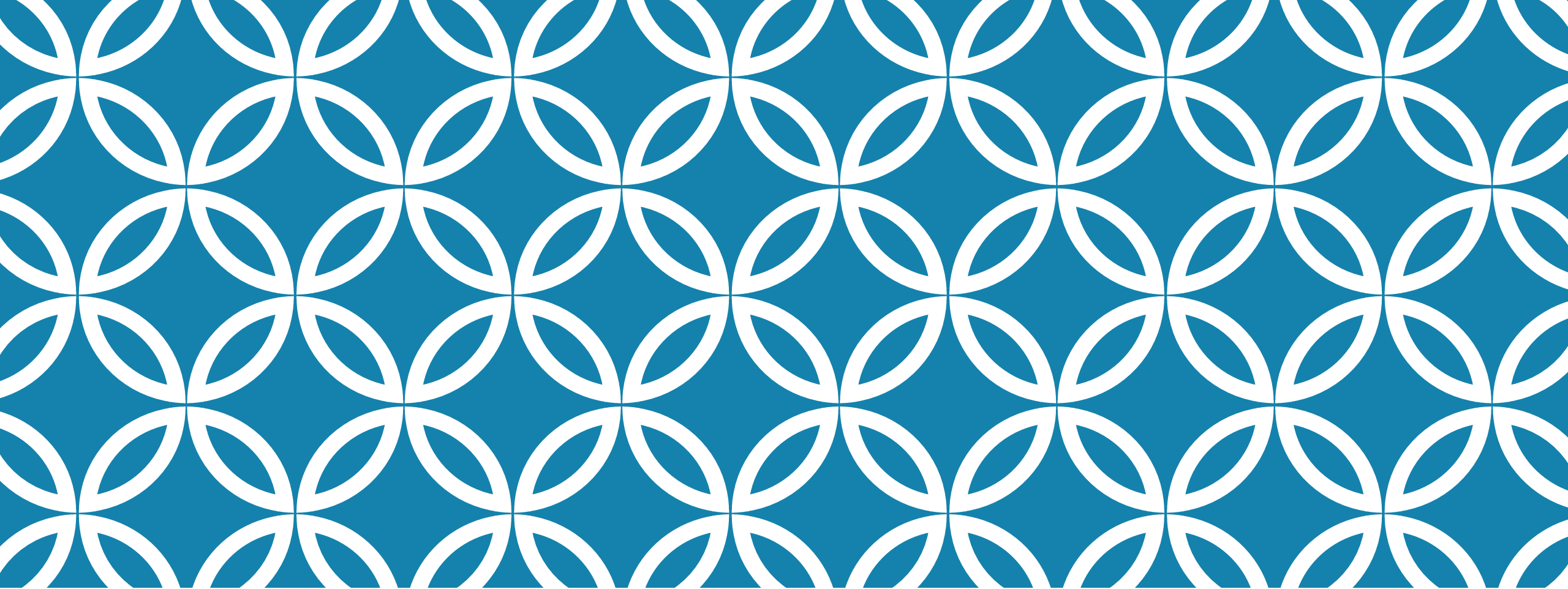


Anna B. Johnson, Chairwoman  
Henry Darby  
Herb Sass  
Dickie Schweers

**AGENDA**  
**SPECIAL HOUSING COMMITTEE**  
**October 9, 2018**

**5:30 P.M.**

1. Welcome and Introductions
2. Approval of the September 6, 2018 Meeting Minutes
3. Committee Member Recommendation
  - a. Housing Task Force Members
  - b. Advisory Panel Members
4. Next Meeting – November 13, 2018
5. Adjourn



# **CHARLESTON COUNTY COUNCIL SPECIAL HOUSING COMMITTEE**

October 9, 2018 Meeting

# AGENDA

1. Welcome and introductions
2. Approval of the September 6<sup>th</sup> meeting minutes
3. Committee Recommendation
  - a. Housing Task Force Members
  - b. Advisory Panel Members
4. Next Meeting – November 13, 2018 (5:30 pm)
5. Adjourn

# HOUSING COMMITTEE RECOMMENDATION:

9/6/18

- Create a Task Force that includes up to 12 people (not including staff)
- Create a Standing Advisory Panel that includes up to 30 members (not including staff)
- Task Force Goal: *Make recommendations to the County Council Special Housing Committee that are actionable and sustainable and that will make a meaningful difference toward meeting the projected need for households with incomes at 120 percent or less of the Area Median Income, including potential partners and funding sources*

# HOUSING COMMITTEE RECOMMENDATION:

## 9/6/18

- The Task Force will identify strategies which:
  - Support affordable housing (new construction and rehabilitation) in close proximity to jobs, transit (such as the Lowcountry Rapid Transit line), and key services
  - Reduce the disproportionate impacts of housing affordability challenges, including displacement, on vulnerable communities
  - Address affordability and accessibility needs of households and individuals, and to allow people to age in place if they desire
- The Task Force will also identify potential partners and funding sources, and will prioritize strategies that can be implemented by 2024 at the county or regional level or through jurisdictional collaboration
- Timeframe: Six-months (with an update to the Committee after three months)

# POTENTIAL HOUSING TASK FORCE MEMBERS

- Finance and Employer:
  - Thomas Anderson, South State Bank and SC Community Loan Fund Board Treasurer
  - Debbie Waid, retired, SC Community Loan Fund Board Member
- Non-Profit Housing Development and Funding:
  - Jack Little, Executive Director, Housing for All
  - Stacy Denaux, One80Place
  - Habitat for Humanity (Sea Islands, East Cooper, and/or Charleston Habitat)
  - Omar Muhammad, President, Low Country Alliance for Model Communities (LAMC) (recommended to CRDA by Rep. Marvin Pendarvis)
- For-Profit Housing Development:
  - Buddy Pusser, Civil Engineer, Seamon Whiteside
  - Steve Mungo, Mungo Homes
- Real Estate:
  - Josh Dix, Charleston Trident Area Realtors Association
- Community Development Organization:
  - Kelly Price, Sr. Fellow, ICF Management Consulting, SCCLF board member (former Deputy Director, Community Development at City of Charleston)
- Faith-Based Organization:
  - Treva Williams, Charleston Area Justice Ministry
- Regional Coordination
  - Sam Skardon, One Region Project Director
- Resident/Citizen
  - Educator or Policeman/woman (recommended by Council Member Darby)

**Housing Committee Recommendations?**

# POTENTIAL STANDING ADVISORY PANEL MEMBERS

- Urban/Suburban Area Municipal Representatives: City of Charleston, City of North Charleston, Town of Mt. Pleasant, Town of James Island
- Housing Authorities: North Charleston, Charleston County, City of Charleston
- Legal: Melissa Maddox Evans, General Counsel, Housing Authority of City of Charleston
- Employer: Anton Gunn, Chief Diversity Officer, MUSC or Melanie Stith, VP Human Resources, Roper St. Francis
- Finance: Michelle Mapp, Anna Lewin, SC Community Loan Fund
- Non-profit Advocacy and Education: Caprice Atterbury, CEO, OriginSC (financial literacy and counseling)
- Academia/Research: Natasha Hickson, Bloomberg Harvard Fellow – City of Charleston affordable housing toolkit

**Housing Committee Recommendations?**

# NEXT STEPS/MEETINGS

- **Six-Month Timeframe (January 2019 – June 2019)**
  - **October 9** Special Housing Committee meeting for Committee members to direct staff regarding their recommendations for Task Force and Standing Advisory Panel members
  - **November 13** Special Housing Committee meeting for staff to report to the Committee regarding the Task Force and Standing Advisory Panel member lists (those that accepted the invitation)
  - **January 2019** Task Force kick off meeting
  - **April 2019** Special Housing Committee meeting for the Task Force to give a 3-month progress update
  - **June 2019** Special Housing Committee meeting for the Task Force to present its final recommendations



# CHARLESTON COUNTY “SHARE” OF REGIONAL HOUSING DEMAND

- **78,000 new units are needed from 2015-2030** (just under 70% of the region’s projected need)
- Works out to **5,200 net new housing units per year**
- Ideally, at least 2,600 of those new units should be affordable to a household earning the region’s median income
- Already 3 years into that projected need

<b>Total new housing units needed region wide</b>	<b>112,309</b>
<b>Current region pop:</b>	<b>775,000</b>
<b>Current Charleston County pop:</b>	<b>396,000</b>
<b>Chas County pop as % of region pop</b>	<b>51%</b>
<b>Current region employment</b>	<b>336,000</b>
<b>Current Charleston County employment</b>	<b>249,000</b>
<b>Charleston County employment as % of region employment</b>	<b>74%</b>
<b>Charleston County total housing unit permits issued - 2016</b>	<b>3,970</b>
<b>Charleston County total housing unit permits issued - 2017</b>	<b>4,877</b>