



CHARLESTON COUNTY **Housing our Future**

HOF Steering Committee

March 8, 2023

HOUSING...



...IMPACTS EVERYTHING

BORDON
843.801.2777

Affordable housing supports **health**


Secure housing strengthens **education**



Stable housing creates **financial security & intergenerational wealth**

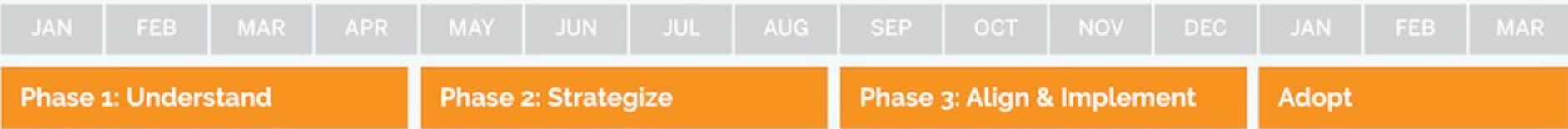
Housing development builds the **economy**

WHAT IS HOUSING OUR FUTURE?
INTRODUCING THE PLAN

An aerial photograph of Charleston, South Carolina, showing a dense residential area with many houses and buildings. The image is overlaid with a semi-transparent blue filter. The text is centered over the image.

**Charleston County's first
comprehensive plan for housing
& housing affordability**

COMMUNITY ENGAGEMENT PROCESS OVERVIEW



Council Touchpoints
★ Kickoff

★ Analysis

★ Adoption

COMMUNITY ENGAGEMENT
BY THE NUMBERS



~15,000 touches throughout
the community

COMMUNITY ENGAGEMENT THEMES



WHO WE'RE SERVING

Focus on affordability for 30-80% AMI (largely renters)

Support workforce housing (80-120% AMI) and down payment assistance

Property taxes can disproportionately impact older and poorer residents



HOW IT GETS DONE

Dedicated housing fund

Zoning to allow denser development in appropriate areas; limit development in outlying areas

Role and alignment of ARPA dollars

An action plan, with HNR as the point



WHO DOES THE WORK

Enhance the role of large, private companies in supporting affordable housing

Expanding capacity of local nonprofits and actively building partnerships

Municipal coordination – it's a regional issue

**Food
deserts**

**Sustainability &
environmental
quality**

HOUSING...



Infrastructure

Utilities

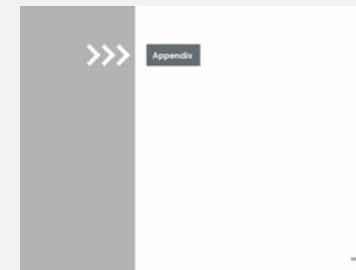
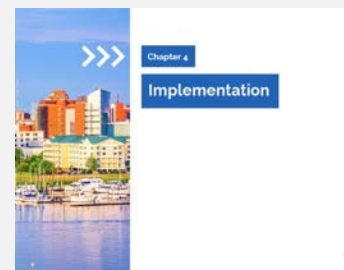
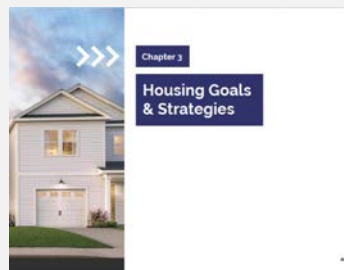
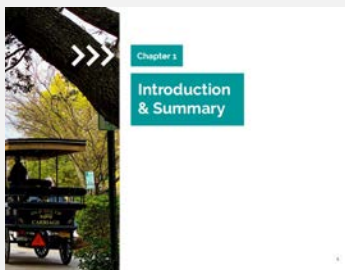
...IMPACTS EVERYTHING

**Traffic &
transportation**

**Community &
sense of place**

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



5 STRATEGIC GOALS



1

Expand capacity of the local housing ecosystem



2

Reduce barriers to adding needed housing supply



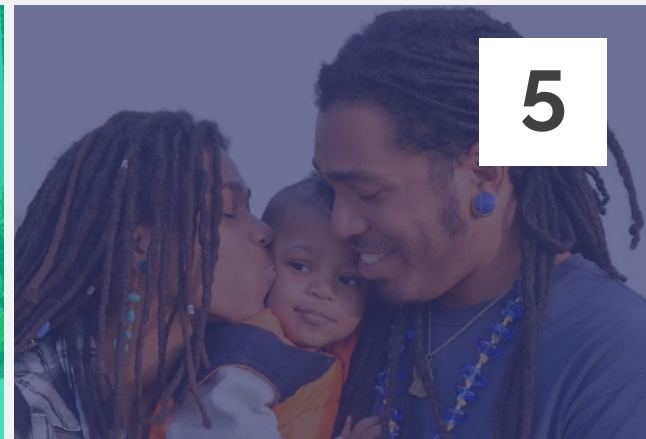
3

Invest in creation & preservation of attainable housing



4

Support housing stability & security



5

Increase equitable access to homeownership

STRATEGIES OVERVIEW
ABOUT IMPLEMENTATION

**Phasing and
Prioritization**

**Resource
Availability**

**Implementation
Matrix**

**Governance and
Administration**

IMPLEMENTATION CONSIDERATIONS

PHASING

NEAR-TERM 0 to 2 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

MEDIUM-TERM 3 to 5 years

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 mixed-income development

LONG-TERM 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

STRATEGIES OVERVIEW

NEAR-TERM IMPLEMENTATION PRIORITIES

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

Goal 1: Expand Capacity

Goal 2: Reduce Barriers

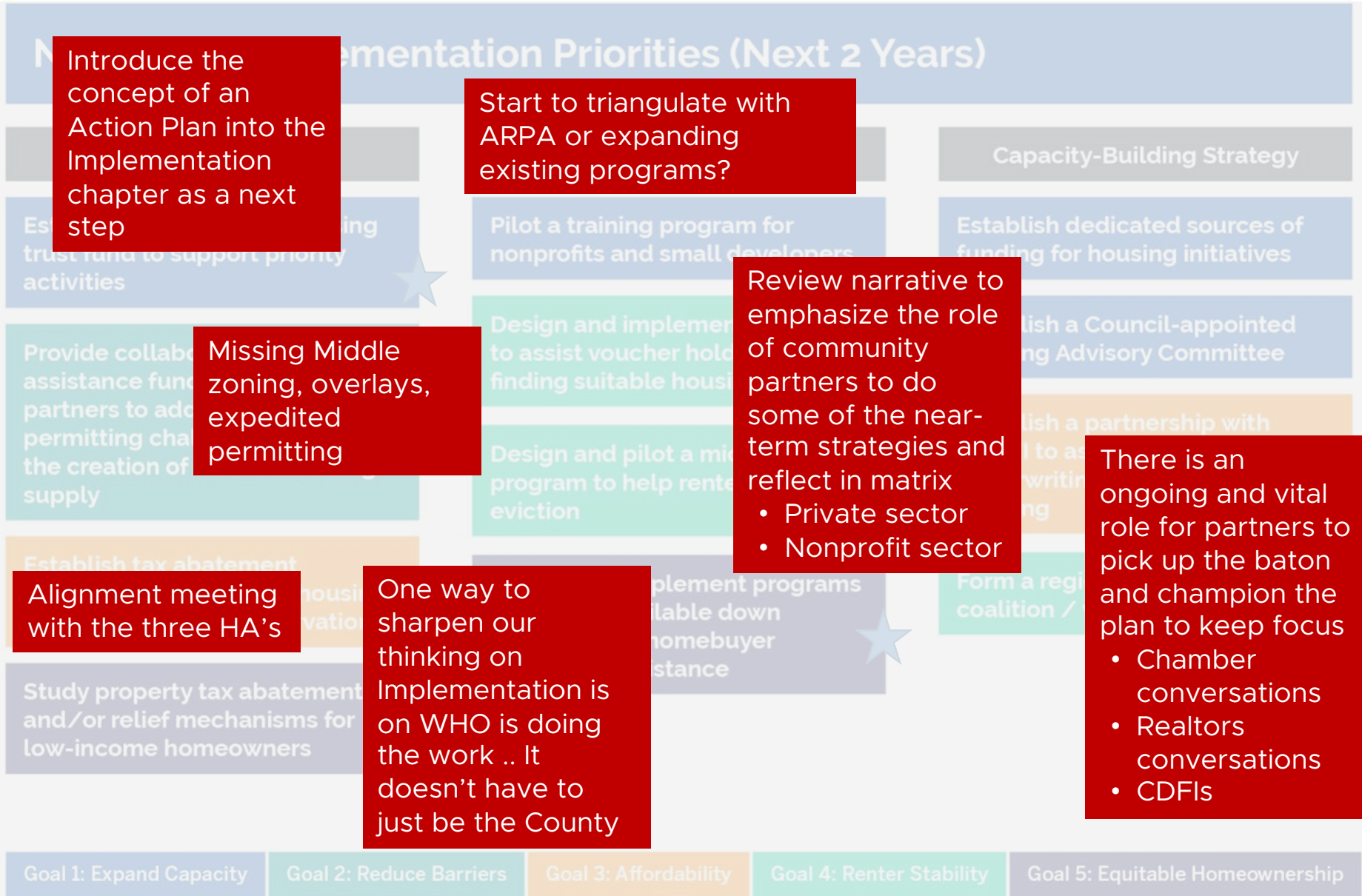
Goal 3: Affordability

Goal 4: Renter Stability

Goal 5: Equitable Homeownership

STRATEGIES OVERVIEW

NEAR-TERM IMPLEMENTATION PRIORITIES





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