



City of Charleston

PLANNING COMMISSION

Special Meeting – February 22, 2021

4:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/pc

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

Special Meeting Agenda – City Plan Updates

- I. Housing Analysis Findings, ctd.
- II. Spring Engagement Timeline
- III. Racial Equity & the City Plan
- IV. Public Comment

City Plan

HOUSING ANALYSIS FINDINGS, CTD.

Engagement Findings - Housing Insecurity

In response to, “What do you find most challenging about living in Charleston,” common answers included:

- Segregation and racism
- Racial and Income inequality/inequity
- Unaffordable/high cost of living
- Gentrification, loss of diversity, lack of representation
- Rapid growth & development
- Homelessness

Throughout the 4 housing labs held, the following themes emerged regarding housing challenges:

- gentrification and displacement cause people to lose their physical and cultural sense of place
- cost of home maintenance, especially for elderly residents
- high eviction rates
- housing barriers beyond cost
- can't afford to move, stuck in substandard housing
- absentee landlords
- neighborhoods becoming consumer destinations
- rising property taxes, rising land values (increased profit motive), will get worse with sea level rise implications
- flood insurance costs and flood damage

Engagement Findings - Housing Insecurity

In response to: “Are you concerned about being able to stay in your current housing?”

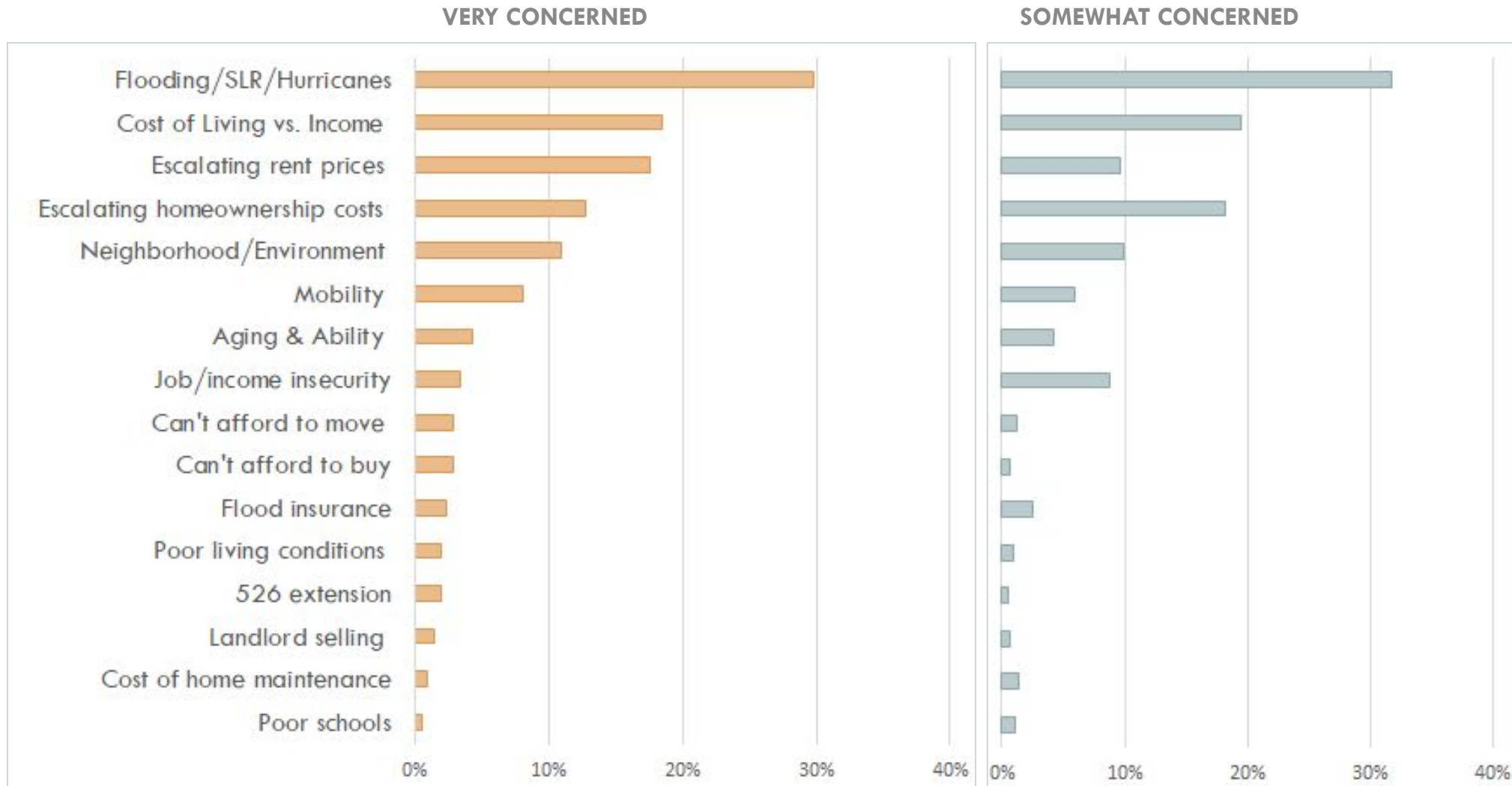
HOUSING SECURITY BY ZIP CODE



The overall percentage was more than 10 points higher among Black/African-American and Upper Peninsula respondents; and more than 20 points higher among lower-income respondents, youth and tenants

Engagement Findings - Housing Insecurity

Cited reasons for concern:



Not at all:

Financially secure/job security

Moved away/live somewhere else more affordable

Bought when it was affordable (but can't afford to move)

High and dry

Home paid off/debt free

...but worried about my neighbors

EMPLOYMENT AND WAGES

View this data and more on charlestoncityplan.com/explore

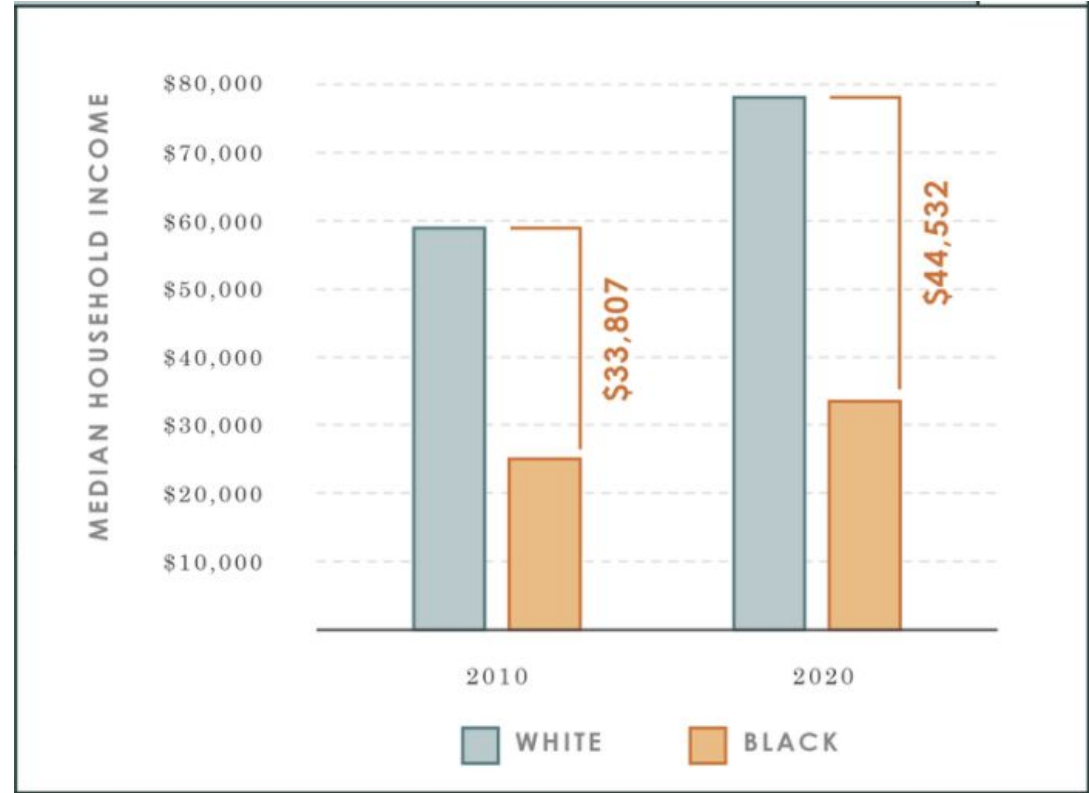


31%
INCREASE IN MEDIAN
HOUSEHOLD
INCOME

51%
INCREASE IN MEDIAN
RENT
COST

54%
INCREASE IN MEDIAN
HOME SALES
PRICE

2008-2018



The income gap between black and white households in the city widened between 2010 and 2020

Average hourly wage* has increased 7.69%, from \$15.30 in 2008 to \$18.00 in 2018 (ACS).

**These figures do not include those who are employed at the federal minimum wage or food and beverage workers.*

FINAL DATA DELIVERABLES

Charleston Housing Tool- an interactive database that allows staff to pull information about the following attributes:

Housing data

- **Current unit valuation**
- **Monthly rental price**
- **Rentals price percent change between 2015-2020**
- **Distance Index Composite Score**
- **Year built**
- **Time since last sale**
- **Deed restricted affordable housing/senior AH/# of affordable units**
- **Bedrooms/sq footage**
- **Average property elevation**
- **Multi family unit/ number of units**
- **Owner/renter occupied**
- **Occupied/vacant**

Demographics data

- **Age**
- **Income**
- **Household size**
- **# of school-aged children**
- **Race and ethnicity**

Location Filters

- **City limits**
- **UGB**
- **Old City District**
- **Neighborhood**
- **Zoning code**
- **Flood zone**
- **Area of City**

SAMPLE FINDINGS

HOMEOWNERS: 64% RENTERS: 36%

MEDIAN HOME VALUATION (per CDP): \$295,740

MEDIAN MONTHLY HOUSING COST (per CDP):
\$1,951

MEDIAN HOUSING UNIT: 3 BEDROOMS, 1,678 SQ FT

MEDIAN TIME SINCE LAST SALE: 6 YEARS

MEDIAN ELEVATION: 10.89 FEET ABOVE SEA LEVEL



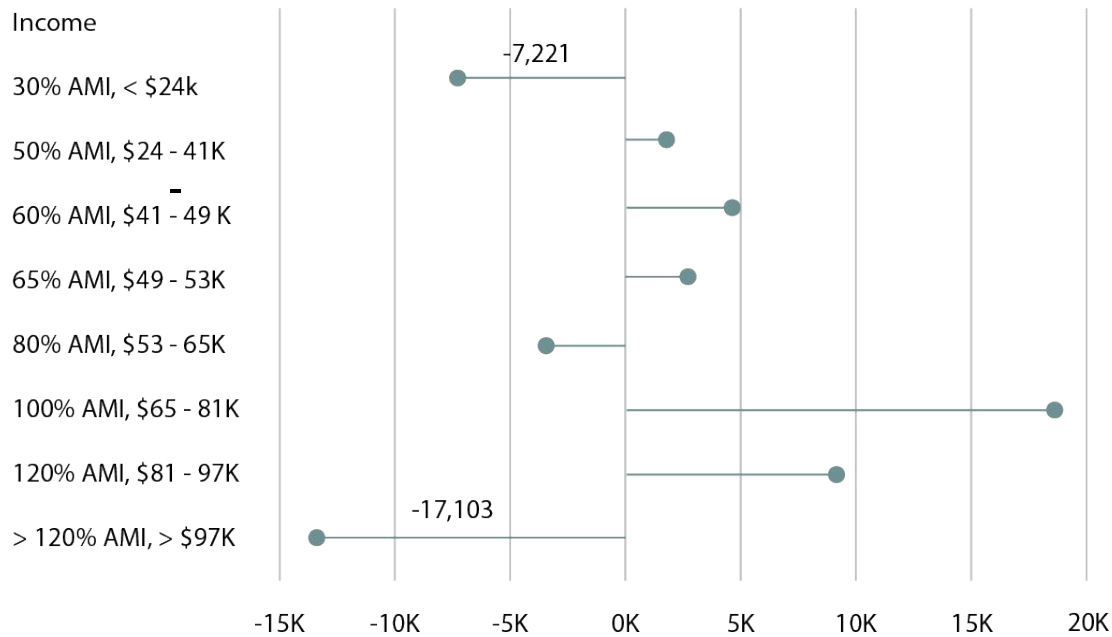
FINAL DATA DELIVERABLES

Visualization 1

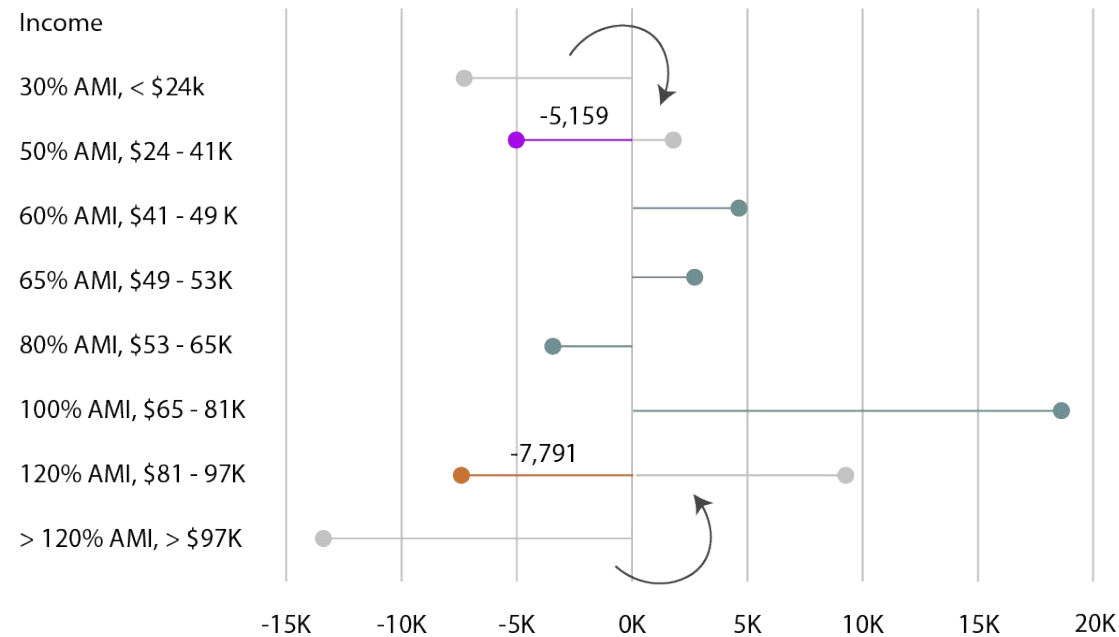
Visualization 2

The City's housing stock is not efficiently distributed across income levels. Some people who make 30% are occupying homes affordable for high income levels **and vice versa**

Income & Housing Cost Mismatch



Income & Housing Cost Mismatch



FACTORS CONTRIBUTING TO HOUSING CHOICES

- Family size
- Auto dependency
- Inheritance/ generational wealth
- Job location
- Barriers (application fees, credit/background checks, references, etc.)
- Owner/renter

MARKET SUPPLY/DEMAND: Charleston's housing growth rate (*new approved units as a percentage of existing housing stock*) exceeds that of other fast growing cities like Austin, TX, Seattle, WA, and Washington DC when comparing new residential construction as a percentage of existing [housing stock](#).



Source: [More Housing Could Increase Affordability—But Only If You Build It in the Right Places \(shelterforce.org\)](#), HUD SOCDs Database

MARKET SUPPLY/DEMAND CONTINUED:

View this data and more on charlestoncityplan.com/explore



TOTAL RESIDENTIAL HOMES PERMITTED BY AREA 2010 - 2019

 500 SINGLE FAMILY
  500 MULTI FAMILY

HOUSING VACANCY RATE:

City of Charleston: 9.6% (CDP)
 U.S. Average: 8.6% (ACS)
 Charleston County: 18% (ACS)
 Horry County: 38% (ACS)

GENTRIFICATION/DISPLACEMENT ANALYSIS

Understanding gentrification through neighborhood change

(% change):

- Median Income ▲
- Property Values ▲
- Permit Activity (substantial improvements) ▲
- Rent Costs ▲
- Adults with College Degree ▲
- 25-35 year olds ▲
- White Adults ▲
- Black Adults ▼
- Average Household Size ▼

Identifying priority areas based on displacement risk:

- % Cost-burdened
- % renter-occupied
- climate-related risk (using Water Analysis findings)

NEXT STEPS

Short-term: analysis findings will be included in plan document and will inform plan recommendations.

Long-term: build public-facing interactive tool with communities and partner organizations as target audience

City Plan

SPRING ENGAGEMENT TIMELINE

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ROUND 2 OF CITY PLAN ENGAGEMENT

Round 1 Recap:

approx. **480** people attended city-led or community-led gathering

39% of listening session participants had never - or have rarely - participated in a planning process

sessions led by community groups were critical to increasing diversity of participants

Round 2 Priorities:

build on the progress made in round 1

continue efforts to increase participation from underrepresented groups

continue to prioritize the quality of the engagement over quantity

continue to provide a variety of options for engagement

2021 ENGAGEMENT TIMELINE

MARCH 1-14	MARCH 15 - APRIL 20	LATE APRIL - EARLY MAY	MAY
Re-launch Outreach City Plan Newsletter & Hey Neighbor! City and third-party social media Community Canvassing Targeted Direct Outreach to Community Organizations and Neighborhood Associations	Input Sessions 10 After-hours Virtual 2 orientations for newcomers 5 geographic-based 2 topic-based 1 Spanish-language 5 In-person Stations: No-contact drop-in stations for each area of the city	Finalizing Plan Synthesize public feedback and incorporate into plan Planning Commission public hearing	Plan Adoption City Council & Planning Commission joint workshop continued public hearings

****Confirmed schedule and registration will be announced next week in City Plan newsletter****

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City Plan

RACIAL EQUITY & the CITY PLAN

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APPLYING A RACIAL EQUITY LENS

The City of Charleston Planning Division is partnering with the College of Charleston's Community Assistance Program (CAP) to explicitly apply a racial equity lens to the Charleston City Plan.

Scope of Work:

Create inventory of model comprehensive plans that have substantial racial equity integration

Work with City Plan staff to define, review and improve how racial equity is integrated throughout the plan (in coordination with the EIRC's framework development)

Assist with documentation and synthesization of feedback during round two of engagement

CAP Team:

Ryan Green and Caitlin Bolger, Lead MPA Graduate Assistants

Kip Watson and Camryn Snell, Supporting MPA Graduate Assistants

Marla Robertson, MPA Coordinator & CAP Director

