



10/19/2023

# HOUSING STUDY

**MIRB** | *group*

# About MRB Group and SmarterLocalGov

MRB Group has been serving local governments for nearly a century as engineers, architects, and planners.

SmarterLocalGov was established in 2011 as the firm's local government management services division.

Today, we support local governments across the country in their management, finance, grants, community development, and economic development needs.

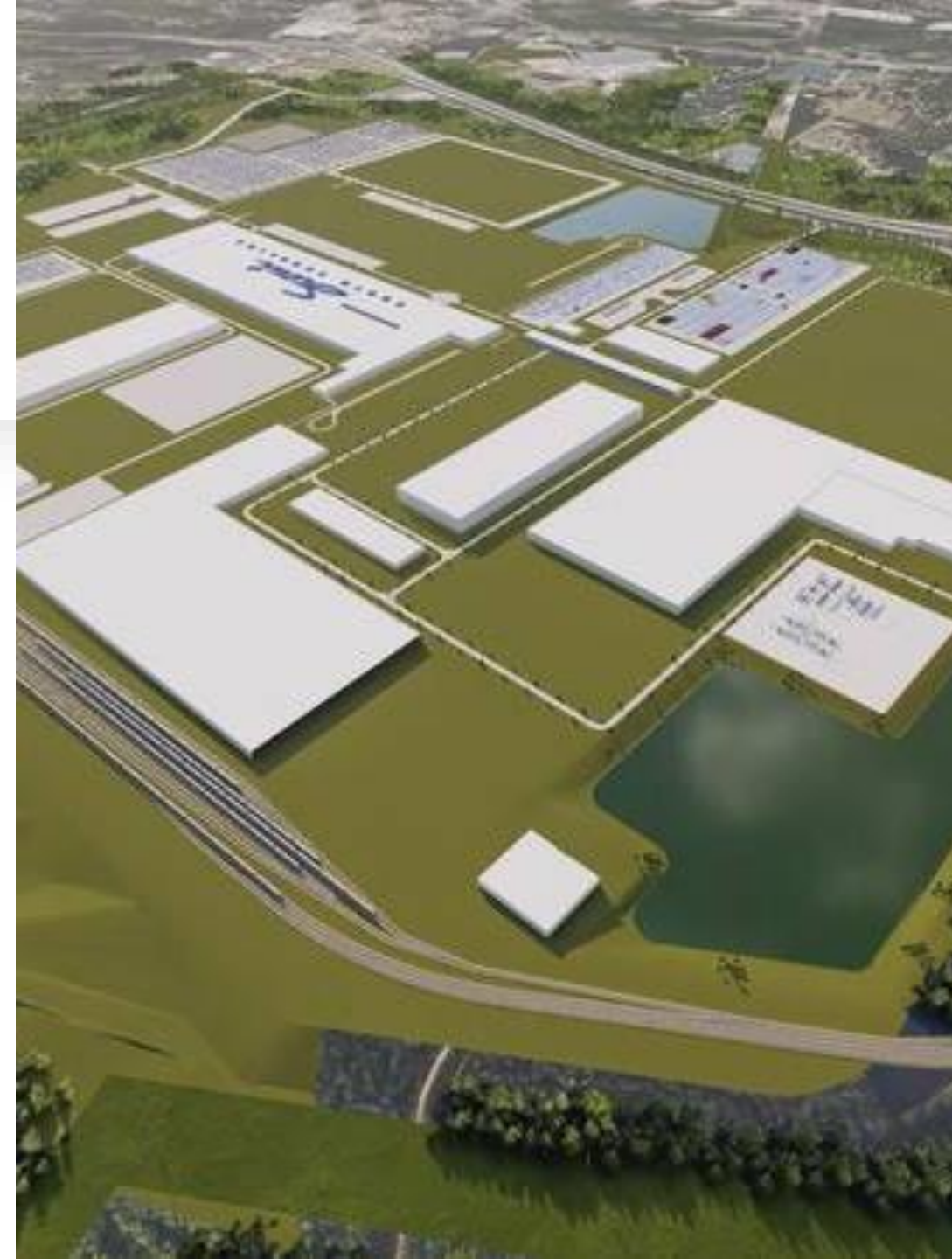
The image is a screenshot of the SmarterLocalGov website. At the top left, there is a navigation menu with the text 'MENU' and 'SMARTERLOCALGOV'. In the top right corner, there is a logo with the text 'Maximize efficiency. Minimize costs.' and 'SmarterLocalGov.com The Municipal Services Division of MRB Group'. The main content area features an aerial photograph of a town with the text 'INNOVATION STARTS HERE.' overlaid in white. Below the photograph, the heading 'IT ALL STARTS WITH COMMUNITY' is displayed in bold. Underneath the heading, a paragraph of text reads: 'SmarterLocalGov is an initiative of MRB Group; a multidisciplinary firm with over a century of service to local government. After working with over 100 communities around the country, our principals identified common themes that communities are struggling with. We began to assemble the best and brightest local government minds in the hopes of advancing total community health—the financial, social, and environmental sustainability and resilience of our communities.'



# Background and Purpose

# New Demand

- Scout Motors
- Work From Home
- Columbia/Charlotte Metro Area Expansion
- I-77 Industrial Park



# Existing Housing

- Vacancies
- Dilapidation
- Overcrowding



# Challenges

- Maintaining rural character
- Managing sewer capacity
- Gentrification and displacement



To improve quality of life in the County, housing issues are critical to solve and require a detailed analysis.



# Project Scope





# Study Tasks



Analyze Demographic changes and projections



Income and employment trends and projections



Existing Housing Inventory and Market Analysis



Interviews with Stakeholders



Community Engagement



Establishing Housing Goals



Land Use and Regulation Review



Strategies and Recommendations

A man with dark hair, wearing a brown jacket over a blue plaid shirt, is shown from the chest up. He is looking upwards and to the left with a serious, attentive expression. The background is dark. The image is framed by a white border.

Your Input is Critical

A group of people is shown from the chest up, looking towards the camera. In the foreground, an elderly man with white hair is looking slightly to the left. Other people are visible behind him, some looking towards the camera. The image is framed by a white border.

# YOU are the experts

- Help us calibrate data analysis
- Goals must derive from the people impacted
- Your input matters





# Why Housing Matters

# The Next Generation

- Investing in our youth and keeping them here
- Housing the workforce of the future
- Providing opportunities for diverse desires



# Aging in Place

- Maintaining quality of life as we age
- Keeping communities together





# Housing Market Basics

- Balanced Housing Market
  - 3 to 6 Months of Inventory Listed
- Diverse Options
  - Workforce Housing
  - Family Housing
  - Assisted Living
- New housing does not raise prices
- Amenities increase demand
- Housing is a regional issue
- What density does and does not do
- Regulations add costs to housing







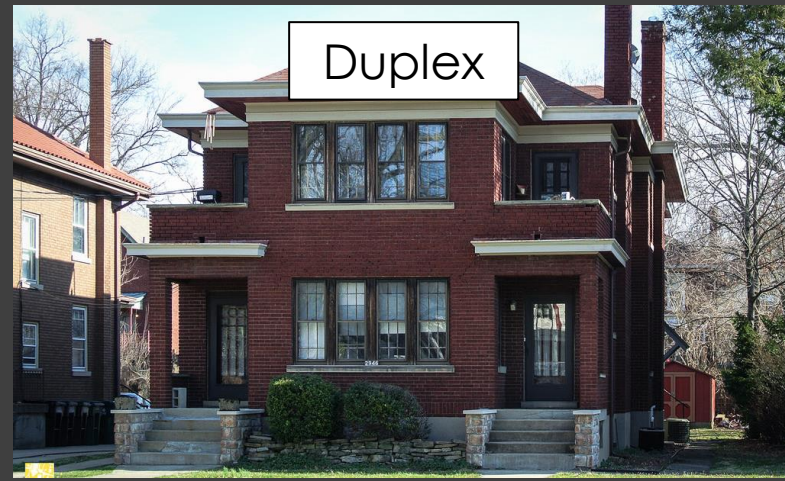
Manufactured Homes



Accessory Dwellings



Townhomes



Duplex



Multi-Family



Single-Family

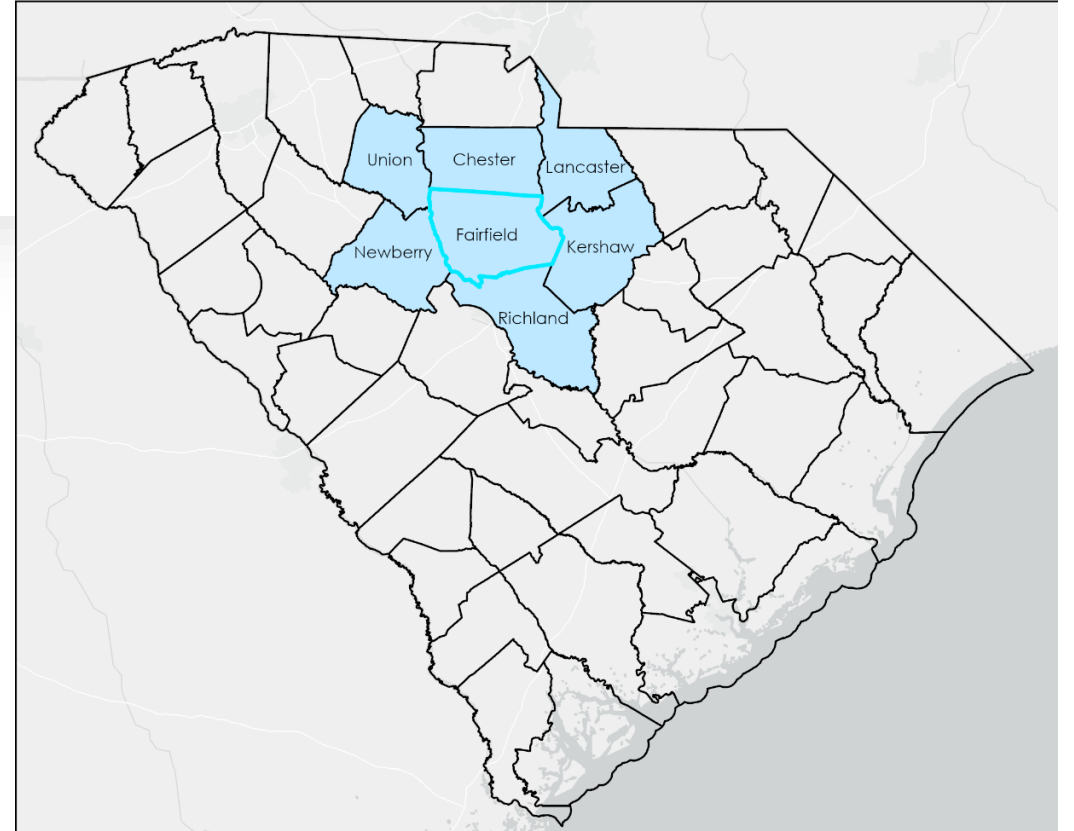
# The Spectrum of Housing Types



What We've Found

# Quick Background

- “The Region”
- Data from the Census Bureau and other private sources



# Socio-Demography

- Population has shrunk ~15% since 2010
- Higher median age than the region
- Lower median household income than the region but projected to rapidly increase
- Higher poverty than the region and state

# Economy

- Total jobs base shrank over last decade but is now projected to grow
- Bedroom community
- Manufacturing-heavy community
- Higher unemployment (4.7%) than SC (3.5%) and USA (3.8%)

# Existing Housing Conditions

- Except for Winnsboro, very high levels of owner-occupied housing
- Housing is older in Fairfield County than the region and state
- Less 1-bedroom units and less diverse house types
- More Mobile Homes and Single Family Detached

# Housing Attainability

- Low vacancy rates for multifamily units
- Single Family Home market is extremely tight with low turnover
- Renters have significantly lower incomes and are more likely to be “cost burdened by housing”
- Over half of households with income below \$35,000 pay more than 30% for housing costs
  - ~2,000 households

# Local Interviews

- Challenge to maintain rural character with development pressure
- Foresee huge demand for new housing
- Waitlist for Housing Authority is very long
- Heirs property limits reinvestment and financial assistance
- Speculators holding and not investing in vacant property
- Needs for:
  - Transitional housing for homeless and at-risk populations
  - Older Adult and Senior Housing
  - Complimentary commercial amenities
  - Subsidized and market rate apartments





# Tonight's Activities