

**HOUSING ELEMENT**

**GEORGETOWN COUNTY COMPREHENSIVE PLAN**

*ADOPTED BY COUNTY COUNCIL 02/09/10*

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**HOUSING ELEMENT**  
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## Synopsis

### **Housing Types in Georgetown County**

Housing types in Georgetown County include single family detached units, single family units connected with at least one common wall, a variety of multi-family housing units where more than one family unit is connected, manufactured housing units and a collective group of "other" housing arrangements, which may include camper, houseboats, vans, etc. The most dominant housing type in the County is the single family detached unit, reflecting 59.1% of their housing stock in this form.

### **Ownership and Utilization**

Georgetown County ranks 3<sup>rd</sup> among the 7 neighboring counties in this area, in terms of owner-occupied housing units with over 68.2%. There appears to be a relationship between the rural status of an area and greater tendency to have higher owner-occupied housing units. All of the municipalities in Georgetown County have at least 50% owner-occupied housing units.

### **Housing Conditions**

The conditions of Georgetown's County housing supply appear relatively good. Generally the more rural counties reflect housing conditions with greater need for improvements. Most Housing units in the county have water service provided by a public source or private company. 88.2 % of the occupied houses were heated with electricity. Fortunately only 0.6% of the units lacked complete plumbing facilities, down a significant number than a decade ago when 2.4 % of the units lacked complete plumbing facilities.

### **Housing Costs and Affordability**

Housing costs in Georgetown County cover a wide range in both the single-family ownership occupied units and the rental units. Affordable housing is an important issue for many residents in the Georgetown County area. Manufactured homes have been used in Georgetown County as a form of affordable housing for some residents. While there are reports that manufactured homes are showing trends of appreciating in some markets, this may be more of an indication of the need for easily obtained, affordable housing than any increase in the durability and longevity of normal use of the unit. Fair housing in the County can increase housing options to many residents who face impediments in participating in the housing market.

### **Household Projections**

By the year 2020 Georgetown County is expected to experience an increase of 15 % in household or occupied housing units, above the 2000 Census reported level of 28,282 households. Household growth is also expected in most of the neighboring counties. As of July 1, 2008, Georgetown County has exceeded the 15% increase in housing units as projected for 2020. The July 2007 Census estimates total housing units at 32,450.

### **Goals from the Housing Element**

The goals of the Housing Element are to consider each of the following: location, types, age, and condition of housing, owner and renter occupancy, and housing affordability. This includes an

analysis to ascertain nonessential housing regulatory requirements that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare and an analysis of market based incentives that may be made available to encourage development of affordable housing. Incentives may include density bonuses, design flexibility and streamlined permitting processes. (SC Code of Laws, Section 6-29-510(6))

## Introduction

The housing element of the Georgetown County Comprehensive Plan is an evaluation of the housing stock in the county and an analysis of the occupied housing units. Housing issues and conditions in a local area often factor into community conditions, individual and industrial location decisions, and overall perceptions of the quality of life in communities. This element is important in helping to identify current issues in housing for county residents and to provide objectives for addressing those issues.

Changes in housing demand and conditions can be affected by changes in both the overall population of the county and changes in the area's industrial and tourism base. Georgetown County has been experiencing growth in population but not particularly in industry. Between 1980 and 1990, the population of Georgetown County increased by 9% (Population Element). Between 1990 and 2000, the population increase percentage doubled the previous decade with a 20.5% increase in the county populations. Georgetown has become recognize in its role of tourism for this particular area of the state. As of July 2007, the population of Georgetown County increased by 7.6%.

Another issue that impacts housing units in the county is family income levels. This issue is basically related to the industrial growth of the area. Income level not only influences housing availability but housing types and locations for county residents are also affected.

The following sections provide data and analyses regarding Georgetown County housing types, ownership, utilization, housing conditions, and housing cost. The primary data employed in this element is from the 2000 census. The percentage analyses and county comparisons are useful for planning purposes. The Housing Element should be revised after the release of the Census data for the year 2010.

## Housing Types

Georgetown is consistently growing from a rural area to an urban area, which generally requires greater options in housing types than predominantly rural areas. The data reported in this section has reduced the variety of housing types to basically the single family detached units, the various number of attached housing structures, with at least one common wall adjoining the dwelling units, and the combined "mobile home-trailer-other" housing category. Descriptions of the housing categories examined in this section are given below based on the definitions from the 2000 Census.

**Single Family Detached Units:** For 2000 Census purposes, this class of housing includes all individual units with open space on all four sides. The single-family detached housing unit continues to be the goal of most homebuyers.

**Single Family Attached Housing Units:** These are housing units with one or more walls extending from the ground to the roof that separate the adjoining units. This group includes town house, double houses, and other one-unit housing structures attached to other structures by a common wall, which extends from the ground to the roof (2000 Census).

**Multi-Family Units:** These units are housing structures containing two or more dwelling units (2000 Census). Multi-Family housing units provide housing options for many who may not be able to meet the financial demand, of single-family home ownership. Others may choose multi-family housing as a

result of changing needs in housing and changes in household compositions, as children grow up and leave home.

**Mobile Home or Trailer:** This category includes occupied and vacant manufactured homes, which do not have a permanent or site built room attached to it, and are used as the dwelling place (2000 Census). Manufactured homes have been generally associated with susceptibility to wind damage and safety hazards during hurricanes and tornadoes, but with new technology manufactured homes have been made safer. Advantages associated with manufactured homes includes their relatively lower cost in comparison to site built homes, the use of easily maintainable materials and the relatively short time required to occupy the unit.

**Other Category:** This category is defined as any occupied living quarters, which does not fit any of the previous classes. This category includes houseboats, railroad cars, campers and vans (2000 Census).

Comparisons of the available housing units in Georgetown County with those of adjacent counties are provided in Table 5-1 below. The information for the updated table was taken from the US Census 2007 Community Survey Estimates.

**Table 5-1 Housing Types Georgetown & Neighboring Counties**

County	Total Housing Units (2007)	Single Family Detached Units	Single Family Attached Units	Two to Four Units	Five to Nine Units	Ten or More Units	Mobile Home Trailer/Other
Georgetown County	32,450	19,180	907	2,320	1,020	1,694	7,329
Berkeley County	63,379	37,138	2,265	2,503	3,291	3,188	14,994
Charleston County	164,788	98,011	7,493	17,204	14,782	15,062	12,236
Horry County	157,928	70,069	4,350	9,921	14,343	29,563	29,682
Marion County	15,417	9,206	97	741	342	91	4,940
Williamsburg County	15,807	*	*	*	*	*	*
Florence County	53,725	34,230	647	3,816	2,665	1,264	11,103

Source: (2007 Community Survey Estimates)

\*Information is not available

Among the neighboring counties, Georgetown County ranks 5<sup>th</sup> with the volume of various housing types found in the region. Charleston ranks 1<sup>st</sup> in terms of overall housing stock among adjacent counties.

Percentage comparisons of housing types reveal greater information regarding an area's use and make up of its housing. Table 5-2 below provides housing type percentages for Georgetown and adjacent counties. The attached housing units have been grouped into a single category generally identified as multi-family units. The information for the updated table was taken from the US Census 2007 Community Survey Estimates.

**Table 5-2 Housing Type Percentages for Georgetown & Neighboring Counties**

County	Total Housing Units (2007)	Single Family Detached Units	All Attached & Multi-Family Units	Attached & Multi-Family Percentage	Mobile Home & Other Percentage
Georgetown County	32,450	59.1%	5,941	18.3%	22.6%
Berkeley County	63,379	58.6%	11,247	17.7%	23.7%
Charleston County	164,788	59.5%	54,541	33.1%	7.4%
Horry County	157,928	44.4%	58,177	36.8%	18.8%

Marion County	15,417	59.7%	1,271	8.2%	32.1%
Williamsburg County	15,807	*	*	*	*
Florence County	53,725	63.7%	8,392	15.6%	20.7%

Source: (2007 Community Survey Estimates)

\*Information not available

Georgetown County ranks third to last among the seven adjacent counties in terms of percentage of single family detached housing units. For the combined, multi-family attached units Horry and Charleston counties have the two highest percentages of this housing type. The mobile home, trailer and other category ranks Georgetown County in the middle of the list in terms of percentages with a little less than 23% of such units in the county.

A clear pattern emerges as the rural percentages area taken into consideration when comparing the housing types of the adjacent counties. Table 5-3 below ranks Georgetown County second to last in terms of urban population. One can clearly see that the counties with the highest urban population also show the highest percentages of multi-family units. Information was not available to update Table 5-3 Urban and Rural Population Percentages for Adjacent Counties.

**Table 5-3 Urban & Rural Population Percentages for Adjacent Counties**

County	Urban %	Rural %
Georgetown County	35%	65 %
Berkeley County	60%	40%
Charleston County	88%	12%
Horry County	60%	40%
Marion County	65%	35%
Williamsburg County	11%	89%

Source: (2000 Census)

Another observation involving housing type and rural-urban differences is indicated in the mobile home housing. The counties with the highest rural population have higher percentages of mobile home, trailer units and other category. Obviously, these observations are not perfect across all counties and housing types. They do however; provide valuable information regarding rural and urban differences in the use of housing types or even the market conditions for housing types in diverse communities.

Available housing data produced since the 1990 census shows a continued trend of housing growth in Georgetown County. Table 5-4 below shows the total number of new privately owned housing units that were permitted for construction from 1994 –2000. The information for the updated table was taken from the Georgetown County Building Department which includes data from 2001-2008. The decrease in housing permits for the past four years in Georgetown County is consistent with other counties and is associated with the economic downturn.

**Table 5-4 New Privately Owned Housing Units Permitted for Georgetown Co. (2001-2008)**

Year	Total Units*	Single Family	Multi-Family	Mobile Home	Total w/o Mobile Homes
2001	840	406	24	410	430
2002	909	461	37	411	498
2003	829	403	58	368	461
2004	858	485	59	314	544
2005	1032	600	84	348	684
2006	867	476	85	306	561
2007	634	306	17	311	323
2008	430	209	9	212	218

Source: (Georgetown County Building Department)

\*Includes Mobile Home permits

The total number of housing units permitted and constructed in the county from 2001 through 2008 amounts to 6,399 including mobile homes. This is about 23% of the 28,282 housing units reported with the 2000 Census data. This level of growth in housing units (23%) over the 2000 reported amount implies an increase in the growth rate of housing units in the county as compared to the growth rate in the County population over the same period (less than 8% as calculated from the data in the Population Element). This may be a result of a trend towards slightly larger household sizes in the County, which, in turn, would cause a decrease in the rate of demand in housing units as the population increases.

Data from the Population Element of the US Census indicates that the average household size between 2000 and 2007 increased from 2.55 to 2.64 persons per household. This observation tends to support the assumption that household sizes on the average in the county are increasing. The need for particular types of new housing units in the county will be influenced to a degree by the apparent trend towards larger household sizes.

Table 5-5 shows the changes in the average household size for Georgetown County from 1980 through 2000. The table has been updated to include data from the US Census 2007 Community Survey Estimates.

**Table 5-5 Change in Average Household Size for Georgetown County (1980 –2007)**

1980	1990	2000	2007
3.1 persons per Household	2.8 persons per Household	2.5 persons per Household	2.64 persons per Household

Source: (1990 and 2000 Census, 2007 Community Survey Estimates)

The comparison of the average household size over the three periods examined in Table 5-5 shows movement towards slightly larger households. This information may be crucial in anticipating future demand for specific housing types in the County.

The percentages for the new housing units since 1994 are shown in Table 5-6 below. Permitted housing units excluding mobile homes are shown in the data of Table 5-6. The information in the table has been updated to include data from the US Census 2007 Community Survey Estimates. The table shows data that both includes and excludes permitted mobile homes.

**Table 5-6 Percentages of New Privately Owned Housing Units by type for Georgetown County (2001-2007)**

Year	Total Units*	Single Family Units	Multi-Family Units	Mobile Home Units	Percentage Excluding Mobile Homes
2001	840	48.3%	2.9%	48.8%	94.4%
2002	909	50.7%	4.1%	45.2%	92.6%
2003	829	48.6%	7.0%	44.4%	87.4%
2004	858	56.5%	6.9%	36.6%	89.2%
2005	1032	58.1%	8.1%	33.8%	87.7%
2006	867	54.9%	9.8%	35.3%	84.8%
2007	634	48.3%	2.7%	49.0%	94.7%
2008	430	48.6%	2.1%	49.3%	95.9%

Source: (2007 Community Survey Estimates)

\*Includes Mobile Homes Permitted

The observed patterns of the existing housing types indicate that single-family residential homes comprise the vast majority of the new homes in the county. The greatest percentage of single-family structures was constructed in 2008. This indicated that 95.9% of all permitted Single Family housing

units were constructed during that year. There was a significant increase in Multi-Family units from 2001-2006. In 2007 the number decreased to 2.7 % which is below the 2001 level and continued its decline in 2008.

Income level may impact demand for particular type housing units in the county. Table 5-7 gives changes in median family incomes levels in the county from 1980-2000. The information in the table has been updated to include US Census 2007 Community Survey Estimates.

**Table 5-7 Median Family Income Changes for Georgetown County**

1980	1990	2000	2007
\$16,542	\$27,448	\$30,915	\$49,800

Source: (1980, 1990, 2000 Census and 2007 Community Survey Estimates)

Table 5-7 shows that the median family income level for Georgetown has more than tripled from 1980 to 2007.

The socio-economic and demographic contribute to the decreasing trend in household size would also be factors that influence the type of housing units that would have relative changes in demand. The Housing Element should attempt to focus on identifying factors of household size, age group, income level and other factors. These factors might reveal information that could possibly affect the demand for housing specific types.

The overall mobile home numbers in Georgetown County have increased since the 1990 Census. A historical Census figure on mobile home usage in the county does not allow accurate comparison of this housing type across the recent Census years. Table 5-8 shows the mobile home count for Georgetown for the 1990 and 2000 Census. The information in the table has been updated to include the US Census 2007 Community Survey Estimates.

**Table 5-8 Census Reported Mobile Home Numbers for Georgetown County**

Year	Total Housing Count	Mobile Homes Trailers, etc.	Percent of Year's Total
1990 Census Year	21,134	4874	23%
2000 Census Year	28,282	6878	24.3%
2007 Community Survey Estimates	32,450	7329	22.6%

Source: (1990, 2000 Census and 2007 Community Survey Estimates)

The data in Table 5-8 gives the reported numbers of mobile home structures during the two most recent Census years and the 2007 estimates. The analysis of this information is limited to each particular Census year because of the changes in the definition of the units counted with mobile homes. This limitation subject analysis across the given census years to obvious errors the comparison of dissimilar units and making comparison of structural units with definite differences that affect the overall numbering of those units.

In light of the limitation outlined, the data in Table 5-8 appears to show a slight decrease in the percentage of mobile homes in the county.

Within Georgetown County, the municipalities reveal a variety of housing types and percentages. Table 5-10 gives the number of housing types found in the municipalities of Georgetown County. The updated data for this table is not available at this time; the information will be revised with the 2010 Census.

**Table 5-9 Housing Types for Georgetown County Municipalities**

Municipality	Total Housing Units (2000)	Single Family Detached Units	Single Family Attached Units	Two to Four Units	Five to Nine Units	Ten or More Units	Mobile Home/Trailer/Other
<b>Georgetown County</b>	<b>28,282</b>	<b>16,677</b>	<b>1,102</b>	<b>1,354</b>	<b>819</b>	<b>1,439</b>	<b>6,891</b>
Town of Andrews	1,373	884	8	42	55	2	382
City of Georgetown	3,955	2,882	146	387	80	53	407
Town of Pawleys Island	546	475	9	19	41	2	-

Source: (2000 Census)

Initial observation shows that nearly all areas represented in the above table at least one form of each housing type, except for Pawleys Island which does not have any mobile homes. Table 5-9 show that Pawleys Island also has the lowest number of multi-family units in its jurisdiction.

The percentages of housing types for Georgetown County municipalities are shown in Table 5-10. The single family detached housing unit is the dominant housing type in all the areas of the county. This is indicated by all percentages for this category being above the 50% level.

The City of Georgetown has a higher density than the other municipalities in the county and also has the highest percentage of its housing stock in the form of multi-family units. The updated data for this table is not available at this time; the information will be revised with the 2010 Census.

**Table 5-10 Housing Type Percentages for Georgetown County Municipalities**

Municipality	Total Housing Units (2000)	Single Family Detached Percent	All Attached & Multi-Family Units	Attached Multi-Family Percent	Mobile Home/Trailer/Other Percent
<b>Georgetown County</b>	<b>28,282</b>	<b>59%</b>	<b>4,714</b>	<b>16.6%</b>	<b>24.3%</b>
Town of Andrews	1,373	64.4%	107	12.8%	27.8%
City of Georgetown	3,955	72.8%	666	16.8%	10.2%
Town of Pawleys Island	546	86.9%	71	13.0%	0.0%

Source: (2000 Census)

### Section 3

### Ownership and Utilization

Home ownership is often considered an important factor in maintaining stable communities and improving the quality of life of an area. Home ownership may be encouraged as governmental policy based on the assumption that home owners, in comparison to renters, represent better housing managers. They appear to make more contributions to the community, contribute more taxes, and generally have a greater stake in the future of the community.

Another factor that may influence investment decisions and the quality of life in an area is the degree to which housing units are occupied. Both of these aspects of housing in the county are examined in this Section.

Table 5-11 below gives a comparison of occupied housing units among adjacent counties in the region. Georgetown County ranks 5 among the 7 counties with regards to percentage of occupied housing units. The information in the table has been updated to include the US Census 2007 Community Survey Estimates.

**Table 5-11 Occupied Housing for Georgetown & Neighboring Counties**

County	Total Housing Units	Occupied Housing Units	Percent Occupied Housing Units
Georgetown County	32,450	22,541	69.5%
Berkeley County	63,379	55,150	87.0%
Charleston County	164,788	137,878	83.7%
Horry County	157,928	105,192	66.6%
Marion County	15,417	12,684	82.3%
Williamsburg County	15,807	12,140	76.8%
Florence County	53,725	48,556	90.4%

Source: (2007 Community Survey Estimates)

A relatively low percentage of occupied housing may have resulted from a variety of reasons. Some of these are as follows:

- 1) the existing housing options may not adequately match the desires of those in the buyers or renters market
- 2) housing developers may have overbuilt or exceeded the housing demand in the local area.
- 3) The low percentage of occupied housing may be reflective of social and demographic changes;
- 4) Changes in industrial opportunities in the area may have affected the number of residents seeking local housing.

Most of the municipalities in Georgetown County appear to have relatively overall percentage of occupied housing units. Table 5-12 shows the percentages for the municipalities in the county. The updated data for this table is not available at this time; the information will be revised with the 2010 Census.

The City of Georgetown and the Town of Andrews reflect the highest percentage of occupied housing units with 87% of their housing units occupied.

**Table 5-12 Occupied Housing for Georgetown County Municipalities**

Municipality	Total Housing Units (2000)	Occupied Housing	Percent Occupied
Georgetown County	28,282	21,659	76.6%
Town of Andrews	1,347	1,182	87.8%
City of Georgetown	3,856	3,411	88.5
Town of Pawleys Island	521	81	15.5%

Source: (2000 Census)

The Town of Pawleys Island has the lowest percentage of occupied housing among the municipalities in the county. The Town of Pawleys is one of the county's seasonal municipalities and most of the homeowners do not live in the particular dwellings. The percentage of owner-occupied housing among Georgetown County and its neighbors are shown in Table 5-13 that follows. The information in the table has been updated to include the US Census 2007 Community Survey Estimates.

**Table 5-13 Owner-Occupied Housing for Georgetown & Neighboring Counties**

County	Total Occupied Units	Total Owner Occupied Units	Percent of Total as Owner-Occupied
Georgetown County	22,541	15,393	68.3%
Berkeley County	55,150	39,746	72.1%
Charleston County	137,878	86,535	62.8%
Horry County	105,192	74,340	70.7%

Marion County	12,684	8,098	63.8%
Williamsburg County	12,140	7,081	58.3%
Florence County	48,556	33,211	68.4%

Source: (2007 Community Survey Estimates)

Table 5-13 shows that Georgetown County has 68.3% of its total occupied housing units actually owned or co-owned by the people living in those units. This percentage is down from the 2000 Census when the percentage was 81.4%. The homeowner vacancy rate for Georgetown County indicates that 2% of the total number of owner-occupied housing coupled with housing units that are available for purchase are vacant. Essentially, the homeowner vacancy rate is a reflection of the number of the housing units that are vacant and available for purchase. Among the adjacent counties, Horry County reflects the highest homeowner vacancy rate of 3.2%.

Georgetown County ranks 4<sup>th</sup> among the adjacent counties in terms of owner-occupied housing units. There appears to be a tendency for the counties with lower urban populations to have relatively higher percentages of owner-occupied housing units, including Georgetown County which is rank second in rural population percentage and fourth in owner occupied housing units. Horry, Berkeley, and Charleston counties are shown to have higher urban populations among the adjacent counties. This observation does not imply a consistent principle in urban and rural housing differences. There are many factors operating within an area that also may affect the level of owner-occupied housing units.

The percentage of renter-occupied housing units is actually the residual percentage of the owner-occupied housing units. The owner-occupied percentage of 68.3% in Georgetown County, as shown in Table 5-13, leaves 31.7% in the renter-occupied category. Table 5-14 provides the number of renter-occupied housing units and percentages. The information in the table has been updated to include the US Census 2007 Community Survey Estimates.

**Table 5-14 Renter-Occupied Housing for Georgetown & Neighboring Counties**

County	Total Occupied Units	Renter Occupied Units	Percent of Total as Renter Occupied
<b>Georgetown County</b>	<b>22,541</b>	<b>7,148</b>	<b>31.7%</b>
Berkeley County	55,150	15,404	27.9
Charleston County	137,878	51,343	37.2
Horry County	105,192	30,852	29.3
Marion County	12,684	4,586	36.2
Williamsburg County	12,140	5,059	41.7
Florence County	48,556	15,345	31.6

Source: (2007 Community Survey Estimates)

The information in Table 5-14 shows that 31.7% of the County's total occupied housing units are rented. The vacancy rate for rental units in Georgetown is 28.6, which is second highest rate of the adjacent counties.

The number and percentages of owner-occupied housing units and renter units among the municipalities of Georgetown County are given in Table 5-15 and 5-16. The updated data for this table is not available at this time; the information will be revised with the 2010 Census.

**Table 5-15 Owner-Occupied Housing for Georgetown County Municipalities**

Municipality	Occupied Units (2000)	Owner-Occupied Units	% Of Total as Owner Occupied
<b>Georgetown County</b>	<b>21,659</b>	<b>17,620</b>	<b>81.4%</b>
Town of Andrews	1,182	851	72.0%

City of Georgetown	3,411	2,104	61.7%
Town of Pawleys Island	81	61	75.3. %

Source: (2000 Census)

**Table 5-16 Renter-Occupied for Georgetown County Municipalities**

Municipality	Total Occupied Units (2000)	Renter Occupied	% Of Total as Renter Occupied	Rental Vacancy Rate
Georgetown County	21,659	4,039	18.6%	28.6%
Town of Andrews	1,182	331	28.0%	15.1%
City of Georgetown	3,411	1,307	38.3%	9.0%
Town of Pawleys Island	81	20	24.7%	90.6%

Source: (2000 Census)

The City of Georgetown has the lowest percentage of owner-occupied housing units, with 61.7% falling into this category. The relatively lower percentage of owner-occupied housing units may reflect demographic differences between specific areas. These differences include a greater range of residents with varying economic status, educational background, and other factors which influence the need for leased or rental housing units.

#### Section 4

#### Housing Conditions

The conditions of the County's housing stock are a crucial factor in establishing a baseline for addressing local housing issues. Selected aspects of the housing conditions for Georgetown and adjacent counties are presented in Table 5-17. The information in the table has been updated to include the US Census 2007 Community Survey Estimates.

**Table 5-17 Housing Age & Equipment Characteristic for Georgetown & Neighboring Counties**

County	Total Housing Units	Year Built 2000-2007	Year Built 1990-2000	Year Built 1940-1990	Year Built 1939 or Earlier	Lacking Complete Plumbing	Lacking Complete Kitchen Facilities
Georgetown County	22,541	3,832	6,311	11,315	1,083	135	90
Berkeley County	55,150	9,541	11,747	32,759	1,103	220	55
Charleston County	137,878	20,682	24,404	82,727	10,065	827	965
Horry County	105,192	23,352	30,190	49,861	1,789	420	420
Marion County	12,684	443	2,765	8,435	1,041	63	25
Williamsburg County	12,140	571	2,598	7,806	1,165	73	36
Florence County	48,556	5,681	10,925	29,765	2,225	146	49

Source: (2007 Community Survey Estimates)

In terms of age of housing stock, most of the housing units of the adjacent counties were built between 1940 –1990. All neighboring counties have less than one percent of their housing units that lack complete plumbing. Georgetown County reflects 0.06% of its housing stock lacking complete plumbing.

A general observation is that adjacent counties reflecting relatively high percentage of housing units without essential housing facilities (plumbing and kitchen facilities) are also among the counties with higher rural populations.

Housing conditions among the municipalities in Georgetown County are given in Table 5-18. The City of Georgetown has the largest percentage of its total housing stock in the older category. Approximately fifteen percent of the City of Georgetown housing units were constructed prior to or in

1939. This is understandable because of the actual age of the City and its rich history. The updated data for this table is not available at this time; the information will be revised with the 2010 Census.

**Table 5-18 Housing Age & Equipment Characteristics for Georgetown County Municipalities**

Municipality	All Housing Units	Year Built (1990 to March 2000)	Year Built (1940 To 1990)	Year Built (1939 or Earlier)	Lacking Complete Plumbing	Lack Complete Kitchen Facilities
<b>Georgetown County</b>	<b>28,282</b>	<b>10,307</b>	<b>27,307</b>	<b>1,259</b>	<b>175</b>	<b>126</b>
Town of Andrews	1,373	265	1,096	131	8	2
City of Georgetown	3,955	349	3,231	569	27	8
Town of Pawleys Island	546	319	447	35	0	0

Source: (2000 Census)

The Town of Pawleys Island did not have any housing units that lack plumbing or kitchen facilities.

Current evidence of substandard housing conditions persist in Georgetown County. Visual evidence may be seen in communities in various parts of the County. As shown in Table 5-18, most houses in the County have the necessities for proper function and support of a household. There are also many homes in the county that reflect very high standards in luxury and comfort. Georgetown County is fortunate to have such opportunities available to many residents. However, the focus of this Chapter is to address the housing units in the county that may lack necessary equipment and functions required for safe and decent living conditions.

## **Section 5 Housing Costs and Affordability**

Current housing costs in the Georgetown County area vary over a wide range. The average cost of newly constructed homes in Georgetown County for 2007 range from \$56,000 to \$1,453,766. This information was obtained from the Georgetown County Building Department. The fair market apartment rental amount for Georgetown County is \$456.00(2007 Community Survey Estimate)

Table 5-19 compares 2000 median family income, median family housing value and median rental rates of the adjacent counties in the Georgetown county region. This information was taken from the 2000 Census data. The information in the table has been updated to include the US Census 2007 Community Survey Estimates.

The housing unit costs given in table 5-19 are median cost figures. Among the adjacent counties, Georgetown County ranks second in terms of reported median housing value and fourth in rental rates. Housing costs in some parts of the County may exceed \$1,000,000 (Georgetown County Building Department) and rental rates may exceed \$1,000 per month (2000 Census).

**Table 5-19 Housing Cost for Georgetown County & Neighboring Counties**

County	Median Household Income	Median Value of Owner Occupied Housing	Median Value of Owner Occupied Mobile Homes	Median Contract Rent for Renter Occupied Housing
<b>Georgetown County</b>	<b>\$49,800</b>	<b>\$165,300</b>	<b>\$67,100</b>	<b>\$456</b>
Berkeley County	\$55,188	\$137,500	\$32,400	\$582
Charleston County	\$58,400	\$227,000	\$34,000	\$669
Horry County	\$50,400	\$157,900	\$54,400	\$616
Marion County	\$39,200	\$72,800	\$41,600	\$300

Williamsburg County	\$36,400	\$62,600	\$28,000	\$241
Florence County	\$45,200	\$99,400	\$38,000	\$426

Source: (2008 HUD Income Limits and 2007 Community Survey Estimates)

Georgetown County median family income is fourth among the adjacent counties, as shown in Table 5-19. The amount of \$49,800 can be broken down to \$4,150 per month. For the many families in the County with incomes well below the median family income level, housing costs can be a major issue. Income levels as well as housing costs have increased in Georgetown County for the past decade.

The new housing units being constructed in the County are not likely to be in the lower income affordability range. As the older, lower cost housing units are phased out or become unusable, the need for affordable housing units for the many residents with lower incomes will be come more crucial.

Table 5-20 gives the 1999 projections for household income levels for Georgetown County. The information in the table has been updated to include the US Census 2007 Community Survey Estimates.

**Table 5-20 2007 Percentage of Georgetown County Households Per Income Range**

Income Range	Percentage of Households
Less than \$10,000	3.6%
\$10,000 to \$24,999	9.7%
\$25,000 to \$34,999	9.8%
\$35,000 to \$49,999	12.9%
\$50,000 to \$74,999	26.2%
\$75,000 to \$99,999	14.5%
\$100,000 to \$149,999	14.8%
\$150,000 or more	8.4%

Source: (2007 Community Survey Estimates)

Table 5-20 shows the number of households in Georgetown County with incomes less than \$10,000 to be 3.6% of the households, and 9.7% of households with incomes between the range of \$10,000 and \$24,999. This sums up a total of 13.3% of households with an income of less than \$25,000 for 2007.

Local agencies and organizations report a constant demand for affordable housing units in the county.

### **Manufactured Homes and Affordable Housing**

Manufactured homes have served as a means of affordable housing for many in Georgetown County. Leased mobile home lots may range from \$135.00 to approximately \$150.00 per month in the County, coupled with approximately \$400.00 per month for a new singlewide manufactured housing unit. The total monthly cost is significantly lower than a monthly mortgage payment and just a few dollars more than median cost for a renter-occupied unit.

While manufactured homes appear to meet the affordable housing needs of some residents in the County, financing and insuring these units may not be the same as for conventional stick built homes. In the Georgetown County area, interest rates for conventional stick built homes are approximately 5.25% for a year period. The interest rates for mobile homes over the same time period varies between 5.5% to 18% depending on the individual's credit and the type of sale. With the level of current housing construction costs, it is reasonable to expect that most new housing units in the County in the \$60,000 and under value are probably manufactured home units. The cost-saving advantage and the

short time required to occupy manufactured home units are issues that need to be addressed in the County in order to meet the housing needs of a growing segment of its population.

**Housing Costs and Fair Housing Issues**

The concept of fair housing focuses on the elimination of any actions, omissions, market practices or decisions which impact housing choices or availability of housing choices on the basis of race, color, religion, sex, disability, family status or national origin.

Economic means have a vital role in resident’s ability to participate in the housing market of Georgetown County. The 2007 Community Survey Estimates (Economic Characteristics Element) shows that 17.7% of the county’s population lives below the poverty line. Almost 1/5 of the County’s population may have difficulty in acquiring and maintaining housing due to financial conditions.

Being economically disadvantaged can have an impact on housing options in the County. This issue may be manifested in the credit and loan application process. Many residents who may be considered as economically disadvantaged do not have the credit status desired by lending institutions.

The analysis of the economically disadvantaged in the County shows that race greatly impacts a person’s housing options. Table 5-21 gives the composition of poverty status for Georgetown County. The updated data for this table is not available at this time; the information will be revised with the 2010 Census.

**Table 5-21 Georgetown County Poverty Levels by Ethnic Groups**

<b>Ethnic Group</b>	<b>Total Below Poverty</b>	<b>Percent Below Poverty</b>
White	2,527	7.6%
Black	6,654	31.1%
Other Races	258	19.7%

Source : (2000 Census)

An examination of the impact that poverty has on County residents along lines of ethnic identification reveals that 31.1% of Black residents and 19.7% of other non-white races of the County’s population are categorized as being below the poverty level. If economic factors were the only impediments to fair housing in the County, a combined solution of educational advancement and training, job preparation, and short-term housing voucher system to supplement the incomes of lower-income families for the purpose of increasing housing options would significantly improve the outlook of fair housing compliance in the County.

Fair housing impediments can also be established through the application of zoning districts. The process would restrict the housing options for an identified segment of the County’s population over which the particular zoning district lies. Throughout the years the county has changed zoning districts as well as created zoning districts to allow for mobile homes as a permitted uses. These zoning districts are located throughout the zone areas of the County. Georgetown County Council authorized the Planning Department to establish zoning districts for the entire County. This task was completed February 2009.

Housing discrimination operates not only through efforts of exclusion based upon economic means, but may also be rooted in racial, nationality, gender, disability or marital status. Fair housing planning efforts may be facilitated by the establishment of a fair housing program to identify fair housing

impediments in the County, implement measures to address identified impediments, establish evaluation methods and record the effectiveness of adopted measures designed to alleviate fair housing impediments (U.S Department of Housing and Urban Development).

Basic data for identifying obstacles to fair housing and establishing a plan for fair housing may include the following:

- An analysis of public policies, practices and procedures involving housing and housing-related activities in the County;
- Analyze the application of zoning and other land use controls, including tax assessment and tax abatement practices.
- Examine the nature and extent of fair housing complaints, law suits and other data which might provide evidence of the County's application of fair housing practices;
- Examine demographic patterns of the County;

Fair housing issues may be grounded in factors other than socio-economic status or the lack of the financial ability to participate in the general housing market. Housing discrimination and land use decisions that operate in a discriminatory fashion ensure that segments of the County's population will consistently have fewer housing options. The overall general welfare of all county residents is linked to the well being of every component of the County's population. Efforts to promote fair housing policies and practices in the County will be an overall benefit to improving conditions.

### **Housing Programs**

#### **Waccamaw Regional Council of Governments**

The Waccamaw Regional Council of Governments (COG) serves Horry, Georgetown and Williamsburg counties and sponsors a Fair/Affordable Housing Fair in April and publishes an affordable housing resource and social services guide quarterly. They refer citizens to credit counseling and homebuyer workshops.

#### **Waccamaw HOME Investment Partnership Consortium**

Several jurisdictions within the Waccamaw Region, including Georgetown County, entered into an intergovernmental agreement that created the Waccamaw HOME Investment Partnership Consortium. The Waccamaw HOME Consortium is a regional organization that receives a yearly entitlement from the HOME Program (HOME Investment Partnership Program), which is a federally funded program through the Department of Housing and Urban Development and provides technical assistance for projects that increase affordable housing opportunities within the Waccamaw Region. The anticipated allocation for the region is approximately \$1 million per year. Myrtle Beach is the lead agency for the Consortium because they are the largest entitlement community in the region. The Waccamaw Council of Governments (COG) administers the program.

Organizations such as Habitat for Humanity as well as private developers also service the area by providing and constructing affordable housing for low-income families.

#### **Community Development Block Grants (CDBG)**

The federal government supports affordable housing initiatives for persons with low and moderate income through the Community Development Block Grant Program (CDBG). As one of the oldest programs in the Department of Housing and Urban Development, the Community development Block Grant Program strives to develop viable communities by providing decent housing and a suitable living

environment and also by expanding economic opportunities for the low and moderate income persons. CDBG funds can be distributed directly to an urban community or administered through the State Department of Commerce, Office of Grants Administration. When urban communities receive CDBG funds directly from HUD in order to further the mission of providing decent and suitable housing, these communities are considered "Entitlement Communities". Grant money can go towards any of the following:

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements such as water and sewer facilities, streets, neighborhood centers and the conversion of school buildings for eligible purposes
- Public services, with certain limits
- Activities relating to energy conservation and renewable energy resources
- Provision of assistance to profit-motivated business to carry out economic development and job creation/retention activities (<http://www.hug.gov/>).

In order to be eligible as an Entitlement Community, a county's population must be at least 200,000 excluding the population of existing entitled cities.

Although Georgetown County is not an Entitlement Community, the County has received CDBG funds from the state through the competitive process. Table 5-22 shows how many projects have been completed within the last five years through the CDBG program.

**Table 5-22 Community Development Block Grant Projects completed by Georgetown County**

<b>Project Name</b>	<b>Activity</b>	<b>Award Amount</b>	<b>Date Awarded</b>
Town of Andrews Pump Station Upgrade	Funds were used to improve the sewer system in the Town of Andrews, thereby alleviating overflows caused by the malfunctioning pump stations.	\$455,500.00	06/26/2006
Town of Andrews Jones Avenue Housing Rehab	Housing rehabilitation and demolition in the Jones Ave neighborhood of Andrews that rehabilitated nine houses, replace six houses & demolished seven substandard buildings. All 44 beneficiaries were Low to Moderate Income.	\$460,805.00	12/09/2004
City of Georgetown (Front Street Streetscape)	Funds were used to make streetscape improvements along Front St from Fraser to King, creating an entryway corridor off Hwy 17 to the downtown business district.	\$500,000.00	12/13/2005
City of Georgetown (West End Neighborhood Revitalization II)	Acquisition and demolition of substandard structures that provided cleared buildable land for Georgetown County Habitat of Humanity that constructed 12 new houses for homeownership in the West End Neighborhood. This benefited 42 Low to Moderate Income Individuals.	\$109,134.00	12/09/2004

City of Georgetown (West End Neighborhood Revitalization)	Project will provide crosswalks, lighting, signage, curb/gutter and drainage improvements to a section of the West End area adjacent to the City's downtown. In addition, a park will be created.	\$500,000.00	11/26/2008
Georgetown County (Georgetown Technical Training Center)	This project constructed a building that will be used by Horry Georgetown Technical college and CATT to train individuals for GEDs, construction trades and industrial maintenance.	\$500,000.00	12/13/2006
Georgetown County (SC Water & Sewer GIS Mapping Project)	To develop a statewide GIS database showing the locations of water and sewer lines that support economic development. Each COG developed a database for its region that was combined into the statewide inventory.	\$49,355.00	03/24/2006
Georgetown County (Andrews Library Expansion)	Funds will be used to construct a computer room to serve the Town of Andrews Library, thereby providing educational opportunities for area residents.	\$500,000.00	11/26/2008
Georgetown County (Diamonds in the Rough)	Provided comprehensive small business development assistance to 240 Low to Moderate Income individuals through Five Rivers CDC's Diamonds in the Rough program. Participants were provided with a scholarship to the program training class and technical assistance, including supplies.	\$6,338.00	12/09/2004
Georgetown County (Economic Development Analysis)	Completed a detailed economic analysis of the Georgetown County area. The study contained 2 specific components: - 1) determine the long term economic viability of recruitment in the area; 2) determine the best types of business and industry to recruit.	\$18,000.00	08/23/2004

Source: Waccamaw Regional Council of Governments

### **South Carolina State Housing Finance and Development Authority**

The State Housing Finance and Development Authority offer homeownership and rental programs to qualified candidates. Homeownership programs include first time homebuyer loans, down payment assistance and a single parent loan program. The Authority also administers the Home Investment Partnerships Program (HOME), a federal program established under the Cranston-Gonzales National Affordable Housing Act of 1990. The HOME program is designed to promote partnerships among the federal government, state and local governments, nonprofit and for-profit sectors who build, own, manage, finance and support low-income housing initiatives.

The Authority manages several statewide rental assistance programs including the Section 8 Housing Choice Voucher Program. Because Georgetown County is not an Entitlement County, there is not a countywide program. Other rental assistance programs include the Low-Income Housing Tax Credit Program and the Multifamily Tax Exempt Bond Financing Program.

In 1992, South Carolina enacted the South Carolina Housing Trust Fund. This legislation commits revenues from an increase in the documentary stamp tax on real estate sales to the development of affordable housing. The fund collects approximately two million dollars annually (<http://www.sha.state.sc.us/>).

### **United States Department of Agriculture, Rural Development**

Rural residents can seek assistance through the USDA Rural Development Office. Assistance for residents located in Georgetown County is provided in the Williamsburg County Local Office. An example of the services that are provided are: direct and guaranteed loans for income-qualified recipients, rental assistance, rural rental housing programs, farm labor housing programs and home repair loans and/or grants.

### **Georgetown Housing Partnership**

The residents of Georgetown County can seek assistance through the Georgetown Housing Partnership. The Georgetown Housing Partnership is an affiliate of the United Methodist Relief Center of Charleston and was created in response to the overwhelming need for owner-occupied housing rehabilitation in rural Georgetown County. Partners include Waccamaw Regional Council of Governments, the City of Georgetown, Georgetown County and the Bunnelle Foundation. These organizations found it imperative to address poverty housing conditions in Georgetown County.

The largest effort of the Georgetown Housing Partnership is their Owner-Occupied Rehabilitation program. This program assists homeowners with repairs and renovations to help bring their residences up to code. Their goal is to ensure that all homes have working bathrooms and plumbing and that all fire and safety hazards are removed.

The Georgetown Housing Partnership also provides Elderly Transportable Cottages, commonly referred to as ET Units. These units are a practical and economical solution to replacing housing for the elderly and/or disabled persons who live in homes that cannot be repaired. These units are self-contained and handicapped-accessible. These transportable homes are owned by the Partnership and provided to the family at no cost. When the residents can no longer live in the unit, it is returned to the Partnership and refurbished for use by another family in need.

The Georgetown Housing Partnership dedicated Georgetown County's fifth Elderly Transportable Cottage on May 15, 2009. Georgetown City and County employees collaborated in the construction of this unit.

## **Section 6**

### **Household Projections**

Both population and job growth factors will impact future housing demand in Georgetown County. Current planning efforts for housing should include the factors mentioned as well as projections of household for the area. The Census Bureau defines household as all persons occupying a housing unit.

## **Section 7**

### **Analysis of Regulatory Barriers to Affordable Housing**

The following are regulatory requirements that may cause a hardship to some residents when trying to obtain affordable housing. The State Priority Investment Act defines affordable housing as “housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent of the annual household income for a household earning no more than eighty percent of the area median income.” (Section 6-29-510).

#### **Impact Fees**

Georgetown County implemented the Impact fees ordinance on June 1, 2009.

Impact fees are one-time fees assessed on new and additional construction to offset the cost of capital improvements within the community, which are created by, and needed to service new development. Impact fees are one of the most widely used growth management tools nationally, especially to cover some of the infrastructure costs for growth. Although impact fees rarely are sufficient to cover the actual capital costs of new residential construction, they at least reduce the amount of the burden that is shifted to existing residents by paying for infrastructure with bonds that are repaid through property tax. Impact fees are only applied to building permits associated with new construction of residential dwellings, including mobile homes and businesses in the County.

Impact fees do not apply to alterations, renovations, additions or expansions of existing residential property where no new impact is added to County services.

Other cases where impact fees do not apply are accessory buildings or structures (i.e. garages, sheds, storage buildings, replacement of existing residential unit or mobile home on the same lot and replacement of destroyed homes (including mobile homes). Mobile homes must be replaced, or construction of a new home must begin within one year to avoid the fee.

Residential impact fees are fixed amounts that are not influenced by the dwelling size or the cost of construction. Guidelines within the SC State Code define how impact fees must be levied.

Georgetown County has addressed the potential negative effect of impact fees on affordable housing by allowing a waiver of impact fees for those families who can demonstrate a low-income level and meet the criteria of earning less than 80% of the County’s median income level. Dwellings designated for affordable housing will be covered by the relief granted for families earning less than 80% of the County’s median income. Applications for fee waivers are available at the County Planning Department. The waiver application process involves a simple, one page application form and the submittal of a recent tax return.

The County’s impact fee ordinance is subject to an annual review by County Council.

#### **Zoning Requirements**

In February of 2009, a final zoning plan was approved for all areas of Georgetown County. Property owners have to follow all zoning regulations which include: minimum setbacks, minimum lot area requirements, minimum lot width at the building line, maximum height and minimum road frontage. In addition to these restrictions, the addition of County-wide zoning has created the following issues, especially for low income residents:

**Heirs Property** - Heirs Property is defined as property that is communally owned as a result of the landowner dying without a will. Many properties in the County are owned by heirs particularly in the rural sections of the County. Problems arise when zoning dictates that properties be subdivided requiring one lot for each individual use or dwelling. This restriction results in people not being able to use their property as they cannot easily subdivide the land as required by the Zoning Ordinance. In order to minimize such problems associated with heirs' property, the County adopted the following zoning text change: Heirs property may be utilized without the parcel being subdivided as long as all other zoning requirements are met, such as minimum lot size, setbacks and building separation. Heirs' property owners are required to submit a sketch plan showing adequate land area to meet zoning requirements, but the property is not actually subdivided. Owners still have the added expense of hiring a surveyor to prepare the sketch plan.

**Substandard Lots of Record** - Substandard Lots of Record are lots that existed before the enactment of zoning that do not meet the lot size and dimensional requirements of the ordinance. As zoning was expanded in the County, the number of such lots increased, although every effort was made to zone areas in a manner that matches existing lot sizes. The zoning ordinance addresses this issue by allowing staff to issue a permit for use of such a property as long as the lot exceeds 5,000 square feet in area and meets all other zoning requirements. Owners of lots of record smaller than 5,000 square feet may apply to the Zoning Board of Appeals for a variance. This was implemented so property owners are not overly burdened by new zoning requirements and may utilize properties that were in place prior to the ordinance enactment.

**Lack of High Density Zoning** - The new zoning in the western part of the County resulted in a very small amount of land devoted to high density development due to the need to protect rural areas and the lack of utilities in those areas. This can create a lack of property available for affordable multi-family developments in this area of the County. The County's Zoning Ordinance provides for a Rural General Residential district which does allow for clustered housing with a maximum of four units per acre. This district could be applied in other areas of the County.

### **Permitting Process**

In order to obtain a building permit for a single family dwelling, an application for a building permit must be completed. In addition, three (3) sets of plans that include a site plan showing the layout of the house on the lot are required. The County also requires submittal of receipts from the water or sewer provider or a septic tank permit. After submittal of the permit application and two sets of plans to the Building Department, the third set of plans with the site plan must be submitted to the Zoning Department for approval. An address is assigned by the Building Department for the house after the application has been submitted. Once the plan reviewer has approved the construction drawings in the Building Department and the Zoning Department has approved the application, a building permit can be issued. It must be signed by the contractor and the contractor must have a current Georgetown County contractor registration unless the owner is building the home themselves and in that case the homeowner must sign the permit. All applicable fees for the permit must be paid prior to issuing the building permit. Impact fees are also required before the issuance of a building permit.

### **Land Development Regulations**

The County's Land Development Regulations currently require a 50' right of way for all new parcels. This provides a barrier to some residents who wish to subdivide family property. A smaller right of way could be considered for "family" subdivisions or properties of a certain size.

## Land Cost

In recent years, the County experienced a high demand for upper income housing. The close proximity to the Atlantic Ocean makes the County a draw for newcomers and retirees alike. Both of these have resulted in high land costs in certain areas of the County. The increased costs make affordable housing project difficult particularly in low density areas. Many of the areas in the western part of the County lack water and sewer infrastructure which also makes an affordable housing development problematical.

## Affordable Housing Incentives

In addition to the impact fee waivers described above, other measures should be considered when encouraging affordable housing in the County. Development agreements provide a way for the County to enter into an agreement with a developer for the completion of a large, multi-phase project in order to reduce the economic cost of development and aide in organized planning for public facilities and services. (South Carolina Priority Investment Act Implementation Guide for Local Governments.) The County passed regulations regarding Development Agreements in 2002 for tracts of land over 25 acres in size. While this tool has not been used thus far, it could be used to encourage the development of affordable housing within a larger tract of land.

The County Zoning Ordinance also provides for a Planned Development (PD) District in order to provide opportunities for more desirable environments by allowing flexible and diversified land development standards. (Zoning Ordinance, Section 619.) Through PD zoning, a developer may propose a greater density in one area and offset that density by providing open space in another area. The flexibility that a PD allows should serve as an incentive for affordable housing.

The County continues to support affordable housing efforts through its involvement in the construction of an Elderly Transportable Unit, the demolition of deteriorating housing and participation in the HOME program through Waccamaw Regional Council of Governments.

## **Section 8**

### Summary of Housing Issues

The percentage of the housing stock in Georgetown County in the form of multi-family attached units is continuing to grow. In parts of the county, the multi-family housing units combined with the mobile home housing units, make up over forty percent of the total housing units.

Housing ownership in Georgetown County remains high with over eighty percent of the housing units in the county are owner-occupied. Housing ownership is generally higher in a rural area such as Georgetown County.

Overall, the condition of Georgetown County's housing stock is relatively good in comparison to that of the neighboring counties, with public water and sewer continuing to expand and with the small percentage (.06%) of housing units lacking plumbing and only (.04%) lacking complete kitchen facilities, the County's housing stock looks to be in good shape.

The average cost for newly constructed housing in Georgetown County is \$165,300 for a 1,800-foot home at approximately \$92.00 a square foot. The average cost for a renter-occupied unit in the County

is around \$456.00 a month. Many residents in County rely on the availability of manufactured homes to meet affordable housing needs.

Manufactured Housing units are still some of the more vulnerable structures to violent weather conditions. Recognizing that many residents use manufactured homes because of their relatively rapid preparation, occupancy time, and low cost, the County would benefit from exploring the need for providing housing types that address these issues. Analysis to this end should include identifying parts of the County where the demand for manufactured units is comparatively greater.

Housing needs in the Georgetown will continue to increase in the future. The adjacent counties will also demonstrate growth, some at the same rate as Georgetown County. Georgetown County should begin planning now for expected growth in its number of households and possible changes in residential patterns as fair housing efforts are implemented.

**Section 9**

**Goals Objectives and Strategies**

**Goal 1: Provide adequate Housing Types & Quantities for the Growing Population & Industries of the County**

Objective	Strategies	Participants	Time Frame
Link housing goals to growth in Population and industry in the County	Land Use Element of the Comprehensive Plan	Economic Development Staff, Planning Staff, Community Groups	Ongoing
Assess need for various housing types in the different parts of the County	Housing market analysis	Real Estate Professionals, Developers, Planning Staff, Local Governments	2013

**Goal 2: Ensure That Housing Needs of Both Urban & Rural Areas are Addressed Adequately**

Objective	Strategies	Participants	Time Frame
Evaluate need for additional Housing types in the rural parts of the County	Surveys, Community meetings, Housing Grants	Planning Staff, Community Groups	2012

**Goal 3: Encourage Home Ownership in the Communities in the County**

Objective	Strategies	Participants	Time Frame
Promote home ownership opportunities	Work with Waccamaw Council of Governments and other agencies to explore grants, tax incentives, informational brochures and assistance with the home purchasing process	Planning Staff, Community Groups, Waccamaw Council of Governments	2010

**Goal 4: Promote Affordable Housing Opportunities in the County**

Objective	Strategies	Participants	Time Frame
Consider cost factors in standards for new housing developments	Encourage design and building options that reduce cost and yield structurally sound units	Building Staff, Planning Staff, Developers	2010
Encourage development of affordable units with regulatory incentives	Examine existing regulations to identify issues that inhibit affordable housing	Planning Staff, Building Staff	2011

**Goal 5: Encourage Stable Communities With High Quality of Life Standards**

Objective	Strategies	Participants	Time Frame
Facilitate the objectives of local community groups to improve housing communities	Joint meetings, surveys and other methods to discover housing and community needs	Neighborhood Organizations, Local Governments Housing Agencies, Planning Staff	Ongoing
Provide incentives for neighborhood maintenance in the community	Work with local neighborhood groups and sponsor community improvement events.	Community Residents, Local Governments, Planning Staff	Ongoing

**Goal 6: Encourage Housing Developments with Consideration of Rural Parts of the County**

Objective	Strategies	Participants	Time Frame
Discourage urban sprawl with new housing developments	Develop regulations and incentives addressing urban sprawl. Encourage more open spaces	Developers, Planning Staff, Planning Commission, County Council	2011

**Goal 7: Address Substandard Housing Issues in the County**

<b>Objective</b>	<b>Strategies</b>	<b>Participants</b>	<b>Time Frame</b>
Evaluate need to eliminate or demolish vacant substandard housing units in the County	Target vacant units that have presented safety and crime threat to the communities	Community residents and groups, property owners, Local Governments, Local Police	Ongoing
Establish and implement fair housing practices in the County	Community and housing grants, support local charitable rehabilitation efforts	County Officials, Developers, Real Estate Professionals, Home Owners, Residents, Local Governments, Planning Staff	Ongoing

**Goal 8: To Assist in Increasing Housing Options for All County Residents**

<b>Objective</b>	<b>Strategies</b>	<b>Participants</b>	<b>Time Frame</b>
Identify factors which limit housing options for identified segments of County's Population	Develop and adopt an effective fair housing plan for the County	County Officials, Developers, Real Estate Professionals, Home Owners, Residents, Local Governments, Planning Staff	2011

**Goal 9: Maintain Current Status of Housing Element**

<b>Objective</b>	<b>Strategies</b>	<b>Participants</b>	<b>Time Frame</b>
Revise Housing element periodically as conditions change and more current information becomes available	Revised Housing element as required by state law	Planning Commission, Planning Staff	2010