



Graham County Housing Strategy Steering Committee Meeting 1/29/25

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How we got here

- 3/2024 – SEAGO awarded a grant from United Way of Graham and Greenlee for delivery of a Graham County Housing Strategy



United Way of Graham
& Greenlee Counties

- SEAGO selected Grow America (lead) and Norris Design (subcontractor) to serve as the Housing Strategy Consultants



**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

Introductions

1. SEAGO
2. Grow America consultants
3. Norris Design subcontractor
4. Steering Committee Members



Elements of a Housing Strategy

1. Housing Market Study to assess existing and future housing needs as well as housing development capacity
2. Site Selection and Analysis for at least 2 sites suitable for developing housing
3. Housing Strategy that includes strategies to attract housing developers and encourage other builders and property owners to construct additional/preserve existing housing stock
4. Implementation Plan that includes specific actions and timelines for implementing the Strategy

Purpose of the Steering Committee

- Incorporate the local knowledge of a broad range of Graham County residents/stakeholders with expertise in real estate, economic, development, infrastructure location etc.
 - Consultant and subcontractor may request one-on-one or small group meetings
- Test and embellish 3rd party research findings
- Provide feedback and guidance to the Housing Consultants and their subcontractor as the Strategy progresses
- Prioritize and champion development of housing in Graham County

Time Commitment

- At least 4 committee meetings
 - After each element is completed
 - 1 or 2 hours each meeting
- Interviews
 - Consultant and subcontractor may request one-on-one or small group meetings
- Carry the Housing Strategy forward – its your Housing Strategy

Where are we in the process?

- Housing Market Study to assess existing and future housing needs as well as housing development capacity and resources
- Developing a survey of the community regarding housing
 - Includes interviews of some key stakeholders

Early-Stage Assessment of Housing Needs

- Major drivers of housing need:
 - FMI
 - Workers/contractors who desire to live full-time in Graham County
 - Workers/contractors who need temporary housing
 - Owners (and employees) of new & expanding businesses who desire to live full-time in Graham County
 - Hospital, Corrections and others local workers who desire to live full-time in Graham County
 - 2nd home/remote workers
 - College
 - Students who need temporary housing
 - Students who desire to live full-time in Graham County post graduation

Early-Stage Assessment of Housing Supply

- Owner-occupied homes
- Apartments
- Hotels

Unknown

- Manufactured homes
- Recreational vehicles
- Single rooms in owner-occupied homes
- What else?

Thank you

Questions?

**Grow
America**