Workforce For Housing Ownership Program

Staff has continued evaluating the RenewNC Workforce for Housing Ownership Program (WHFO) as approved by Council in September.

Based on research, the Town of Boone appears to be an eligible applicant and could submit a competitive application if all required materials can be prepared before the December 13th deadline.

Concept Plan (Attached)

Recently, Staff met on site to evaluate the feasibility of developing housing on the Town's water tank property located off of WYN Way. According to tax records, this property is approximately 2.9 acres.

Following this preliminary site review and an evaluation of existing infrastructure, Staff developed a concept plan that would utilize roughly a .7 acre of the property. The concept would allow for the construction of five single-family homes ranging from approximately 900-1400 square feet. Each home would include two (2) parking spaces and be located on individual lots of approximately 5-6,000 square feet.

The proposed development area includes an estimated 20% grade change from the upper to lower portions of the site.

It should be noted that this concept plan was developed without a detailed site assessment. While the overall property may support a greater number of housing units, additional development would likely require new streets, stormwater infrastructure, and potential utility extensions.

Site Considerations

Staff has identified the following issues that may need to be addressed:

1. WYN Way is less than 18' where it intersects with Junaluska Road with varying widths the remainder of the way. Additional right-of-way may need to acquired to widen the roadway to accommodate the additional housing. Additionally, a power pole and fire hydrant may need to be relocated with this widening.
2. Improvements may be needed at the end of WYN Way to provide an adequate turn around emergency vehicles, snowplows, and other service vehicles.
3. An existing fire hydrant may require relocation or accommodation depending on the final placement of homes. This is the same hydrant that may need assessment in 1 above.
4. If modular or manufactured homes are utilized, an assessment will be necessary to determine whether delivery and installation can be accommodated along Junaluska Road and WYN Way.

Confirmed Partners:

1. High Country Council of Governments (Grant Administrator)
2. Northwestern Regional Housing Authority (Non-profit Developer)

Potential Partners:

1. Watauga Housing Council (Dealer for modular/manufactured units)
2. Others - TBD

Outstanding Items:

1. Site plan and cost estimates (will need Council approval to expend funds to develop a site plan.)
2. Project Management – designating Town Staff member(s)

Future Considerations:

1. CDBG Housing Program grants for other homes in area.
2. Area annexation assessment

Direction from Council:

Town staff requests that Council:

1. Approves of Town Staff completing and submitting a Pre-Application for the attached Concept Plan, in which additional feedback will be given from the North Carolina Department of Commerce. Depending on the feedback, Town Staff will either return to Council with an updated Site Plan or will continue with the application, with the final application submitted to Council for approval during the December 9th, 2026 Boone Town Council meeting, or,
2. Declines the proposal, in which Town Staff will not apply for the CDBG-DR Workforce Housing for Ownership Program.