



**PIEDMONT TRIAD**  
REGIONAL COUNCIL

Creative Regional Solutions for



# HOMELESSNESS TASK FORCE

October 23, 2025

# WHO WE ARE & WHAT WE DO

- Lexington is one of our long-standing members, joining the Regional Council in 1969.
- The Piedmont Triad Regional Council (PTRC) is one of 16 regional councils across North Carolina.
- Regional Councils serve as the lead coordinating agencies for their regions - connecting cities, counties, and communities to deliver shared services, support planning efforts, and promote regional collaboration.



**PIEDMONT TRIAD**  
REGIONAL COUNCIL

## PROGRAM AREAS

Aging & Health Services

Community Development

Management Technical Assistance

Regional Planning

Workforce & Economic Development

# AGENDA / DISCUSSION



TIMELINE & SCOPE  
OF WORK ELEMENTS



HOUSING  
DATA



COMMUNITY  
SURVEY

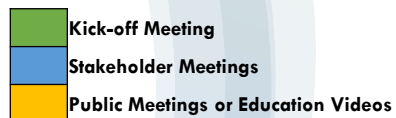


DISCUSSION  
QUESTIONS

# TIMELINE & SCOPE OF WORK

Lexington Comprehensive Plan - Proposed Scope of Work and Timeline

Task Description	Quarters – July 2025-June 2027							
	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8
1 Housing Supply and Affordability	█	█	█					
2 Trails and Greenways		█	█	█				
3 Utility Capacity and Directed Development			█	█	█			
4 Transportation and Connectivity				█	█	█		
5 Sustainability and Resilience					█	█	█	
6 Land Use and Development						█	█	█
7 Compile Final Plan Document								█



## Activities for Each Task

**A. Research and Existing Conditions**

**A. Explore Data/Gaps with Stakeholders (2-3 meetings)**

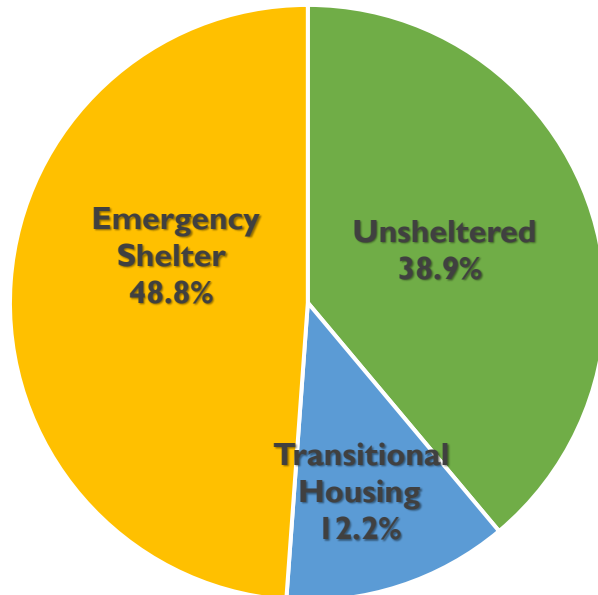
**A. Compile/review policy recommendations (1-2 meetings)**

# HOUSING DATA

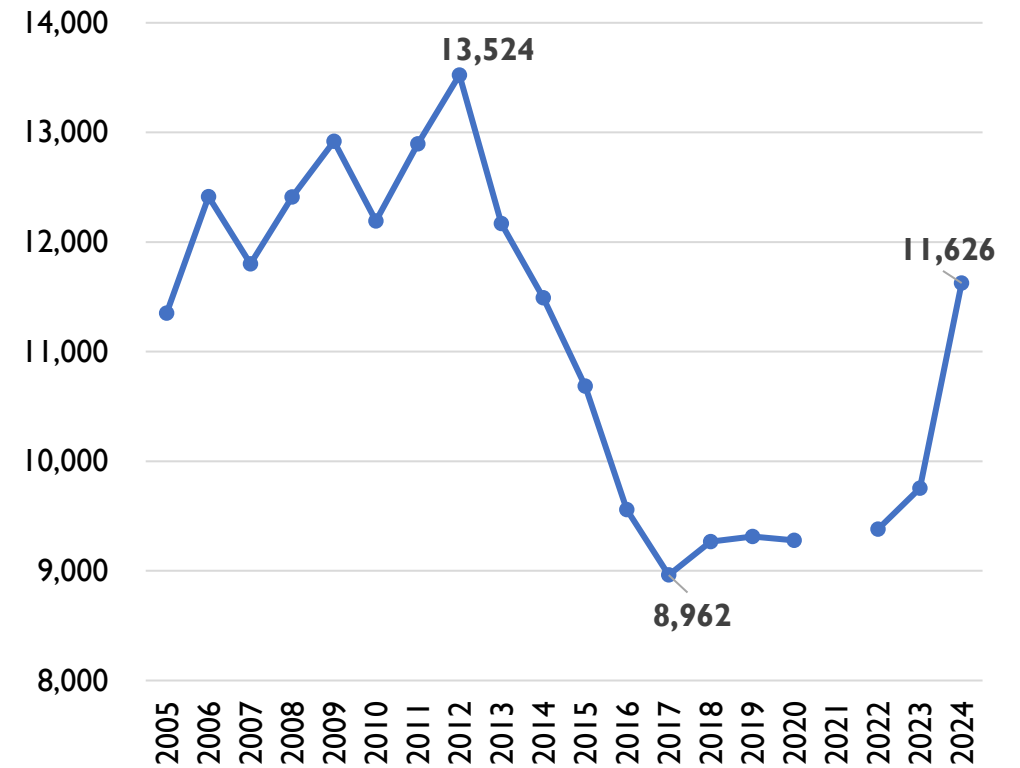
# HOMELESSNESS IN NORTH CAROLINA

Total Homeless Population (2024): 11,626

- Rate: 11 out of every 10,000 residents
- Change from 2023: 19% increase



Total Homeless Population (2005-2024)



Source: HUD Homeless Assistance Programs

# HOMELESSNESS DRIVERS

## Key Drivers of Record High Homelessness:

1. Persistently Low Incomes
2. Lack of Affordable Housing (Rising Rent Costs)
3. Limited Rental Assistance Programs
4. Weak Safety Nets

# RENT COSTS

## Average Rent Cost

- City of Lexington = \$1,662
- City of Winston-Salem = \$1,223
- North Carolina = \$1,820

Source: [Zillow](#)

## Lexington, NC rental market

### What is the average rent in Lexington, NC?

[Choose another area](#)

All beds ▾

All home types ▾

Last updated October 20, 2025

#### Rental market summary

The average rent for all bedrooms and all property types in Lexington, NC is **\$1,662**.

Average rent

**\$1,662**

Month-over-month change

**-\$138**

Year-over-year change

**+\$467**

Available rentals

**79**

Source: Zillow Rentals data

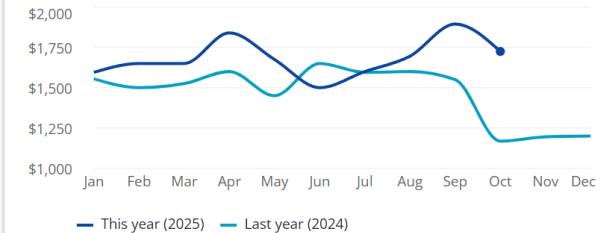
#### Rental price range

The price range for all bedrooms and all property types is **\$550 to \$2,495**.



#### Average rent price over time

In the last year, rent has increased by **\$467** compared to the previous year.



#### Market temperature

The Lexington, NC rental market temperature is **WARM**. Market temperature is based on changes in renter demand compared to the national average. For example, a hot market has increasing demand.



Temperature is based on all bedrooms and all property types.

#### Compare average rent in markets

Rent in Lexington, NC is **36%** higher than Winston-Salem, NC.

Lexington, NC

vs.

Winston-Salem, NC



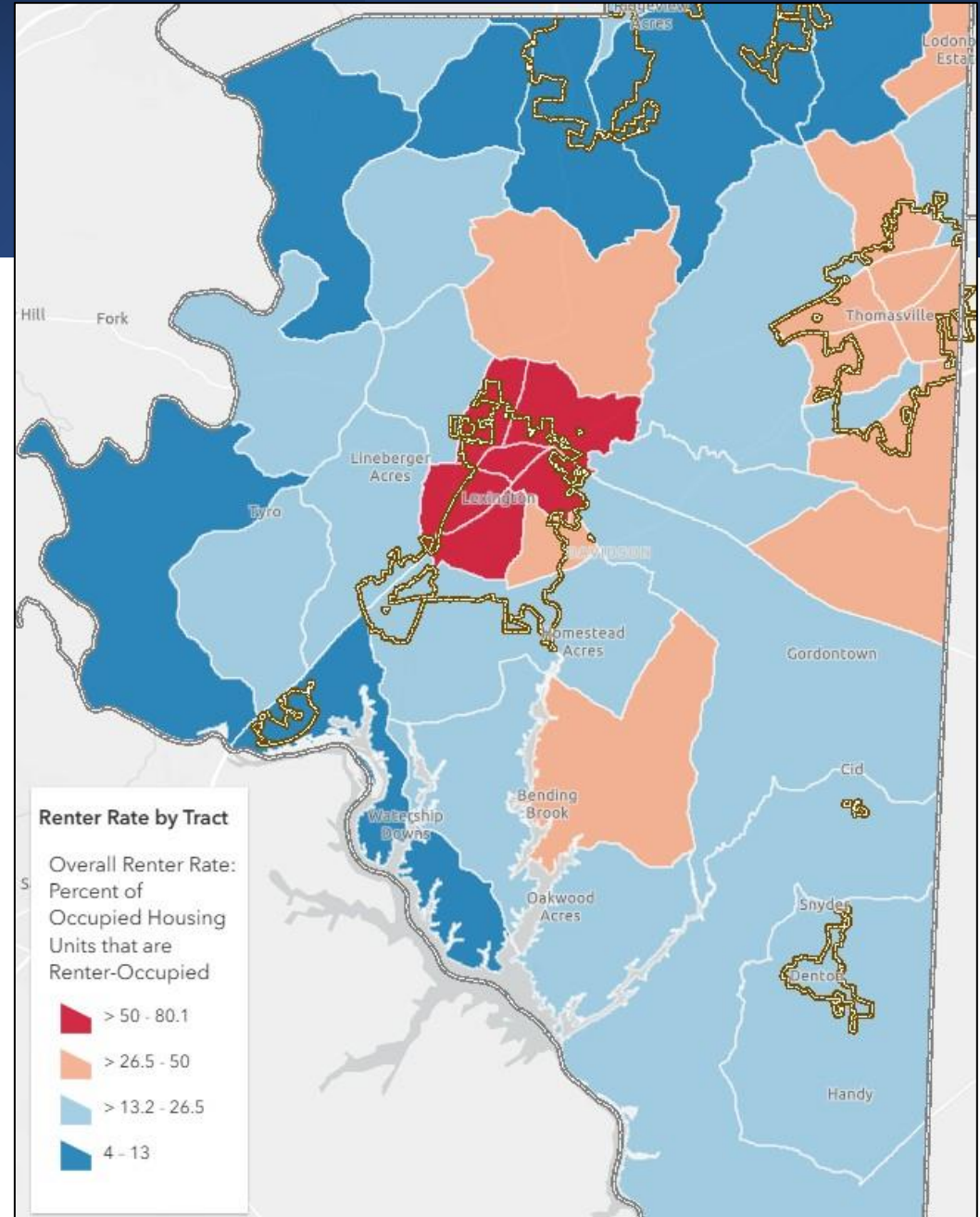
**\$1,662**

**\$1,223**

# RENTER HOUSEHOLDS

- City of Lexington = 58.8%
- Davidson County = 26.5%
- North Carolina = 33.6%
  
- Tracts in **orange/red** are above the County rate
- Tracts in **blue** are below the County rate

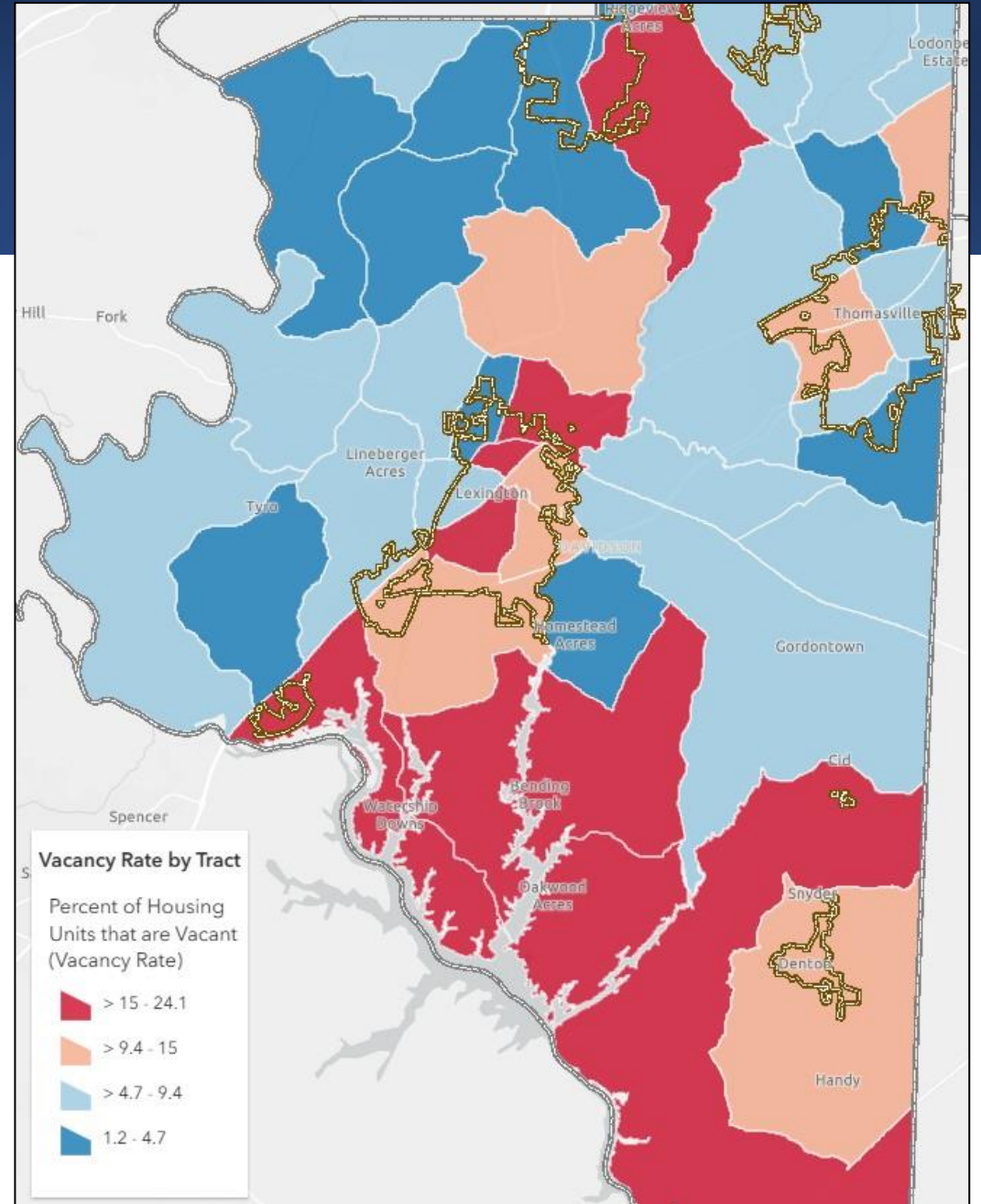
Source: Esri Living Atlas (2023 ACS 5-Year Estimates)



# VACANCY RATES

- City of Lexington = 16.1%
- Davidson County = 9.4%
- North Carolina = 13.0%
  
- Tracts in **orange/red** are above the County rate
- Tracts in **blue** are below the County rate

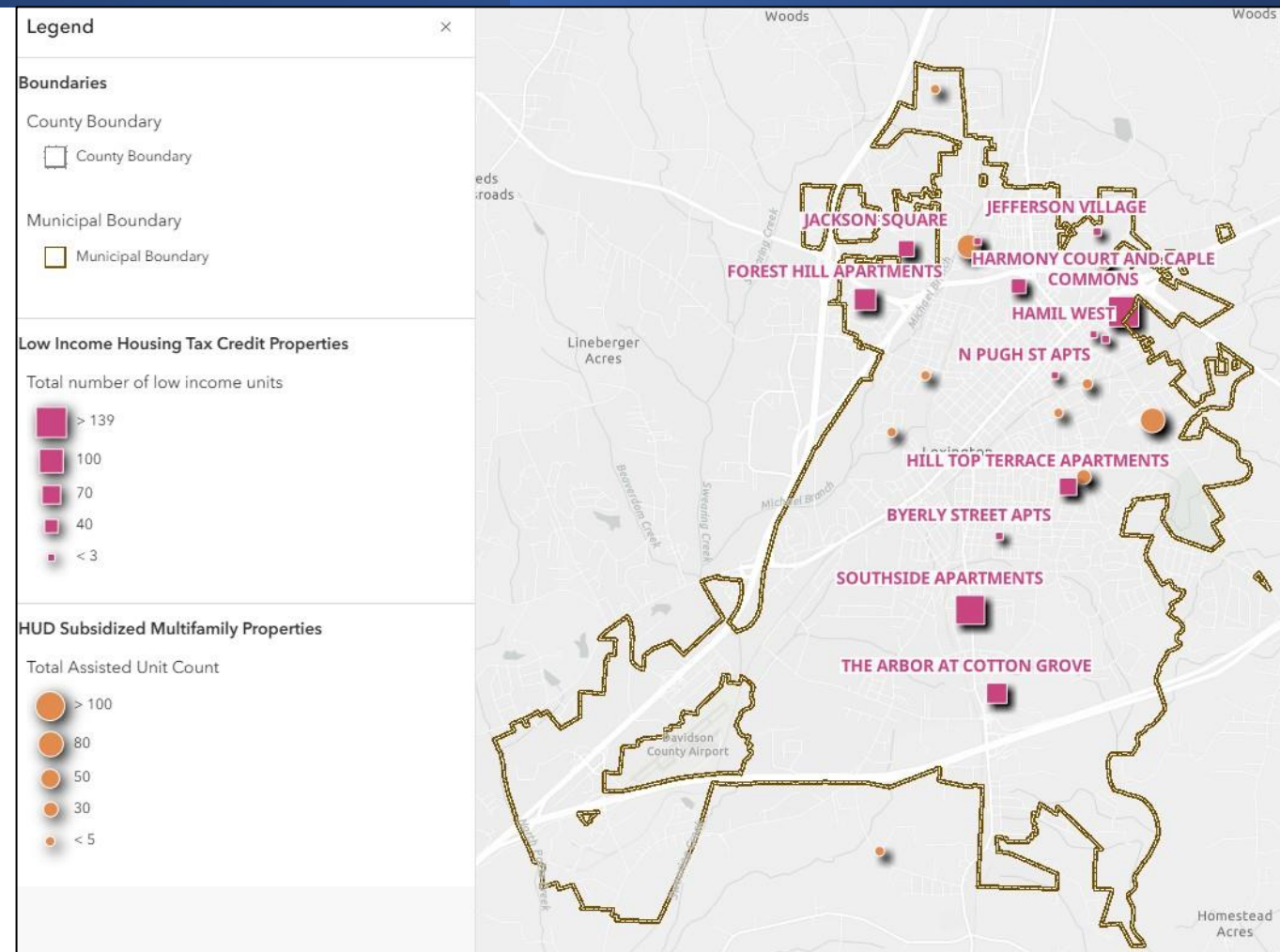
Source: Esri Living Atlas (2023 ACS 5-Year Estimates)



# SUBSIDIZED HOUSING

Program	Subsidized Units
<b>LIHTC</b> Private developers receive federal tax credits in exchange to build and keep rental units affordable.	638
<b>HUD Multifamily</b> Housing developments that receive direct funding or mortgage insurance from HUD to keep units affordable (through grants, loans, or contracts).	251
<b>Project Based Section 8</b> HUD pays the property owner the difference between market rent and what the tenant can afford (typically 30% of their income).	167
<b>Housing Choice Vouchers</b> A portable voucher for tenants to rent housing in the private market where HUD pays the landlord part of the rent directly.	659

Note: Some units are part of more than one program, so a total count isn't available.



Source: Esri Living Atlas, [HUD User](#)



# COMMUNITY SURVEY

# Lexington Housing Needs Survey

Map to determine which survey link:

-Inside City Limits

-Outside City Limits

The screenshot shows the 'City of Lexington: Housing Needs Survey - Address Lookup Tool' interface. At the top left is the Lexington logo. Below it is a search bar with the placeholder text 'Type in your home address...'. A 'Welcome!' message is displayed, followed by the Lexington logo and the text 'Share Your Input on Lexington's Housing Needs'. Below this is a paragraph explaining the survey's purpose: 'The City of Lexington is conducting a Housing Needs Survey to better understand the housing priorities of our residents. Your feedback will help guide the City's Comprehensive Plan and inform future housing and development decisions.' This is followed by a request to enter an address and a contact section for Rebecca Hart (City of Lexington Planner) and Jesse Day (Regional Planning Director at Piedmont Triad Regional Council). To the right of the text is a map of Lexington, North Carolina, with the city limits highlighted in blue. The map shows major roads like W US Highway 64 and S Main St, and various neighborhoods like Kentwood, Random Woods, and Reeds Crossroads.

This screenshot shows the address lookup tool for the address '217 Maple Ave, Lexington, North Carolina, 27292'. The search bar contains the full address. Below the search bar, a message states: 'Lexington City Limits. You live **INSIDE** the Lexington City Limits. Please fill out the City resident survey: <https://www.surveymonkey.com/r/3SF3SXK>'. To the right of the text is a map showing the location of 217 Maple Ave, which is marked with a house icon and is located within the blue-shaded city limits.

This screenshot shows the address lookup tool for the address '188 Pinecrest Dr, Lexington, North Carolina, 27295'. The search bar contains the full address. Below the search bar, a message states: 'You live **OUTSIDE** the Lexington City Limits. Please fill out the County resident survey: <https://www.surveymonkey.com/r/3JQQQXZ>'. To the right of the text is a map showing the location of 188 Pinecrest Dr, which is marked with a house icon and is located outside the blue-shaded city limits.

# Lexington Housing Needs Survey

## Residents that live inside Lexington city limits

1. How long have you lived at your current residence?

- Less than 1 year
- 1 - 5 years
- 6 - 10 years
- More than 10 years

2. What is your current housing situation?

- I own my home outright
- I own a home and paying a mortgage
- I rent a single-family home
- I rent an apartment or condo
- I live with family/friends and do not pay rent
- Other (please specify)

3. How much are you spending on housing per month NOT including utilities?

- Less than \$750
- \$750 - \$1,249
- \$1,250 - \$1,749
- \$1,750 or greater

4. Does your rent include utilities?

- Yes
- No
- I don't rent

5. Approximately how much are you paying for utilities (internet, electric, gas, water, and/or sewer) per month?

- Less than \$250
- \$250 - \$349
- \$350 - \$449
- \$450 or greater

6. What is your approximate household income? (This information is for statistical purposes only and will be kept confidential.)

- Under \$32,150
- \$32,150 - \$40,149
- \$40,150 - \$64,249
- \$64,250 - \$80,299
- Over \$80,300

7. Do you feel that you can find housing in Lexington city limits that is both affordable and meets your needs?

- A. Yes, I can easily find what I need.
- B. Yes, but it is a challenge.
- C. No, it is very difficult.
- D. I have not looked for housing recently.

If you answered B or C, please explain why.

# Lexington Housing Needs Survey

## Residents that live inside Lexington city limits

8. Please rank in order the factors you consider when looking for housing?

	1st	2nd	3rd	4th	5th	6th
Price/Rent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Size (number of bedrooms)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location (proximity to work, school, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lot size	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of house (age, move in ready)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify below)*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

\*Other (please specify)

9. What type of housing do you believe is most needed in our city, please rank your top 3?

	1st Choice	2nd Choice	3rd Choice
Single-family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Triplexes/quadplexes (3 or 4 units on one lot)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-family apartments (more than 4 units)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior/Assisted living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory Dwelling Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Are there any specific challenges you have faced in the past when trying to find housing in this city? (e.g., lack of availability, high costs, poor condition) How did you overcome those challenges?

### 16. Your Contact Information for Upcoming Meetings

First Name

Last Name

Email

Phone

11. Including yourself, what is your household size?

- 1 person  
 2 people  
 3 - 4 people  
 5 or more

12. What is the most important amenity or feature you look for in a home site?

- Yard  
 Garage  
 Sidewalk at the street  
 Other (please explain)

13. What is the most important amenity you prefer to have within a 5-minute walk?

- Park or trail  
 Convenience/grocery store  
 Transit stop  
 School  
 Other (please explain)

14. Are you considering moving from your current residence in the next 1-3 years?

- Yes  
 No  
 Maybe  
 I am not sure

If you chose yes, please describe why:

If you would like to be notified about the Lexington Comprehensive Plan stakeholder meeting regarding housing, please check the box Yes and we'll gather your information. Thank you for participating in the survey.

15. Notify about upcoming meetings

- Yes  
 No

# Lexington Housing Needs Survey

## COUNTY RESIDENTS outside of Lexington

### One extra question:

11. Why do you choose not to live inside the City limits of Lexington? Choose all that apply.

- Housing is too expensive
- Traffic
- Taxes
- Not the right type of housing
- Could not find housing
- Other (please explain)

8. Please rank in order the factors you consider when looking for housing?

	1st	2nd	3rd	4th	5th	6th
Price/Rent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Size (number of bedrooms)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location (proximity to work, school, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lot size	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of house (age, move in ready)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify below)*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

\*Other (please specify)

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10. Are there any specific challenges you have faced in the past when trying to find housing in this city? (e.g., lack of availability, high costs, poor condition) How did you overcome those challenges?

11. Including yourself, what is your household size?

- 1 person
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- 5 or more

12. What is the most important amenity or feature you look for in a home site?

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13. What is the most important amenity you prefer to have within a 5-minute walk?

- Park or trail
- Convenience/grocery store
- Transit stop
- School
- Other (please explain)

14. Are you considering moving from your current residence in the next 1-3 years?

- Yes
- No
- Maybe
- I am not sure

If you chose yes, please describe why:



# DISCUSSION QUESTIONS

What are key strategies to address housing for underhoused and homeless population in Lexington?

1. Reinspection cost when switching utilities
2. Landlord reluctance to make improvements properties
3. Section 8 and the Lexington Housing Authority (closed on Friday) – difficult to complete paperwork for client and provider level. Communication with LHA could be improved. Can be difficult for homeowners to experience the delays when clients switch over.

## What are the issues you are hearing from your clients related to barriers to housing ?

1. Resource desert – to get into housing you need a security deposit for utilities and rent can cause clients to fall out of assistance level
2. Sex offender and people just out of prison housing is severely limited – justice involved typically live in Lexington or Thomasville
3. Do not have options like efficiencies, shared kitchen or smaller units in Lexington like other cities
4. Building code for sprinklers drives up cost
5. Some are unsheltered because most shelters do not allow pets – some success working directly with a landlord to allow a pet



# CONTACT US:

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