

# **AGENDA**

## **SPECIAL FINANCE COMMITTEE**

**5/7/19**

J. Elliott Summey, Chairman  
Henry E. Darby  
Jenny Costa Honeycutt  
Anna B. Johnson  
Brantley Moody  
Teddie Pryor  
A. Victor Rawl  
Herb Sass  
Dickie Schweers

**AGENDA**  
**SPECIAL FINANCE COMMITTEE**  
**May 7, 2019**  
**6:00 PM**

1. Affordable Housing Taskforce Interim Report

- Presentation

# Charleston County Affordable Housing Task Force

Interim Report to the Council Finance Committee

May 7, 2019

6:00 P.M.

# Task Force Mission & Meetings

**Mission:** 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 (*Median Household Income is \$54,931 and 120% is \$65,917*)

- New construction and rehabilitation
  - In close proximity to jobs, transit, and key services
  - Address disproportionate impacts of housing affordability challenges on vulnerable communities

**Meetings:** The Task Force has met seven times between January 15, 2019 and the April 23, 2019 interim report

# Housing Task Force Members

- Finance and Employer:
  - Thomas Anderson, SVP, 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:
  - Daniel Brock, Board Member, Housing for All
  - Stacy Denaux, CEO, One80Place
  - Lynn Bowley, Executive Director, Charleston Habitat for Humanity
  - Omar Muhammad, President, Low Country Alliance for Model Communities (LAMC)
  - Caprice Atterbury, CEO, Family Services, Inc.
- For-Profit Housing Development:
  - Buddy Pusser, Director, Civil Engineer, Seamon Whiteside
  - Steven Mungo, CEO, Mungo Homes
  - Marysa Raymond, Grey Star
- Real Estate:
  - Josh Dix, Government Affairs Director, Charleston Trident Area Realtors Association
  - Patrick Bell, Broker-in-Charge, North South Real Estate
- Community Development Organization:
  - Kelly Price, Sr. Fellow, ICF Management Consulting, SCCLF Board Member
- Faith-Based Organization:
  - Rev. Charles Heyward, Charleston Area Justice Ministry
- Regional Coordination
  - Sam Skardon, Project Director, One Region
- Residents/Citizens
  - Katherine Ferguson, Marketing Manager, MacroStie Historic Advisors

# Standing Advisory Panel Members

- Municipal Representatives:
  - Geona Shaw-Johnson, City of Charleston
  - Eileen Duffy, City of North Charleston
  - Jeff Ulma and Michele Canon, Town of Mt. Pleasant
  - Sharon Hollis, BCDCOG
- Legal: Melissa Maddox Evans, General Counsel, Housing Authority of City of Charleston
- Housing Authorities: North Charleston, Charleston County, City of Charleston
- Employer: Melanie Stith, VP, Human Resources, Roper St. Francis Healthcare
- Finance: Anna Lewin, SC Community Loan Fund
- Academia/Research: Natasha Hicks, Bloomberg Harvard Fellow – City of Charleston Affordable Housing Tool Kit
- Community: Charleston Redevelopment Corporation, YWCA
- Residents: Pearl Ascue, 10-Mile Community

# Owner Occupied: Charleston County



Hospitality Worker / Recreation Worker



Administrative Assistant / Building Maintenance



Police / Firefighter / Teacher



Financial / Healthcare / Legal Services

< \$20,000

\$20K - \$35K

\$35K - \$50K

\$50K - \$75K

Household Income



64



134

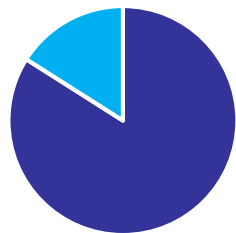


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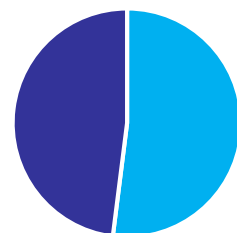
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Paying over 30% of income



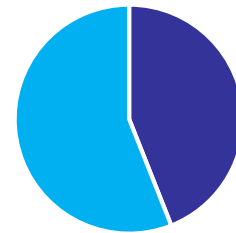
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(7,283)



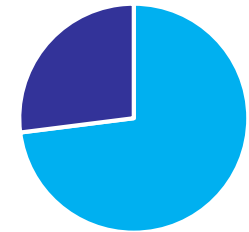
48%

(4,766)



44%

(4,719)



27%

(4,164)

# Renter Occupied: Charleston County



Hospitality Worker / Recreation Worker



Administrative Assistant / Building Maintenance



Police / Firefighter / Teacher



Financial / Healthcare / Legal Services

< \$20,000

\$20K - \$35K

\$35K - \$50K

\$50K - \$75K

Household Income



\$500 max



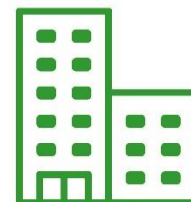
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\$875 max



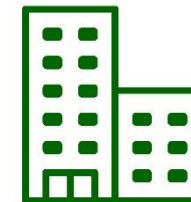
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\$1,250 max



976

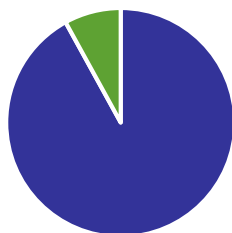


\$1,875 max

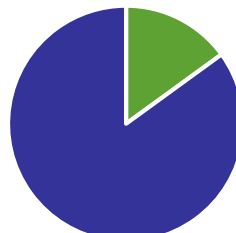


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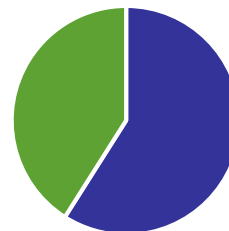
Paying over 30% of income



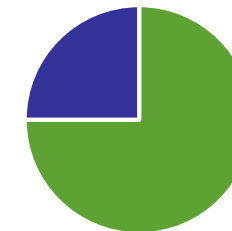
92%  
(12,442)



85%  
(9,165)



59%  
(4,920)



25%  
(2,588)



# Chas Co: Owners & Renters



**Totals:**



**# Owner & Renter  
Occupied Units  
> 30% of Income**

**50,047**

**Estimated Annual  
Net Migration**

**3,585**

**# Units for Sale/Rent  
< 30% of Income**

**4,248  
Or  
8%**

# Key Issues

1. Scale of the need is huge: Affordability of housing in the County includes residents paying more than 30% of their incomes towards housing
2. The overall supply of housing units must be increased to meet demand
  - 78,000 units are needed between now and 2030
  - 5,200 net new housing units per year; 2,600 of those should be affordable based on income level
  - Also need to focus efforts on maintaining, preserving, and rehabilitating existing affordable units
3. One or more sustained sources of funding paired with policy changes will be needed to be successful

# Recommended Goal and Strategies

## Goal:

The County should lead by example in addressing the affordability of housing through public investment, policy framework, and increased housing supply.

## Strategies:

1. Greater sustained public investment in affordable housing
2. A policy framework that allows for affordable housing
3. Increase the supply of housing inventory to meet demand
  - Housing Options:
    - Ownership (single family, townhome)
    - Rental (single family, apartment, townhome)
    - Rehabilitated existing stock
  - Housing Affordability Spectrum:
    - Different options will need to be used for households at different income levels
    - Affordable housing is relative to both income and location

	Immediate Steps	Short-Term Steps	Long-Term Steps
<b>Funding Sources</b>	Commitment to property tax increase for FY21 (one mill = approx. \$3.7 million; \$4 on a \$100,000 if charged at 4% and \$6 at 6%)	Partner with municipalities for additional mill increases	Partner with the private sector, academic institutions, and existing businesses for funding and land
<b>Leveraging Funds</b> <i>*Note: SCCLF Board would need to agree to accept the funds.</i>	Funds transferred to the <b>South Carolina Community Loan Fund (SCCLF)*</b> : <ul style="list-style-type: none"> <li>501(c)3 nonprofit certified community development financial institution (CDFI) with expertise in affordable housing and capacity to leverage funding</li> <li>County funding would be used for affordable housing projects in Charleston County (unincorporated/incorporated areas)</li> <li>Requires an annual report from SCCLF on numbers of affordable units created/preserved with this money</li> </ul>		
<b>Policy Solutions</b> <i>*Note: Already underway as part of the ZLDR Comprehensive Review project.</i>	Increase residential density in the Urban/Suburban Area*	Affordable housing incentive overlay zoning district to allow alternative development standards for affordable units*	Coordinate with municipalities and other public agencies to utilize publicly owned land for development of mixed income communities
	Allow duplexes and townhouses by-right in single-family zoning districts in the Urban/Suburban Area*	Permit streamlining and expedition (revise County zoning, building, stormwater ordinances to give review priority for affordable units and coordinate with municipalities to do the same)	
	Remove limiting requirements on accessory dwelling units in the Urban/Suburban Area*	Increase transparency in the reassessment process and rates	
	Reduce parking requirements*		
	Revise existing density incentives for affordable units*		
	Streamline fee/application cost waivers		

# April 23, 2019 Special Housing Committee Recommendations

1. Present the Interim Report to the Finance Committee for information purposes (vote: 4 – 0)
2. Work out the details of the recommendations (vote: 4 – 0)

*The final report will be presented to the Special Housing Committee at a future meeting*