CHARLESTON COUNTY Housing our Future

Steering Committee Plan Review Work Session

January 11, 2023

Welcome & Introductions

Process Reset

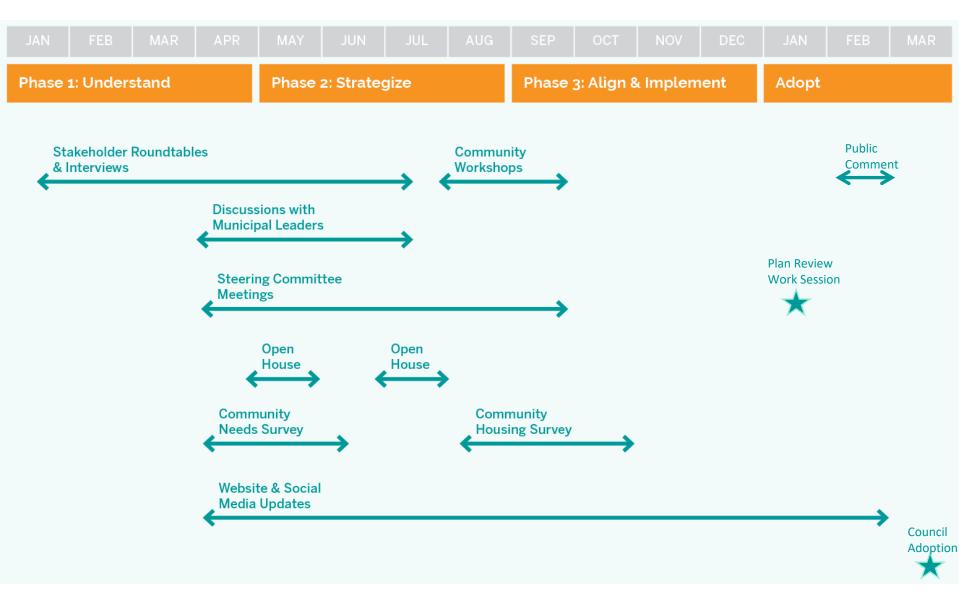
Plan Review Discussion

Welcome & Introductions

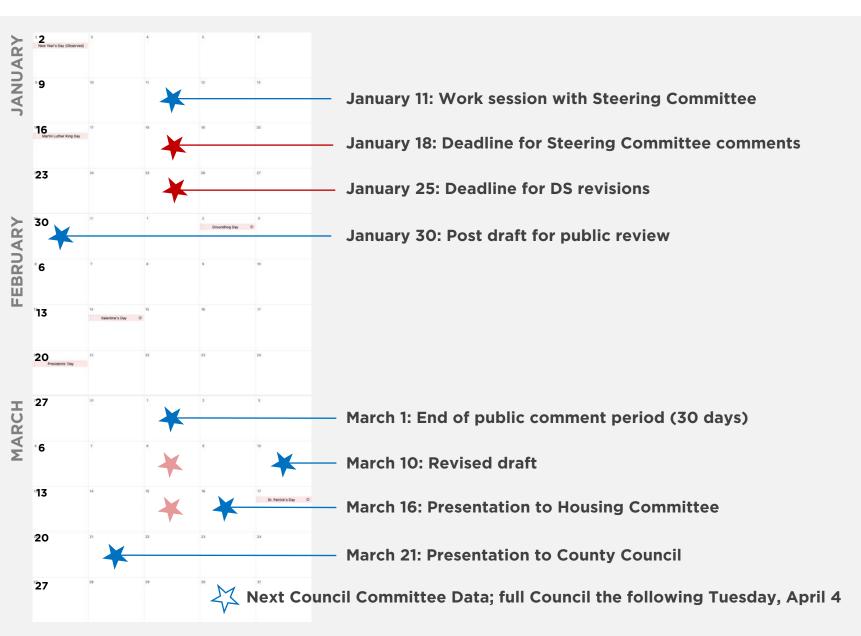
Process Reset

Plan Review Discussion

COMMUNITY ENGAGEMENT PROCESS OVERVIEW



ADOPTION PHASE TIMELINE PLAN REVIEW



Welcome & Introductions

Process Reset

Plan Review Discussion

WHAT IS HOUSING OUR FUTURE? INTRODUCING THE PLAN

A comprehensive plan for housing & housing affordability in Charleston County Looking at all issues, and all possible approaches

Goals and strategies, including programs, policies, and funding

A comprehensive plan for

housing & housing affordability in Charleston County

WHAT IS HOUSING OUR FUTURE? INTRODUCING THE PLAN

A comprehensive plan for

housing & housing affordability

in Charleston County

Housing for everyone in Charleston County, including but not limited to low- and moderate-income households

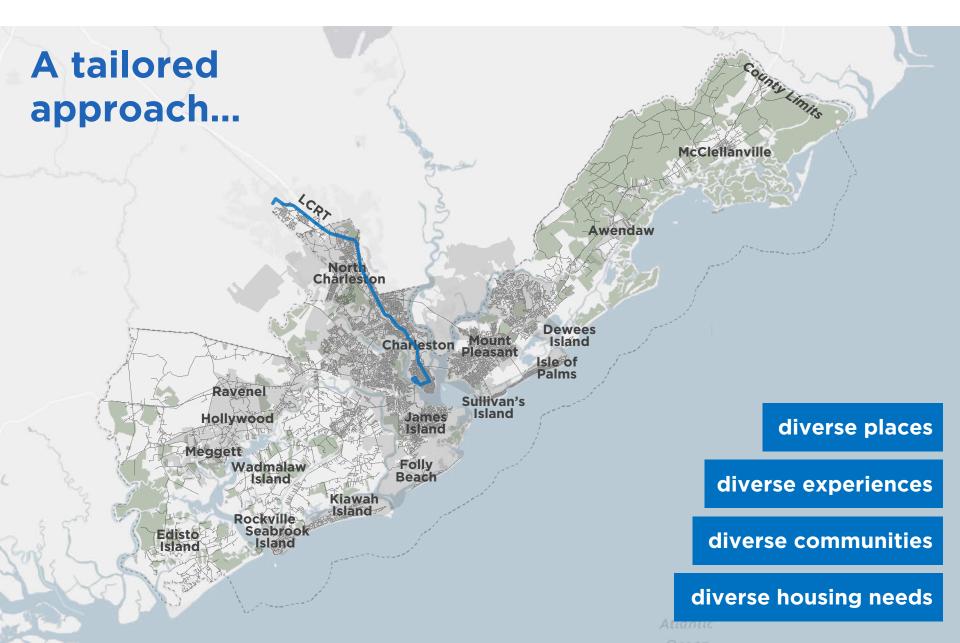
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A comprehensive plan for housing & housing affordability

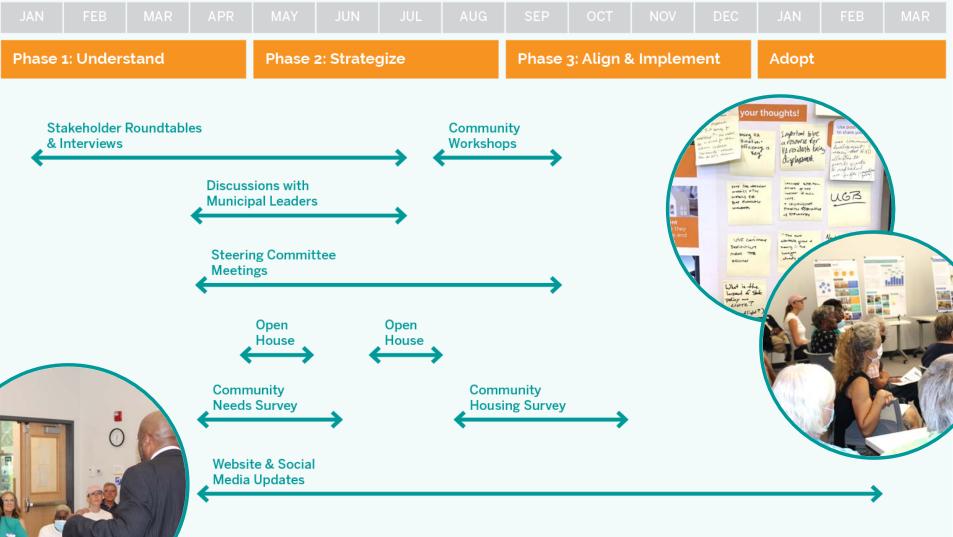
in Charleston County

Focused on the role of the County and its partners

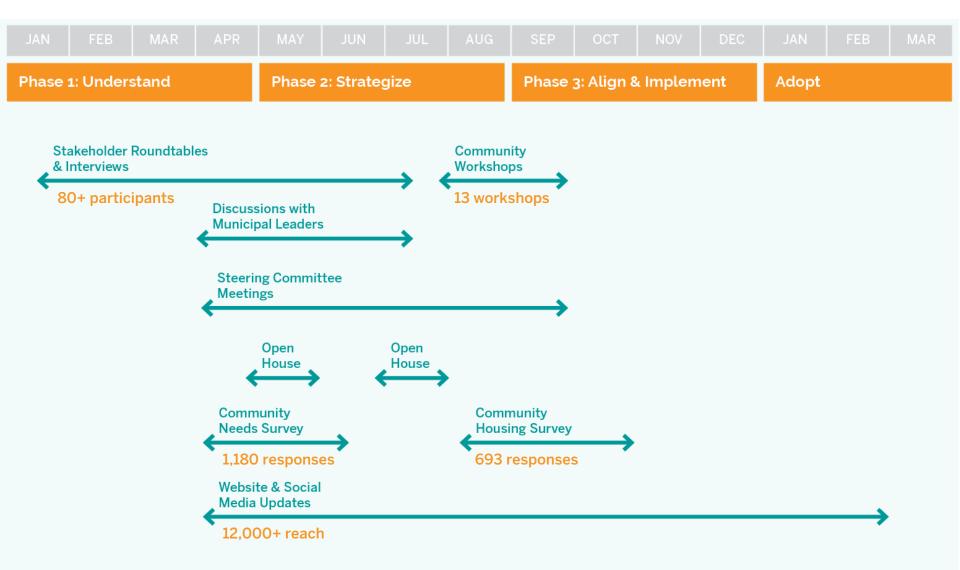
COMPREHENSIVE HOUSING STRATEGY REFLECTING THE COUNTY'S SPECIFIC CONTEXT



COMMUNITY ENGAGEMENT PROCESS OVERVIEW



COMMUNITY ENGAGEMENT PROCESS OVERVIEW



100+ pages of recommended strategies, implementation details, and analysis



The plan is organized in **5 sections**

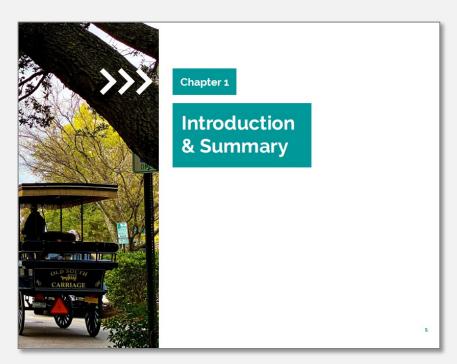












Purpose of the plan

The process

Summary of findings & recommendations





Summary of housing needs

Affordability issues

Challenges & opportunities



17

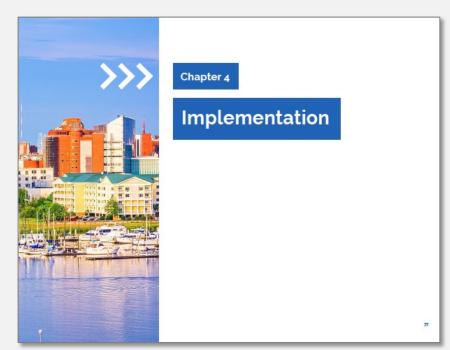


Housing goals

Policies, programs, and capacity-building strategies

Case studies





Phasing & prioritization

Funding

Partners & governance





Survey findings

Glossary of terms

More analysis



STRATEGIC GOALS



Reduce barriers to adding needed housing supply

2



Invest in creation & preservation of attainable housing

Support housing stability & security

Increase equitable access to homeownership

STRATEGIES OVERVIEW GOALS & RECOMMENDED STRATEGIES

| Strategic Goal | Strategic Goal 2 | Strategic Goal 3 | Strategic Goal 4 | Strategic Goal 5 |
|---|--|---|--|---|
| Expand capacity of the local housing ecosystem | Reduce barriers to adding needed housing supply | Invest in creation & preservation of attainable housing | Support housing stability & security | Increase equitable access to homeownership |
| Establish an affordable housing trust fund to support priority activities Provide capacity building and technical assistance resources to nonprofit and emerging housing developers Cultivate partnerships with major employers to invest in housing Strengthen the region's building trades workforce Sustain capacity within the County to advance key priorities Support and coordinate advocacy on state legislative issues | Continue to strengthen the Zoning & Land Regulations Development Ordinance (ZLDR) to maximize housing development opportunities Collaborate with municipal partners to align zoning and other land use regulations Accelerate permitting processes for housing development Create incentives to bring vacant units back online Continue to invest brownfield assessment and remediation | Establish new gap financing sources to increase the production of affordable and moderate- income housing Utilize and bank land to support affordable and mixed-income housing development Explore creation of a public development partner Continue to explore and support housing authority coordination Explore using TIF and tax abatement to support affordable and moderate- income housing Review assessment policies for affordable housing | Create landlord incentive programs to help tenants overcome barriers to quality housing Provide assistance to voucher holders searching for housing Proactively advance affordable housing preservation priorities Provide emergency rental assistance resources Coordinate access to counsel for renters facing eviction Explore policy protections to improve stability for renters | Expand available down payment assistance and education programs Expand home repair resources for seniors and low-income homeowners Explore property tax relief for low-income homeowners Facilitate establishment and expansion of community land trusts and other shared- equity models (such as limited equity housing cooperatives) |

STRATEGIES OVERVIEW ABOUT IMPLEMENTATION

Phasing and Prioritization

Resource Availability

Implementation Matrix

Governance and Administration

IMPLEMENTATION CONSIDERATIONS PHASING



MEDIUM-TERM 3 to 5 years

build capacity in the development and nonprofit community

establish sources to create reliable funding streams

initiate programs that match existing capacity

bank land for mixed-income development and neighborhood revitalization

establish infrastructure for tracking and monitoring

adjust programs to strengthen impact and meet changing needs

expand available resources to expand and/or initiate programs

land disposition and banking to create ongoing opportunities for mixedincome development 6 to 10 years

adjust programs to strengthen impact and meet changing needs

scale up activities

re-assess needs in light of progress and changing market conditions

strengthen policy, ongoing advocacy

Near-Term Implementation Priorities (Next 2 Years)

Policy Tools

Establish an affordable housing trust fund to support priority activities

Provide collaborative technical assistance funding to municipal partners to address zoning and permitting challenges that delay the creation of needed housing supply

Establish tax abatement programs for affordable housing development and preservation

Study property tax abatement and/or relief mechanisms for low-income homeowners

Programmatic Strategy

Pilot a training program for nonprofits and small developers

Design and implement a program to assist voucher holders in finding suitable housing

Design and pilot a micro-loan program to help renters avoid eviction

Design and implement programs to expand available down payment and homebuyer education assistance

Capacity-Building Strategy

Establish dedicated sources of funding for housing initiatives

Establish a Council-appointed Housing Advisory Committee

Establish a partnership with a CDFI to assist with loan underwriting, disbursement, and tracking

Form a regional preservation coalition / working group

Based on your experience of housing in Charleston County:

- 1. What strategies are you most excited about?
- 2. Is the plan missing any important issues or ideas?
- 3. Do you have any other thoughts or comments?

Fill out a comment form with your feedback

provide feedback online

Share your thoughts!

sign in and stay in touch

conversations with the planning team

onlinelocationoftheplan.org

Near-Term Implementation Priorities (Next 2 Years)

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Help us refine the plan and shape implementation:

- 1. Do the strategies make sense as near-term priorities?
- 2. Is there anything from the full list that should be included?
- **3.** Are there any partnerships or other considerations to highlight?

30-Day Public Comment

- Staff-led, In-person Public Workshops
- Possible Virtual Workshops
- Online Feedback Form
- Stakeholder Conversations
 - Staff & Steering Committee Participation
 - CAJM, Chamber, Others
 - Expectations, Responsibilities, Authority
- Council Conversations
 - Staff-led
 - Committee Presentation

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HOUSING...

A

...IMPACTS EVERYTHING

Affordable housing supports health

Secure housing strengthens education

Stable housing creates financial security & intergenerational wealth

Housing development builds the economy

HOUSING DEMAND OUR METHODOLOGIES

What can current residents afford?

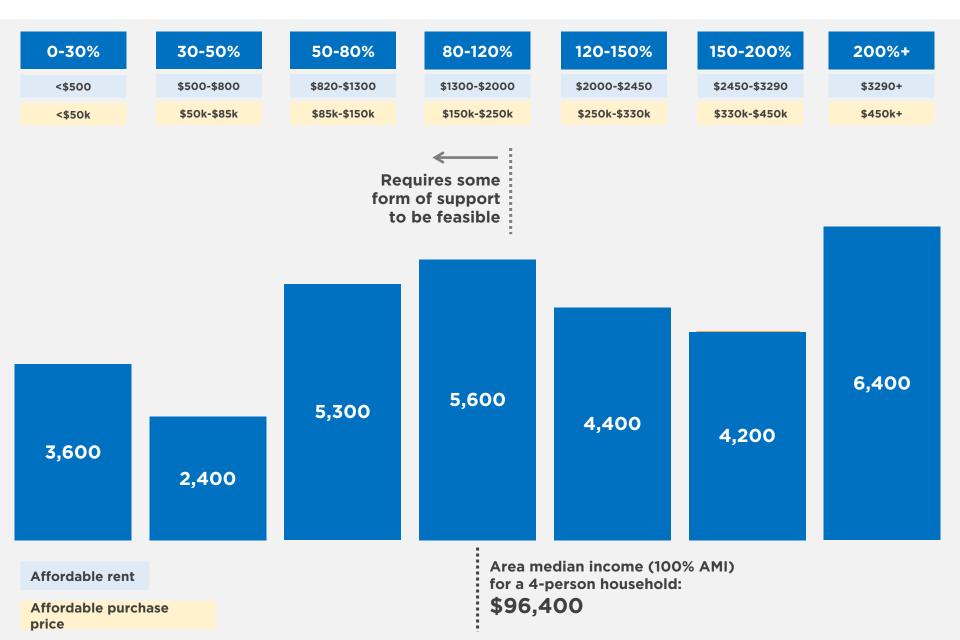
How much will the population grow?

What jobs is the economy projected to add? What specific groups are growing most quickly?

HOUSING DEMAND PRELIMINARY CONCLUSIONS—10 YEARS OF DEMAND

29,000 - 36,000 units

HOUSING DEMAND BY AMI (AREA MEDIAN INCOME) GROUP PRELIMINARY CONCLUSIONS—10 YEARS OF DEMAND



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