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# Housing

When the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Planning Act) was first passed, housing topics and issues were mainly addressed within the population and land use elements of the comprehensive plan. In 2007, the SC Legislature passed the Priority Investment Act, which amended the Planning Act to require a separate housing element to include an analysis of housing location, type, age, condition, occupancy, and affordability.

## Summary of Key Findings

- Average household size decreased by 22% between 1970 and 2010
- Over 31% of households are individuals living alone
- Housing is predominantly characterized by single-family detached units
- Increasing demand for a more diverse housing portfolio
- Almost 40% of the housing stock was built between 1950 and 1979
- Median year of construction was 1964
- Construction of new units has recovered to pre-recession levels
- Significant investment in repairs and renovations of older housing stock
- Decreasing owner-occupancy and increasing renter-occupancy
- Over 48% of renting households are cost burdened
- 19% of homeowners are cost burdened

## Issues and Opportunities

**Zoning Regulations.** Zoning and land development regulations can impact growth and development opportunities and affordable housing. The City should ensure the existing and future ordinances allow for zoning that provides for a mix of uses, promotes housing diversity in type and price point, and strengthens residential design guidelines.

**Affordable Housing.** A significant number of residents in the City are cost burdened when it comes to housing. The City should continue to promote affordable housing through zoning revisions, coordinating with affordable housing providers and other community partners, and addressing long and short-term rental issues. The City should also continue to work with the development community to ensure an adequate supply of middle-income and market rate housing options.

**Cayce Housing Study.** The City should continue to review, evaluate, and implement the recommendations from the 2020 Cayce Housing Study. This plan provides a good framework from which to develop a number of housing programs and supportive policies.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 3.5.

Goal # 2: Meet the Future Housing Needs of the Community

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should annually collect and analyze the following data:

- Building Permits - Number and value of permits
- Code Enforcement - Number of citations
- Property Registration - Number registered
- Housing Units - New units created

### **Neighborhood Preservation and Infill Development.**

Cayce has many established neighborhoods with historic character and community vitality. The City should continue to support neighborhood revitalization initiatives through rehabilitation and demolition assistance, code enforcement, and neighborhood and sub-area planning.

**Market Cayce as a Regional Tourism Destination.** As housing demand changes, Cayce should continue to position itself as a regional tourism destination and market its unique natural and cultural resources to attract new residents.

**Table 3.5: Goals, Objectives, and Strategies**

Goal # 2: Meet the Future Housing Needs of the Community

Allow zoning that provides for mixed use and housing diversity

- Create zoning options for small, planned development districts or cluster developments.
- Research best practices for residential design guidelines and incentives for encouraging preferred designs
- Identify opportunities for providing a diversity of housing types in different zoning districts as recommended by the 2019 Housing Study

Promote affordable, middle-income, and market rate housing opportunities

- Review and update zoning ordinance, as needed, to ensure availability of diverse housing types
- Coordinate with and support as applicable affordable housing providers through various programs (e.g., CDBG, HOME, State Housing Authority)
- Create a short-term rental policy

Preserve neighborhood character and vitality and meet future housing demand through infill development and redevelopment within existing residential areas

- Research merit of creating a housing task force to identify areas in need of rehabilitation and demolition assistance, including organizational structure; create if appropriate
- Develop a GIS based housing stock inventory
- Continue to financially support and strengthen the City's dilapidated structure program
- Continue to work with Habitat for Humanity to sustain and expand the partnership in other areas in the City
- Collaborate with neighborhoods and other local organizations to support revitalization and beautification efforts
- Identify funding opportunities for residential housing rehabilitation
- Strengthen the City's property registration ordinance to include tying it directly to the building inspection program
- Identify neighborhoods for targeted planning and revitalization efforts
- Consider establishing a redevelopment corporation