



CHARLESTON COUNTY **Housing our Future**

**Charleston County Council
Housing Committee**

March 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**

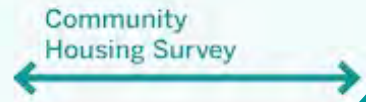
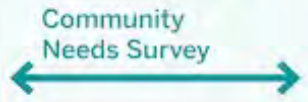
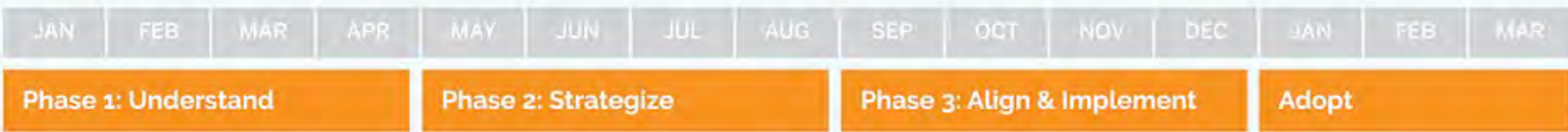
WHAT IS HOUSING OUR FUTURE?
INTRODUCING THE PLAN

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

BROAD OUTREACH, DIVERSE INPUT



Council Touchpoints



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**



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

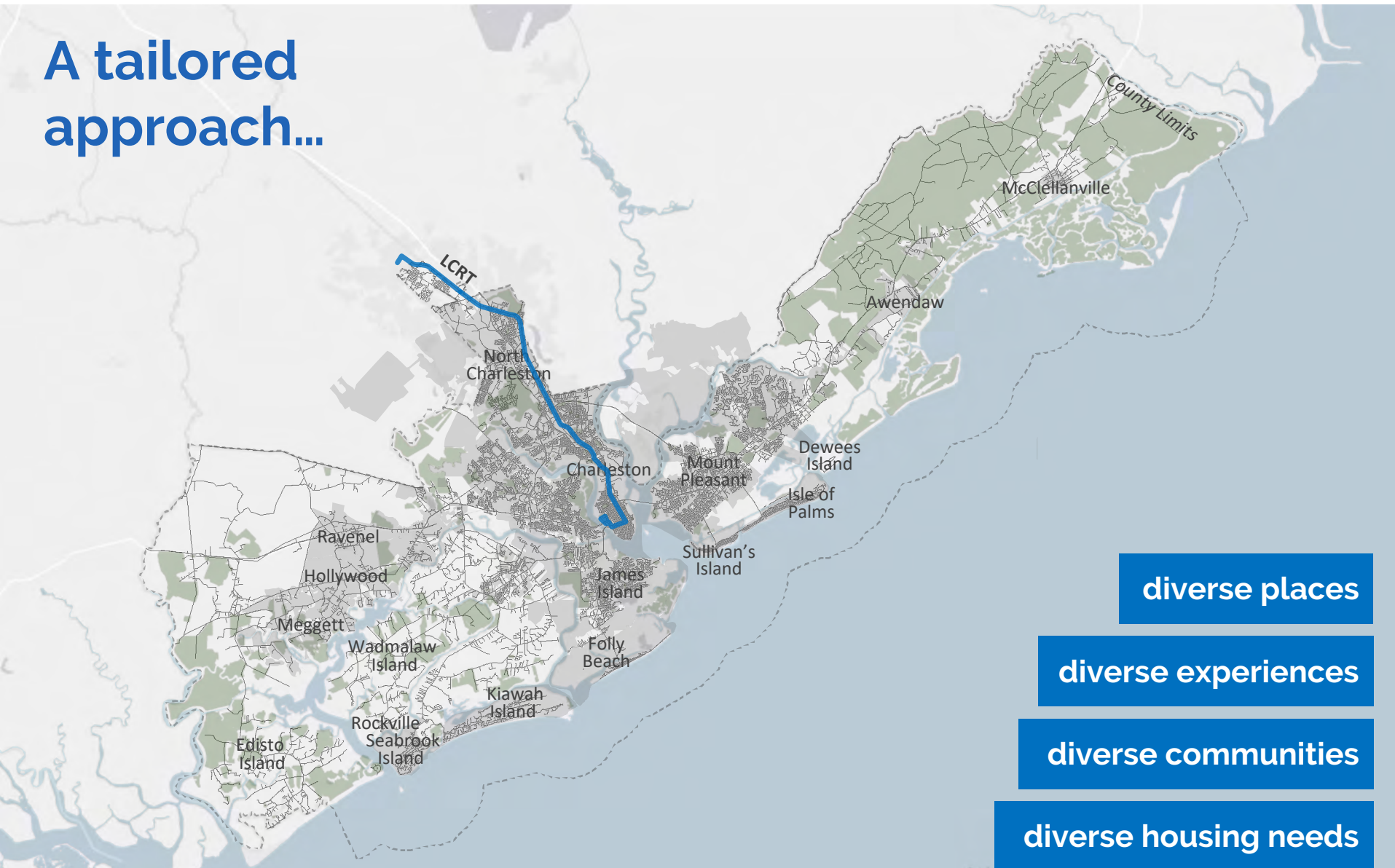
**Traffic &
transportation**

**Community &
sense of place**

BORDON
843.801.2777

COMPREHENSIVE HOUSING STRATEGY REFLECTING THE COUNTY'S SPECIFIC CONTEXT

A tailored approach...



diverse places

diverse experiences

diverse communities

diverse housing needs

HOUSING DEMAND


OUR METHODOLOGIES

A photograph of a man with long dreadlocks holding a baby. The image is overlaid with a semi-transparent blue filter.


What can current residents afford?

An aerial photograph of a city with many houses and buildings. The image is overlaid with a semi-transparent blue filter.

How much will the population grow?

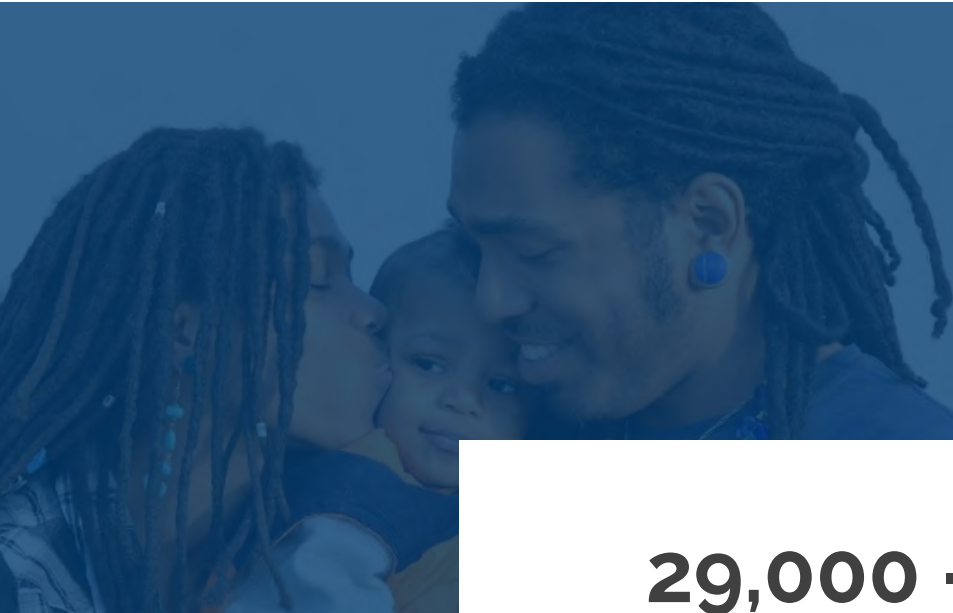
A photograph of three construction workers wearing hard hats and safety vests on a construction site. The image is overlaid with a semi-transparent blue filter.

What jobs is the economy projected to add?

A photograph of a group of five people sitting in a modern office setting, engaged in conversation. The image is overlaid with a semi-transparent blue filter.

What specific groups are growing most quickly?

HOUSING DEMAND
PRELIMINARY CONCLUSIONS—10 YEARS OF DEMAND



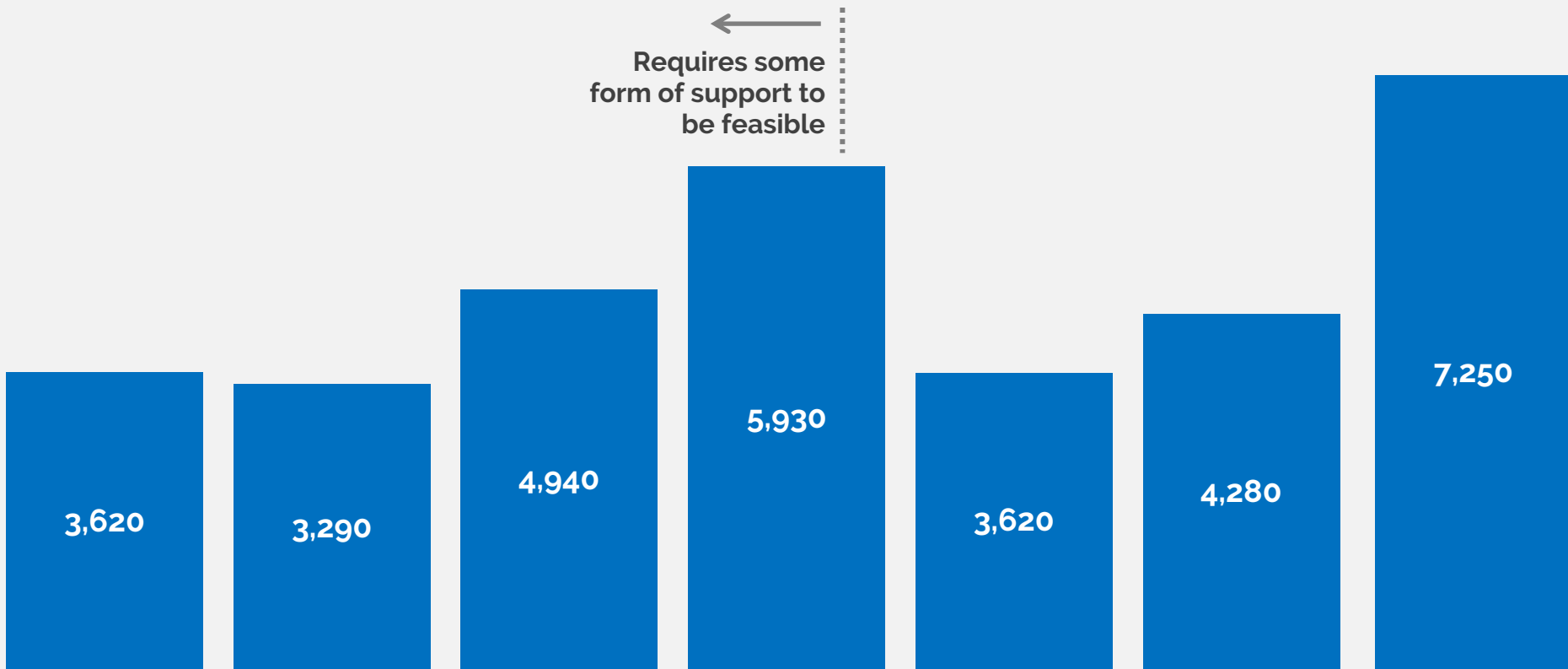
**29,000 - 36,000
units**



HOUSING DEMAND BY AMI (AREA MEDIAN INCOME) GROUP

PRELIMINARY CONCLUSIONS—10 YEARS OF DEMAND

0-30%	30-50%	50-80%	80-120%	120-150%	150-200%	200%+
<\$460	\$460-\$830	\$830-\$1380	\$1380-\$1900	\$1900-\$2200	\$2200-\$2720	\$2720+
<\$86k	\$86k-\$140k	\$140k-\$230k	\$230k-\$340k	\$340k-\$430k	\$430k-\$570k	\$570k+



← Requires some form of support to be feasible

Affordable rent

Affordable purchase price

Area median income (100% AMI) for a 4-person household:

\$96,400

5

STRATEGIC GOALS

27 Strategies



1

Expand capacity of the local housing ecosystem



2

Reduce barriers to adding needed housing supply



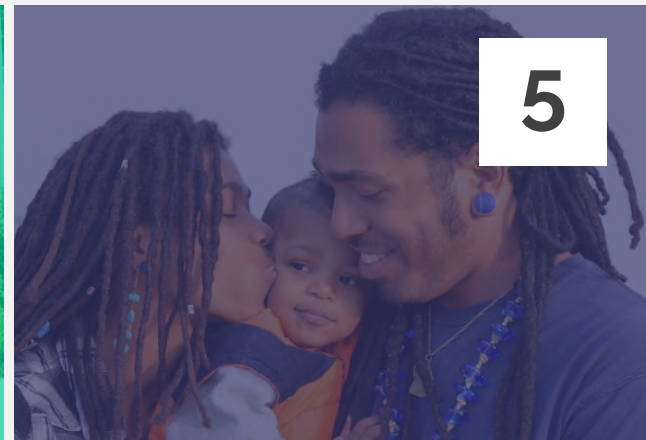
3

Invest in creation & preservation of attainable housing



4

Support housing stability & security



5

Increase equitable access to homeownership

STRATEGIES OVERVIEW
CONSIDERATIONS FOR IMPLEMENTATION

**Phasing and
Prioritization**

Resource Availability

**Governance and
Administration**

Implementation Matrix

IMPLEMENTATION CONSIDERATIONS

PHASING



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 mixed-income development



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



Establish an **advisory committee**



Initiate an **action plan**



Act on the **Steering Committee's** recommendations



Cultivate **community champions**



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