 2009-2013 ACS, USGS, Tigerline Data



C. 2015 RENTAL VACANCY SURVEY

The following is a summary of the finding from the 2015 Rental Vacancy Survey. The survey was conducted in order to gain a better understanding of the current rental market in the Town of Mooresville. The survey includes a total of over 3,000 rental units.

In 2013, a rental vacancy survey was conducted for the CONNECT Consortium, which included the Town of Mooresville in the regional study. The Town of Mooresville's results from this survey were isolated from the regional survey to include a basis of comparison for the new 2015 vacancy survey. A total of 3,028 units were represented in the 2015 survey, up from the 2,819 units in the 2013 survey. The 2015 rental vacancy survey included 77 respondents, compared to 65 in the Town of Mooresville in 2013. The following tables present the data from both the 2013 and 2015 rental vacancy surveys for comparison.

Table III.5 shows the vacancy rate by unit type for both 2013 and 2015. The overall vacancy rate was 2.3 percent in 2013, compared to 2.5 percent in 2015. Single family units were vacant at a rate of 4.0 percent in the 2015 survey, up from 1.8 percent in 2013. Apartments were vacant at a rate 2.0 percent in 2013 and increased slightly to 2.4 percent in 2015.

Table III.5
Rental Vacancy Survey by Type
Town of Mooresville
Rental Vacancy Needs Survey

Place	Total Units	Vacant Units	Vacancy Rate
2013			
Single Family	56	1	1.8%
Apartments	1,957	40	2.0%
Mobile Homes			%
"Other" Units	306	11	3.6%
Don't know	500	13	2.6%
Total	2,819	65	2.3%
2015			
Single Family	200	8	4.0%
Apartments	2,814	67	2.4%
Mobile Homes	1		%
"Other" Units	12	2	16.7%
Don't know	1	0	.0%
Total	3,028	77	2.5%

The most common bedroom size for rental units in the Town of Mooresville is two bedroom units, as shown in Table III.6, on the following page. These are most commonly found in apartment units. One bedroom units are the second most common. Rental units suitable for larger households, with more bedrooms, are less common, as demonstrated by the data collected in the rental vacancy survey for both years.

Table III.6
Rental Units by Bedroom Size
 Town of Mooresville
 Rental Vacancy Needs Survey

Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
2013						
Efficiency	0	18	0	0	.	18
One	0	469	0	0	.	469
Two	0	840	0	0	.	840
Three	4	124	0	0	.	128
Four	0	0	0	0	.	0
Don't Know	52	506		306	500	1,364
Total	56	1,957		306	500	2,819
2015						
Efficiency	0	41	0	0	.	41
One	0	695	0	0	.	695
Two	3	1,204	1	0	.	1,208
Three	30	329	0	3	.	362
Four	6	37	0	0	.	43
Don't Know	161	508	0	9	1	679
Total	200	2,814	1	12	1	3,028

Some 11.5 percent of rental units received a subsidy or assistance in 2015, down from 19 percent in 2013. This is shown in Table III.7.

Table III.7
Do any of your rental units receive rental subsidy or assistance?
 Town of Mooresville
 Rental Vacancy Needs Survey

Period	2013	2015
Yes	13	23
No	3	3
Don't Know	1	
% Offering Assistance	19%	11.5%

When units are vacant, they are most likely to be filled between one week to one month, or more than three months. This was true for both 2013 and 2015, as shown in Table III.8. Once it has been filled, the vast majority of units will by occupied for more than three months before it will become vacant again. This is true for both market rate and assisted units in 2015, as shown in Table III.9.

Table III.8
How long will it be before your vacant units become filled?
 Town of Mooresville
 Rental Vacancy Needs Survey

Period	2013		2015	
	Market Rate Units	Assisted Units	Market Rate Units	Assisted Units
Less than 1 week				
1 week to 1 month	9	1	5	
1 to 2 month		1	4	
2 to 3 months				
More than 3 months	9		5	

Table III.9
How long will it be before your filled units become vacant?

Town of Mooresville
Rental Vacancy Needs Survey

Period	2013		2015	
	Market Rate Units	Assisted Units	Market Rate Units	Assisted Units
Less than 1 week				
1 week to 1 month	2		1	
1 to 2 month	2		1	
2 to 3 months		1	1	
More than 3 months			10	2

Table III.10 shows the average market rate rents by bedroom size for units in the Town of Mooresville. The overall average rent in 2013 was \$931, which had increased to \$1,012 by 2015. All bedroom size, except two bedroom units, saw an increase in rates between 2013 and 2015. One-bedroom units saw an increase in price of over 22 percent and four bedroom units saw an increase in price of over 20 percent.

Table III.11 shows apartment market rate rents by vacancy status. For apartment units, those units with rents between \$1,000 and \$1,250 had the highest vacancy rate, at 3.9 percent, in 2015. In 2013, this was true for units with rates between \$750 and \$1,000. The data for Single Family Market Rate Rents are shown in Table III.12, on the following page.

Table III.10
Average Market Rate Rents by Bedroom Size

Town of Mooresville
Rental Vacancy Needs Survey

Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
2013					
Efficiency	\$	\$560	\$	\$	\$560
One	\$	\$751	\$	\$813	\$768
Two	\$	\$866	\$	\$918	\$883
Three	\$	\$1,089	\$	\$1,038	\$1,097
Four	\$	\$	\$	\$1,275	\$1,275
Total	\$1,475	\$869	\$	\$956	\$931
2015					
Efficiency	\$	\$685	\$	\$	\$685
One	\$	\$774	\$	\$	\$774
Two	\$600	\$874	\$	\$	\$844
Three	\$1,283	\$1,114	\$	\$1,000	\$1,154
Four	\$2,200	\$875	\$	\$	\$1,538
Total	\$1,342	\$889	\$	\$1,000	\$1,012

Table III.11
Apartment Market Rate Rents by Vacancy Status

Town of Mooresville
 Rental Vacancy Needs Survey

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
2013			
Less Than \$500	0	0	%
\$500 to \$750	763	21	2.8%
\$750 to \$1,000	283	10	3.5%
\$1,000 to \$1,250	632	2	.3%
\$1,250 to \$1,500	227	3	1.3%
Above \$1,500	0	0	%
Missing	52	4	8%
Total	1,957	40	2.0%
2015			
Less Than \$500	0	0	%
\$500 to \$750	835	15	1.8%
\$750 to \$1,000	144	2	1.4%
\$1,000 to \$1,250	588	23	3.9%
\$1,250 to \$1,500	300	9	3.0%
Above \$1,500	0	0	%
Missing	947	18	1.9%
Total	2,814	67	2.4%

Table III.12
Single Family Market Rate Rents by Vacancy Status

Town of Mooresville
 Rental Vacancy Needs Survey

Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
2013			
Less Than \$500	0	0	%
\$500 to \$750	0	0	%
\$750 to \$1,000	12	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	40	0	%
Missing	4	1	25%
Total	56	1	1.8%
2015			
Less Than \$500	0	0	%
\$500 to \$750	5	0	.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	1	0	.0%
Above \$1,500	4	0	.0%
Missing	190	8	4.2%
Total	200	8	4.0%

Available apartment units by bedroom size are shown in Table III.13, on the following page. The most commonly available units in 2015 were two bedroom apartments that cost between \$1,000 and \$1,250. In 2013, this was true for two-bedroom units that cost between \$500 and

\$750. Overall, two-bedroom apartment units were the most likely to be available for both years, representing 49.2 percent of available apartment units in 2015.

Table III.13
Available Apartment Units by Bedroom Size
 Town of Mooresville
 Rental Vacancy Needs Survey

Average Rents	Efficiency	One	Two	Three	Four	Don't Know	Available Apartment Units
2013							
Less Than \$500							0
\$500 to \$750	1	6	12	2		0	21
\$750 to \$1,000							10
\$1,000 to \$1,250		1	1	0		0	2
\$1,250 to \$1,500				0		3	3
Above \$1,500							0
Missing	0	4	0	0		0	4
Total	1	11	13	2	0	13	40
2015							
Less Than \$500							0
\$500 to \$750	1	2	9	2		0	15
\$750 to \$1,000			1	1	0	0	2
\$1,000 to \$1,250		8	13	2		0	23
\$1,250 to \$1,500		2	6	1		0	9
Above \$1,500							0
Missing	0	3	4	1	0	10	18
Total	1	15	33	7	0	10	67

Of the 3,028 units represented in the 2015 vacancy survey, some 61.1 percent were reported to be in excellent condition, compared to 53.6 percent reported as such in 2013. This is shown in Table III.14, on the following page. Single family units were most likely to be reported to be in good condition, with 82 percent of single family units reported as such in 2015 and over 92 percent in 2013. Over 65 percent of apartment units were reported to be in excellent condition in 2015, compared to over 69 percent in 2013.

Table III.14
Condition by Unit Type
 Town of Mooresville
 Rental Vacancy Needs Survey

Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
2013						
Poor					.	
Fair					.	
Average	4				.	4
Good	52	602		151	.	805
Excellent		1,355		155	.	1,510
Don't Know	0	0		0	500	500
Total	56	1,957		306	500	2,819
2015						
Poor					.	
Fair					.	
Average	17	110		3	.	130
Good	164	872	1	9	.	1,046
Excellent	19	1,832			.	1,851
Don't Know	0	0	0	0	1	1
Total	200	2,814	1	12	1	3,028

Table III.15 shows the condition of single family units by vacancy status for units in Mooresville. Vacant units were most likely to be rated as average in 2013 and as good in 2015. Table III.16 shows the condition of apartment units by vacancy status. Vacant units were most likely to be rated as excellent in 2013 and 2015.

Table III.15
Condition of Single Family Units by Vacancy Status
 Town of Mooresville
 Rental Vacancy Needs Survey

Condition	Single Family Units	Available Single Family Units	Vacancy Rate
2013			
Poor			%
Fair			%
Average	4	1	25.0%
Good	52		%
Excellent			%
Don't Know	0	0	%
Total	56	1	1.8%
2015			
Poor			%
Fair			%
Average	17		%
Good	164	8	4.9%
Excellent	19		%
Don't Know	0	0	%
Total	200	8	4.0%

Table III.16
Condition of Apartment Units by Vacancy Status
 Town of Mooresville
 Rental Vacancy Needs Survey

Condition	Apartment Units	Available Apartment Units	Vacancy Rate
2013			
Poor			%
Fair			%
Average			%
Good	602	11	1.8%
Excellent	1,355	29	2.1%
Don't Know	0	0	%
Total	1,957	40	2.0%
2015			
Poor			%
Fair			%
Average	110	3	2.7%
Good	872	10	1.1%
Excellent	1,832	54	2.9%
Don't Know	0	0	%
Total	2,814	67	2.4%

As seen in Table III.17, half of rental units included utilizes with rent in 2015, compared to 53 percent in 2013. The most common utilities included were water/sewer and trash collection for both years, as shown in Table III.18.

Table III.17
Are there any utilities included with the rent?
 Town of Mooresville
 Rental Vacancy Needs Survey

Period	2013	2015
Yes	8	13
No	7	13
% Offering Assistance	53%	50.0%

Table III.18
Which utilities are included with the rent?
 Town of Mooresville
 Rental Vacancy Needs Survey

Type of Utility Provided	2013	2015
Electricity	2	3
Natural Gas	1	1
Water/Sewer	6	8
Trash Collection	7	8

Table III.19, on the following page, shows whether or not respondents keep a waiting list for units. Respondents were less likely to keep a wait list in 2015 than in 2013. The average waitlist size in 2015 was 196, up from 47 in 2013.

Table III.19
Do you keep a waiting list?
 Town of Mooresville
 Rental Vacancy Needs Survey

Period	2013	2015
Yes	9	7
No	8	18
Don't know		
Waitlist Size	47	196

The survey asked additional questions regarding the need for renovation and new construction in the Town of Mooresville. For single family units, respondents indicated a moderate need for renovation in 2015. The same was true for apartment units, with respondents indicating a moderate need for renovation of existing apartment units. These results are shown in Table III.20.

Table III.20
How would you rate the need for renovation of existing units in the city?
 Town of Mooresville
 Rental Vacancy Needs Survey

Need	Single Family	Apartments	Mobile Homes	Other Units
2013				
No Need	1	1		1
Low Need		2		
Moderate Need	2	6		2
High Need		1		
Extreme Need				
2015				
No Need	3	5	1	
Low Need		2		
Moderate Need	7	6	1	3
High Need	3	2	2	2
Extreme Need	1			

The need for new construction in the Town of Mooresville is shown in Table III.21, on the following page. The highest response for all unit types was that there was no need, but was followed by an extreme need for apartment units.

Table III.21
How would you rate the need for construction of new units in the city?

Town of Mooresville
 Rental Vacancy Needs Survey

Need	Single Family	Apartments	Mobile Homes	Other Units
2013				
No Need	1	5		2
Low Need		1		
Moderate Need	1	2		
High Need		1		
Extreme Need	1	1		
2015				
No Need	8	8	2	2
Low Need				
Moderate Need	1	1	1	1
High Need	2	2	1	1
Extreme Need	2	4		1

If new units were constructed, respondents were asked to indicate what percentage should offer rental assistance. In 2015, respondents indicated that 11.5 percent of new units should offer rental assistance, down from 19 percent in 2013.

Table III.22
If new units were to be constructed, what percentage should offer rental assistance?

Town of Mooresville
 Rental Vacancy Needs Survey

Rental Assistance	2013	2015
Percentage of new units with assistance	19%	11.5%

D. HOUSING PROBLEMS

While the 2000 Census did not report significant details regarding the physical condition of housing units, some information can be derived from the one-in-six sample, which is also called SF3 data.³ These data relate to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens. While these data were not collected during the course of the 2010 Census, data were available for comparison from the 2013 ACS averages. More detailed data on cost burdens and all housing problems are presented, using these data as well as the 2007 to 2011 Comprehensive Housing Affordability Strategy (CHAS) counts.⁴

OVERCROWDING

A housing unit is defined as “overcrowded” if it has more than one but not more than 1.5 persons per room, and is defined as “severely overcrowded” if it has more than 1.5 persons per

³ Summary File 3 (SF3) consists of 813 detailed tables of the 2000 Census’ social, economic, and housing characteristics compiled from a sample of approximately 19 million housing units (about one in six households) that received the 2000 Census long-form questionnaire. Source: <http://www.census.gov/Press-Release/www/2002/sumfile3.html>. These sample data include sampling error and may not sum precisely to the 100 percent sample typically presented in the 2000 Census.

⁴ The Comprehensive Housing Affordability Strategy (CHAS) was a requirement of the Cranston-Gonzalez National Affordable Housing Act of 1990, which created the HOME program, and requires entitlement jurisdictions receiving resources from HUD for housing to conduct a housing plan and longer term affordable housing strategy. The CHAS data is released by HUD for the Consolidated Plan.

room. At the time of the 2000 Census, 147 units, or 2.0 percent of all households, were overcrowded, and another 54 units, or 0.7 percent of all households in the region, were severely overcrowded, as shown in Table III.23. However, this housing problem was far more prevalent in renter-occupied households compared to owner-occupied households, with 4.5 percent of renters overcrowded and 0.7 percent severely overcrowded in 2000. While lower figures were found in the more recent ACS data, with the share of overcrowded and severely overcrowded households declining in both renter and owner situations, renters were still more often overcrowded. For example while 0.9 percent of homeowners were overcrowded, 2.6 percent of renters were overcrowded in 2013. For severely overcrowded households the renter and homeowner figures were 1.2 percent compared with 0.1 percent in 2013, respectively.

Table III.23
Overcrowding and Severe Overcrowding

Town of Mooresville
2000 Census SF3 & 2013 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	4,700	99.3%	35	.7%	0	.0%	4,735
2013 Five-Year ACS	8,157	99.1%	70	.9%	6	.1%	8,233
Renter							
2000 Census	2,302	93.3%	112	4.5%	54	2.2%	2,468
2013 Five-Year ACS	3,756	96.2%	101	2.6%	46	1.2%	3,903
Total							
2000 Census	7,002	97.2%	147	2.0%	54	.7%	7,203
2013 Five-Year ACS	11,913	98.2%	171	1.4%	52	.4%	12,136

INCOMPLETE FACILITIES

Incomplete plumbing and kitchen facilities are another set of indicators of potential housing problems. According to the Census, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2000 Census, a total of 8 units, or 0.1 percent of all housing units in the Town, were lacking complete plumbing facilities, as shown in Table III.24, below. The 2011 ACS data averages showed that the percentage of units grew to 0.4 percent, which translates into an estimated 51 units with incomplete plumbing facilities.

Table III.24
Households with Incomplete Plumbing Facilities

Town of Mooresville
2000 Census SF3 & 2013 Five-Year ACS Data

Households	2000 Census	2013 Five-Year ACS
With Complete Plumbing Facilities	7,195	12,085
Lacking Complete Plumbing Facilities	8	51
Total Households	7,203	12,136
Percent Lacking	.1%	0.4%

Table III.25 shows the number of housing units with incomplete kitchen facilities in the Town of Mooresville. In 2000, zero housing units had incomplete plumbing facilities. In 2013, the incidence of these units was higher; at 0.1 percent, this represented some 15 units with incomplete kitchen facilities.

Table III.25
Households with Incomplete Kitchen Facilities

Town of Mooresville
2000 Census SF3 & 2013 Five-Year ACS Data

Households	2000 Census	2013 Five-Year ACS
With Complete Kitchen Facilities	7,203	12,121
Lacking Complete Kitchen Facilities	0	15
Total Households	7,203	12,136
Percent Lacking	.0%	.1%

COST BURDEN

The third type of housing problem reported in the Census is cost burden, which is defined as gross housing costs that range from 30 to 49.9 percent of gross household income; severe cost burden is defined as gross housing costs of 50 percent or above gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and electricity or natural gas energy charges.

Table III.26, below, shows that 17.9 percent of households were cost burdened and 8.5 percent were severely cost burdened in 2000. These numbers increased by 2013. Some 18.5 percent of households are cost burdened and another 12.1 percent were severely cost burdened. Renters faced higher rates of cost burdens, with a total of 45.3 percent of renter households were cost burdened or severely cost burdened. In all, some 30.6 percent of Mooresville residents faced cost burdens and severe cost burdens at a rate of

Table III.26
Cost Burden and Severe Cost Burden by Tenure

Town of Mooresville
2000 Census & 2013 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage							
2000 Census	2,255	68.70%	722	22.00%	288	8.80%	3,281
2013 Five-Year ACS	4,749	72.30%	1,095	16.70%	679	10.30%	6,573
Owner Without a Mortgage							
2000 Census	943	92.10%	37	3.60%	26	2.50%	1,024
2013 Five-Year ACS	1,484	89.40%	159	9.60%	17	1.00%	1,660
Renter							
2000 Census	1,570	64.60%	445	18.30%	256	10.50%	2,430
2013 Five-Year ACS	1,655	42.40%	990	25.40%	776	19.90%	3,903
Total							
2000 Census	4,768	70.80%	1,204	17.90%	570	8.50%	6,735
2013 Five-Year ACS	7,888	65.00%	2,244	18.50%	1,472	12.10%	12,136

HOUSING NEEDS

More detailed data on the information associated with these housing problems are provided by the 2008 to 2012 Comprehensive Housing Affordability Strategy (CHAS) data, customized by HUD. CHAS data are created to demonstrate the extent of housing problems and housing needs, particularly among low-income households who may need housing assistance. The CHAS data also segments households by HUD Area Median Family Income (HAMFI). HUD calculates HAMFI for each jurisdiction in order to establish Fair Market Rent values and income limits for HUD programs, making a series of adjustments that tailor the figure to each area.⁵

Households that experience one or more of the housing problems described above are considered to have unmet housing needs. Such householders can be of any income level, race, ethnicity or family type. For the purposes presented herein, these data have been segmented by tenure (renters and homeowners) and by percent of HAMFI. As noted in Table III.27, there were 9,179 households with unmet housing needs in the Town of Mooresville. Households at 30 percent HAMFI or less faced housing problems at the highest rate, with some 71.3 percent of households in this income group facing housing problems. Additionally, elderly non-family households and “other” households faced housing problems at a rate higher than the jurisdiction average.

Table III.27
Households by Income and Family Status

Town of Mooresville
2008–2012 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Housing Problems						
30% HAMFI or less	150	495	35	545	885	2,110
30.1-50% HAMFI	80	690	89	575	505	1,939
50.1-80% HAMFI	205	995	150	405	740	2,495
80.1% HAMFI or more	275	1,145	250	275	690	2,635
Total	710	3,325	524	1,800	2,820	9,179
Total						
30% HAMFI or less	205	710	70	755	1,220	2,960
30.1-50% HAMFI	120	775	149	1,085	650	2,779
50.1-80% HAMFI	565	1,410	164	930	1,115	4,184
80.1% HAMFI or more	2,380	6,660	1,045	1,170	3,405	14,660
Total	3,270	9,555	1,428	3,940	6,390	24,583

Table III.28, on the following page, shows households with housing problems by tenure and household type, segmented by HAMFI level. Of the 9,179 households with housing problems, some 4,469 were owner-occupied and 4,710 were renter occupied. The 4,469 owner-occupied households with housing problems represented 29.2 percent of the total owner-occupied households in the Town of Mooresville. The 4,710 renter-occupied households with housing problems represented 50.8 percent of the renter-occupied households in Mooresville. Therefore, renters face housing problems at a much higher rate than owner-occupied households.

⁵ HUD, “CHAS: Background,” http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html

Table III.28
Households with Housing Problems by Income and Family Status
 Town of Mooresville
 2008–2012 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Owners						
30% HAMFI or less	130	70	0	210	175	585
30.1-50% HAMFI	55	360	4	245	155	819
50.1-80% HAMFI	175	410	105	290	215	1,195
80.1% HAMFI or more	255	875	195	95	450	1,870
Total	615	1,715	304	840	995	4,469
Renters						
30% HAMFI or less	20	425	35	335	710	1,525
30.1-50% HAMFI	25	330	85	330	350	1,120
50.1-80% HAMFI	30	585	45	115	525	1,300
80.1% HAMFI or more	20	270	55	180	240	765
Total	95	1,610	220	960	1,825	4,710

Housing problems are also broken down by race and ethnicity. If any one racial or ethnic group faces housing problems at a rate 10 percentage points or higher than the jurisdiction average, this racial group is said to have a disproportionate share of housing problems. Asian and Hispanic households have disproportionate share of housing problems, as seen in Table III.29.

Table III.29
Total Households with Housing Problems by Income and Race
 Town of Mooresville
 2008–2012 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
30% HAMFI or less	430	175	0	0	0	0	30	635
30.1-50% HAMFI	765	190	15	0	0	0	120	1,090
50.1-80% HAMFI	920	105	25	0	0	0	80	1,130
80.1-100% HAMFI	300	19	0	0	0	0	10	329
100.1% HAMFI or more	525	65	85	0	0	15	15	705
Total	2,940	554	125	0	0	15	255	3,889
Total								
30% HAMFI or less	610	310	0	0	0	0	100	1,020
30.1-50% HAMFI	1,125	265	15	0	0	10	120	1,535
50.1-80% HAMFI	1,515	250	25	0	0	0	105	1,895
80.1-100% HAMFI	675	89	4	0	0	55	60	883
100.1% HAMFI or more	5,570	500	275	0	0	25	215	6,585
Total	9,495	1,414	319	0	0	90	600	11,918

Table III.30 shows disproportionate need for homeowner households. When broken down in this manner, Black households at or below 30 percent HAMFI face a disproportionate share of housing problems. All Asian and “other” race homeowner households face disproportionate share of housing problems. In addition, Hispanic homeowner households between 50 and 100 percent of more HAMFI face disproportionate share of housing problems.

Table III.30
Homeowner Households with Housing Problems by Income and Race

Town of Mooresville
 2008–2012 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
30% HAMFI or less	190	25	0	0	0	0	0	215
30.1-50% HAMFI	300	45	15	0	0	0	0	360
50.1-80% HAMFI	490	75	25	0	0	0	40	630
80.1-100% HAMFI	250	4	0	0	0	0	10	264
100.1% HAMFI or more	475	50	40	0	0	15	15	595
Total	1,705	199	80	0	0	15	65	2,064
Total								
30% HAMFI or less	285	25	0	0	0	0	0	310
30.1-50% HAMFI	585	75	15	0	0	10	0	685
50.1-80% HAMFI	860	105	25	0	0	0	40	1,030
80.1-100% HAMFI	465	74	4	0	0	0	10	553
100.1% HAMFI or more	4,730	340	80	0	0	25	135	5,310
Total	6,925	619	124	0	0	35	185	7,888

Renter households with disproportionate share of housing problems, shown in Table III.31, include Black households between 80 and 100 percent HAMFI and Hispanic households between 30 and 50 percent HAMFI.

Table III.31
Renter Households with Housing Problems by Income and Race

Town of Mooresville
 2008–2012 HUD CHAS Data

Income	Non-Hispanic by Race/Ethnicity						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
30% HAMFI or less	240	150	0	0	0	0	30	420
30.1-50% HAMFI	465	145	0	0	0	0	120	730
50.1-80% HAMFI	430	30	0	0	0	0	40	500
80.1-100% HAMFI	50	15	0	0	0	0	0	65
100.1% HAMFI or more	50	15	45	0	0	0	0	110
Total	1,235	355	45	0	0	0	190	1,825
Total								
30% HAMFI or less	325	285	0	0	0	0	100	710
30.1-50% HAMFI	540	190	0	0	0	0	120	850
50.1-80% HAMFI	655	145	0	0	0	0	65	865
80.1-100% HAMFI	210	15	0	0	0	55	50	330
100.1% HAMFI or more	840	160	195	0	0	0	80	1,275
Total	2,570	795	195	0	0	55	415	4,030

HOUSING CONDITIONS REPORTED BY COUNTY ASSESSORS

Data was collected from the County of Iredell's Assessor Office. The purpose was to identify property that was suitable for rehabilitation and properties that may be more suitable for redevelopment.

Usually, County Assessors throughout the United States use a computer-assisted mass appraisal system (CAMA) to assist them in managing the appraisal data and appraisal process. The CAMA system stores the attributes and characteristics of the improvements placed on the land parcel. Key concepts are related to physical condition of the property and the grade of materials and workmanship that were originally used in the construction of the dwelling.

For example, a commonly used appraisal method is based upon the Marshall and Swift⁶⁶ guidelines which describe the grade as follows:

- *Low Quality* – Residences of Low Quality are of low-cost construction and meet minimum building code requirements. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Architectural design is concerned with function, not appearance.
- *Fair Quality* – Residences of Fair Quality are frequently mass produced. Low-cost production is a primary consideration. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation.
- *Average Quality* – Residences of Average Quality will be encountered more frequently than residences of other qualities. They are usually mass produced and will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. By most standards, the quality of materials and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors, hardware and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation.
- *Good Quality* – Residences of Good Quality may be mass produced in above-average residential developments or built for an individual owner. Good-quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of lending institutions, mortgage-insuring agencies and building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well finished, usually having some good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials or other refinements.
- *Very Good Quality* – Residences of Very Good Quality are typical of those built in high-quality tracts or developments and are frequently individually designed. Attention has been given to interior refinements and detail. Exteriors have good fenestration with some custom ornamentation.

⁶⁶ <http://www.marshallswift.com/default.aspx>

- *Excellent Quality* – Residences of Excellent Quality are usually individually designed and are characterized by the high quality of workmanship, finishes and appointments and considerable attention to detail. Although residences at this quality level are inclusive of high-quality materials and workmanship, and are somewhat unique in their design, these costs do not represent the highest cost in all residential construction.

As seen in Table III.32, this particular data extract created a database with 11,502 dwelling units of a variety of types, with 10,119 single family units, some 1,290 condos and townhomes, as well as a small amount of duplex/triplex/four-plex units, apartments and mobile homes. The majority of units have an effective year of 2000 or more recent. This is also shown in Map III.13. Units with earlier effective years are more centrally located in the center of the town when more recent units are located on the edge of town.

Table III.32
Effective Year Built

Town of Mooresville
Assessor Data

Effective Year Built	Single-Family	Duplex/ Triplex/ Four-plex	Condo/ Townhome	Apartments	Mobile/ Manufactured Home	Total
< 1940	19	0	0	0	0	19
1940 - 1959	245	1	0	0	2	248
1960 - 1979	1,084	20	0	7	0	1,111
1980 - 1999	2,922	26	38	25	0	3,011
> 2000	5,155	4	1,187	7	0	6,353
Missing	694	0	65	1	0	760
Total	10,119	51	1,290	40	2	11,502

Map III.13 Effective Year of Housing Construction

Town of Mooresville

Iredell County Assessor, Town of Mooresville, USGS, Tigerline Data

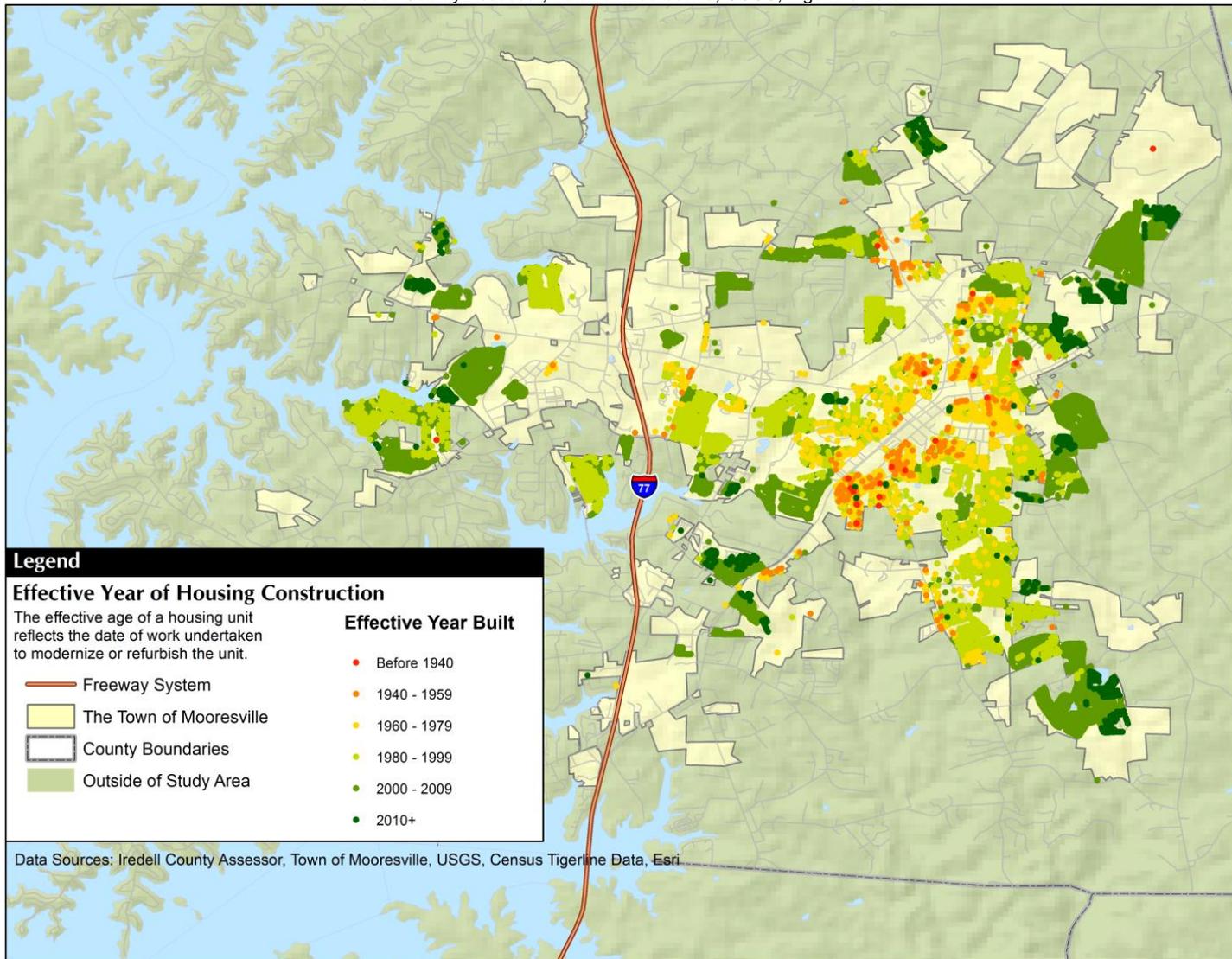


Table III.33, below, shows the quality of materials and workmanship used in construction for the units. The majority of units are classified as average. The locations of these units are shown in Map III.14. There is a small grouping of low quality units in the western portion of the Town. These two descriptions, effective year and quality will be used later in this document to determine the need to rehabilitation and renovation.

Table III.33
Quality of Materials and Workmanship Used In Construction
 Town of Mooresville
 Assessor Data

Quality	Single-Family	Duplex/ Triplex/ Four-plex	Condo/ Townhome	Apartments	Mobile/ Manufactured Home	Total
Low	4	0	0	0	0	4
Fair	110	3	0	0	0	113
Average	6,014	44	806	28	2	6,894
Good	3,990	4	484	12	0	4,490
Excellent	1	0	0	0	0	1
Total	10,119	51	1,290	40	2	11,502

Table III.34 shows the type of roof in dwelling units for units in Mooresville. The vast majority of units are composite shingles, with only 45 units having sheet metal/metal and 170 with other roofing materials.

Table III.34
Type of Roof in Dwelling Units
 Town of Mooresville
 Assessor Data

Roof Type	Single-Family	Duplex/ Triplex/ Four-plex	Condo/ Townhome	Apartments	Mobile/ Manufactured Home	Total
Composite Shingle	9,950	49	1,247	39	2	11,287
Sheet Metal/Metal	44	1	0	0	0	45
Other Roofing Materials	125	1	43	1	0	170
Total	10,119	51	1,290	40	2	11,502

Map III.14
Quality of Housing Units in Mooresville
 Town of Mooresville
 Iredell County Assessor, Town of Mooresville, USGS, Tigerline Data

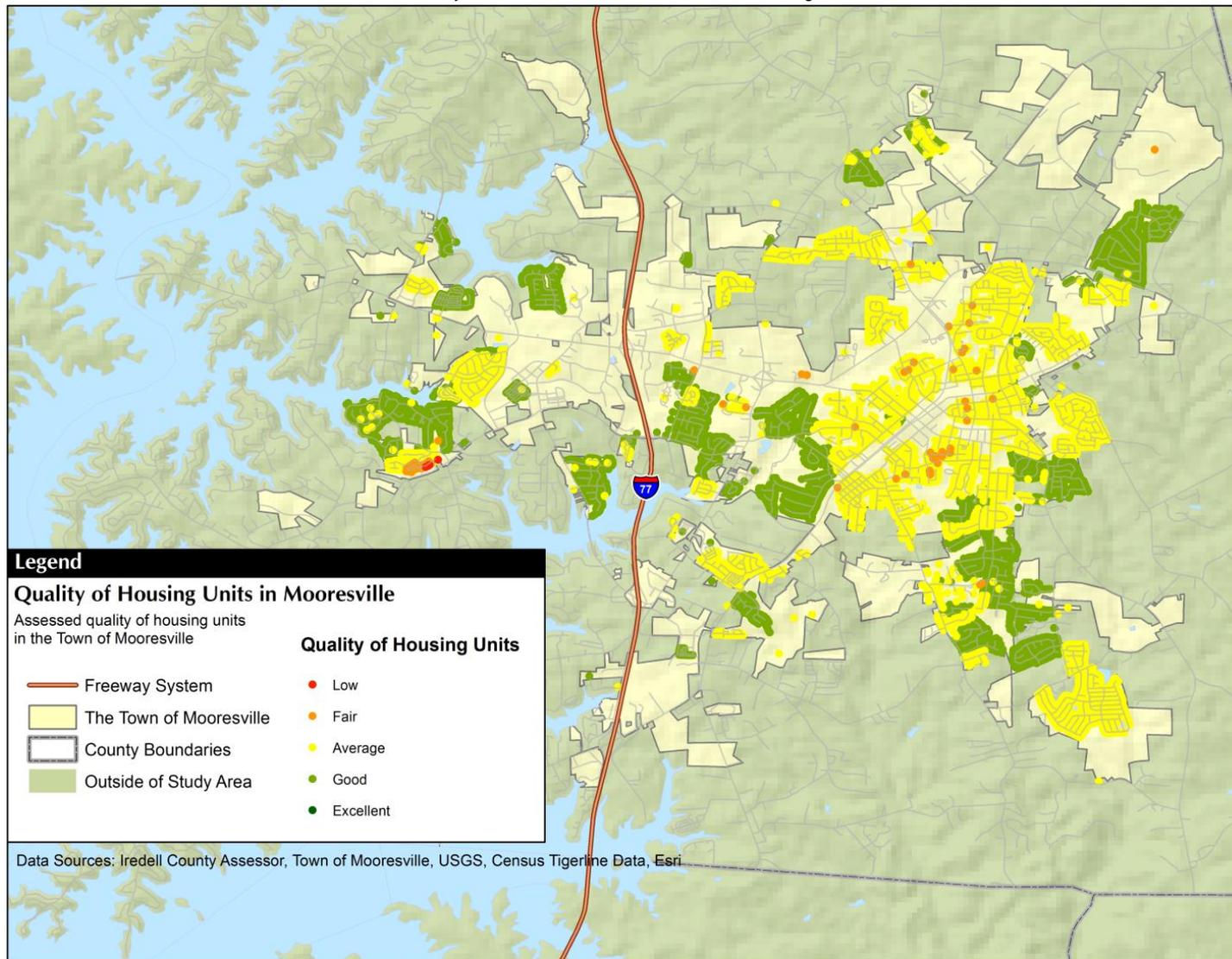


Table III.35 illustrates the number of bathrooms per dwelling unit. Most units have 3-3.9 bathrooms, followed by 2-2.9. Similarly, Table III.36 shows the number of bedrooms per dwelling unit. The most number of bedrooms per dwelling unit is again 3-3.9, but followed by 4-4.9. This is also true for the number of bedrooms for single family units.

Table III.35
Number of Bathrooms per Dwelling Unit
 Town of Mooresville
 Assessor Data

Bathrooms	Single-Family	Duplex/ Triplex/ Four-plex	Condo/ Townhome	Apartments	Mobile/ Manufactured Home	Total
Less than 1	49	28	43	39	0	159
1 – 1.9	1,362	0	50	0	2	1,414
2 – 2.9	3,006	17	130	0	0	3,153
3 -3.9	4,635	4	1,061	1	0	5,701
4 -4.9	802	1	6	0	0	809
5 – 5.9	148	0	0	0	0	148
6 and Above	117	1	0	0	0	118
Total	10,119	51	1,290	40	2	11,502

Table III.36
Number of Bedroom per Dwelling Unit
 Town of Mooresville
 Assessor Data

Bedrooms	Single-Family	Duplex/ Triplex/ Four-plex	Condo/ Townhome	Apartments	Mobile/ Manufactured Home	Total
Less than 1	49	28	43	39	0	159
1 – 1.9	51	0	67	0	1	119
2 – 2.9	1,185	7	560	0	1	1,753
3 -3.9	4,484	6	617	0	0	5,107
4 -4.9	3,370	8	3	1	0	3,382
5 – 5.9	877	1	0	0	0	878
6 and Above	103	1	0	0	0	104
Total	10,119	51	1,290	40	2	11,502

The most common exterior wall for dwelling units in the Town of Mooresville is vinyl siding, as shown in Table III.37, on the following page. This is the most common type for single family homes, duplex/triplex/four-plex, condos and apartments as well. The second most common type of exterior wall is brick or stone, followed by wood.

Table III.37
Exterior Wall of Dwelling Units
 Town of Mooresville
 Assessor Data

Wall Type	Single-Family	Duplex/ Triplex/ Four-plex	Condo/ Townhome	Apartments	Mobile/ Manufactured Home	Total
Vinyl Siding	5,827	27	696	24	0	6,574
Asbestos	144	3	0	0	0	147
Block	6	1	0	0	0	7
Brick or Stone	2,660	10	419	9	1	3,099
Masonry Frame / Stucco	113	2	5	0	0	120
Wood / Wood Frame	1,155	2	156	3	0	1,316
Composition / Other	214	6	14	4	1	239
Total	10,119	51	1,290	40	2	11,502

The fuel type for dwelling units in the Town of Mooresville is shown in Table III.38. Some 80.3 percent of dwelling units use natural gas and some 16.2 percent use electricity. The most common fuel type for duplex/triplex/four-plex units and apartments is electric.

Table III.38
Fuel Type of Dwelling Unit
 Town of Mooresville
 Assessor Data

Fuel Type	Single-Family	Duplex/ Triplex/ Four-plex	Condo/ Townhome	Apartments	Mobile/ Manufactured Home	Total
Electric	1,573	28	241	26	0	1,868
Natural Gas	8,152	20	1,048	14	1	9,235
Oil/Wood/Coal	369	3	0	0	1	373
None	25	0	1	0	0	26
Other	0	0	0	0	0	0
Total	10,119	51	1,290	40	2	11,502

The market value of dwelling units is shown in Table III.39, on the following page. The average value for the Town of Mooresville is \$196,411. The average value for single family units is \$189,436. About half of all units are values between \$100,000 and \$199,999. Only 14.7 percent of units are values less than \$100,000 in the Town of Mooresville, according to Assessor Data.

Table III.39
Market Value of Dwelling Unit
 Town of Mooresville
 Assessor Data

Market Value	Single-Family	Duplex/Triplex/Four-plex	Condo/Townhome	Apartments	Mobile/Manufactured Home	Total
Less than \$50,000	188	3	1	0	0	192
\$50,000 – \$99,999	1,361	19	121	0	0	1,501
\$100,000 – \$149,999	2,138	13	664	6	0	2,821
\$150,000 - \$199,999	2,536	8	434	0	1	2,979
\$200,000 - \$249,999	1,853	5	57	4	1	1,920
\$250,000 - \$349,999	1,693	1	9	4	0	1,707
\$350,000 - \$550,000	273	2	2	5	0	282
Above \$550,000	77	0	2	21	0	100
Total	10,119	51	1,290	40	2	11,502
Average Value	\$189,438	\$128,964	\$143,244	\$3,760,931	\$199,110	\$196,411

Table II.40, on the following page, shows the housing units with potential for rehabilitation or redevelopment. Areas shaded in red indicate a potential for redevelopment. These are units with an effective year before 1980 and a low or fair quality, or average for older units. These older units were built using lower quality materials and workmanship and may be beyond cost-effective renovation. As seen therein, there are 96 units with a potential for redevelopment.

Areas shaded in blue indicate a potential for rehabilitation. These are units with an effective year prior to the 1980s, but with a good or excellent quality. These units were built using higher quality materials and workmanship, but may be in need of updates and repairs to rehabilitate the units. As seen in Table II.40, there are 79 units with the potential for rehabilitation in the Town of Mooresville. All of these units have an effective year between 1950 and 1979 and have a “good” quality, as reported by the County Assessor data. In addition, there are 173 units, shaded in green in the table, that have the potential for either redevelopment or rehabilitation, depending on the condition of each unit. These units have an effective year in the 1950s with an average quality.

Table III.40
Housing Units with Potential for Rehabilitation or Redevelopment
 Town of Mooresville
 Iredell County Assessor Data

Effective Year Built	Quality					Total
	Low	Fair	Average	Good	Excellent	
Before 1940	0	2	17	0	0	19
1940s	0	4	54	0	0	58
1950s	0	4	173	10	0	187
1960s	0	9	407	7	0	423
1970s	0	6	593	62	0	661
1980s	0	5	623	268	0	896
1990s	0	7	690	1,329	0	2,026
2000s	4	73	2,922	2,155	1	5,155
2010s	0	0	535	159	0	694
Total	4	110	6,014	3,990	1	10,119

*Red-shaded cells indicate potential for redevelopment.

*Blue-shaded cells indicate potential for rehabilitation.

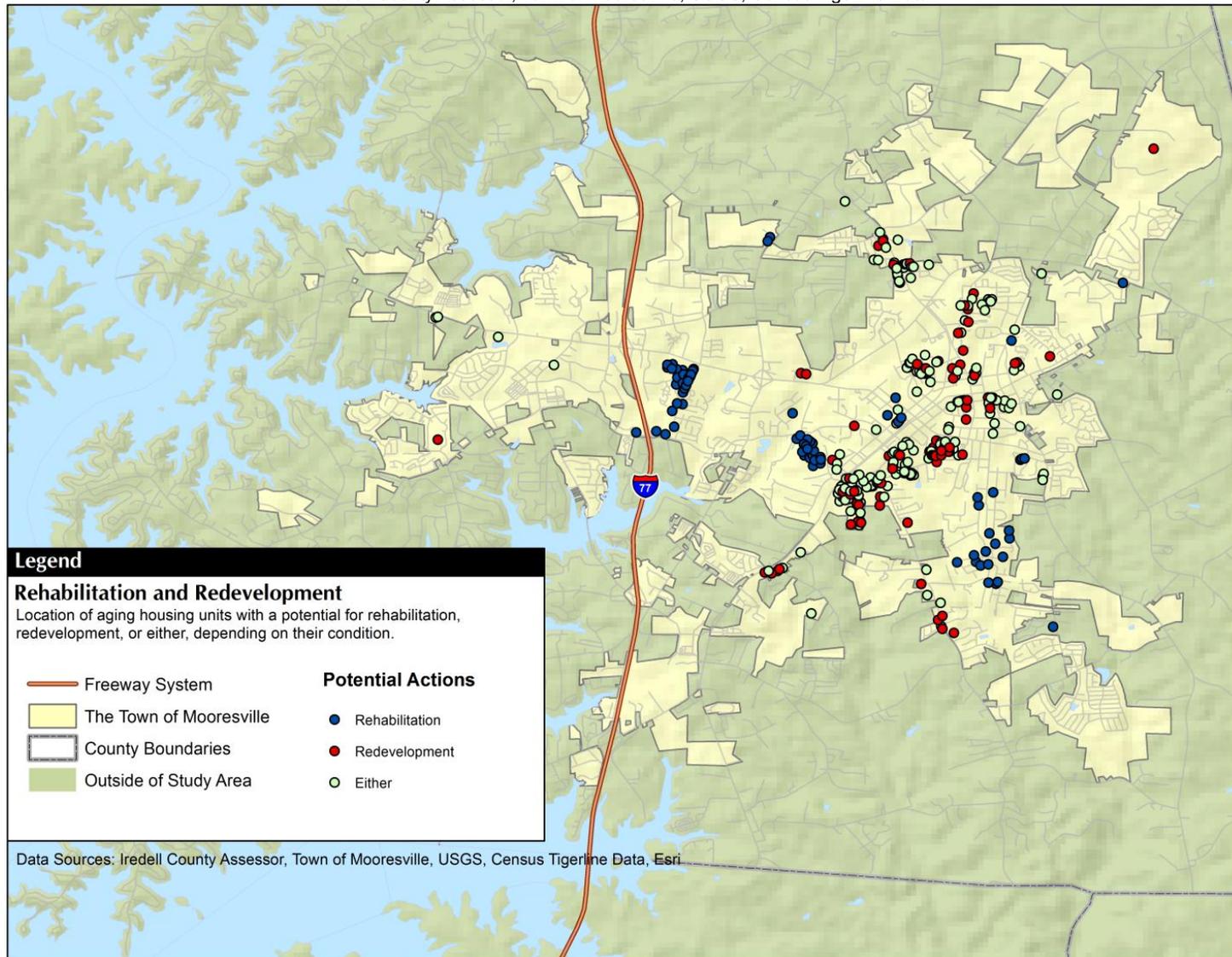
*Green-shaded cells indicate the number of units which have potential for redevelopment or rehabilitation, depending on their condition.

The units with a potential for rehabilitation or renovation are shown in Map III.15, on the following page. As seen in the map, there are areas throughout the Town where there is potential for rehabilitation and renovation. In particular there are areas with clusters of units that have the potential for redevelopment, along with units that may have potential for redevelopment or renovation. These areas may present opportunities for the Town of Mooresville in the future for redevelopment projects.

Map III.15 Rehabilitation and Redevelopment

Town of Mooresville

Iredell County Assessor, Town of Mooresville, USGS, Census Tigerline Data



E. CAPACITY OF VACANT PARCELS

Mooreville has a considerable amount of vacant parcels within Town limits. The following section will explore these vacant parcels as well as the ability of these sites to accommodate additional residential development within the Town.

Table III.41 shows the zoning districts that allow for residential development within the Town of Mooreville. It also presents the capacity of each zoning district as units per acre. As such, in R2 zones, there is a maximum potential of 2 detached units per acre. Similarly, in RMX, there is a maximum of 8 detached units per acre or 10 attached units per acre. These zoning definitions are utilized in producing the following tables in the capacity of vacant parcels.

Table III.41
Zoning Districts Allowing for Residential Development

Town of Mooreville

Zoning Code	Description	Capacity (Units/Acre)		
		Detached Units	Attached Units	Manufactured Housing
Base Zoning District				
R2	Single-Family Residential-2	2	-	-
R3	Single-Family Residential-3	3	-	-
R5	Single-Family Residential-5	5	5*	-
RMX	Residential Mixed-Use	8	10	-
RMX-MH	Residential Mixed-Use - Manufactured Housing	10	10	1/Space
NMX	Neighborhood Mixed-Use	8	12	-
CMX	Corridor Mixed-Use	8	12	-
VC	Village Center	-	16	-
TC	Town Center	8	16	-
HB	Highway Business	10	10	-
GI	General Industrial	6	6	-
PC	Planned Campus	10	10	-
Conditional Use				
CUR3	Conditional Use - R3	3	-	-
CUR5	Conditional Use - R5	8	8	-
CURMX	Conditional Use - RMX	12	12	-
CUNMX	Conditional Use - NMX	14	14	-
CUCMX	Conditional Use - CMX	-	16	-

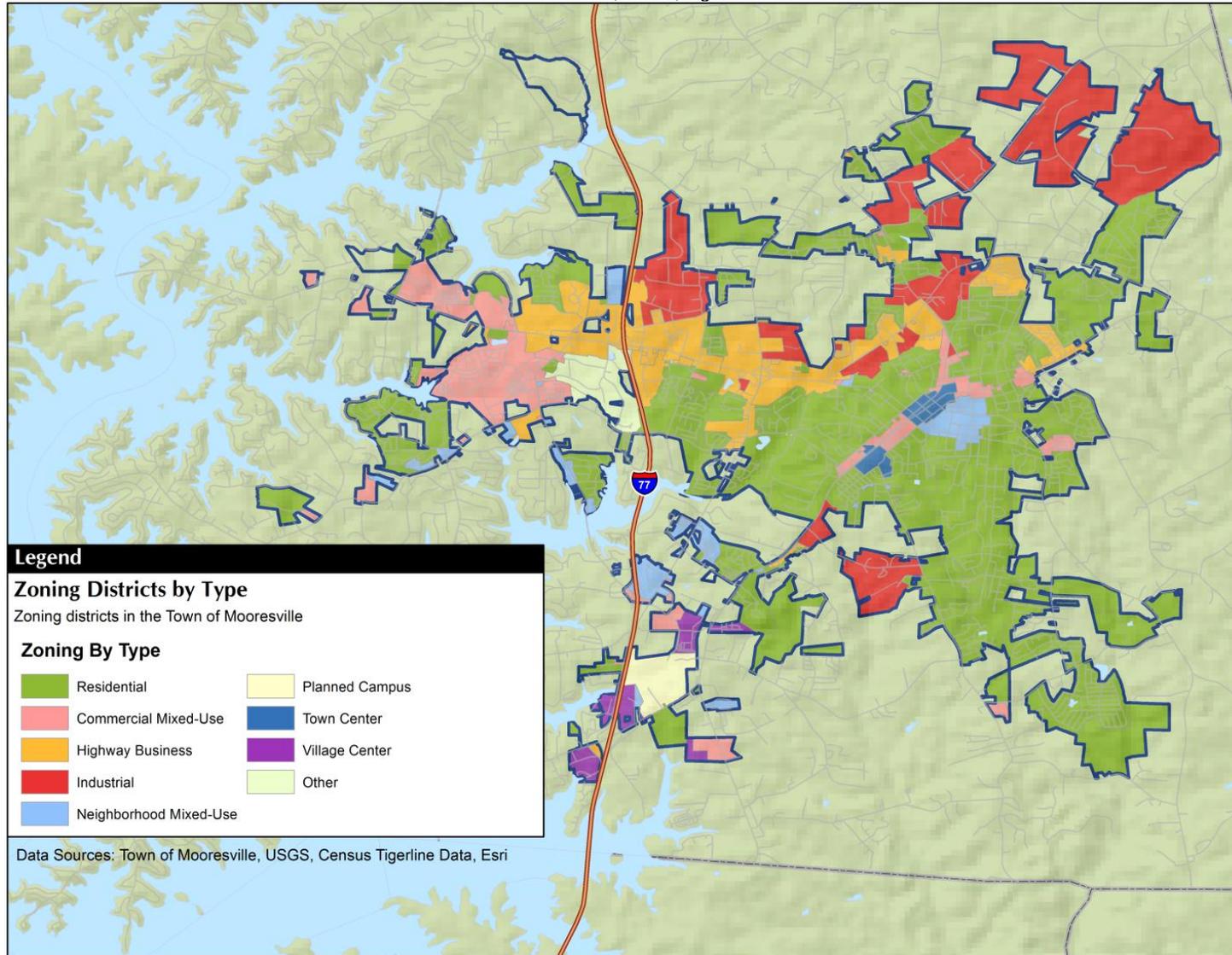
*Subject to additional restrictions: Attached units must be configured using the "Mansion Apartment" building form, may not exceed 6 units per structure, and must be located on lots of at least two acres in size.

In Map III.16, the Town's zoning is shown by type. This is broken down further in Map III.17, which shows a breakdown of residential zoning districts.

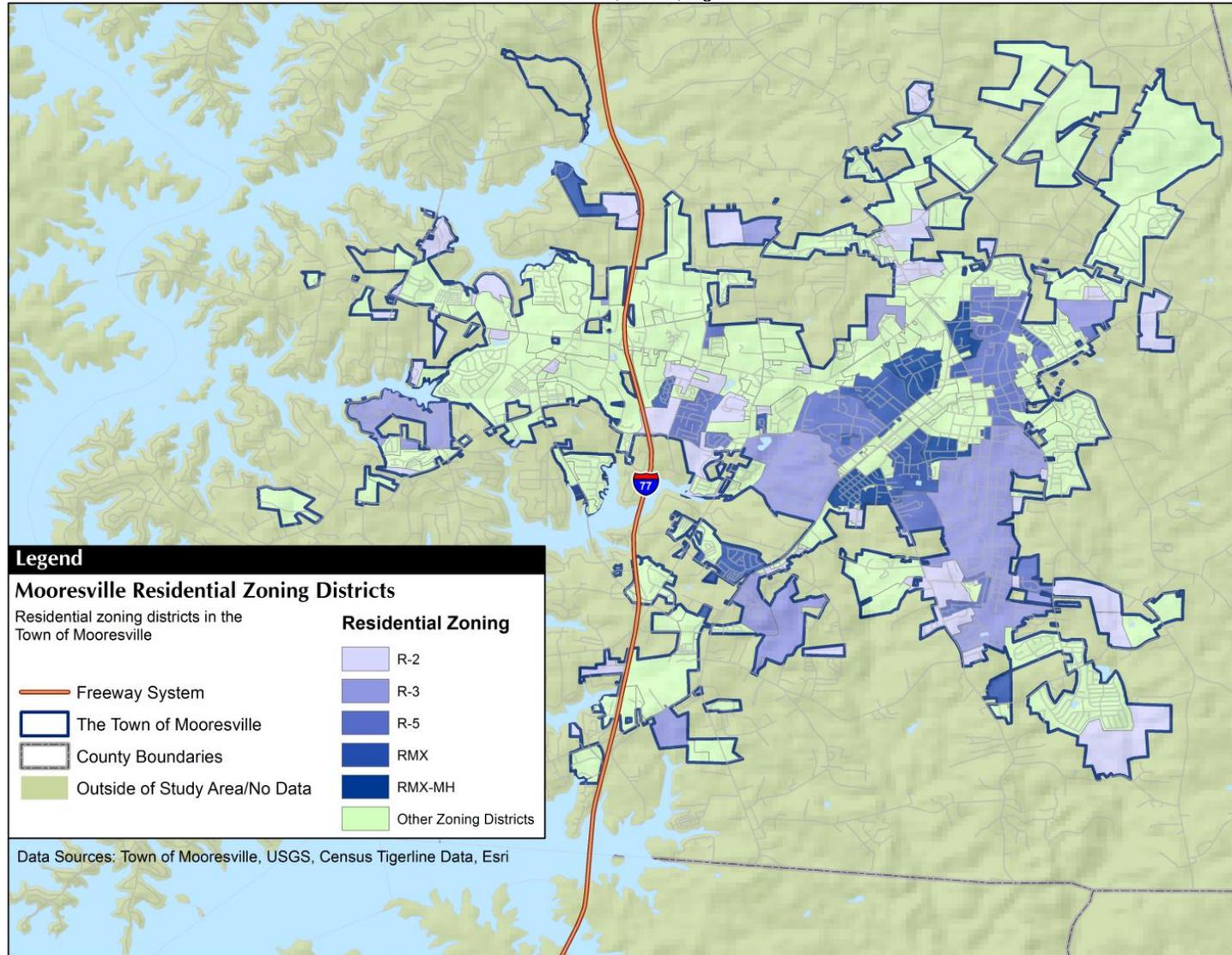
Map III.18, on page 83, shows the vacant parcels by zone. Any vacant residential parcels within the Town of Mooreville are illustrated. This map includes the assumption that these parcels must lie within Town limits. If the parcel is at least 98 percent within Town limits, it is included. These vacant parcels are explored further in the following section.

Map III.16 Zoning Districts by Type

Town of Mooresville
Town of Mooresville, USGS, Tigerline Data



Map III.17
Residential Zoning Districts
 Town of Mooresville
 Town of Mooresville, USGS, Tigerline Data



Map III.18
Mooreville Vacant Parcels By Zone
Town of Mooreville
Town of Mooreville, USGS, Tigerline Data

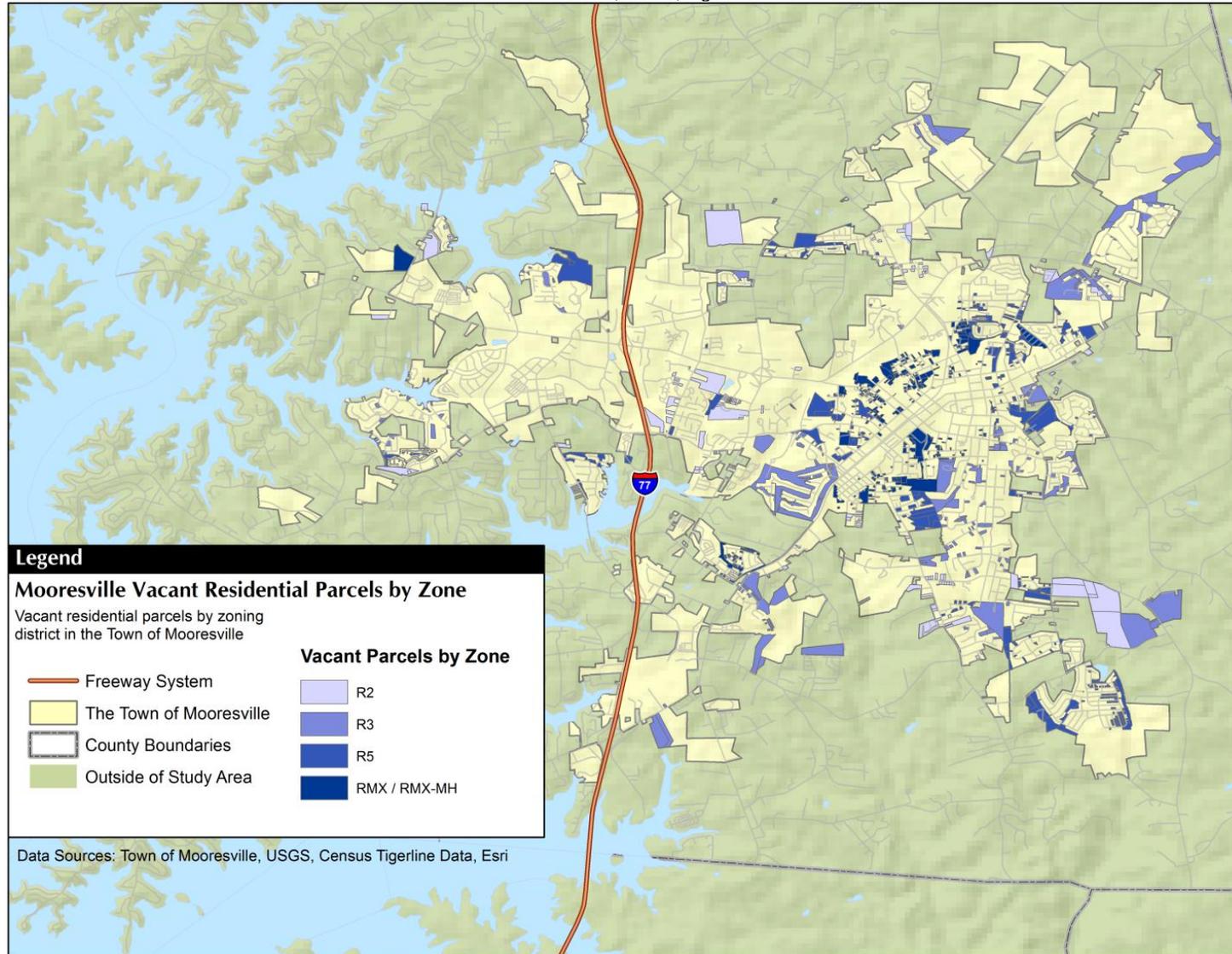


Table III.42 presents the capacity of vacant property for residential units. Table III.42 assumes you cannot build partial units on a parcel and any partial units are rounded down to a whole number to reach a final calculation. The table presents the maximum number of detached and attached units in available vacant land in the Town of Mooresville.

Table III.42 was developed, in general, utilizing the information from the Base Zoning District Table. In the case of R5 parcels, however, there were additional restrictions. Since R5 residential districts allow for up to 6 attached units, but require a minimum lot size of 2 acres, this was taken into account and calculations were made to conform to this requirement. Additionally, if any multifamily capacity was less than two for any parcel, this was set to zero under the assumption that you cannot have attached units with less than two units. This explains why the total capacity for attached units in any given zone is sometimes less than the total capacity for detached units. Another consideration was parcels that were not entirely within Town limits. If the parcel lay at least 98 percent within Town limits, it was included and otherwise, it was excluded.

Table III.42
Capacity of Vacant Parcels of Land By Type and Zoning District

Town of Mooresville
2015 County Iredell County Assessor

Zoning District	Total Acreage	Detached Units	Attached Units	Maximum Units
Base Zoning Districts				
R2	477.49	875	-	875
R3	799.18	2,251	-	2,251
R5	522.96	2,335	930	2,335
RMX	270.93	2,002	2,376	2,376
RMX-MH	5.82	57	57	57
NMX	181.3	1,404	2,107	2,107
CMX	132.75	-	1,497	1,497
VC	161.22	-	1,275	1,275
TC	18.02	-	244	244
HB	425.46	-	1,373	1,373
PC	61.38	596	595	596
Total	3,056.51	9,520	10,454	14,986

As seen in Table III.42, the vacant parcels in the Town have the potential to develop a total of 9,520 detached and 10,454 attached units, for a maximum capacity of 14,986 units. Broken down by Zoning Districts, some 875 detached units could be produced in R2 zones in the 477.49 available acres of vacant parcels. R3 zones contain the most vacant acreage, at 799.18 acres. A maximum potential of 2,251 detached units are available in R3 zones. Additional tables in Appendix B show the individual vacant parcels.

CURRENT DEVELOPMENTS

There are numerous projects currently in development in the Town of Mooresville. These projects are underway or are in the planning stages. Table III.43, on the following page, shows

the residential developments. There are currently 1,545 multi-family units, 3,216 single family units and 161 townhome units in various stages of production in the Town of Mooresville. These units account for 1,553.8 acres in the Town. This table is generated from a list of developments, as provided by the Town, available in Appendix B.

Table III.43
Currently Planned/ Ongoing Residential Development by
Type and Zoning District
 Town of Mooresville

Zoning District	Units			Acreage
	Multifamily	Single-Family	Townhome	
Base Zoning District				
RA	-	436	-	219.0
R2	-	510	-	265.0
R3	-	1,569	-	655.1
R5	-	36	-	11.1
RMX	-	362	-	115.5
CMX	468	35	6	44.6
VC	559	-	-	74.8
R2/CUCMX	-	-	125	34.5
Conditional Use				
CUR3	-	26	-	11.3
CUR5	-	92	-	39.9
CURMX	-	150	-	47.5
CUNMX	-	-	30	14.0
CUCMX	202	-	-	8.7
CUVC	316	-	-	12.8
Total	1,545	3,216	161	1,553.8

F. EXTRA-TERRITORIAL JURISDICTIONS

The Extra-Territorial Jurisdictions (ETJs) for the Town of Mooresville are shown in Map III.19, on the following page. In these areas, there are 2,915.6 acres of vacant parcels that can accept residential units. Based on the Town and County zoning districts, these areas would have the capacity to accommodate 10,663 detached or 8,972 attached units, or maximum capacity of 13,402 units. This is shown in Table III.44, on page 87, and is broken down by Town and County zoning.

Map III.19 Mooresville Extra-Territorial Jurisdictions

Town of Mooresville
Town of Mooresville, USGS, Tigerline Data

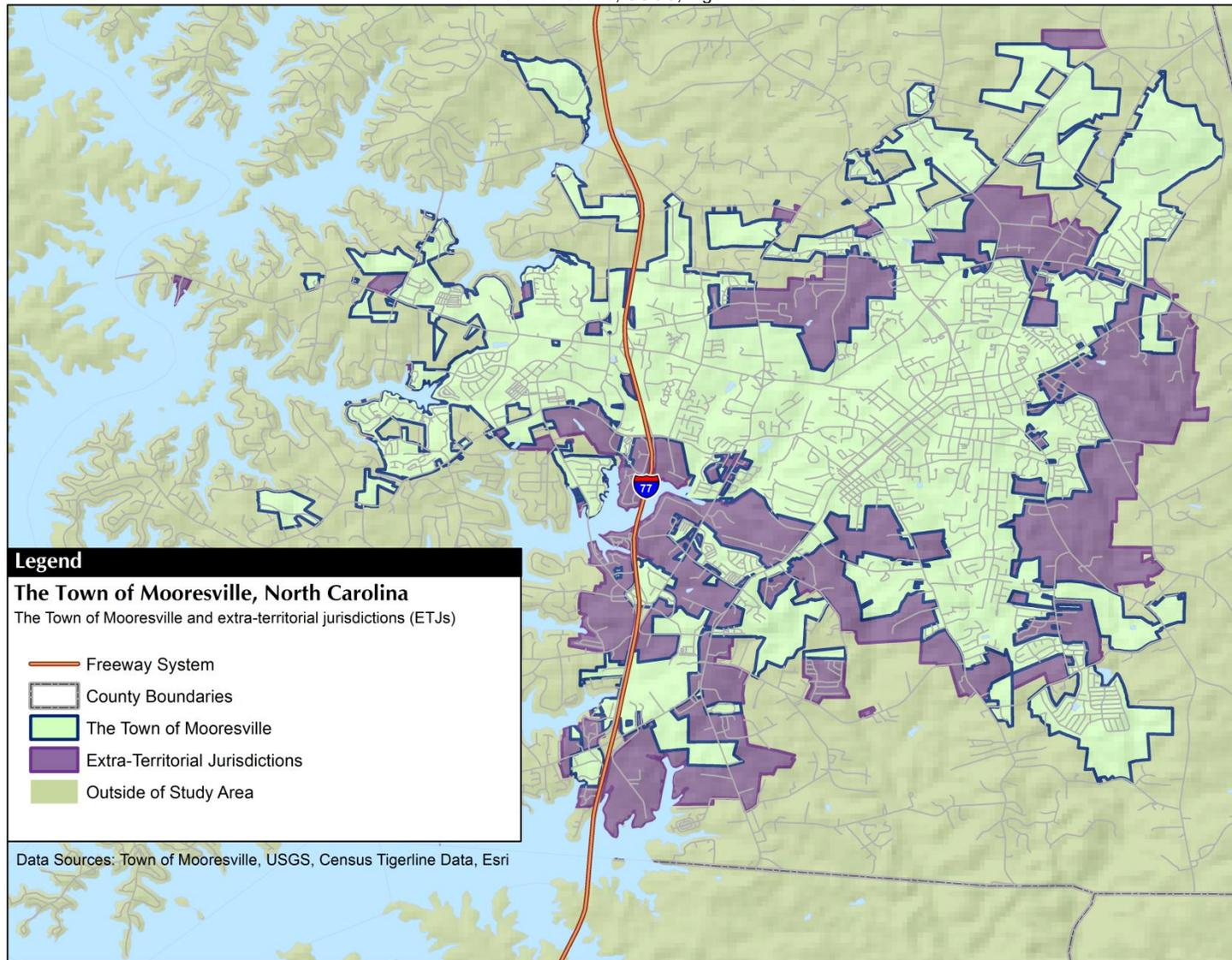


Table III.44
Capacity of Vacant Parcels
 Extra-Territorial Jurisdictions
 Town of Mooresville

Zoning District	Total Acreage	Detached Units	Attached Units	Maximum Capacity
Town Zoning				
R2	1663.2	3,084	-	3,084
R3	278.7	801	-	801
R5	128.1	637	108	637
RMX	79.8	623	782	782
NMX	118.7	935	1,409	1,409
CMX	451.5	3,596	5,398	5,398
VC	14	-	223	223
GI	155	924	924	924
County Zoning				
RA	11.4	3	-	3
R20	6.1	13	-	13
R8	9.1	47	128	128
Total	2,915.60	10,663	8,972	13,402

G. SUMMARY

The housing stock in the Town of Mooresville rose 76.4 percent between 2000 and 2010, from 7,741 units in 2000 to 13,655 units in 2010. Homeownership in the Town declined slightly over the period, from 65.5 percent to 64.0 percent. There was a significant increase in the number of vacant housing units, which rose by 112.8 percent or 602 vacant units to 1,281 vacant units. However, the more concerning component of vacant housing units are those that are considered as “other vacant” by the Census. These types of units are not for-rent, nor are they for-sale; and are not available to the market place. There may be challenges in ownership; they may be abandoned or foreclosed upon; they may be too dilapidated to be considered habitable. With 205 such units empty in 2010, they comprise 16.0 percent of all vacant units and have tended to be somewhat more concentrated in the outer areas of the Town in 2010. When located in close proximity to one another, they may be considered a blighting influence.

In terms of housing production, the number of permits issued for construction for all units in the County peaked in 2008 before declining sharply. The vast majority of these newly permitted units were single family homes. The median home value increased from \$137,800 in 2000 to \$186,500 in 2013. The median contract rent also increased during this time, from \$596 in 2000 to \$734 in 2013.

The number of sales in Mooresville has increased steadily since 2010. The average sales price has fluctuated around \$350,000 between 2010 and 2015, but has increased significantly since 2013. The concentrations of higher home values and rents followed similar shifts in locations in the Town between 2000 and 2013. In 2000, higher prices were located in the eastern portion of the Town by I-77. By 2013, this had shifted to areas on the outskirts of the Town for both higher rents and home values.

Information about the Town's current rental units were gathered through use of the 2015 Rental Vacancy Survey, covering single family rental units, apartments, mobile homes, and other types of rental units. All told, today vacancy rates of properties surveyed was a very low 2.5 percent, with single family units at 4.0 percent and apartments at 2.4 percent. The most frequently surveyed units were two bedroom units, with the most frequently surveyed type being apartment units. Apartments with prices between \$1,000 and \$1,250 had the highest vacancy rate at 3.9 percent.

Households that experience one or more of the housing problems are considered to have unmet housing needs, including overcrowding, incomplete plumbing or kitchen facilities, and cost burdens. There were 9,179 households with unmet housing needs, which represented 37.3 percent of the households in the Town. The most common type of housing problem was cost burden, with some 30.6 percent of Mooresville residents facing cost burden. However, some 45.3 percent of renters were cost burdened. With such low vacancy rates and high market prices, it is no wonder that so many renters are cost burdened.

County assessor data was used to analyze the quality of the housing units in Mooresville. This data provides the effective year built and grade of the dwelling units in the Town. Using this data, such as units that have a very old effective year and are of lower grade materials are suitable for redevelopment. Units that have a very old effective year, but were constructed of higher quality materials and workmanship are more suitable for rehab. There were a total of 79 units with the potential for rehabilitation and an additional 96 units with the potential for redevelopment. In addition, there were 173 units with the potential for redevelopment or renovation depending on the condition of each unit.

There is a large amount of vacant parcels in the Town of Mooresville that are zoned for prospective residential development, as either attached or detached units. It was found that the 3,056.51 acres of vacant property could have the potential to develop 9,520 detached or 10,454 attached units, with a maximum total capacity of 14,986 units. These vacant parcels are located in various areas of the Town and in various zones, allowing for a mix of different types of residential development to meet the needs of various households. In addition to the vacant parcels that can be utilized for development, there are 4,922 housing units in various stages of development, for a total of 19,908 units.

IV. EMPLOYER SURVEY

This section addresses housing needs in the Town, as identified through stakeholder input. At the release of this report, this included interviews with key employers in the Town. Additional opportunities will be held for citizen input as the planning process progresses.

A. INTERVIEWS WITH KEY EMPLOYERS WITHIN THE TOWN

An employer survey was conducted to review the perceived housing needs of employees in the Town of Mooresville. The names of 19 employers were provided. A total of 15 employers responded to the survey. The other employers were contacted at least three times, but did not respond to the survey. The following narrative describes the data collected from the survey.

The survey asked respondents questions about the size and type of business, as seen in Table IV.1. Three respondents had firms that employed less than 100 persons, five employed 100 to 250 persons, three employed 250 to 500 persons and four employed 500 to 1,000 persons.

Table IV.1
How many people does your firm employ?
Town of Mooresville
2015 Employment Survey

Number of Employees	Response
Less than 100	3
From 100 to 250	5
From 250 to 500	3
From 500 to 1,000	4
From 1,000 to 3,000	.
More than 3,000	.
Total	15

As seen in Table IV.2, on the following page, the majority of respondents were in the manufacturing industry, representing 60.0 percent of respondents. Other industries include construction, educational services, health care, government/government enterprises or some other industry. There was one respondent from each of these industries, except educational services with two, and manufacturing with nine.

Table IV.2
What is your firm's primary industry?
 Town of Mooresville
 2015 Employment Survey

Industry	Response
Manufacturing	9
Education services	2
Construction	1
Health care	1
Government/Government enterprises	1
Some other Industry (please specify)	1
Total	15

As seen in Table IV.3, all the respondents rated the current business environment as at least good. Over half of respondents said their firm's business environment was very good, followed by six stating it was excellent. Only one respondent said it was good and none rated it as any lower.

Table IV.3
How is the current business environment for your firm?
 Town of Mooresville
 2015 Employment Survey

Business environment	Response
Terrible	.
Not too good	.
Good	1
Very good	8
Excellent	6
Total	15

Over three-quarters of all respondents indicated they had at last some concern about the availability of housing for their workers, shown in Table IV.4. Three respondents, or 20.0 percent, were not at all concerned. 11 of the 14 employers were somewhat or concerned a little, and one employer was extremely concerned.

Table IV.4
How concerned is your firm about the availability of housing for your workforce?
 Town of Mooresville
 2015 Employment Survey

Concern	Response
Extremely concerned	1
Very concerned	.
Somewhat concerned	5
Concerned a little	6
Not concerned at all	3
Missing	.
Total	15

However, over 73 percent of employers also stated that the availability of housing had no impact on the recruitment and retention of employees, as seen in Table IV.5. Two respondents indicated that the availability of housing had a slightly positive impact, and one indicated a strongly negative impact.

Table IV.5
How much does the availability of housing impact
your recruitment and your retention of
employees?
 Town of Mooresville
 2015 Employment Survey

Impact	Response
Strongly negative impact	1
Slightly negative impact	.
No Impact	11
Slightly positive impact	2
Strongly positive impact	.
Don't know	1
Total	15

As seen in Table IV.6, only two employers responded that they offer their employees help with their housing choice. Six respondents stated they do not, and seven do sometimes or they do not know if their company does.

Table IV.6
Do you help any of your employees with
their housing choice?
 Town of Mooresville
 2015 Employment Survey

Help	Response
Yes	2
No	6
Sometimes	3
Don't know	4
Total	15

Of those that do assist employees with their housing choice, eight help with relocation expenses, and one assists with locating a suitable place to live and 9 percent help only with executive level positions. This is shown in table IV.7, on the following page. Of those that did not help employees find suitable housing, the reason stated was a lack of time.

Table IV.7
What housing related help do you provide to your employees

Town of Mooresville
 2015 Employment Survey

Help Provided	Response
Relocation expenses	8
Assist with locating a suitable place to live	3
Temporary financial support	.
Assist with down payment	.
Assist with loan support	.
Some other help (please specify)	1
Missing	3
Total	15

Additional questions were asked about the impact of various circumstances associated with commuting to and from work and whether or not they had impact of their employees, shown in Table IV.8. Some 40.0 percent of employers saw that commuting was increasing their rate of turnover, while 60.0 percent saw no impact at all. The same rate saw the rate of absenteeism increasing, as well as no impact. All of the respondents indicated that the commute has had no impact on the emotional stability of their employees. Some 73.3 percent of employers saw the commute as having no impact on the employee's time in the office, while 13.3 percent said it increased their time in the office and another 13.3 percent said it decreased their time. A majority of employers (86.7 percent) stated that the commute had no impact on the motivation of their employees, and 93.3 percent said it had no impact on their productivity.

Table IV.8
For each of these circumstances associated with commuting to and from work, tell us if they are increasing, decreasing, or having no impact at all on your employees.

Town of Mooresville
 2015 Employment Survey

Circumstances	Decreasing	No Impact	Increasing	Missing	Total
Turnover	.	9	6	.	15
Absenteeism	.	9	6	.	15
Emotional stability	.	15	.	.	15
Stress	.	6	9	.	15
Time in office	2	11	2	.	15
Job satisfaction	1	12	2	.	15
Motivation	.	13	2	.	15
Productivity	1	14	.	.	15

Additional comments were received regarding the employee housing needs. These included that there seems to be more than adequate housing in Mooresville, especially for those in the middle and upper income levels. However, others comments that there is a need for more single family homes for low to moderate income households. Many employees making around

\$40,000 a year have a difficult time finding housing in town and must commute. Another comment said that they have a harder time recruiting due to cost of housing or commute times. These comments are included in Appendix A.

The employers were also asked what ways the Town can better address the housing challenges of their employees. Many comments focused around the long commute times for those that live outside of Mooresville and the lack of affordable housing for moderate income households. Some additional comments included that if public transportation were improved they would have better employee satisfaction and retention. A complete set of comments is included in Appendix A.

B. SUMMARY

The 2015 Employer Survey indicated a moderate need for employee housing. While most employers did not see housing as a barrier to recruiting and retaining employees, there were comments for about the need for housing for workers in low to moderate income levels. Additional comments focused on the long commute times and the lack of public transportation available in the Town.

V. MOORESVILLE HOUSEHOLD FORECAST

The Town of Mooresville is expected to grow significantly over the course of the next twenty-five years. The following household forecast has been developed for the Town of Mooresville through 2040. The Town should expect to accommodate an additional 4,014 households by 2040.

A. HOUSEHOLD FORECAST

The Mooresville area household forecast by tenure and income was developed using the projected population, as provided by the Centralina COG, via the Charlotte Department of Transportation. This forecast was based upon the Region's perception of population growth according to the currently accepted Metrolina Regional Model. However, it was adjusted to match the 2014 population for the town of Mooresville, some 35,300 persons. Furthermore, households were derived from this by using persons per household from the 2010 Census⁷.

Using these set of forecast assumptions, Table V.1 shows the projected households for the Town of Mooresville through 2040. There are expected to be 17,826 households in Mooresville by 2040. This is an increase of 4,043 households from 2015. Some 11,406 households of these are expected to be owners, an increase of 2,588 owner households from 2015. Additionally, there are expected to be 6,421 renter households by 2040 in Mooresville, which represents an increase of 1,457 households.

Table V.1
Household Forecast
Town of Mooresville
Forecast Data, Western Economic Services, LLC

Year	Owner	Renter	Households
2014	8,642	4,865	13,507
2015	8,818	4,964	13,783
2020	9,580	5,393	14,973
2025	10,341	5,822	16,163
2030	10,983	6,183	17,166
2035	11,194	6,302	17,496
2040	11,406	6,421	17,826

Table V.2 breaks these households down by income. Of the 17,826 households expected in Mooresville by 2040, some 7,920 will be low to moderate income. Low to moderate income is defined as households with income up to 80 percent of the area median income. This is an

⁷ To make it conform to the Town of Mooresville, each Traffic Analysis Zone (TAZ) that had all or a portion of its area contained within the Town of Mooresville was extracted to that the Town of Mooresville and the forecasts were consistent. Hence, base year of the forecast was based on the percentage of the TAZ forecasted population that fell within the Mooresville town boundaries in 2010. Two maps and a narrative detailing this weighting and rebasing scheme are provided at the end of Appendix C.

increase of 1,797 low-moderate income households in Mooresville by 2040. New low to moderate income residents are expected to account for 44.4 percent of new Mooresville residents. While the majority of new residents by 2040 are expected to be owner households, the majority of those at low to moderate incomes are expected to be renters. Over 68.4 percent of new renter households are expected to be low income. Only 30.9 percent of new owner households are expected to be low to moderate income.

Table V.2
Household Forecast by Tenure and Income

Town of Mooresville
Forecast Data, Western Economic Services, LLC

Years	0 - 30%	30% to 50%	50% to 80%	80% to 95%	Above 95%	Total
Renter						
2015	1,327	1,139	932	225	1,342	4,964
2020	1,442	1,237	1,012	244	1,457	5,393
2025	1,557	1,335	1,093	264	1,573	5,822
2030	1,653	1,418	1,160	280	1,671	6,183
2035	1,685	1,445	1,183	286	1,703	6,302
2040	1,717	1,473	1,205	291	1,735	6,421
Owner						
2015	710	816	1,200	516	5,576	8,818
2020	771	886	1,304	561	6,058	9,580
2025	832	957	1,407	605	6,539	10,341
2030	884	1,016	1,495	643	6,945	10,983
2035	901	1,036	1,524	655	7,079	11,194
2040	918	1,055	1,552	668	7,212	11,406
Total						
2015	2,037	1,954	2,132	741	6,918	13,783
2020	2,213	2,123	2,316	805	7,515	14,973
2025	2,389	2,292	2,500	869	8,112	16,163
2030	2,537	2,434	2,655	923	8,616	17,166
2035	2,586	2,481	2,706	941	8,782	17,496
2040	2,635	2,528	2,757	959	8,947	17,826

B. SUMMARY

By 2040, the Town should expect an additional 4,043 households. The majority of these new households are expected to be owner households, with 2,587 new owner households. There are expected to be an additional 1,457 renter households by 2040. The Town should also expect that some 1,797 new households will be low to moderate income, the majority of which will be renter households.

VI. RESEARCH CONCLUSIONS

This analysis of the Town of Mooresville has been based upon the collection and evaluation of both quantitative data, such as examinations of current housing stock, its use, current vacancy rates, as well as the capacity of vacant properties to accommodate future residential development. The evaluation was also influenced by the expected increase in population in the population forecast, the housing needs demonstrated by the employer survey and perceived housing needs in the Town. An overview of these findings is summarized here, with this narrative drawn from the Housing Needs Assessment. All of the data reference the Town of Mooresville.

DEMOGRAPHIC AND ECONOMIC BACKGROUND

The population in the Town of Mooresville has expanded at a relatively fast rate over the last decade, rising from 18,823 people in 2000 to 35,300 in 2014. The racial and ethnic blend of the region is increasing. While the white population still represents 80.2 percent of the population, all minorities, other than the black population, have increased at a rapid rate. A substantial rise in the Hispanic population occurred, which expanded by over 1,700 persons and reached a proportion of 6.9 percent by 2010. A review of age cohort statistics revealed that persons from 55 to 64 are a rising proportion of our population, increasing by over 124.3 percent between 2000 and 2010.

Households with six or more persons grew at the most rapid rate between 2000 and 2010. Households with one and five persons also grew at a rate higher than the average growth rate. Furthermore, the mix of types of households is also undergoing considerable change, with single parent and non-family households making up a larger share of all households. Owner-occupied married-couple family households grew at the slowest rate over the decade, just 54.9 percent, compared to the 73.3 percent growth of households overall.

The total full and part time employment for Iredell County has increased from around 35,000 in 1969 to 85,332 in 2013. Employment in the county did, however, experience a dip during the recent recession before resuming an upward climb.

The labor force in Mooresville has continued to grow in recent years. Unemployment in Mooresville has followed a similar pattern to the State of North Carolina, falling over the past few years, but it has remained lower than the State average in recent years. By June, 2015, the unemployment rate in Mooresville was 5.5, while the state's rate was 6.1 percent.

While the earnings per job in Iredell County continues to be lower than the State, it has been increasing steadily. By 2013, Iredell County's real average earnings per job was \$48,286 while the State was \$51,000. The real per capita income, however, has remained fairly consistent with State averages until the mid-2000's when it dropped slightly. Households with higher incomes have increased in their share of the population in the Town of Mooresville since 2000. In 2013, households with income of \$100,000 or more represented over a quarter of

households. The proportion of households at lower income levels decreased, overall, during this time period.

In the Town, the poverty rate in 2000 was a very modest 7.2 percent, with 1,343 persons considered to be living in poverty. The 2013 American Community Survey (ACS) data showed that poverty in the Town increased to 9.9 percent, with the number of persons in poverty reaching an estimated 3,298. This remains low and there were no areas in the Town with disproportionate shares, or greater than ten percentage points higher than the jurisdiction average, of poverty.

HOUSING NEEDS ASSESSMENT

The housing stock in the Town of Mooresville rose 76.4 percent between 2000 and 2010, from 7,741 units in 2000 to 13,655 units in 2010. Homeownership in the Town declined slightly over the period, from 65.5 percent to 64.0 percent. There was a significant increase in the number of vacant housing units, which rose by 112.8 percent or 602 vacant units to 1,281 vacant units. However, the more concerning component of vacant housing units are those that are considered as “other vacant” by the Census. These types of units are not for-rent, nor are they for-sale; and are not available to the market place. There may be challenges in ownership; they may be abandoned or foreclosed upon; they may be too dilapidated to be considered habitable. With 205 such units empty in 2010, they comprise 16.0 percent of all vacant units and have tended to be somewhat more concentrated in the outer areas of the Town in 2010. When located in close proximity to one another, they may be considered a blighting influence.

In terms of housing production, the number of permits issued for construction for all units in the County peaked in 2008 before declining sharply. The vast majority of these newly permitted units were single family homes. The median home value increased from \$137,800 in 2000 to \$186,500 in 2013. The median contract rent also increased during this time, from \$596 in 2000 to \$734 in 2013.

The number of home sales in Mooresville has increased steadily since 2010. The average sales price has fluctuated around \$350,000 between 2010 and 2015, but has increased significantly since 2013. The concentrations of higher home values and rents followed similar shifts in locations in the Town between 2000 and 2013. In 2000, higher prices were located in the eastern portion of the Town by I-77. By 2013, this had shifted to areas on the western side of the Town for both higher rents and home values.

Information about the Town’s current rental units were gathered through use of the 2015 Rental Vacancy Survey, covering single family rental units, apartments, mobile homes, and other types of rental units. All told, today vacancy rates of properties surveyed was a very low 2.5 percent, with single family units at 4.0 percent and apartments at 2.4 percent. The most frequently surveyed units were two bedroom units, with the most frequently surveyed type being apartment units. Apartments with prices between \$1,000 and \$1,250 had the highest vacancy rate at 3.9 percent.

Households that experience one or more of the housing problems are considered to have unmet housing needs, including overcrowding, incomplete plumbing or kitchen facilities, and cost burdens. According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, there were 9,179 households with unmet housing needs, which represented 37.3 percent of the households in the Town. The most common type of housing problem was cost burden, with some 30.6 percent of Mooresville residents facing cost burden. However, some 45.3 percent of renters were cost burdened. With such low vacancy rates and high market prices, it is no wonder that so many renters are cost burdened.

County assessor data was used to analyze the quality of the housing units in Mooresville. This data provides the effective year built and grade of the dwelling units in the Town. Using this data, such as units that have a very old effective year and are of lower grade materials are suitable for redevelopment. Units that have a very old effective year, but were constructed of higher quality materials and workmanship are more suitable for rehabilitation. There were a total of 79 units with the potential for rehabilitation and an additional 96 units with the potential for redevelopment. In addition, there were 173 units with the potential for redevelopment or renovation depending on the condition of each unit.

There is a large amount of vacant parcels in the Town of Mooresville that are zoned for prospective residential development, as either attached or detached units. It was found that the 3,056.51 acres of vacant property could have the potential to develop 9,520 detached or 10,454 attached units, with a maximum total capacity of 14,986 units. These vacant parcels are located in various areas of the Town and in various zones, allowing for a mix of different types of residential development to meet the needs of various households. In addition to the vacant parcels that can be utilized for development, there are 4,922 housing units in various stages of development, for a total of 19,908 units.

EMPLOYER SURVEY

The 2015 Employer Survey, contacting 15 of 20 employers, indicated a moderate need for employee housing. While most employers did not see housing as a barrier to recruiting and retaining employees, there were comments about the need for housing for workers in low to moderate income levels. Additional comments focused on the long commute times for workers coming into the community for their jobs and the lack of public transportation available in the Town.

MOORESVILLE HOUSEHOLD FORECAST

By 2040, the Town should expect an additional 4,043 households. The majority of these new households are expected to be owner households, with 2,588 new owner households. There are expected to be an additional 1,445 renter households by 2040. The Town should also expect that some 1,783 new households will be low to moderate income, the majority of which will be renter households.

SUMMARY

The Town of Mooresville has sufficient land under current zoning, almost 15,000 units, to handle all prospective growth. Furthermore, with 4,922 units in the pipeline, it would appear that the Town may have an oversupply of housing, given the current forecast. There is no need to consider annexation at this time. However, lower income households are having a harder time finding adequate housing, as shown by the high percentage of households with cost burdens. This, coupled with the fact that the Town has very low vacancy rates, demonstrates a current need for housing, particularly rental. With the current land available, as well as considering the amount of land available in Extra Territorial Jurisdictions (ETJs), the Town will be able to meet the new housing needs of future residents, although this can be further augmented through higher density housing and planning for more housing.

HOUSING CHALLENGES AND RECOMMENDATIONS

HOUSING CHALLENGES

The primary housing challenges facing the Town of Mooresville, as identified in the study, fell into the following categories:

1. **Unmet housing needs for many households.** This represents existing households with a housing problem: defined as overcrowding, cost burdened or lacking complete kitchen or plumbing facilities. The householders may also have one or more of these challenges. There were over 9,100 households with housing problems in the Town of Mooresville in 2012, which accounted for over a third of all households in the Town.
2. **Substantive opportunities for both rehab and redevelopment.** An evaluation of County Assessor data has provided us with information about where rehabilitation and redevelopment opportunities exist within the Town. These areas provide the Town of Mooresville with an opportunity to address the housing needs of Mooresville residents through rehabilitation and redevelopment, optimizing the use of existing infrastructure.
3. **High capacity in existing vacant parcels of land.** The vacant parcels within the Town of Mooresville have the capacity to accommodate a maximum of 9,520 detached units or 10,454 attached units, or a maximum of 14,986 of both detached and attached units. In addition, there are 4,922 housing units in various stages of development in the Town of Mooresville, for a total of 19,908 units. This does not include the Extra-Territorial Jurisdictions that have a capacity of another 13,402 units.
4. **Demand for both rental units and homeownership housing over the forecast horizon.** Rising housing prices, coupled with a very low rental vacancy rate with high rental rates, are reflective of the growth that Mooresville has already experienced. The Town of Mooresville is expected to grow by over 4,000 households by 2040. There are expected to be an additional 1,400 renter households and 2,500 owner households.

Over 1,700 of these new households are expected to be low to moderate income households. This particular need should be addressed.

5. **Current zoning limits the density of new housing in many areas in the Town.** Maximum zoning densities in the Town, especially for multi-family housing limits the production and affordability of new multifamily developments within current limits. To create mixed-income housing, and therefore a larger quantity of housing, the Town should consider higher density zones in central areas of the Town, to better utilize existing infrastructure.

RECOMMENDATIONS TO ADDRESS HOUSING NEEDS

These housing challenges present the Town of Mooresville with the opportunity to plan for future housing needs as the Town grows. The Town's expanding population and dynamic housing needs can be addressed through several strategies to promote successful growth. Through redevelopment and rehabilitation, housing development in vacant properties, and encouraging low to moderate income housing within the Town, Mooresville will be able to meet the housing needs of current and future residents, while still maintaining the character and vibrancy of the Town. The current amount of available property within Mooresville appears to be sufficient to meet the needs of the growing population.

RECOMMENDATIONS TO ADDRESS HOUSING NEEDS

These housing challenges present the Town of Mooresville with the opportunity to plan for future housing needs as the Town grows. The Town's expanding population and dynamic housing needs can be addressed through several strategies to promote successful growth. Through redevelopment and rehabilitation, housing development in vacant properties, and encouraging low to moderate income housing within the Town, Mooresville will be able to meet the housing needs of current and future residents, while still maintaining the character and vibrancy of the Town. The current amount of available property within Mooresville appears to be sufficient to meet the needs of the growing population.

Recommendation 1: Conduct Rehabilitation and Redevelopment

There are close to 350 units in the Town of Mooresville that have the potential for redevelopment and renovation. This presents a particular opportunity in areas where these units are located together, allowing for more substantial areas of redevelopment. Renovation and redevelopment can serve to meet the needs of current residents with housing problems as well as help prepare for future residents.

Actions:

1. Identify clusters of properties, from the data provided, which are fit for redevelopment and encourage development of these properties through development incentives.
2. Review the list of properties that have the potential for rehabilitation.
3. Review the list of properties that have the potential for redevelopment.

4. Review the list of properties that have the potential for rehabilitation or redevelopment.

Recommendation 2: Encourage Low to Moderate Income Housing

By 2040, the Town of Mooresville is expected to have an additional 1,700 low to moderate income households. Over two-thirds of these low to moderate income households are expected to be renters. Many of these low to moderate income households will be faced with housing problems, primarily cost burdens. In addition, the production of rental units has decreased dramatically in the County in the past few years. Encouraging development of housing to accommodate lower income households, as well as rental units, will accommodate the influx of new residents in the Town.

Actions:

1. Encourage housing development through density bonus, fee waivers, and other forms of cost benefits to developers.
2. Increase the density of housing in select core areas, to maximize the use of existing infrastructure. Review maximum density restrictions for multifamily housing in residential zoning districts for areas that could accommodate higher density rental development
3. Seek out funding opportunities from local and state sources. Investigate the availability of Low Income Housing Tax Credit, rental production program loans, multifamily tax-exempt bonds, and homebuyer programs through the North Carolina Housing Finance Agency.

A. APPENDIX A: SURVEY DATA

Table A.1
What help might you consider to aid your employees housing choice?
 Town of Mooresville
 2015 Employment Survey

Help Considered	Response
Join a housing task force to study the problem	.
Participate in an existing program operated by someone else	.
I do not have time to help out	4
I might consider something else	.
Missing	11
Total	15

Table A.2
What other industry does your firm participate in?
 Town of Mooresville
 2015 Employment Survey

Other Industry
Sales and Service for a wood working manufacturing company based out of Germany

Table A.3
Other way you help your employees with housing choice
 Town of Mooresville
 2015 Employment Survey

Housing Choice
only on executive level positions

Table A.4
Please share any comments you have about your employees housing needs?
 Town of Mooresville
 2015 Employment Survey

Help Considered
Housing hasn't really been much of an issue
Housing seems to be more than adequate in Mooresville
There is a need for more SFH that are moderate to low income. Most homes are priced high for the area. Their employees have stable jobs so SFH would be their best option. Apartments that are a reasonable price and in good condition are hard to find. most of the apartments are expensive and executive style. the lower cost units are usually in not the best shape. Employees that make around 40,000 a year have a hard time finding affordable housing in Mooresville and usually live outside of town.
They have had a problem recruiting people due to the higher cost of buying and renting in Mooresville. Prospective employees have chosen to not take the job or move out of Charlotte because they know that their rent will increase significantly and the commute times are very bad.
We generally deal with the middle and upper incomes and have never had any problems with housing in Mooresville.

Table A.5

What are the ways the Town of Mooresville can better address the housing challenges of your employees?

Town of Mooresville
2015 Employment Survey

Help Considered
<p>Does not know if there is an issue with housing</p> <p>Housing seems to be good, but I-77 and the traffic and commute times have greatly increased frustration levels</p> <p>Mooresville is in need of more moderate-income housing. there appears to be a decent amount of low-come and high-income, but the moderate income level rentals and houses are at a minimum.</p> <p>Some areas are more expensive, but where my company is locate we are near several smaller cities that it doesn't seem to be a problem finding affordable housing.</p> <p>The housing seems to be good, but it is more of the commute times and traffic. 77 is always backed up and it is affecting employees and their time in office and stress levels are increasing.</p> <p>The issue has been more with commute times. Employees coming from Lincolnton having to commute outside of 77 are having difficulty getting into town along with employees coming up 150. Infrastructure from a commute standpoint needs to be improved. it hasn't caught up with the growth of the town.</p> <p>The town is great and the schools are great, but there is a need for more affordable workforce housing. people want to live here, but cannot afford it. There is currently construction for new homes around \$300,000, but those are too high for a standard working family.</p> <p>There is a problem with commuting to the town. They have hired several people from the Charlotte area and are having a problem commuting to work. They either have to leave earlier from home of work to hopefully avoid some of the traffic. The 150 exchange and the Cornelius Road connect to 77 have caused issues with their employees.</p> <p>they have sen an increase in turnover for employees living outside Mooresville due to longer commute times. If they are coming from Lincolnton, Hickory, on 77.</p>

Table A.6

What anecdotes did the respondent share?

Town of Mooresville
2015 Employment Survey

Help Considered
<p>A new hire could not find housing in Mooresville and had to move to Kannapolis.</p> <p>I-77 is a mess. There is a need for more infrastructure. Employees stress levels are high due to being late to work. High commute times has been a secondary reason form a few employees leaving. There is talk of putting in a high sped lane, but at the cost of \$10 a day to use. It seems impractical for people who can't afford to live in town already.</p> <p>Many of their employees use public transportation and there seems to be a lack of availability. Better improved public transportation would help with their employees job satisfaction and retention.</p> <p>On question 9 for stress with commutes she stated that if they are commuting from the north then they are fine, but if they are coming for m the south the stress increases. There has been some turnover, but not to significant.</p> <p>Recently received a resignation due to the long commute time from Charlotte</p> <p>They also assist with helping find locations to live and with finding realtors.</p> <p>They recently had one instructor that left Mooresville and moved to Statesville in order to find more affordable housing. He found a very comparable rental for a much more affordable price.</p>

Table A.7
How many of your units have some sort of rental subsidy or assistance?

Town of Mooresville
 Rental Vacancy Needs Survey

Place	2013	2015
	Total Assisted Units	Total Assisted Units
Single Family	0	0
Apartments	0	0
Mobile Homes	0	0
"Other" Units	136	0
Don't know	52	223
Total	188	223
Percent of Units With Assistance	7%	7.4%

B. APPENDIX B: VACANT PARCELS

Table B.1
Capacity of Vacant Parcels by Individual Parcel
 Town of Mooresville Planning Department
 Includes Fractional Parcel Capacity
 Detached and Attached are Exclusive

Parcel Characteristics			Capacity (Units/Acre)		
Zoning District Description	District Code	Parcel ID#	Area (Acres)	Detached Units	Attached Units
Base Zoning Districts					
Single-Family Residential-2	R2	4636691153	11.59	23	-
	R2	4636695050	0.66	1	-
	R2	4637583106	4.77	9	-
	R2	4637809044	0.84	1	-
	R2	4637881109	0.04	0	-
	R2	4638728321	18.37	36	-
	R2	4638745477	2.66	5	-
	R2	4638822599	1.68	3	-
	R2	4638827724	0.49	0	-
	R2	4638827940	0.46	0	-
	R2	4638828737	0.49	0	-
	R2	4638835386	0.45	0	-
	R2	4638835466	0.44	0	-
	R2	4646947518	0.51	1	-
	R2	4647400414	2.89	5	-
	R2	4647813883	12.66	25	-
	R2	4647819198	0.05	0	-
	R2	4647911813	2.18	4	-
	R2	4647921295	2.04	4	-
	R2	4647922943	5.55	11	-
	R2	4647934967	0.49	0	-
	R2	4647937910	0.62	1	-
	R2	4647944533	0.77	1	-
	R2	4647945137	0.53	1	-
	R2	4647945256	0.56	1	-
	R2	4656084708	1.32	2	-
	R2	4656084927	0.83	1	-
	R2	4656086946	0.48	0	-
	R2	4656087539	0.48	0	-
	R2	4656087571	0.21	0	-
	R2	4656098611	0.07	0	-
	R2	4656194849	0.51	1	-
R2	4656321765	0.41	0	-	
R2	4656435054	0.93	1	-	
R2	4656437316	0.47	0	-	
R2	4656542214	0.43	0	-	
R2	4656756865	0.92	1	-	
R2	4656767045	1.65	3	-	
R2	4656769455	0.32	0	-	
R2	4656850579	0.18	0	-	
R2	4656850781	0.09	0	-	
R2	4656851426	0.63	1	-	
R2	4656851850	0.2	0	-	
R2	4656852674	1	1	-	
R2	4656861081	0.61	1	-	
R2	4656861088	0.57	1	-	

R2	4656862208	0.47	0	-
R2	4657006664	5.21	10	-
R2	4657041972	0.16	0	-
R2	4657126627	0.83	1	-
R2	4657126728	0.73	1	-
R2	4657129272	26.5	53	-
R2	4657129827	0.3	0	-
R2	4657129832	0.31	0	-
R2	4657129943	0.27	0	-
R2	4657129969	0.25	0	-
R2	4657137034	0.38	0	-
R2	4657137180	0.29	0	-
R2	4657138118	0.37	0	-
R2	4657138294	0.4	0	-
R2	4657139093	0.23	0	-
R2	4657142038	29.97	59	-
R2	4657215876	0.5	0	-
R2	4657221988	0.28	0	-
R2	4657222728	0.73	1	-
R2	4657222994	0.37	0	-
R2	4657223783	0.26	0	-
R2	4657223961	0.39	0	-
R2	4657225815	0.24	0	-
R2	4657225874	0.27	0	-
R2	4657230037	0.24	0	-
R2	4657230069	0.18	0	-
R2	4657231019	0.13	0	-
R2	4657231059	0.1	0	-
R2	4657326226	0.47	0	-
R2	4657326540	0.43	0	-
R2	4657544705	1.3	2	-
R2	4658139176	78.74	157	-
R2	4658906842	0.27	0	-
R2	4658907928	1.38	2	-
R2	4658913044	0.34	0	-
R2	4658921355	0.51	1	-
R2	4658924282	0.51	1	-
R2	4665194414	11.82	23	-
R2	4665198873	0.96	1	-
R2	4665293546	0.83	1	-
R2	4665294495	1.04	2	-
R2	4665298637	6.42	12	-
R2	4665377630	0.61	1	-
R2	4665379818	0.47	0	-
R2	4665594153	0.18	0	-
R2	4666019759	4.11	8	-
R2	4666044772	0.73	1	-
R2	4666050238	0.33	0	-
R2	4666106598	1.21	2	-
R2	4666107433	0.92	1	-
R2	4666113279	1.68	3	-
R2	4666119819	0.16	0	-
R2	4666123298	0.57	1	-
R2	4666124390	0.46	0	-
R2	4666126311	0.53	1	-
R2	4666128339	0.87	1	-
R2	4666204035	0.6	1	-
R2	4666211959	0.52	1	-
R2	4666212978	0.52	1	-

R2	4666213987	0.47	0	-
R2	4666214996	0.47	0	-
R2	4666216915	0.63	1	-
R2	4666220031	0.51	1	-
R2	4666221305	1.16	2	-
R2	4666222333	0.78	1	-
R2	4666525084	6.82	13	-
R2	4666811487	26.91	53	-
R2	4666811979	12.36	24	-
R2	4666912622	8.11	16	-
R2	4666913161	1.86	3	-
R2	4666919021	42.76	85	-
R2	4667093860	0.9	1	-
R2	4667094607	0.97	1	-
R2	4667681074	0.47	0	-
R2	4667682481	0.3	0	-
R2	4667683384	0.97	1	-
R2	4667684500	0.28	0	-
R2	4667684719	0.01	0	-
R2	4667738324	0.3	0	-
R2	4667746244	0.7	1	-
R2	4667799928	3.15	6	-
R2	4667953486	2.06	4	-
R2	4667962267	0.61	1	-
R2	4667984635	0.38	0	-
R2	4667997099	4.21	8	-
R2	4668001886	0.25	0	-
R2	4668002538	0.59	1	-
R2	4668003100	0.49	0	-
R2	4668004783	0.26	0	-
R2	4668006431	1.02	2	-
R2	4668009957	0.54	1	-
R2	4668025719	1.79	3	-
R2	4668028884	5.09	10	-
R2	4668029301	1.49	2	-
R2	4668036082	0.63	1	-
R2	4668100423	0.59	1	-
R2	4668100662	0.6	1	-
R2	4668104038	0.68	1	-
R2	4668104813	0.48	0	-
R2	4668105340	0.41	0	-
R2	4668106456	0.45	0	-
R2	4668106632	0.85	1	-
R2	4668107303	0.28	0	-
R2	4668127538	0.11	0	-
R2	4668417239	2.78	5	-
R2	4668706004	7.74	15	-
R2	4675092048	56.44	112	-
R2	4677081696	1.84	3	-
Single-Family Residential-3				
R3	4637417441	0.38	1	-
R3	4637419075	0.19	0	-
R3	4637500905	0.51	1	-
R3	4637501714	0.52	1	-
R3	4637502177	0.49	1	-
R3	4637504124	0.37	1	-
R3	4637505782	1.28	3	-
R3	4637517092	0.19	0	-
R3	4637518127	1.13	3	-

R3	4637520995	1.1	3	-
R3	4637522042	0.59	1	-
R3	4637523143	0.88	2	-
R3	4637609784	0.02	0	-
R3	4637631766	0.04	0	-
R3	4637634534	0.04	0	-
R3	4637635350	0.67	1	-
R3	4637717325	3.81	11	-
R3	4637736063	0.41	1	-
R3	4637814656	0.57	1	-
R3	4637821300	0.98	2	-
R3	4645832540	19.99	59	-
R3	4645836509	9.8	29	-
R3	4645856010	0.52	1	-
R3	4646952776	0.45	1	-
R3	4647480481	1.61	4	-
R3	4648201428	0.12	0	-
R3	4648202762	0.41	1	-
R3	4648204684	0.35	1	-
R3	4648205984	0.28	0	-
R3	4648303268	4.77	14	-
R3	4648307108	0.5	1	-
R3	4655373507	3.3	9	-
R3	4655382150	17.99	53	-
R3	4655394978	0.22	0	-
R3	4655395767	0.2	0	-
R3	4655396988	0.28	0	-
R3	4655397309	0.26	0	-
R3	4655397776	0.3	0	-
R3	4655397843	0.3	0	-
R3	4655397911	0.29	0	-
R3	4655398461	0.35	1	-
R3	4655398574	0.35	1	-
R3	4655398608	0.31	0	-
R3	4655398631	0.31	0	-
R3	4655684131	23.56	70	-
R3	4656214689	0.37	1	-
R3	4656215223	0.09	0	-
R3	4656215968	0.33	0	-
R3	4656216832	0.44	1	-
R3	4656216865	0.34	1	-
R3	4656216911	0.35	1	-
R3	4656217483	0.56	1	-
R3	4656217728	0.34	1	-
R3	4656219556	0.32	0	-
R3	4656219954	14.87	44	-
R3	4656225004	0.41	1	-
R3	4656301974	0.19	0	-
R3	4656304746	7.76	23	-
R3	4656310387	0.28	0	-
R3	4656310408	0.28	0	-
R3	4656310442	0.25	0	-
R3	4656311219	0.28	0	-
R3	4656311273	0.28	0	-
R3	4656372710	4.55	13	-
R3	4656412413	13.1	39	-
R3	4656462442	0.23	0	-
R3	4656463643	0.38	1	-
R3	4656466416	0.06	0	-

R3	4656467348	0.02	0	-
R3	4656467865	0.04	0	-
R3	4656468910	0.64	1	-
R3	4656471148	2.24	6	-
R3	4656474369	0.27	0	-
R3	4656474576	0.28	0	-
R3	4656481002	0.08	0	-
R3	4656488484	42.15	126	-
R3	4656560921	0.04	0	-
R3	4656561707	3.12	9	-
R3	4656575180	0.08	0	-
R3	4656584343	0.6	1	-
R3	4656586100	0.28	0	-
R3	4656586323	0.53	1	-
R3	4656587394	0.56	1	-
R3	4656662889	41.74	125	-
R3	4656672045	0.3	0	-
R3	4656673074	0.36	1	-
R3	4656680378	0.63	1	-
R3	4656682421	0.73	2	-
R3	4656683456	0.62	1	-
R3	4656687552	0.43	1	-
R3	4656687873	1.59	4	-
R3	4656688694	0	0	-
R3	4656689605	0.01	0	-
R3	4656689615	0	0	-
R3	4656689626	0.01	0	-
R3	4656691189	1.05	3	-
R3	4656694696	0.18	0	-
R3	4656697013	0.02	0	-
R3	4656697054	0.04	0	-
R3	4656697073	0.03	0	-
R3	4656697093	0.02	0	-
R3	4656698022	0.04	0	-
R3	4656698029	0.01	0	-
R3	4656698039	0	0	-
R3	4656698048	0.01	0	-
R3	4656698058	0	0	-
R3	4656698101	0.06	0	-
R3	4656698171	0.12	0	-
R3	4656699003	0	0	-
R3	4656699004	0.01	0	-
R3	4656699011	0	0	-
R3	4656699012	0.01	0	-
R3	4657186697	0.39	1	-
R3	4657189749	0.33	1	-
R3	4657195594	0.34	1	-
R3	4657198810	1.72	5	-
R3	4657290028	0.05	0	-
R3	4657290137	0.05	0	-
R3	4657290550	0.29	0	-
R3	4657294667	0.25	0	-
R3	4657298635	0.06	0	-
R3	4657306442	16.11	48	-
R3	4657392730	0.27	0	-
R3	4657409999	0.01	0	-
R3	4657500988	0.27	0	-
R3	4657503288	1.02	3	-
R3	4657503617	0.6	1	-

R3	4657505128	0.58	1	-
R3	4657505818	0.77	2	-
R3	4657506820	0.64	1	-
R3	4657512072	0.52	1	-
R3	4657600451	0.38	1	-
R3	4657601293	0.29	0	-
R3	4657603065	0.66	1	-
R3	4657889451	0.3	0	-
R3	4657985376	0.19	0	-
R3	4658106565	1.21	3	-
R3	4658208304	6.14	18	-
R3	4658301061	0.88	2	-
R3	4665285768	0.38	1	-
R3	4665391372	0.35	1	-
R3	4665392297	0.36	1	-
R3	4665480937	1.95	5	-
R3	4665486780	0.79	2	-
R3	4665493162	1.77	5	-
R3	4665493229	0.35	1	-
R3	4665494993	45.63	136	-
R3	4666132396	11.13	33	-
R3	4666238598	0.15	0	-
R3	4666239681	0.6	1	-
R3	4666243067	0.9	2	-
R3	4666245174	0.68	2	-
R3	4666247352	0.69	2	-
R3	4666250892	0.7	2	-
R3	4666250956	0.46	1	-
R3	4666252366	0.7	2	-
R3	4666253757	0.48	1	-
R3	4666258780	0.49	1	-
R3	4666260664	11.19	33	-
R3	4666266695	6.14	18	-
R3	4666278497	1.4	4	-
R3	4666284615	27.06	81	-
R3	4666295159	1.92	5	-
R3	4666322497	0.68	2	-
R3	4666324500	0.69	2	-
R3	4666327649	1	3	-
R3	4666332617	0.58	1	-
R3	4666345877	0.68	2	-
R3	4666349012	0.71	2	-
R3	4666350658	0.64	1	-
R3	4666351768	0.53	1	-
R3	4666352683	0.79	2	-
R3	4666352807	0.68	2	-
R3	4666354195	0.22	0	-
R3	4666356250	0.26	0	-
R3	4666356479	0.5	1	-
R3	4666363785	0.59	1	-
R3	4666376952	0.76	2	-
R3	4666377268	0.01	0	-
R3	4666382033	0.14	0	-
R3	4666383531	0.24	0	-
R3	4666385974	0.71	2	-
R3	4666387636	1.44	4	-
R3	4666387894	0.41	1	-
R3	4666389298	5.17	15	-
R3	4666439304	0.63	1	-

R3	4666441914	1.23	3	-
R3	4666451327	1.64	4	-
R3	4666453357	1.52	4	-
R3	4666460582	0.35	1	-
R3	4666462615	0.57	1	-
R3	4666472904	0.52	1	-
R3	4666480851	0.34	1	-
R3	4666492105	0.13	0	-
R3	4666496739	0.47	1	-
R3	4666496945	0.51	1	-
R3	4666499902	2.15	6	-
R3	4666502763	0.73	2	-
R3	4666502866	0	0	-
R3	4666502991	0	0	-
R3	4666503912	0.02	0	-
R3	4666520909	0.34	1	-
R3	4666521686	0.61	1	-
R3	4666522663	0.09	0	-
R3	4666531897	0.25	0	-
R3	4666531974	0.27	0	-
R3	4666532297	0.97	2	-
R3	4666533915	0.26	0	-
R3	4666581234	0.45	1	-
R3	4666585957	1.55	4	-
R3	4666588576	0.57	1	-
R3	4666588793	0.4	1	-
R3	4666592914	2.34	7	-
R3	4666680541	0.41	1	-
R3	4666694224	0.5	1	-
R3	4666697599	0.12	0	-
R3	4666698566	0.36	1	-
R3	4666772928	0.19	0	-
R3	4666774146	6.39	19	-
R3	4666778304	0.23	0	-
R3	4666778329	0.01	0	-
R3	4666779257	0.21	0	-
R3	4666779682	0.65	1	-
R3	4666782984	0.08	0	-
R3	4666783406	0.15	0	-
R3	4666783701	0.4	1	-
R3	4666785276	0.96	2	-
R3	4666792069	0.15	0	-
R3	4666871523	1.44	4	-
R3	4666871973	2.86	8	-
R3	4666886583	1.01	3	-
R3	4666888278	0.76	2	-
R3	4666890601	0.03	0	-
R3	4666894418	5.97	17	-
R3	4666895376	0.36	1	-
R3	4667073180	0.77	2	-
R3	4667074067	0.04	0	-
R3	4667075108	0.06	0	-
R3	4667407597	0.21	0	-
R3	4667407793	0.49	1	-
R3	4667409555	0.66	1	-
R3	4667418011	0.79	2	-
R3	4667500137	0.27	0	-
R3	4667500820	2.76	8	-
R3	4667502103	0.88	2	-

R3	4667505163	0.12	0	-
R3	4667507225	0.37	1	-
R3	4667508307	0.42	1	-
R3	4667510016	0.53	1	-
R3	4667604375	0.06	0	-
R3	4667623958	0.3	0	-
R3	4667624975	0.27	0	-
R3	4667629942	13.2	39	-
R3	4667633382	4.68	14	-
R3	4667634095	0.37	1	-
R3	4667635134	0.37	1	-
R3	4667636229	0.34	1	-
R3	4667637620	0.51	1	-
R3	4667895169	40.23	120	-
R3	4667896978	0.33	0	-
R3	4667898187	0.33	0	-
R3	4667898297	0.31	0	-
R3	4667899317	0.44	1	-
R3	4667899467	0.37	1	-
R3	4667990196	0.34	1	-
R3	4667990533	0.31	0	-
R3	4667990783	0.31	0	-
R3	4667990820	0.31	0	-
R3	4667991600	0.3	0	-
R3	4667991965	0.35	1	-
R3	4667992827	0.35	1	-
R3	4667993732	0.34	1	-
R3	4667995329	0.53	1	-
R3	4667996933	0.19	0	-
R3	4667997561	3.28	9	-
R3	4667997962	0.17	0	-
R3	4667998659	0.7	2	-
R3	4668182999	0.37	1	-
R3	4668184266	0.35	1	-
R3	4668184645	6.03	18	-
R3	4668194151	0.38	1	-
R3	4668281696	10.51	31	-
R3	4668289476	21.77	65	-
R3	4668807042	0.33	0	-
R3	4668807277	7.17	21	-
R3	4668808027	0.33	0	-
R3	4668808184	0.34	1	-
R3	4668809198	0.46	1	-
R3	4668900180	0.35	1	-
R3	4668901022	0.35	1	-
R3	4668904954	3.43	10	-
R3	4668905579	0.26	0	-
R3	4668908038	0.29	0	-
R3	4668909247	0.15	0	-
R3	4668919186	0.19	0	-
R3	4675195070	52.95	158	-
R3	4675293337	4.05	12	-
R3	4676208578	49.79	149	-
R3	4677084761	1.97	5	-
R3	4677090807	1.03	3	-
R3	4677091131	1.88	5	-
R3	4677093385	0.23	0	-
R3	4677098968	0.18	0	-
R3	4677191725	0.31	0	-

R3	4677193603	0.28	0	-	
R3	4677193735	0.3	0	-	
R3	4677198512	0.17	0	-	
R3	4677198719	0.04	0	-	
R3	4678009196	0.07	0	-	
R3	4678014202	0.16	0	-	
R3	4678025657	0.05	0	-	
R3	4678025953	3.41	10	-	
R3	4678026234	0.13	0	-	
R3	4678027099	0.27	0	-	
R3	4678105877	0.08	0	-	
R3	4678107887	0.15	0	-	
R3	4678108729	0.05	0	-	
R3	4678125891	0.11	0	-	
R3	4678146018	15.98	47	-	
R3	4678148457	0.48	1	-	
R3	4678220648	3.68	11	-	
R3	4678222230	0.07	0	-	
R3	4678223485	0.17	0	-	
R3	4678224270	0.05	0	-	
R3	4678230594	1.06	3	-	
R3	4678233304	3.7	11	-	
R3	4678240438	0.36	1	-	
R3	4678244191	1.57	4	-	
R3	4678244565	9.02	27	-	
R3	4678324854	0.25	0	-	
R3	4678336019	0.28	0	-	
R3	4678338586	0.17	0	-	
R3	4678340163	1.81	5	-	
R3	4678344039	0.05	0	-	
R3	4678346015	0.08	0	-	
R3	4678465650	43.44	130	-	
R3	4678584212	12.09	36	-	
Single-Family Residential-5	R5	4636590689	0.24	1	0
	R5	4636594455	0.36	1	0
	R5	4636594749	0.67	3	0
	R5	4636595306	0.68	3	0
	R5	4636595966	3.16	15	6
	R5	4636597406	0.04	0	0
	R5	4636598419	0.07	0	0
	R5	4636598459	0.06	0	0
	R5	4636692348	0.05	0	0
	R5	4636693603	0.03	0	0
	R5	4636694507	0.25	1	0
	R5	4636695676	0.04	0	0
	R5	4636695774	0.08	0	0
	R5	4636697779	0.02	0	0
	R5	4636697836	0.07	0	0
	R5	4636699704	0.07	0	0
	R5	4637601224	0.39	1	0
	R5	4637602198	0.68	3	0
	R5	4637608086	1.17	5	0
	R5	4637701085	0.2	0	0
	R5	4637702377	0.56	2	0
	R5	4637703071	0.84	4	0
	R5	4637704246	0.33	1	0
	R5	4637706260	0.85	4	0
	R5	4646486386	0.32	1	0

R5	4646488008	1.54	7	0
R5	4646492598	1.54	7	0
R5	4646495923	6.2	31	18
R5	4646564476	0.39	1	0
R5	4646578618	0.2	0	0
R5	4646588446	0.02	0	0
R5	4646588551	0.03	0	0
R5	4646596295	0.92	4	0
R5	4646598713	2.68	13	6
R5	4646691350	0.47	2	0
R5	4646790575	2.91	14	6
R5	4647911088	0.87	4	0
R5	4647912244	0.52	2	0
R5	4647912387	0.62	3	0
R5	4648405871	55.3	276	162
R5	4648416119	1.14	5	0
R5	4656790593	1.77	8	0
R5	4656792374	0.84	4	0
R5	4656792507	0.06	0	0
R5	4656795439	1.77	8	0
R5	4656797611	0.47	2	0
R5	4656797677	0.29	1	0
R5	4656798763	0.46	2	0
R5	4657122765	8.5	42	24
R5	4657160115	0.52	2	0
R5	4657423655	0	0	0
R5	4657514098	0.32	1	0
R5	4657520575	0.62	3	0
R5	4657601812	8.89	44	24
R5	4657623556	19.22	96	54
R5	4657625049	5.16	25	12
R5	4657628690	1.01	5	0
R5	4657629163	0.84	4	0
R5	4657638122	0.09	0	0
R5	4657702011	0.33	1	0
R5	4657707969	0.2	1	0
R5	4657709470	4.35	21	12
R5	4657709590	0.19	0	0
R5	4657709936	0.11	0	0
R5	4657710740	0.08	0	0
R5	4657710792	1.79	8	0
R5	4657712146	0.17	0	0
R5	4657713841	1.94	9	0
R5	4657715956	0.37	1	0
R5	4657718591	0.11	0	0
R5	4657719236	0.68	3	0
R5	4657720641	1.79	8	0
R5	4657724091	0.31	1	0
R5	4657729074	0.08	0	0
R5	4657731152	0.37	1	0
R5	4657731221	0.15	0	0
R5	4657733069	0.09	0	0
R5	4657733190	0.09	0	0
R5	4657734140	0.09	0	0
R5	4657734170	0.09	0	0
R5	4657735099	0.09	0	0
R5	4657802039	0.51	2	0
R5	4657802682	0.22	1	0
R5	4657802891	0.36	1	0

R5	4657803992	0.24	1	0
R5	4657804677	0.27	1	0
R5	4657804856	0.42	2	0
R5	4657806526	0.66	3	0
R5	4657807895	0.09	0	0
R5	4657816574	0.49	2	0
R5	4657816769	0.05	0	0
R5	4657817800	0.04	0	0
R5	4657818829	1.22	6	0
R5	4657819758	0.2	1	0
R5	4657820428	0.27	1	0
R5	4657820778	0.43	2	0
R5	4657821795	0.2	0	0
R5	4657822001	0.33	1	0
R5	4657822118	0.25	1	0
R5	4657822510	0.25	1	0
R5	4657822816	0.49	2	0
R5	4657824275	6.98	34	18
R5	4657912367	0.05	0	0
R5	4657912394	0.13	0	0
R5	4657915226	0	0	0
R5	4658412730	1.28	6	0
R5	4658413397	0.85	4	0
R5	4658413475	0.37	1	0
R5	4658414866	0.87	4	0
R5	4658419319	0.31	1	0
R5	4658423121	2.18	10	6
R5	4658512807	0.09	0	0
R5	4658516265	0.36	1	0
R5	4658517581	2.23	11	6
R5	4658519379	0.26	1	0
R5	4658529245	20.54	102	60
R5	4658610839	0.58	2	0
R5	4658617459	0.05	0	0
R5	4658623177	0.02	0	0
R5	4658624133	0.17	0	0
R5	4658625104	0.14	0	0
R5	4658625166	0.16	0	0
R5	4658626127	0.16	0	0
R5	4658626178	0.16	0	0
R5	4658627148	0.15	0	0
R5	4658711788	0.56	2	0
R5	4658717445	0.91	4	0
R5	4658717999	0.27	1	0
R5	4658719829	0.49	2	0
R5	4658725008	1.28	6	0
R5	4658739176	0.73	3	0
R5	4658818581	0.13	0	0
R5	4658829554	0.13	0	0
R5	4658832007	0.15	0	0
R5	4658913435	0.55	2	0
R5	4658920370	0.01	0	0
R5	4658922511	0.1	0	0
R5	4658924746	0.05	0	0
R5	4658926729	0.06	0	0
R5	4665572527	2.92	14	6
R5	4665573952	0.28	1	0
R5	4665575621	0.26	1	0
R5	4665581144	2.34	11	6

R5	4665581890	8.62	43	24
R5	4665585324	0.58	2	0
R5	4665585387	0.5	2	0
R5	4665592344	0.59	2	0
R5	4665641723	0.67	3	0
R5	4665642847	4.03	20	12
R5	4665646219	7.39	36	18
R5	4665646668	8.79	43	24
R5	4665670317	0.7	3	0
R5	4665677883	0.27	1	0
R5	4665682776	0.32	1	0
R5	4665685346	0.36	1	0
R5	4665731670	7.46	37	18
R5	4665737307	5.35	26	12
R5	4665737886	1.72	8	0
R5	4665772982	0.49	2	0
R5	4665778839	0.25	1	0
R5	4665779243	0.08	0	0
R5	4665784392	0.28	1	0
R5	4665787016	0.08	0	0
R5	4665787379	0.92	4	0
R5	4665788007	0.11	0	0
R5	4665788581	0.06	0	0
R5	4665842740	4.83	24	12
R5	4665844556	0.97	4	0
R5	4665847971	0.28	1	0
R5	4665858407	0.07	0	0
R5	4665861724	0.8	3	0
R5	4665878106	0.38	1	0
R5	4665949854	0.19	0	0
R5	4665950864	0.18	0	0
R5	4665951744	0.18	0	0
R5	4665952704	0.18	0	0
R5	4665952834	0.18	0	0
R5	4665952968	0.23	1	0
R5	4665953784	0.18	0	0
R5	4665953893	0.18	0	0
R5	4665953999	0.18	0	0
R5	4665954509	0.16	0	0
R5	4665954579	0.16	0	0
R5	4665954774	0.18	0	0
R5	4665956069	0.22	1	0
R5	4665956714	0.18	0	0
R5	4665957121	0.15	0	0
R5	4665957190	0.15	0	0
R5	4665957215	0.17	0	0
R5	4665957275	0.14	0	0
R5	4665957765	0.16	0	0
R5	4665958151	0.15	0	0
R5	4665958235	0.14	0	0
R5	4665958295	0.14	0	0
R5	4665958755	0.14	0	0
R5	4665959101	0.15	0	0
R5	4665959161	0.15	0	0
R5	4665959255	0.14	0	0
R5	4665959736	0.14	0	0
R5	4665959785	0.14	0	0
R5	4665959874	0.14	0	0
R5	4665960984	0.6	3	0

R5	4665961635	0.26	1	0
R5	4665962152	0.23	1	0
R5	4665963040	0.18	0	0
R5	4665963132	0.24	1	0
R5	4665964070	0.21	1	0
R5	4665964071	0.61	3	0
R5	4665964150	0.28	1	0
R5	4665965133	0.24	1	0
R5	4666050695	0.42	2	0
R5	4666053916	0.27	1	0
R5	4666054908	0.27	1	0
R5	4666060385	1.29	6	0
R5	4666067540	1.65	8	0
R5	4666068344	0.19	0	0
R5	4666073092	3.03	15	6
R5	4666079259	1.98	9	0
R5	4666150283	1.97	9	0
R5	4666151633	10.76	53	30
R5	4666157726	5.86	29	12
R5	4666159425	3.31	16	6
R5	4666162279	5.45	27	12
R5	4666162569	0.44	2	0
R5	4666163036	7.2	35	18
R5	4666164795	2.56	12	6
R5	4666172127	5.54	27	12
R5	4666201120	0.53	2	0
R5	4666206313	0.54	2	0
R5	4666207451	0.5	2	0
R5	4666207835	0.51	2	0
R5	4666209581	0.5	2	0
R5	4666209853	0.48	2	0
R5	4666302803	0.5	2	0
R5	4666304764	0.82	4	0
R5	4666305761	0.93	4	0
R5	4666518744	0.29	1	0
R5	4666518833	0.27	1	0
R5	4666518931	0.27	1	0
R5	4666528031	0.3	1	0
R5	4666528156	0.37	1	0
R5	4666576283	2.52	12	6
R5	4666577089	0.33	1	0
R5	4666577341	0.2	1	0
R5	4666579069	0.31	1	0
R5	4666610765	0.33	1	0
R5	4666612479	0.25	1	0
R5	4666613477	0.25	1	0
R5	4666614426	0.26	1	0
R5	4666615422	0.33	1	0
R5	4666616176	8.98	44	24
R5	4666616423	0.35	1	0
R5	4666616499	0.28	1	0
R5	4666617545	0.25	1	0
R5	4666618519	0.32	1	0
R5	4666620297	0.38	1	0
R5	4666624196	0.29	1	0
R5	4666670049	0.26	1	0
R5	4666673244	0.25	1	0
R5	4666674213	0.25	1	0
R5	4666674292	0.25	1	0

R5	4666679144	0.38	1	0
R5	4666710728	0.25	1	0
R5	4666711366	1.18	5	0
R5	4666711545	2.89	14	6
R5	4666713708	0.25	1	0
R5	4667345486	0.26	1	0
R5	4667377047	1.64	8	0
R5	4667377491	0.15	0	0
R5	4667378351	1.28	6	0
R5	4667378476	0.15	0	0
R5	4667378681	0.15	0	0
R5	4667379426	0.14	0	0
R5	4667379485	0.15	0	0
R5	4667379631	0.14	0	0
R5	4667379691	0.14	0	0
R5	4667387198	0.24	1	0
R5	4667389289	0.63	3	0
R5	4667389530	0.32	1	0
R5	4667418332	0.36	1	0
R5	4667419432	0.24	1	0
R5	4667419544	0.46	2	0
R5	4667426651	0.24	1	0
R5	4667427003	0.2	1	0
R5	4667427081	0.16	0	0
R5	4667427151	0.35	1	0
R5	4667427224	0.71	3	0
R5	4667428174	0.07	0	0
R5	4667428181	0.06	0	0
R5	4667428238	0.16	0	0
R5	4667435969	0.57	2	0
R5	4667439642	1.33	6	0
R5	4667440806	0.09	0	0
R5	4667443871	0.32	1	0
R5	4667445075	0.49	2	0
R5	4667448854	3.86	19	6
R5	4667451080	0.34	1	0
R5	4667455736	0.35	1	0
R5	4667457602	2.06	10	6
R5	4667459536	2.42	12	6
R5	4667461869	0.87	4	0
R5	4667463353	4.94	24	12
R5	4667465107	0.04	0	0
R5	4667470435	0.27	1	0
R5	4667470664	0.23	1	0
R5	4667471433	0.12	0	0
R5	4667471473	0.13	0	0
R5	4667471625	0.15	0	0
R5	4667471685	0.14	0	0
R5	4667471781	0.2	0	0
R5	4667472462	0.14	0	0
R5	4667472655	0.14	0	0
R5	4667473324	2.7	13	6
R5	4667473411	0.14	0	0
R5	4667473472	0.14	0	0
R5	4667473504	0.4	1	0
R5	4667473604	0.13	0	0
R5	4667473664	0.13	0	0
R5	4667474422	0.14	0	0
R5	4667474472	0.18	0	0

R5	4667475482	0.21	1	0
R5	4667475743	0.05	0	0
R5	4667476407	0.24	1	0
R5	4667480188	0.81	4	0
R5	4667480906	0.5	2	0
R5	4667481246	0.32	1	0
R5	4667481344	0.39	1	0
R5	4667482196	0.52	2	0
R5	4667484005	0.68	3	0
R5	4667484315	0.32	1	0
R5	4667521654	0.27	1	0
R5	4667525339	0.31	1	0
R5	4667525469	0.19	0	0
R5	4667527330	2.59	12	6
R5	4667527679	0.38	1	0
R5	4667528810	0.6	3	0
R5	4667529294	1.04	5	0
R5	4667531136	0.34	1	0
R5	4667532430	0.07	0	0
R5	4667540084	0.35	1	0
R5	4667542134	0.81	4	0
R5	4667547703	0.21	1	0
R5	4667549981	0.35	1	0
R5	4667550597	1.26	6	0
R5	4667555410	0.47	2	0
R5	4667555631	0.43	2	0
R5	4667555731	0.45	2	0
R5	4667557220	3.87	19	6
R5	4667557600	0.51	2	0
R5	4667557701	0.52	2	0
R5	4667557808	1.5	7	0
R5	4667563575	1.02	5	0
R5	4667564180	0.39	1	0
R5	4667564423	0.15	0	0
R5	4667564559	0.52	2	0
R5	4667565247	0.05	0	0
R5	4667566086	0.73	3	0
R5	4667568069	0.08	0	0
R5	4667573115	0.58	2	0
R5	4667574548	0.52	2	0
R5	4667575703	0.49	2	0
R5	4667577408	0.51	2	0
R5	4667577673	0.55	2	0
R5	4667579343	0.44	2	0
R5	4667587226	0.69	3	0
R5	4667587305	0.59	2	0
R5	4667589188	0.62	3	0
R5	4667601987	0.13	0	0
R5	4667612235	0.07	0	0
R5	4667615713	19.61	98	54
R5	4667619238	23.66	118	66
R5	4667621184	1.05	5	0
R5	4667621927	0.13	0	0
R5	4667621945	0.18	0	0
R5	4667622193	0.16	0	0
R5	4667622471	0.04	0	0
R5	4667622879	0.04	0	0
R5	4667623375	0.04	0	0
R5	4667653116	1.4	6	0

R5	4667653854	0.14	0	0
R5	4667656944	1.1	5	0
R5	4667661084	0.31	1	0
R5	4667661353	2.71	13	6
R5	4667670581	0.67	3	0
R5	4667671613	1.08	5	0
R5	4667671783	0.31	1	0
R5	4667671897	1.31	6	0
R5	4667693095	0.06	0	0
R5	4667717575	1.46	7	0
R5	4667768917	0.21	1	0
R5	4667779887	0.28	1	0
R5	4667779944	0.23	1	0
R5	4667788080	0.24	1	0
R5	4667788130	0.56	2	0
R5	4667804998	2.22	11	6
R5	4667807139	0.2	1	0
R5	4667817661	0.24	1	0
R5	4667860939	0.4	1	0
R5	4667861158	1.3	6	0
R5	4667862575	0.3	1	0
R5	4667863623	0.21	1	0
R5	4667863967	4.27	21	12
R5	4667866595	0.21	1	0
R5	4667866653	0.21	1	0
R5	4667866731	0.33	1	0
R5	4667868536	0.79	3	0
R5	4667869774	0.14	0	0
R5	4667870711	0.24	1	0
R5	4667870810	0.34	1	0
R5	4667904526	0.43	2	0
R5	4667914813	0.33	1	0
R5	4667916604	0.22	1	0
R5	4667917708	0.07	0	0
R5	4667923851	0.61	3	0
R5	4667926116	0.45	2	0
R5	4667963690	9.95	49	24
R5	4675030257	0.19	0	0
R5	4675031694	0.18	0	0
R5	4675031756	0.18	0	0
R5	4675031770	0.18	0	0
R5	4675032428	0.18	0	0
R5	4675032526	0.18	0	0
R5	4675032797	0.18	0	0
R5	4675032884	0.18	0	0
R5	4675033557	0.18	0	0
R5	4675033570	0.18	0	0
R5	4675033634	0.18	0	0
R5	4675033710	0.18	0	0
R5	4675033977	0.18	0	0
R5	4675034412	0.18	0	0
R5	4675034596	0.18	0	0
R5	4675034674	0.18	0	0
R5	4675034737	0.18	0	0
R5	4675034750	0.18	0	0
R5	4675034814	0.19	0	0
R5	4675034900	0.18	0	0
R5	4675035409	0.19	0	0
R5	4675035413	0.18	0	0

R5	4675035789	0.18	0	0
R5	4675035875	0.18	0	0
R5	4675035939	0.18	0	0
R5	4675035943	0.18	0	0
R5	4675036298	0.25	1	0
R5	4675036464	0.21	1	0
R5	4675036568	0.18	0	0
R5	4675036573	0.18	0	0
R5	4675036636	0.18	0	0
R5	4675036702	0.18	0	0
R5	4675036964	0.18	0	0
R5	4675037572	0.25	1	0
R5	4675037648	0.18	0	0
R5	4675037663	0.18	0	0
R5	4675037725	0.18	0	0
R5	4675037808	0.18	0	0
R5	4675037811	0.18	0	0
R5	4675038882	0.18	0	0
R5	4675039379	5.78	28	12
R5	4675039608	0.18	0	0
R5	4675039611	0.21	1	0
R5	4675040854	0.19	0	0
R5	4675040895	0.19	0	0
R5	4675041455	0.18	0	0
R5	4675041894	0.19	0	0
R5	4675042148	0.18	0	0
R5	4675042435	0.18	0	0
R5	4675042855	0.19	0	0
R5	4675043406	0.18	0	0
R5	4675043835	0.19	0	0
R5	4675044192	0.18	0	0
R5	4675044271	0.21	1	0
R5	4675044834	0.25	1	0
R5	4675045006	0.18	0	0
R5	4675046049	0.18	0	0
R5	4675046051	0.18	0	0
R5	4675046115	0.18	0	0
R5	4675046202	0.19	0	0
R5	4675047186	0.18	0	0
R5	4675047262	0.18	0	0
R5	4675047326	0.18	0	0
R5	4675047402	0.18	0	0
R5	4675050131	0.15	0	0
R5	4675050181	0.15	0	0
R5	4675050216	0.14	0	0
R5	4675050276	0.14	0	0
R5	4675050766	0.16	0	0
R5	4675051141	0.15	0	0
R5	4675051226	0.14	0	0
R5	4675051296	0.14	0	0
R5	4675052102	0.15	0	0
R5	4675052182	0.15	0	0
R5	4675052257	0.14	0	0
R5	4675053042	0.19	0	0
R5	4675053092	0.18	0	0
R5	4675053132	0.15	0	0
R5	4675053192	0.21	1	0
R5	4675053217	0.14	0	0
R5	4675053278	0.2	0	0

	R5	4675053794	0.2	0	0
	R5	4675053856	0.21	1	0
	R5	4675053860	0.2	1	0
	R5	4675053919	0.2	1	0
	R5	4675053941	0.2	1	0
	R5	4675054475	0.2	1	0
	R5	4675054551	0.21	1	0
	R5	4675054623	0.21	1	0
	R5	4675057002	2.83	14	6
	R5	4675063002	0.15	0	0
	R5	4675063346	0.23	1	0
	R5	4675064058	4.2	21	12
	R5	4677000882	0.28	1	0
	R5	4677001582	0.18	0	0
	R5	4677001702	0.13	0	0
Residential Mixed-Use	RMX	4638615634	23.16	185	231
	RMX	4656124655	0.09	0	0
	RMX	4656124679	0.15	1	0
	RMX	4656125596	0.14	1	0
	RMX	4656125713	0.15	1	0
	RMX	4656126553	0.05	0	0
	RMX	4656126630	0.14	1	0
	RMX	4656126653	0.15	1	0
	RMX	4656127433	0.03	0	0
	RMX	4656127536	0.01	0	0
	RMX	4656128352	0.02	0	0
	RMX	4656128364	0.03	0	0
	RMX	4656128402	0.04	0	0
	RMX	4656128488	0.02	0	0
	RMX	4656128635	0.03	0	0
	RMX	4656128773	0.04	0	0
	RMX	4656129249	0.04	0	0
	RMX	4656129287	0.3	2	3
	RMX	4656129301	0.2	1	0
	RMX	4656129452	0.01	0	0
	RMX	4656129526	0.03	0	0
	RMX	4656129842	0.03	0	0
	RMX	4656131236	0.13	1	0
	RMX	4656131271	0.14	1	0
	RMX	4656135836	5	39	49
	RMX	4656136777	0.15	1	0
	RMX	4656136791	0.15	1	0
	RMX	4656136841	0.15	1	0
	RMX	4656137626	0.15	1	0
	RMX	4656138679	0.16	1	0
	RMX	4656138729	0.13	1	0
	RMX	4656138745	0.13	1	0
	RMX	4656138825	0.15	1	0
	RMX	4656139125	1.46	11	14
	RMX	4656139746	0.15	1	0
	RMX	4656220355	0.05	0	0
	RMX	4656220521	0.03	0	0
	RMX	4656220626	0.03	0	0
	RMX	4656220767	0.01	0	0
	RMX	4656220883	0.02	0	0
	RMX	4656220942	0.02	0	0
	RMX	4656221341	0.73	5	7
	RMX	4656221433	0.03	0	0

RMX	4656221590	0.04	0	0
RMX	4656221600	0.03	0	0
RMX	4656221797	0.04	0	0
RMX	4656222579	0.03	0	0
RMX	4656222608	0.01	0	0
RMX	4656222761	0.02	0	0
RMX	4656223624	0.23	1	2
RMX	4656223677	0.11	0	0
RMX	4656223764	0.19	1	0
RMX	4656223949	1.53	12	15
RMX	4656224708	0.03	0	0
RMX	4656230340	0.06	0	0
RMX	4656230469	0.17	1	0
RMX	4656230780	0.14	1	0
RMX	4656230955	0.14	1	0
RMX	4656231215	0.14	1	0
RMX	4656231252	0.17	1	0
RMX	4656231492	0.14	1	0
RMX	4656231503	0.15	1	0
RMX	4656231537	0.15	1	0
RMX	4656231661	0.15	1	0
RMX	4656231713	0.14	1	0
RMX	4656231757	0.14	1	0
RMX	4656231871	0.14	1	0
RMX	4656232109	0.17	1	0
RMX	4656232639	0.16	1	0
RMX	4656232773	0.16	1	0
RMX	4656233135	0.19	1	0
RMX	4656233174	0.16	1	0
RMX	4656234384	0.14	1	0
RMX	4656234603	0.41	3	4
RMX	4656235007	0.17	1	0
RMX	4656235929	0.14	1	0
RMX	4656239989	0.15	1	0
RMX	4656244023	0.13	1	0
RMX	4656244071	0.13	1	0
RMX	4656244169	0.15	1	0
RMX	4656245117	0.16	1	0
RMX	4656245165	0.15	1	0
RMX	4656246124	0.15	1	0
RMX	4656246163	0.15	1	0
RMX	4656247078	0.16	1	0
RMX	4656247110	0.16	1	0
RMX	4656248036	0.15	1	0
RMX	4656248083	0.15	1	0
RMX	4656249031	0.15	1	0
RMX	4656249039	1.08	8	10
RMX	4656320923	2.12	16	21
RMX	4656330926	0.15	1	0
RMX	4656332825	0.34	2	3
RMX	4656762503	0.23	1	2
RMX	4656763837	1.22	9	12
RMX	4656768721	0.22	1	2
RMX	4656770348	2.16	17	21
RMX	4656770755	0.7	5	7
RMX	4656779198	0.19	1	0
RMX	4656869788	0.09	0	0
RMX	4656869897	0.16	1	0
RMX	4656872015	0.13	1	0

RMX	4656874223	7.06	56	70
RMX	4656877071	0.34	2	3
RMX	4656877221	0.74	5	7
RMX	4656878501	0.75	5	7
RMX	4656879740	0.13	1	0
RMX	4656879746	0.14	1	0
RMX	4656882201	0.17	1	0
RMX	4656888276	0.23	1	2
RMX	4656888518	0.44	3	4
RMX	4656889185	0.25	2	2
RMX	4656889220	0.19	1	0
RMX	4656889396	0.2	1	2
RMX	4656889419	0.15	1	0
RMX	4656889453	0.2	1	2
RMX	4656970172	0.18	1	0
RMX	4656970985	0.32	2	3
RMX	4656971974	0.27	2	2
RMX	4656973752	0.22	1	2
RMX	4656974464	0.22	1	2
RMX	4656974528	0.35	2	3
RMX	4656974720	0.4	3	3
RMX	4656976495	0.36	2	3
RMX	4656977684	0.31	2	3
RMX	4656978582	1.02	8	10
RMX	4656981238	0.15	1	0
RMX	4656981378	0.77	6	7
RMX	4656984194	0.05	0	0
RMX	4656984196	0.05	0	0
RMX	4656984198	0.05	0	0
RMX	4656984290	0.06	0	0
RMX	4656984434	0.26	2	2
RMX	4656985009	0.06	0	0
RMX	4656985102	0.05	0	0
RMX	4656985180	0.31	2	3
RMX	4656985253	0.16	1	0
RMX	4656987896	0.14	1	0
RMX	4656988158	0.59	4	5
RMX	4656989141	0.64	5	6
RMX	4657705651	8.09	64	80
RMX	4657734463	3.29	26	32
RMX	4657736440	0.23	1	2
RMX	4657827382	0.83	6	8
RMX	4657827894	0.11	0	0
RMX	4657828171	0.26	2	2
RMX	4657828762	0.28	2	2
RMX	4657829807	0.11	0	0
RMX	4657832546	0.1	0	0
RMX	4657834125	0.27	2	2
RMX	4657834291	0.21	1	2
RMX	4657834309	0.16	1	0
RMX	4657834398	0.21	1	2
RMX	4657834511	0.21	1	2
RMX	4657836035	0.1	0	0
RMX	4657836172	0.09	0	0
RMX	4657836302	0.19	1	0
RMX	4657836379	0.22	1	2
RMX	4657837138	0.13	1	0
RMX	4657837468	0.16	1	0
RMX	4657837679	0.4	3	4

RMX	4657838162	0.18	1	0
RMX	4657838204	0.14	1	0
RMX	4657838414	0.16	1	0
RMX	4657839139	0.18	1	0
RMX	4657841169	1.66	13	16
RMX	4657845010	8.04	64	80
RMX	4657902851	0.6	4	5
RMX	4657910998	0.92	7	9
RMX	4657911781	0.06	0	0
RMX	4657911823	0.13	1	0
RMX	4657911828	0.16	1	0
RMX	4657911880	0.4	3	3
RMX	4657911990	0.06	0	0
RMX	4657912765	0.42	3	4
RMX	4657913691	1.97	15	19
RMX	4657920189	0.08	0	0
RMX	4657920383	0.64	5	6
RMX	4657920854	0.47	3	4
RMX	4657920919	0.17	1	0
RMX	4657921165	0.46	3	4
RMX	4657922971	0.47	3	4
RMX	4657923451	0.21	1	2
RMX	4657923799	0.48	3	4
RMX	4657923835	0.35	2	3
RMX	4657924794	0.29	2	2
RMX	4657925538	0.23	1	2
RMX	4657929063	0.26	2	2
RMX	4657930072	0.13	1	0
RMX	4657931082	0.35	2	3
RMX	4657931104	0.18	1	0
RMX	4657932305	0.26	2	2
RMX	4657932323	0.26	2	2
RMX	4657936954	0.51	4	5
RMX	4657938982	1.7	13	17
RMX	4657941031	1.91	15	19
RMX	4657946460	4.77	38	47
RMX	4657946981	5.91	47	59
RMX	4657948114	1.04	8	10
RMX	4657949415	0.68	5	6
RMX	4657949773	0.25	2	2
RMX	4657949809	0.25	1	2
RMX	4666071691	0.38	3	3
RMX	4666071900	0.88	7	8
RMX	4666080144	0.48	3	4
RMX	4666081038	0.69	5	6
RMX	4666082220	0.48	3	4
RMX	4666083192	2.19	17	21
RMX	4666087980	0.2	1	0
RMX	4666094843	1.17	9	11
RMX	4666095134	0.17	1	0
RMX	4666098857	1.23	9	12
RMX	4666099329	0.96	7	9
RMX	4666171870	23.81	190	238
RMX	4666180186	0.23	1	2
RMX	4666182288	0.6	4	5
RMX	4666182777	0.96	7	9
RMX	4666185941	0.17	1	0
RMX	4666188822	0.09	0	0
RMX	4666189179	0.15	1	0

RMX	4666192229	1.83	14	18
RMX	4666194269	0.17	1	0
RMX	4666195688	0.21	1	2
RMX	4666198476	0.31	2	3
RMX	4666290393	0.17	1	0
RMX	4666290512	0.4	3	4
RMX	4666290647	0.34	2	3
RMX	4666290960	0.63	5	6
RMX	4666291365	0.18	1	0
RMX	4666291521	0.3	2	2
RMX	4666291921	0.3	2	3
RMX	4666292323	0.15	1	0
RMX	4666292374	0.15	1	0
RMX	4666292827	0.31	2	3
RMX	4666293332	0.15	1	0
RMX	4666294304	0.15	1	0
RMX	4666294351	0.15	1	0
RMX	4666295324	0.15	1	0
RMX	4666296867	0.18	1	0
RMX	4666297362	0.16	1	0
RMX	4666298502	0.14	1	0
RMX	4666391649	0.15	1	0
RMX	4666392520	0.3	2	2
RMX	4666393729	0.25	1	2
RMX	4667004039	0.26	2	2
RMX	4667004248	0.24	1	2
RMX	4667004291	0.31	2	3
RMX	4667006614	0.13	1	0
RMX	4667007772	1.27	10	12
RMX	4667008296	0.37	2	3
RMX	4667008420	0.78	6	7
RMX	4667020097	0.9	7	8
RMX	4667022176	0.31	2	3
RMX	4667022312	0.71	5	7
RMX	4667023254	0.43	3	4
RMX	4667027895	0.18	1	0
RMX	4667029711	0.27	2	2
RMX	4667030111	0.1	0	0
RMX	4667035259	0.12	0	0
RMX	4667035355	0.18	1	0
RMX	4667035448	0.19	1	0
RMX	4667035534	0.2	1	0
RMX	4667035743	0.24	1	2
RMX	4667037418	0.22	1	2
RMX	4667037433	0.19	1	0
RMX	4667037610	0.67	5	6
RMX	4667038875	0.27	2	2
RMX	4667038906	0.15	1	0
RMX	4667038958	0.28	2	2
RMX	4667039775	0.52	4	5
RMX	4667040467	0.31	2	3
RMX	4667041264	0.78	6	7
RMX	4667041315	0.36	2	3
RMX	4667043288	0.1	0	0
RMX	4667043352	0.21	1	2
RMX	4667043865	0.11	0	0
RMX	4667043881	0.11	0	0
RMX	4667044227	0.05	0	0
RMX	4667044499	0.98	7	9

RMX	4667045313	0.28	2	2
RMX	4667045399	0.26	2	2
RMX	4667045937	0.24	1	2
RMX	4667046247	0.13	1	0
RMX	4667046464	0.19	1	0
RMX	4667047345	0.04	0	0
RMX	4667047372	0.08	0	0
RMX	4667048196	0.05	0	0
RMX	4667048784	1.11	8	11
RMX	4667049258	0.08	0	0
RMX	4667054142	0.46	3	4
RMX	4667054430	0.44	3	4
RMX	4667054482	0.26	2	2
RMX	4667055282	0.09	0	0
RMX	4667056017	0.17	1	0
RMX	4667056266	0.52	4	5
RMX	4667056530	0.39	3	3
RMX	4667059371	0.48	3	4
RMX	4667103296	21.87	174	218
RMX	4667107587	0.14	1	0
RMX	4667107590	0.15	1	0
RMX	4667108252	0.34	2	3
RMX	4667109072	0.32	2	3
RMX	4667130518	1.18	9	11
RMX	4667131192	0.35	2	3
RMX	4667131377	0.06	0	0
RMX	4667131833	0.4	3	3
RMX	4667132469	0.12	0	0
RMX	4667132641	0.53	4	5
RMX	4667132842	0.26	2	2
RMX	4667133547	0.19	1	0
RMX	4667133583	0.18	1	0
RMX	4667134657	0.64	5	6
RMX	4667134937	1.58	12	15
RMX	4667138581	0.09	0	0
RMX	4667140107	0.08	0	0
RMX	4667140286	0.29	2	2
RMX	4667140480	0.12	0	0
RMX	4667141057	1.18	9	11
RMX	4667141210	0.26	2	2
RMX	4667141897	0.14	1	0
RMX	4667144129	1.85	14	18
RMX	4667144807	0.19	1	0
RMX	4667147334	2.19	17	21
RMX	4667150161	0.34	2	3
RMX	4667152561	0.28	2	2
RMX	4667153003	0.02	0	0
RMX	4667154377	0.26	2	2
RMX	4667155359	0.13	1	0
RMX	4667156517	1.1	8	11
RMX	4667157652	0.48	3	4
RMX	4667158036	0.86	6	8
RMX	4667158523	0.17	1	0
RMX	4667201570	0.34	2	3
RMX	4667203247	0.23	1	2
RMX	4667206408	0.5	4	5
RMX	4667240244	0.34	2	3
RMX	4667240643	0.44	3	4
RMX	4667240897	0.13	1	0

RMX	4667247113	0.33	2	3	
RMX	4667247208	0.17	1	0	
RMX	4667247315	0.15	1	0	
RMX	4667247447	0.19	1	0	
RMX	4667247723	0.14	1	0	
RMX	4667247764	0.02	0	0	
RMX	4667248303	0.21	1	2	
RMX	4667248652	0.63	5	6	
RMX	4667250545	3.27	26	32	
RMX	4667267466	0.63	5	6	
RMX	4667279212	1.04	8	10	
RMX	4667341282	0.28	2	2	
RMX	4667350908	0.34	2	3	
RMX	4667351804	0.08	0	0	
RMX	4667351902	0.16	1	0	
RMX	4667352768	0.08	0	0	
RMX	4667352799	0.08	0	0	
RMX	4667352911	0.48	3	4	
RMX	4667353647	1.77	14	17	
RMX	4667355819	0.2	1	0	
RMX	4667355973	0.2	1	0	
RMX	4667358996	10.55	84	105	
RMX	4667360749	0.49	3	4	
RMX	4667362676	1.82	14	18	
RMX	4667363799	0.65	5	6	
RMX	4667364406	2.32	18	23	
RMX	4667364859	0.24	1	2	
RMX	4667371042	0.59	4	5	
RMX	4667371138	0.15	1	0	
RMX	4667372004	0.23	1	2	
RMX	4667372053	0.22	1	2	
RMX	4667372233	0.65	5	6	
RMX	4667372386	0.12	0	0	
RMX	4667373095	1.13	9	11	
RMX	4667373256	0.48	3	4	
RMX	4667373405	0.01	0	0	
RMX	4667373448	0.16	1	0	
RMX	4667374239	0.5	3	4	
RMX	4667375229	0.48	3	4	
RMX	4667375408	0.16	1	0	
RMX	4667376039	0.51	4	5	
RMX	4667376361	0.16	1	0	
RMX	4667382137	0.38	3	3	
RMX	4667382574	0.37	2	3	
RMX	4667384142	0.34	2	3	
RMX	4667384409	0.01	0	0	
RMX	4667385092	0.04	0	0	
RMX	4667401638	0.19	1	0	
RMX	4667401958	0.36	2	3	
RMX	4667403615	0.32	2	3	
RMX	4667403724	0.28	2	2	
RMX	4667667209	14.95	119	149	
RMX	4667803690	0.03	0	0	
Residential Mixed-Use - Manufactured Housing	RMX-MH	4666392583	0.21	2	2
	RMX-MH	4667363242	3.23	32	32
	RMX-MH	4667366832	2.38	23	23
Neighborhood Mixed-Use	NMX	4636695337	0.32	2	3

NMX	4636699392	0.57	4	6
NMX	4636699620	1.41	11	16
NMX	4636790138	0.33	2	3
NMX	4636790224	0.54	4	6
NMX	4636790328	0.62	4	7
NMX	4636790451	0	0	0
NMX	4636791256	0.46	3	5
NMX	4636791400	0.01	0	0
NMX	4636791411	0.06	0	0
NMX	4636792125	0.04	0	0
NMX	4645742993	0.8	6	9
NMX	4645753254	2.48	19	29
NMX	4645753673	4.67	37	56
NMX	4646396933	1.28	10	15
NMX	4646399466	1.7	13	20
NMX	4646476388	1.09	8	13
NMX	4646480893	1.03	8	12
NMX	4646481687	1.21	9	14
NMX	4646481906	0.92	7	11
NMX	4646483178	1	8	12
NMX	4646490059	0.92	7	11
NMX	4646562900	0.46	3	5
NMX	4646573045	4.05	32	48
NMX	4646727366	0.77	6	9
NMX	4646736292	2.25	18	27
NMX	4646736495	3.79	30	45
NMX	4646822845	1.34	10	16
NMX	4646823389	0.26	2	3
NMX	4646834187	2.03	16	24
NMX	4647258873	1.74	13	20
NMX	4647305245	1.18	9	14
NMX	4647306100	1.27	10	15
NMX	4647352775	5.68	45	68
NMX	4647452754	1.11	8	13
NMX	4647697821	37.55	300	450
NMX	4655023305	52.94	423	635
NMX	4655125467	19.63	157	235
NMX	4656036573	0.14	1	0
NMX	4656037614	0.03	0	0
NMX	4656037713	0.03	0	0
NMX	4656038361	0.29	2	3
NMX	4656038799	0.06	0	0
NMX	4656046065	0.04	0	0
NMX	4656048124	0.06	0	0
NMX	4656049056	1.8	14	21
NMX	4656131209	0.17	1	2
NMX	4656133965	2.47	19	29
NMX	4656878719	0.14	1	0
NMX	4656878870	0.14	1	0
NMX	4656879851	0.13	1	0
NMX	4657737863	0.75	5	8
NMX	4657738725	0.17	1	0
NMX	4657738946	0.25	1	2
NMX	4657838387	0.14	1	0
NMX	4657839314	0.13	1	0
NMX	4657839350	0.14	1	0
NMX	4666391806	0.2	1	2
NMX	4666391889	0.42	3	4
NMX	4666392859	0.2	1	2

NMX	4666393846	0.28	2	3	
NMX	4667119612	0.19	1	2	
NMX	4667208876	0.45	3	5	
NMX	4667209511	0.09	0	0	
NMX	4667211866	1.4	11	16	
NMX	4667213116	0.73	5	8	
NMX	4667213354	1.21	9	14	
NMX	4667218570	0.42	3	5	
NMX	4667218598	0.46	3	5	
NMX	4667219163	0.46	3	5	
NMX	4667219608	0.94	7	11	
NMX	4667225250	0.28	2	3	
NMX	4667225359	0.14	1	0	
NMX	4667225365	0.2	1	2	
NMX	4667225380	0.2	1	2	
NMX	4667225560	0.13	1	0	
NMX	4667226244	0.1	0	0	
NMX	4667228301	0.14	1	0	
NMX	4667228587	0.22	1	2	
NMX	4667301452	0.07	0	0	
NMX	4667303321	0.13	1	0	
NMX	4667304726	0.05	0	0	
NMX	4667304808	0.12	0	0	
NMX	4667309977	1.59	12	19	
NMX	4667310584	0.23	1	2	
NMX	4667312186	0.18	1	2	
NMX	4667312997	0.11	0	0	
NMX	4667315969	0.26	2	3	
NMX	4667316155	0.88	7	10	
NMX	4667316737	0.34	2	4	
NMX	4667317374	0.26	2	3	
NMX	4667321122	0.25	1	2	
NMX	4667322001	0.02	0	0	
NMX	4667322476	0.48	3	5	
NMX	4667323013	0.14	1	0	
NMX	4667323336	0.09	0	0	
NMX	4667324114	0.09	0	0	
NMX	4667326253	0.06	0	0	
NMX	4667326621	0.39	3	4	
NMX	4667329032	0.09	0	0	
NMX	4667411678	0.42	3	5	
NMX	4667414451	0.4	3	4	
NMX	4667415444	0.23	1	2	
NMX	4667421136	0.58	4	7	
NMX	4667423303	0.4	3	4	
Corridor Mixed-Use	CMX	4636471923	2.05	-	24
	CMX	4636474563	1.53	-	18
	CMX	4636479701	0.32	-	3
	CMX	4637589129	1.46	-	17
	CMX	4637693451	1.32	-	15
	CMX	4637695320	0.91	-	10
	CMX	4637749679	0.84	-	10
	CMX	4637788645	3.2	-	38
	CMX	4637793903	0.15	-	0
	CMX	4637795860	0.16	-	0
	CMX	4637798725	0.13	-	0
	CMX	4637798778	0.14	-	0
	CMX	4637799802	0.16	-	0

CMX	4637799827	0.16	-	0
CMX	4637964009	18.55	-	222
CMX	4638605175	0.21	-	2
CMX	4638606131	0.18	-	2
CMX	4638606431	1.05	-	12
CMX	4638607714	0.05	-	0
CMX	4638607742	0.33	-	3
CMX	4638608617	0.29	-	3
CMX	4638701028	0.19	-	2
CMX	4638701198	0.24	-	2
CMX	4638707046	0.13	-	0
CMX	4646819290	1.19	-	14
CMX	4646903676	6.34	-	76
CMX	4647021431	14.62	-	175
CMX	4647026590	3.22	-	38
CMX	4647030257	1.1	-	13
CMX	4647121293	0.48	-	5
CMX	4647122609	6.12	-	73
CMX	4647132543	4.67	-	56
CMX	4647134700	0.12	-	0
CMX	4647136946	0.23	-	2
CMX	4647138258	2.97	-	35
CMX	4647139947	0.21	-	2
CMX	4647143924	0.27	-	3
CMX	4647146224	0.27	-	3
CMX	4647146712	1.54	-	18
CMX	4647147079	0.06	-	0
CMX	4647147587	1.69	-	20
CMX	4647149203	0.34	-	4
CMX	4647165706	1.15	-	13
CMX	4647166866	0.71	-	8
CMX	4647176781	1.83	-	21
CMX	4647177533	0.22	-	2
CMX	4647221942	3.32	-	39
CMX	4647224615	0.41	-	4
CMX	4647224813	0.7	-	8
CMX	4647230654	0.03	-	0
CMX	4647231723	0.01	-	0
CMX	4647231733	0	-	0
CMX	4647231744	0	-	0
CMX	4647231749	0.21	-	2
CMX	4647231799	0.02	-	0
CMX	4647232686	0.11	-	0
CMX	4647232732	0.28	-	3
CMX	4647232800	0	-	0
CMX	4647232980	0.03	-	0
CMX	4647237533	0.45	-	5
CMX	4647237809	0.52	-	6
CMX	4647241343	2.03	-	24
CMX	4647243055	0.7	-	8
CMX	4647244117	0.44	-	5
CMX	4647252014	0.8	-	9
CMX	4647253261	0.86	-	10
CMX	4647257356	0.64	-	7
CMX	4647263832	0.13	-	0
CMX	4647320945	0.75	-	9
CMX	4647330274	1.12	-	13
CMX	4647334576	2.49	-	29
CMX	4647340646	1.44	-	17

CMX	4647341226	0.34	-	4
CMX	4647343217	1.02	-	12
CMX	4656797374	0.26	-	3
CMX	4656890603	0.18	-	2
CMX	4656893436	0.25	-	3
CMX	4656893760	0.42	-	5
CMX	4656894517	0.26	-	3
CMX	4656995906	0.43	-	5
CMX	4656996814	0.1	-	0
CMX	4657900285	0.2	-	2
CMX	4657901352	0.47	-	5
CMX	4657902433	0.18	-	2
CMX	4657903124	0.14	-	0
CMX	4657903167	0.11	-	0
CMX	4657903672	0.15	-	0
CMX	4657904048	0.28	-	3
CMX	4657904626	0.46	-	5
CMX	4657904784	0.48	-	5
CMX	4657907260	2.46	-	29
CMX	4657908010	0.11	-	0
CMX	4657919233	0.74	-	8
CMX	4658925529	1.36	-	16
CMX	4665445177	0.44	-	5
CMX	4666797635	0.27	-	3
CMX	4666891902	0.38	-	4
CMX	4666893942	0.13	-	0
CMX	4667000227	0.39	-	4
CMX	4667000383	0.21	-	2
CMX	4667001317	0.2	-	2
CMX	4667001425	0.39	-	4
CMX	4667002893	0.26	-	3
CMX	4667016458	0.02	-	0
CMX	4667017241	0.25	-	3
CMX	4667231667	0.61	-	7
CMX	4667232806	0.41	-	4
CMX	4667237876	0.26	-	3
CMX	4667238919	0.16	-	0
CMX	4667242173	0.44	-	5
CMX	4667243643	1.11	-	13
CMX	4667253397	0.89	-	10
CMX	4667254525	0.6	-	7
CMX	4667254751	0.72	-	8
CMX	4667254769	0.72	-	8
CMX	4667258157	0.93	-	11
CMX	4667259238	0.34	-	4
CMX	4667264590	0.62	-	7
CMX	4667320827	0.13	-	0
CMX	4667320912	0.2	-	2
CMX	4667330085	0.27	-	3
CMX	4667332027	0.34	-	4
CMX	4667334026	0.64	-	7
CMX	4667334327	0.49	-	5
CMX	4667334672	0.64	-	7
CMX	4667335032	0.97	-	11
CMX	4667335448	0.3	-	3
CMX	4667335481	0.21	-	2
CMX	4667344080	0.34	-	4
CMX	4667350279	0.26	-	3
CMX	4667422959	0.22	-	2

	CMX	4667422962	0.26	-	3
	CMX	4667435283	0.82	-	9
	CMX	4667436511	0.44	-	5
	CMX	4667646260	0.19	-	2
	CMX	4667647049	0.61	-	7
	CMX	4667705203	1.33	-	15
	CMX	4667708385	0.14	-	0
	CMX	4667709385	0.14	-	0
	CMX	4667709438	0.15	-	0
	CMX	4667800333	0.13	-	0
	CMX	4667801186	0.14	-	0
	CMX	4667801394	0.14	-	0
	CMX	4667803461	1.08	-	12
	CMX	4667805149	0.14	-	0
	CMX	4667805223	0.14	-	0
	CMX	4737799943	0.15	-	0
Village Center	VC	4645417300	29	-	**
	VC	4645421100	1.31	-	**
	VC	4645424302	2.57	-	**
	VC	4645429362	3.95	-	**
	VC	4645555274	14.03	-	**
	VC	4645559147	3.95	-	**
	VC	4645634877	1.46	-	**
	VC	4645645225	2.14	-	**
	VC	4645645506	2.97	-	**
	VC	4645647513	1.04	-	**
	VC	4645649571	1.93	-	**
	VC	4645650419	3.86	-	**
	VC	4645658489	22.33	-	**
	VC	4645746009	0.79	-	**
	VC	4645982114	0.74	-	**
	VC	4645983308	0.07	-	**
	VC	4645983531	0.01	-	**
	VC	4645983642	0.06	-	**
	VC	4645984194	2.21	-	**
	VC	4645984234	0.42	-	**
	VC	4645984443	0.8	-	**
	VC	4645984653	0.01	-	**
	VC	4645985358	0.07	-	**
	VC	4645985459	0.02	-	**
	VC	4645985660	0.07	-	**
	VC	4645986987	8.64	-	**
	VC	4645988427	2.11	-	**
	VC	4645998788	0.9	-	**
	VC	4646907052	12.28	-	**
	VC	4646907052	12.28	-	**
	VC	4655081446	2.24	-	**
	VC	4655091183	1.83	-	**
	VC	4655092966	4.08	-	**
	VC	4655096783	1.43	-	**
	VC	4655099754	0.18	-	**
	VC	4655191354	2.36	-	**
	VC	4655191354	0	-	**
	VC	4655191354	0	-	**
	VC	4655191354	0	-	**
	VC	4655191354	0	-	**
	VC	4655191354	0	-	**
	VC	4655191354	0	-	**
	VC	4655191354	0	-	**

TC	4667029552	0.28	-	4	
TC	4667110349	0.15	-	2	
TC	4667110572	0.48	-	7	
TC	4667111490	0.93	-	14	
TC	4667112514	0.18	-	2	
TC	4667112688	0.11	-	0	
TC	4667112770	0.07	-	0	
TC	4667112785	0.04	-	0	
TC	4667113659	0.12	-	0	
TC	4667113680	0.4	-	6	
TC	4667113757	0.59	-	9	
TC	4667113830	0	-	0	
TC	4667113961	0.27	-	4	
TC	4667115778	0.58	-	9	
TC	4667115962	0.11	-	0	
TC	4667116897	0.09	-	0	
TC	4667116938	0.19	-	3	
TC	4667117931	0.11	-	0	
TC	4667120548	0.21	-	3	
TC	4667120561	0.28	-	4	
TC	4667120603	0.21	-	3	
TC	4667122599	0.2	-	3	
TC	4667122780	0.24	-	3	
TC	4667123535	0.14	-	2	
TC	4667123802	0.57	-	9	
TC	4667123859	0.31	-	4	
TC	4667123956	0.19	-	3	
TC	4667124859	0.01	-	0	
TC	4667128096	0.12	-	0	
TC	4667129235	1.21	-	19	
TC	4667134010	0.26	-	4	
TC	4667134075	0.19	-	2	
TC	4667135031	0.08	-	0	
TC	4667220265	0.21	-	3	
TC	4667223407	0.7	-	11	
TC	4667223894	0.43	-	6	
TC	4667224242	0.12	-	0	
TC	4667224931	0.32	-	5	
TC	4667224958	0.15	-	2	
TC	4667225408	0.08	-	0	
TC	4667226508	0.02	-	0	
TC	4667226670	0.12	-	0	
TC	4667227642	0.15	-	2	
TC	4667228623	0.1	-	0	
TC	4667228654	0.06	-	0	
TC	4667229615	0.13	-	2	
TC	4667237020	0.8	-	12	
Highway Business	HB	4647115876	0.22	-	**
	HB	4647118903	0.59	-	**
	HB	4647211222	18.59	-	**
	HB	4647212543	0.65	-	**
	HB	4647278225	2.85	-	**
	HB	4647313787	0.64	-	**
	HB	4647313800	0.2	-	**
	HB	4647315717	0.84	-	**
	HB	4647368947	2.55	-	**
	HB	4647377115	0.91	-	**
	HB	4647378190	0.54	-	**

HB	4647466311	1.16	-	**
HB	4647476784	10.68	-	**
HB	4647485316	5.87	-	**
HB	4647488236	0.04	-	**
HB	4647491467	7.96	-	**
HB	4647560918	0.77	-	**
HB	4647564207	0.35	-	**
HB	4647564430	1.06	-	**
HB	4647570775	0.24	-	**
HB	4647579188	1.5	-	**
HB	4647581693	1.27	-	**
HB	4647584028	1.89	-	**
HB	4647586078	2	-	**
HB	4647590881	4.3	-	**
HB	4647593392	5.93	-	**
HB	4647661126	0.26	-	**
HB	4647664623	1.57	-	**
HB	4647670661	2.03	-	**
HB	4647673173	0.05	-	**
HB	4647675013	0.39	-	**
HB	4647676110	0.25	-	**
HB	4647677497	0.12	-	**
HB	4647677590	0.16	-	**
HB	4647680580	2.03	-	**
HB	4647763739	0.02	-	**
HB	4647768317	0.33	-	**
HB	4647768956	1.96	-	**
HB	4647773617	2.2	-	**
HB	4647775221	2.1	-	**
HB	4647777913	34.8	-	**
HB	4647871300	0.3	-	**
HB	4647960978	0.19	-	**
HB	4647961041	0.05	-	**
HB	4647961486	0.23	-	**
HB	4647962484	2.51	-	**
HB	4647962705	0.38	-	**
HB	4647964357	2.23	-	**
HB	4647965650	0.07	-	**
HB	4647965805	0.16	-	**
HB	4647965809	2.9	-	**
HB	4647967747	0.06	-	**
HB	4647969906	1.51	-	**
HB	4647970235	0.11	-	**
HB	4647975591	1.76	-	**
HB	4656435515	0.35	-	**
HB	4657045870	0.1	-	**
HB	4657050611	0.06	-	**
HB	4657056070	1.54	-	**
HB	4657056290	1.08	-	**
HB	4657059431	4.82	-	**
HB	4657060156	2.07	-	**
HB	4657062703	2.24	-	**
HB	4657071150	8.38	-	**
HB	4657140829	0.86	-	**
HB	4657141863	1.74	-	**
HB	4657148498	5.37	-	**
HB	4657159358	2.6	-	**
HB	4657170846	2.11	-	**
HB	4657201319	0.92	-	**

HB	4657203175	1.02	-	**
HB	4657203528	1.1	-	**
HB	4657204322	1.22	-	**
HB	4657206131	0.06	-	**
HB	4657227428	0.45	-	**
HB	4657231744	12.67	-	**
HB	4657235332	0.73	-	**
HB	4657236404	0.72	-	**
HB	4657238100	0.38	-	**
HB	4657239176	0.5	-	**
HB	4657244950	1.24	-	**
HB	4657247774	0.94	-	**
HB	4657251160	2.07	-	**
HB	4657252792	8.55	-	**
HB	4657257451	13.87	-	**
HB	4657263129	7.41	-	**
HB	4657267117	1.44	-	**
HB	4657320825	0.5	-	**
HB	4657321280	0.49	-	**
HB	4657352096	3.34	-	**
HB	4657354329	5.6	-	**
HB	4657358230	0.81	-	**
HB	4657360672	3.89	-	**
HB	4657430837	0.58	-	**
HB	4657432264	21.93	-	**
HB	4657434919	0.49	-	**
HB	4657437969	0.73	-	**
HB	4657438997	1.32	-	**
HB	4657440673	1.39	-	**
HB	4657442549	0.59	-	**
HB	4657442841	3.2	-	**
HB	4657443657	0.73	-	**
HB	4657444102	0.48	-	**
HB	4657444455	0.83	-	**
HB	4657531875	3.32	-	**
HB	4657541097	0.23	-	**
HB	4657544938	2.37	-	**
HB	4657546043	0.13	-	**
HB	4657549457	1.03	-	**
HB	4657634323	4.54	-	**
HB	4657642831	1.41	-	**
HB	4657647767	4.65	-	**
HB	4657649378	0.27	-	**
HB	4657659287	0.33	-	**
HB	4657730952	0.86	-	**
HB	4657732933	0.93	-	**
HB	4657740176	0.83	-	**
HB	4657745195	3.5	-	**
HB	4657754181	8	-	**
HB	4657759330	1.83	-	**
HB	4657850542	0.69	-	**
HB	4657852668	3.56	-	**
HB	4657865217	7.61	-	**
HB	4657951079	3.36	-	**
HB	4657951316	2.29	-	**
HB	4657955344	6.25	-	**
HB	4657962497	0.03	-	**
HB	4657962540	3.01	-	**
HB	4657963408	0.02	-	**

HB	4657963510	0.02	-	**
HB	4657963521	0.03	-	**
HB	4657964692	1.93	-	**
HB	4657976825	0.04	-	**
HB	4657976854	0.02	-	**
HB	4657976864	0.02	-	**
HB	4657976883	0.02	-	**
HB	4657977578	0.04	-	**
HB	4657977598	0.02	-	**
HB	4657977619	8.35	-	**
HB	4657977803	0.04	-	**
HB	4657977852	0.04	-	**
HB	4657977873	0.02	-	**
HB	4657977893	0.02	-	**
HB	4657978238	0.02	-	**
HB	4657978256	0.02	-	**
HB	4657978263	0.04	-	**
HB	4657978310	0.04	-	**
HB	4657978330	0.02	-	**
HB	4657978519	0.02	-	**
HB	4657978539	0.04	-	**
HB	4657978646	0.04	-	**
HB	4657978647	0.02	-	**
HB	4657978649	0.02	-	**
HB	4657978721	0.04	-	**
HB	4657978813	0.04	-	**
HB	4657978864	0.04	-	**
HB	4657978883	0.02	-	**
HB	4657979307	0.04	-	**
HB	4657979319	0.02	-	**
HB	4657979420	0.02	-	**
HB	4657979431	0.04	-	**
HB	4657979466	0.04	-	**
HB	4657979468	0.02	-	**
HB	4657979560	0.02	-	**
HB	4657979562	0.04	-	**
HB	4657979577	0.04	-	**
HB	4657979579	0.02	-	**
HB	4657979671	0.02	-	**
HB	4657979683	0.04	-	**
HB	4657979803	0.02	-	**
HB	4657979822	0.02	-	**
HB	4657979841	0.04	-	**
HB	4658870257	1.86	-	**
HB	4658908974	0.02	-	**
HB	4658909957	0.36	-	**
HB	4658919122	0.68	-	**
HB	4667046210	0.21	-	**
HB	4667047220	0.18	-	**
HB	4667047253	0.1	-	**
HB	4667063319	3.79	-	**
HB	4667070718	0.02	-	**
HB	4667070735	0.02	-	**
HB	4667070736	0.02	-	**
HB	4667070754	0.04	-	**
HB	4667070800	0.04	-	**
HB	4667078989	16.16	-	**
HB	4667170283	0.09	-	**
HB	4667399723	0.1	-	**

HB	4667490447	0.15	-	**	
HB	4667490897	0.47	-	**	
HB	4667492948	0.55	-	**	
HB	4667497474	0.34	-	**	
HB	4667589898	0.33	-	**	
HB	4667597585	6.84	-	**	
HB	4667641959	0.36	-	**	
HB	4667644629	1.02	-	**	
HB	4667645801	2.56	-	**	
HB	4667646962	3.75	-	**	
HB	4667690740	5.07	-	**	
HB	4667694189	0.15	-	**	
HB	4667696503	0.02	-	**	
HB	4667743811	0.33	-	**	
HB	4667744837	0.68	-	**	
HB	4667748973	0.14	-	**	
HB	4667749836	0.1	-	**	
HB	4667751363	11.51	-	**	
HB	4667757974	0.16	-	**	
HB	4667758936	0.15	-	**	
HB	4667760811	0.2	-	**	
HB	4667768090	0.17	-	**	
HB	4667840900	0.18	-	**	
HB	4667840992	0.05	-	**	
HB	4667851875	0.25	-	**	
HB	4667852010	0.11	-	**	
HB	4667852076	0.12	-	**	
HB	4667852378	0.1	-	**	
HB	4667853029	0.1	-	**	
HB	4667853238	0.3	-	**	
HB	4667854188	0.12	-	**	
HB	4667855741	0.8	-	**	
HB	4667856738	0.61	-	**	
HB	4667857323	0.09	-	**	
HB	4667857387	0.07	-	**	
HB	4668010190	0.2	-	**	
HB	4668012138	0.16	-	**	
HB	4668015439	4.77	-	**	
HB	4668405358	0.07	-	**	
HB	4668407322	0.38	-	**	
HB	4668408002	3.96	-	**	
HB	4668409952	2.41	-	**	
HB	4668500037	2.57	-	**	
HB	4668502592	0.13	-	**	
HB	4668502644	0.12	-	**	
HB	4668502714	0.12	-	**	
HB	4668502789	0.07	-	**	
HB	4668503288	0.12	-	**	
HB	4668503349	0.12	-	**	
HB	4668504120	0.89	-	**	
HB	4668506207	0.1	-	**	
HB	4668507521	0.05	-	**	
HB	4668507569	0.05	-	**	
HB	4668508564	0.13	-	**	
HB	4668508780	0.16	-	**	
HB	4668516001	2.92	-	**	
HB	4668600967	2.05	-	**	
Planned Campus	PC	4645668248	0.17	1	0

PC	4645746625	5.99	59	59
PC	4645757432	15.96	159	159
PC	4645759554	5.55	55	55
PC	4645769050	0.57	5	5
PC	4645842785	0.43	4	4
PC	4645842818	0.49	4	4
PC	4645843891	0.44	4	4
PC	4645843915	0.49	4	4
PC	4645845924	0.5	4	4
PC	4645850837	0.53	5	5
PC	4645851692	0.48	4	4
PC	4645851723	0.55	5	5
PC	4645852003	0.59	5	5
PC	4645852551	0.51	5	5
PC	4645853371	0.5	4	4
PC	4645853411	0.49	4	4
PC	4645854191	0.57	5	5
PC	4645854231	0.53	5	5
PC	4645858790	17.97	179	179
PC	4645956767	0.7	7	7
PC	4645977241	1.67	16	16
PC	4645977451	0.9	8	8
PC	4645977508	1.7	16	16
PC	4645979359	0.75	7	7
PC	4645979539	0.67	6	6
PC	4655071326	0.46	4	4
PC	4655071534	1.21	12	12
Total		3,790.52	9,520	10,454

**Capacity of VC and HB parcels subject to additional restrictions on capacity and unit placement. Column totals include estimates for total capacity VC and HB parcels in the Town of Mooresville.

Development Status Update August 2015

Residential Projects

Project Name	Location	Description	Zoning	Property Size	Units	Project update
Avalon Subdivision	NC152 across from EMIS	Single Family	R2	56 ac	109	Off site improvements completed
Beam Drive Subdivision	Off of Mt. Ulla Hwy at Beam Drive	Single Family	R5-C	11.074 ac	36	Construction Drawings approved
Belk Subdivision	Off of Hwy 21 N of Shinnville Rd	Single Family	RA	183 ac	366	TIA Final in review
Blackwelder Farm Subd	Off of Shearers Road	Single Family	R2	31.3 ac	91	Sketch plan and Final TIA approved
Bluefield Big Indian Loop Subd	Off of Bluefield and Big Indian Loop	West-Single Family	RMX-C	67.29	204	Site Construction
Bluefields (Phase 2)	Off of Bluefield and Big Indian Loop	East-Single Family	R2	84.88	129	Concept under review; TIA update underway
Bradford Place	N Main St/McNeeley Ave	Mansion Style Townhomes	CMX	0.891 ac	6	Townhome construction
Courtyards at Brawley Point	Oak Tree Rd	Single Family, Age Targeted	R3	11.15 ac	30	Infrastructure complete
Courtyards at Lake Norman	Ponderosa off of Williamson Road	Single Family	RA	36.11 ac	70	TIA underway
Cove at Morrison Plantation	End of Plantation Ridge Dr	35 SF + 90 Townhomes	R2/ CU-CM	34.52 ac	125	Infrastructure construction; home construction
Crescent Resources (Revision of Stafford)	Faith Rd - Mackwood Rd	Single Family	R3	209 ac	474	Construction Drawings approved. Preliminary Erosion Control activities on site
Farms Phase 6	Forest Lake Blvd (off Brawley School Rd)	Single Family	R3	87.37 ac	126	Infrastructure construction; home construction
Foxfield	Off of NC 115	Single Family	R3	13.385 ac	42	Infrastructure construction; home construction
Hempstead Commons	Off of E Iredell On NC 3	Single Family	CU-RMX	47.5 ac	150	TIA underway
Heritage at Neel Farm	NC152 near N Main park	Single Family	R-3	82 ac	240	Infrastructure construction; home construction
Jenaper Associates (Unnamed project)	Brawley School Rd near Blume Rd	Mixed use, large townhomes	CU-NMX	13.817ac	30	Concept Plan, TIA complete; have received third party
Johnathan's Walk	North Main near Kennerly	Single Family	R2	17.39 ac	43	Reworking Concept plan
Johnson Manor	Rocky River Rd/Shearers Rd	Single Family & Townhomes	RMX-C	37.6 ac	114	Infrastructure construction; home construction
Brooksides (Kistler) Farm Subdivision	off of Kistler Farm Road	Single Family	R3	16.21 ac	30	Construction Drawings approved
Langtree Commerce Center	Langtree & Transco	Multi-Family + Commercial	VC	60 acres	330	Sketch review in Jan.; no further submission
Langtree Village Apartments	off of Alcove north of Wades Way	Multi-Family	CU-VC	12.82 ac	316	TIA Draft in review
Legacy Village Multi-Family	Fairview Road & Legacy Village Blvd.	Multi-family	VC	14.795 ac	229	CU Permit Approved by Town Board Aug. 3
NC 150 Apartments	NC 150 near Perth	Multi-family	CMX-C/RA	37.47 ac	468	TIA draft in review
Parkmont Subdivision	off of US 21 south of Cornelius Road	Single Family	R3	53 ac	145	Construction Drawings approved; waiting on payment of fees to release
Pecan Hills	off of Shinnville Road	Single Family	CU-R5	39.9 ac	92	New road construction; home construction
Rankin Hill	Off Cornelius Road, of Judas Road	Single Family	R3	183.02 ac	482	TIA Draft in review
Sorrel (Residences) at Morrison Plantation	Morrison Plantation Pkwy & Capital Drive	Multi-building apartment	CU-CMX	8.65 ac	202	Site Construction
Shinnville Ridge	off of Shinnville Road	Single Family	R2	43.60 ac	74	Infrastructure construction
Trillium Subdivision	Ervin Rd (at north end of road)	Single Family	R2	32.18 ac	64	Infrastructure Complete, home construction
Villages at Byers Creek	Off Perth Rd & Hwy 150	Single Family	CMX-C	2.88 & 3.42	16 & 19	Infrastructure and home construction
Waterlynn Ph 5	Off of Waterlynn Road	Single Family	RMX-C	6.044 4.533	24+20	Home construction
Wellesley West (undeveloped section)	Off NC 150 East	Single Family	CU-R3	11.264 ac	26	New road construction; home construction

* New Residential Projects, not including projects approved pre-2008 with no additional infrastructure construction

Development Status Update August 2015

Development Services Department

Commercial Projects

Project Name	Location	Description		Property Size	building sf	Project Status
Affordable Suites	Executive Center, Oates Rd, & Straightaway	49 unit extended stay hotel	HB	1.56 ac		Conditional Zoning Approved
Alcove Commons Subdivision	Foundation Court off of Alcove Rd	Mixed commercial	VC-C	8.91 ac	45,480 sf	concept plan approved
Alrays Concrete Cutting	Thunder Road off of Mazeppa	Industrial	GI	1.55 acres	10,075 sf	Construction Drawings approved
Bluefield Road Extension BMP	Bluefield Road & Regency Center Drive	Rd ext & BMP for future Subd	HB	15.32 acres		Construction Drawings approved
Carolina Beverage Warehouse-Phase 2	Thunder Road off of Mazeppa	Warehouse Phase2	GI	60 ac.	249,600 sf	Under Construction
Cliff Hangers	Oates Road	Indoor rec (rock climbing)	HB	1.695 ac.	15,000 sf	Under Construction
Firbreworks Composites	143 Thunder Road, South Fork Business Park	Manufacturing	GI	2.67 acres	14,912 sf	Construction Drawings Approved
Grocery Pad-Walmart	E Iredell /Harris Commons Blvd	Grocery/Pharmacy	CU-CMX	6.68 ac	41,921 sf	Construction Drawings Approved
Lake Norman Screen Printing	176 Knob Hill	Light Manufacturing	HI	1.13 ac	8,000 sf	Concept Plan under Review
Langtree Commerce Center	Multi-Family + Commercial	Multiple commercial buildings	VC	60 ac.		See residential
Langtree H & I bldgs + Parking Deck	401 Langtree Road	Medical Office	CU-VC	2.582 ac	69,329 sf	Under Construction
Langtree High School	Off of Alcove on Foundation Court	1200 students, 80 staff	R2	11 ac		TIA underway
Langtree Tract B (Super Block)	Langtree Rd/Mecklynn Rd	Mixed use, Swim Mac	CU-VC	57.70 ac	341,720 sf	Concept under Review; TIA completed
Legacy Village (commercial area)	Fairview Road & Legacy Village Blvd	Mixed use	CU-VC	1.815 ac	20,000 sf	TIA approved; CU Permit approved Aug. 3
MacLean/Curtis	Mooreville Industrial Park	Manufacturing	GI	18 ac	97,200 sf	Concept under review
Mooreville High School Renovations	659 E Center & 160 S Magnolia	new bldg, addition, upfits	R3	approx. 34 ac	112,309 sf	Construction Drawings approved; Awaiting fee payment
MPG Grocery pad	Williamson Rd across from Savannah Dr.		R2	4.14 ac	36,170	TIA Approved, Conditional Rezoning Requested
Mt. Mourne Springs/Medical Park Hotel	209 Medical Park Road	96 room hotel	CMX	2.16 ac	4 story	CU-P approved; no construction submittal yet Concept Plan Under Review; draft TIA to be submitted 9-11-
NEC Brawley School Road Shopping Center	NE Corner Brawley Sch Rd at Talbert Rd	Mixed commercial	R2	39.16 ac	352,860 s.f.	15
Pine Lake Prep Sports Complex	Off Hwy 21 between Waterlynn & W Wilson	fields and courts for school	R2	56.265 ac	5,000 s.f. +/-	Site Construction nearly complete
Pine Lake Prep Science +Auditorium+Parking	Off NC 115	on Pine Lake Prep campus	NMX	23.91 ac	29,650 sf	Construction Drawings approved
Publix Grocery	631 Brawley School Road, Brawley Commons	Old Lowes Food store	HB	8.05 ac	49,400 sf	Site demolition
Randy Marion Neelam Rd Support Center	off of Hwy 21	commercial, support facility	HB	17.73 acres	25,000 sf	Site Construction; design modified to unload haulers
Regency Center Hotel	Regency Center Drive	97 rooms	HB	2.49 ac	4 story	sketch reviewed; no new submittals
River Hwy-Atwell property	River Hwy adj. O'Charley's & in front of Target	Outback Steakhouse	HB	3.5 ac	5,741 sf	Construction Drawings approved
Spiffy Auto Sales with service	2727 Charlotte Hwy	Auto Sales + service, existing +	HB	4.36 ac	10,000 sf	Construction Drawings approved
Timber Ridge Lot 8	129 Oak Park Drive	Office and warehouse	GI	1.77 ac.	20,300 sf	Construction Drawings approved

LEGEND

NEW PROJECT

CHANGE in current project

WHITE background indicates-NO CHANGE

C. APPENDIX C: MOORESVILLE FORECAST MODEL

The population and household forecasts included in this study were based on forecasts developed for the Metrolina Regional Model (MRM). Forecast data for the area encompassing the Town of Mooresville, which are presented by traffic analysis zone (TAZ) in Maps C.1 and C.2 in the following pages, were provided by the Charlotte Department of Transportation; these TAZs include population and household forecasts through 2040.

TAZ Weighting

Town-level population forecasts were estimated from the MRM data by weighting each TAZ according to the percentage of its population that lived in the town in 2010, summing those weighted populations across all TAZs, and establishing population growth rates based on those weighted totals. Population weights for each TAZ were calculated as follows:

$$W_i = \frac{T_i}{P_i}$$

where i indexes a given TAZ, T represents the population of a TAZ that lived within the town limits in 2010, P represents the total TAZ population in the same year, and W represents the 2010 population weight of each TAZ. For example, as shown in Map C.1 on the following page, TAZ #5071 had an overall population of 2,631. The portion of that TAZ that fell within the town limits had a population of 1,711. Accordingly, the population weight for that TAZ was

$$W_{5071} = \frac{1,711}{2,631}$$

or approximately 0.65. This weight indicates that 65 percent of the 2010 population for TAZ #5071 fell within the town limits. The Mooresville TAZs are presented and numbered in in Map C.2 on page 155. For the purposes of the forecast, it was assumed that these same population weights would hold in future years; that is, that whatever the population of TAZ #5071 in 2040, around 65 percent of that population would live within the area encompassed by the 2010 city boundaries.

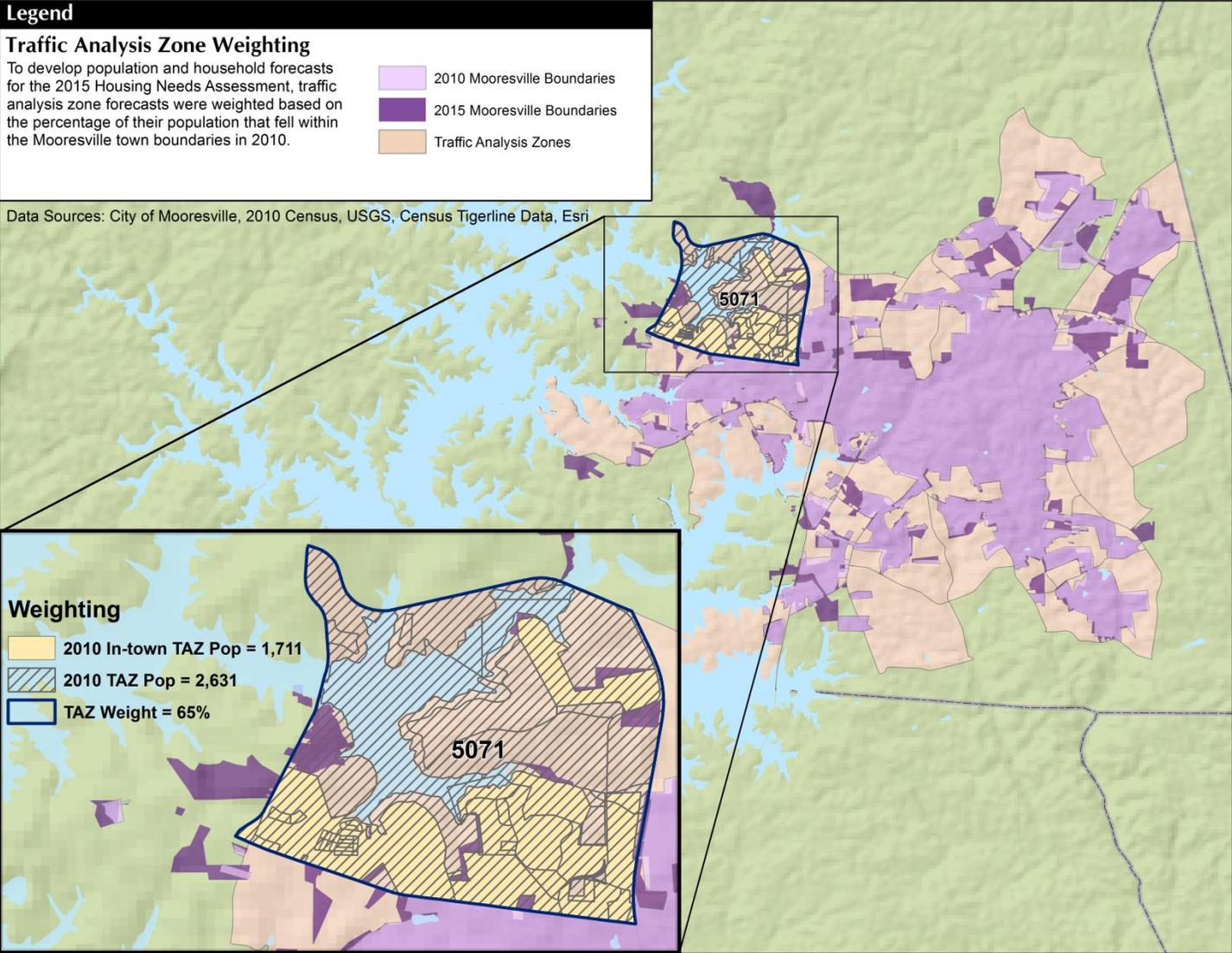
The same operation was conducted for all TAZs, yielding weighted 2010 population and population weights for each: these weighted TAZ populations are presented in Table C.1 on page 156. The weighted TAZ populations were then summed to calculate the population of Mooresville in 2010, as follows:

$$Pop_{Mooresville} = \sum_{i=1}^N (W_i \times P_i)$$

Map C.1 Traffic Analysis Zone Weighting

Town of Mooresville

Town of Mooresville, USGS, Census Tigerline



Map C.2 Traffic Analysis Zones

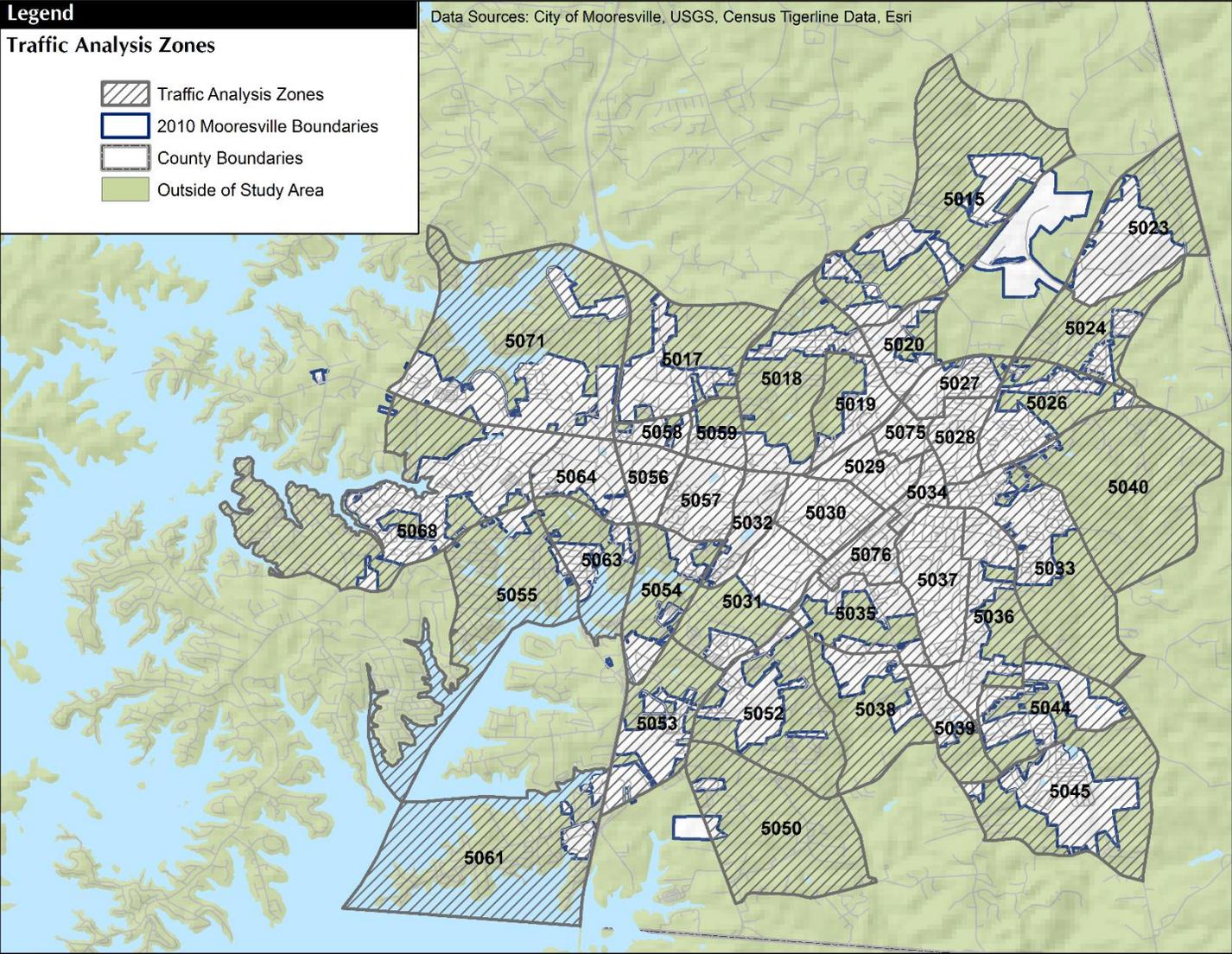
Town of Mooresville
Town of Mooresville, USGS, Census Tigerline

Data Sources: City of Mooresville, USGS, Census Tigerline Data, Esri

Legend

Traffic Analysis Zones

-  Traffic Analysis Zones
-  2010 Mooresville Boundaries
-  County Boundaries
-  Outside of Study Area



This calculation yielded a 2010 population figure of 32,710 for the Town of Mooresville, as shown in Table C.1 at right. This compared to the 2010 Mooresville population of 32,711, as reported by the Census.

Raw Forecast and Growth Rates

Having established population weights for each TAZ, as shown in Table C.1 at right, and having verified the results of those weights against 2010 Census data to an accuracy of 0.003 percent, the population weights for each TAZ were multiplied by the forecasted TAZ populations for 2015, 2025, 2030, and 2040. Town-level population forecasts were calculated by summing the weighted TAZ populations across all TAZs, as follows:

$$Forecast_t = \sum_{i=1}^N (W_i \times P_{i,t})$$

where *t* represents each forecast interval, i.e., 2015, 2025, 2030, and 2040. This established the raw forecast for the town population at each forecast interval. Table C.2 on the following page presents the weighted forecast population for each TAZ in 2015, 2025, 2030, and 2040.

Once this figure was established, the next step was to calculate annual growth rates between each forecast interval by dividing the difference in population between two intervals by the number of years between those intervals. For example, if the population increased by an estimated 3,311 between 2010 and 2015, or 662 persons per year, the annual growth rate from 2010 to 2015 was estimated at 2 percent.

Table C.1
Town of Mooresville TAZ Population
Weights

Town of Mooresville
2010 Census and Charlotte DOT

TAZ	Population Weight	TAZ Population	Town Population
5015	0.615	961	591
5017	0.473	763	361
5018	0.669	1,621	1,084
5019	0.943	812	766
5020	1	132	132
5023	0.202	114	23
5024	0.236	1,379	326
5026	0.912	1,075	980
5027	0.992	1,070	1,061
5028	1	1,177	1,177
5029	1	485	485
5030	1	1,240	1,240
5031	0.612	2,071	1,268
5032	0.993	1,279	1,270
5033	0.925	2,502	2,314
5034	1	377	377
5035	0.909	526	478
5036	0.952	1,362	1,296
5037	1	2,006	2,006
5038	0.829	532	441
5039	0.959	637	611
5040	0.072	461	33
5044	0.826	1,276	1,054
5045	0.826	2,409	1,989
5050	0.002	831	2
5052	0.274	1,673	459
5053	0.38	234	89
5054	0.521	559	291
5055	0.007	1,822	13
5056	1	575	575
5057	1	1,265	1,265
5058	1	266	266
5059	0.961	511	491
5061	0.003	1,610	5
5063	0.744	1,131	841
5064	0.95	20	19
5068	0.738	4,691	3,460
5071	0.65	2,631	1,711
5075	1	605	605
5076	1	1,255	1,255
Total	.	48,940	32,710

Rebasing and Final Estimate

Once the raw Mooresville population estimates for 2015, 2025, 2030, and 2040 were calculated and growth rates between those years established, the forecast was rebased on 2014 Census Bureau population estimates for the Town of Mooresville. This was accomplished by taking the projected annual growth rate from 2010 through 2015, using the 2015 raw forecast, and applying that projected growth rate to the 2014 Mooresville population estimate from the Census Bureau. The rebased population forecast for 2015 was 36,021, compared to the “raw” figure of 36,347, as shown in Table C.3 below.

Finally, population estimates were developed through 2040, at five-year intervals, using the yearly growth rates between forecast intervals. Table C.3 below presents the projected percent change in population between forecast intervals, the TAZ, or “raw”, forecast figures, and the rebased forecast figures.

Table C.3
Raw and Rebased Forecasts

Town of Mooresville
Forecast Data

Year	Percent Change	Raw Forecast	Rebased Forecast
2014	.	35,619	35,300
2015	1.02	36,347	36,021
2020	8.63	39,485	39,131
2025	7.95	42,622	42,240
2030	6.21	45,268	44,862
2035	1.92	46,139	45,726
2040	1.89	47,010	46,589

Households

To estimate the number of households at each of the forecast intervals, the group quarters population for 2010 was subtracted from the total population, leaving the total population living in households. This population was then divided by the total number of occupied units in 2010, to establish the average number of persons per household for that year. This figure was then divided into population estimates through 2040, resulting in an estimate of the number of households in the town at each forecast interval, as shown in Table C.3 on the following page.

Table C.3 also presents the estimated number of renter- and owner-occupied units in each year, which were calculated by applying the tenure share in the 2010 census across the

Table C.2
Weighted Forecast Population by TAZ

Town of Mooresville
2010 Census and Charlotte DOT

TAZ	Population Weight	Weighted Population Estimates			
		2015	2025	2030	2040
5015	0.615	591	745	898	1,513
5017	0.473	361	385	408	420
5018	0.669	1,084	1,101	1,117	1,134
5019	0.943	1,570	2,396	2,420	2,443
5020	1.000	132	157	182	207
5023	0.202	23	28	33	73
5024	0.236	350	379	385	391
5026	0.912	1,208	1,459	1,481	1,504
5027	0.992	1,061	1,086	1,111	1,135
5028	1.000	1,177	1,202	1,227	1,252
5029	1.000	485	535	585	610
5030	1.000	1,390	1,540	1,540	1,540
5031	0.612	1,452	1,666	1,697	1,727
5032	0.993	1,270	1,270	1,270	1,270
5033	0.925	2,545	2,961	3,146	3,193
5034	1.000	390	552	702	752
5035	0.909	490	501	501	501
5036	0.952	1,630	2,439	2,914	2,961
5037	1.000	2,019	2,132	2,231	2,281
5038	0.829	452	462	462	462
5039	0.959	623	875	1,115	1,139
5040	0.072	51	87	105	106
5044	0.826	1,065	1,281	1,488	1,550
5045	0.826	2,195	2,650	2,897	2,959
5050	0.002	2	3	4	5
5052	0.274	486	650	785	820
5053	0.380	137	279	374	393
5054	0.521	473	668	681	707
5055	0.007	13	13	14	14
5056	1.000	588	625	650	700
5057	1.000	1,365	1,490	1,515	1,565
5058	1.000	279	316	341	391
5059	0.961	683	899	923	971
5061	0.003	6	7	7	7
5063	0.744	990	1,157	1,176	1,213
5064	0.950	19	19	19	19
5068	0.738	3,829	4,271	4,345	4,382
5071	0.650	2,004	2,378	2,459	2,589
5075	1.000	605	605	605	605
5076	1.000	1,255	1,355	1,455	1,505
Total		36,347	42,622	45,268	47,010

forecast horizon. As shown, the Town of Mooresville is projected to have 17,826 households in the year 2040, of which 11,406 will be owner-occupied and 6,421 will be renter-occupied.

Table C.3
Tenure by Forecast
 Town of Mooresville
 Forecast Data

Year	Owner	Renter	Households
2014	8,642	4,865	13,507
2015	8,818	4,964	13,783
2020	9,580	5,393	14,973
2025	10,341	5,822	16,163
2030	10,983	6,183	17,166
2035	11,194	6,302	17,496
2040	11,406	6,421	17,826