

Catawba Regional

2018 Housing Assessment





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Introduction

A Unique Opportunity

In 2015, the Catawba Regional Council of Governments and the Catawba Regional Development Corporation were the recipients of a \$3.9 million dollar grant from the South Carolina Housing Corporation for explicit purposes of eliminating slum and blight residential dwelling units throughout the four county Catawba Region.

Over the ensuing two years, the Council of Governments and Development Corporation successfully demolished 149 slum and blighted homes around the region. These sites were cleared of all existing derelict structures and graded, seeded, and are being maintained in a manner conducive to potential redevelopment.

As part of the grant agreement, the Catawba Regional Development Corporation was not only required to take ownership of the cleaned up properties, but also to hold them for a period of three years prior to redevelopment.



This inventory of potential redevelopment sites situated throughout the region offers a unique opportunity to meet workforce housing needs of the region. It is the Council's desire that through appropriate planning efforts and with the cooperation of appropriate partners, these once blighted sites may provide much needed affordable workforce housing throughout the region.

Through the partnership of the South Carolina Department of Commerce, this *Catawba Regional Housing Assessment* is an evaluation of the economic conditions and general housing affordability within each county of the region as well as an assessment of the burden of housing costs upon its residents. This important first step should serve as a foundation and catalyst for further study to meet workforce housing needs in Chester, Lancaster, Union, and York Counties.

Definitions

Counties at a Glance

The following section provides a snapshot of the economy, population, and housing market conditions in each of the four Catawba Regional Counties. Data from each county follows this page.

Economic Conditions Definitions

Labor Force and Resident Employment

3-month year-over-year rates of change in the Labor Force, Resident Employment in contrast to the Unemployment Rate

- *Labor Force* is the number of people who are employed plus the unemployed who are looking for work.
- *Resident Employment* includes all employed persons, those covered by Unemployment Insurance plus the self-employed and agricultural workers.



Covered Employment

3-month year-over-year (quarterly) versus the 12-month year-over-year rate of change in employees who perform a service for a person or organization in return for compensation in the form of covered wages.

Population & Households Definitions

Net Natural Change & Net Migration

Annual population change detailed by net natural change and net migration. Values in the chart reflect July year-to-year changes.

- *Net Natural Change* is the increase or decrease in population due to births versus deaths.
- *Net Migration* is the increase or decrease in population due to migration into or out of the county.

Housing Market Conditions Definitions

Vacancy Rates

Percentage of owner and renter occupied housing stock that is available yet unoccupied.

Annual Building Activity

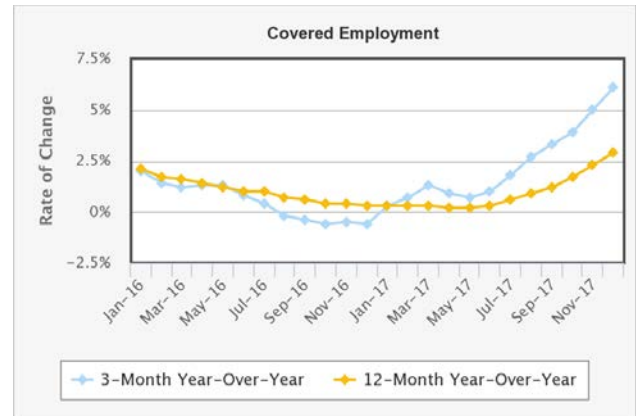
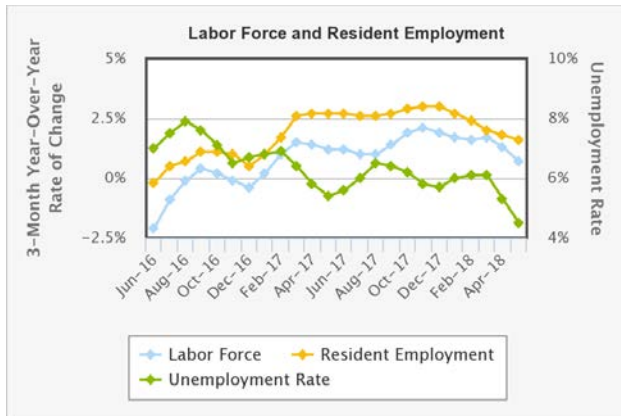
New residential building permits – *data for 2018 is preliminary*, showing only through May 2018.

Counties at a Glance

Chester County

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Economic Conditions



	3-Month Average			3-Month Year-Over-Year Change			
	May 2016	May 2017	May 2018	Number	Percent	Number	Percent
Labor Force	13,297	13,457	13,549	160	1.2	92	0.7
Resident Employment	12,399	12,735	12,936	336	2.7	201	1.6
Unemployment Rate (%)	6.8	5.4	4.5	n/a	n/a	n/a	n/a
	December 2015	December 2016	December 2017	December 2015 to December 2016		December 2016 to December 2017	
				Number	Percent	Number	Percent
Covered Employment	8,362	8,314	8,820	-48	-0.6	506	6.1

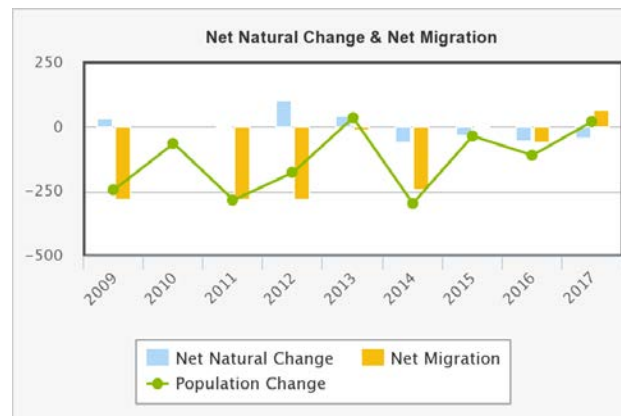
Data Source: U.S. Bureau of Labor Statistics

Population & Households

POPULATION & HOUSEHOLDS										
	Decennial Census				ACS & Population Estimates Program					
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2015	July 2016	July 2017	2015 to 2016		2016 to 2017
			Number	Percent				Number	Percent	Number
Population ¹	34,068	33,140	-93	-0.3	32,390	32,280	32,301	-110	-0.3	21
Households ²	12,880	12,876	-0	-0	12,385	12,265	n/a	-120	-1	n/a

Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

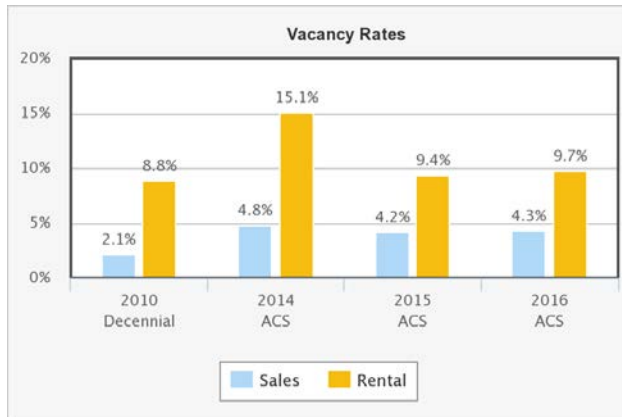
2 - 2000 Census; 2010 Census; 2014, 2015 and 2016 American Community Surveys (5 - Year)



Data Sources: U.S. Bureau of Labor Statistics; U.S. Census 2016 ACS (5 - year); U.S. Census Population Projections

Chester County

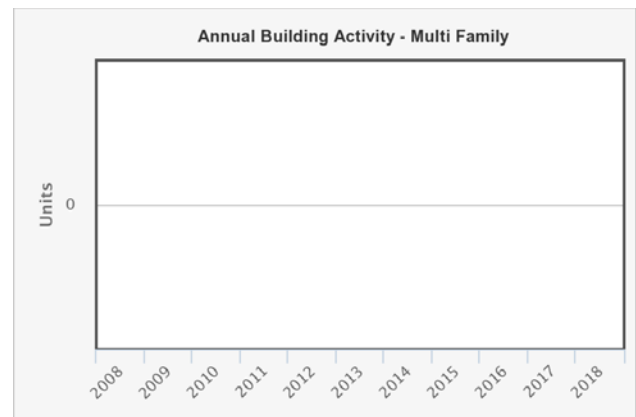
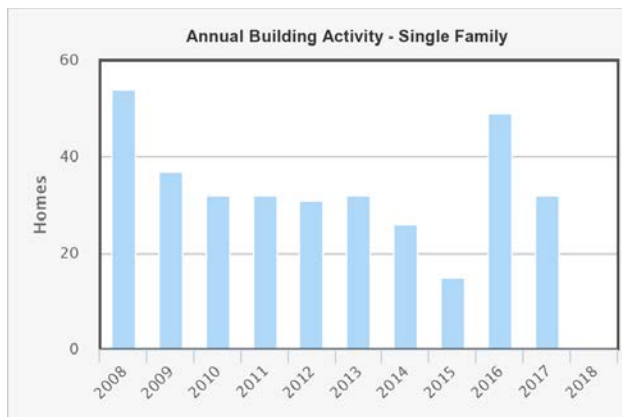
Housing Market Conditions



Housing Inventory by Tenure				
	2010 Decennial	2014 ACS	2015 ACS	2016 ACS
Total Housing Units	14,701	14,623	14,644	14,594
Occupied	12,876	12,237	12,385	12,265
Owners	9,583	9,035	8,954	8,985
% Owners	74.3	73.8	72.3	73.3
Renters	3,313	3,202	3,431	3,280
% Renters	25.7	26.2	27.7	26.7
Total Vacant	1,825	2,386	2,259	2,329
Available for Sale	205	453	390	403
Available for Rent	321	571	354	354
Other Vacant	1,299	1,362	1,515	1,572

Data Source: 2010 Census; 2014, 2015 and 2016 American Community Surveys (5 - Year)

Data Sources: U.S. Census 2010, 2014, 2015, 2016 ACS (5 – year); U.S. Census Building Permits Survey, adjusted by analysis



After decades of crippling unemployment, which peaked at 22% in 2010 due to the regional downturn in the textile industry coupled with the great recession of 2009, Chester County has seen a steady increase in industrial development in recent years. Unemployment hit a ten-year low in May 2018 with a reported 4.5% unemployment rate, and since May 2017 the county has experienced a steady increase in year-over-year covered employment.

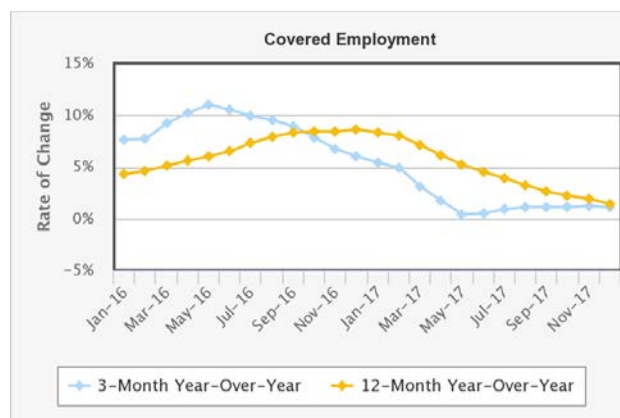
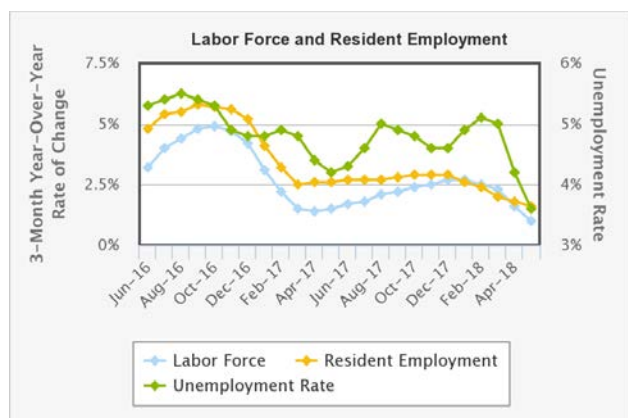
2017 was the first year since 2009 in which Chester saw a positive net migration and overall population increase. Housing stock vacancy rates have remained steady since 2014 while single family building permit activity appears to be rebounding slightly since 2016. Several committed and pending single-family developments have yet to be permitted along with the county's first committed new multi-family development in the last decade.

Counties at a Glance

Lancaster County

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Economic Conditions



	3-Month Average			3-Month Year-Over-Year Change			
	May 2016	May 2017	May 2018	Number	Percent	Number	Percent
Labor Force	38,233	38,810	39,181	577	1.5	371	1
Resident Employment	36,240	37,198	37,789	958	2.6	591	1.6
Unemployment Rate (%)	5.2	4.2	3.6	n/a	n/a	n/a	n/a
	December 2015	December 2016	December 2017	December 2015 to December 2016		December 2016 to December 2017	
				Number	Percent	Number	Percent
Covered Employment	22,285	23,615	23,871	1,330	6	256	1.1

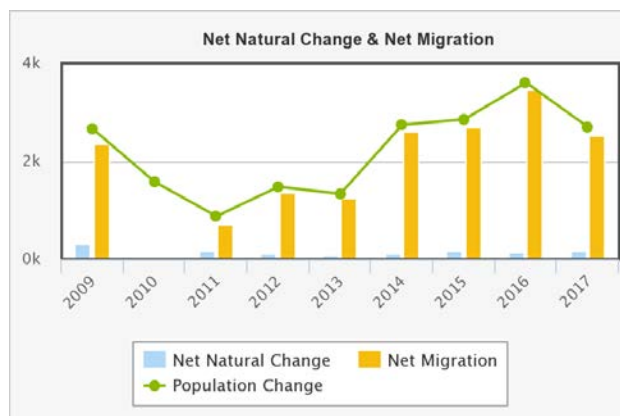
Data Source: U.S. Bureau of Labor Statistics

Population & Households

	Decennial Census				ACS & Population Estimates Program						
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2015	July 2016	July 2017	2015 to 2016		2016 to 2017	
			Number	Percent				Number	Percent	Number	Percent
Population ¹	61,351	76,652	1,530	2.3	86,255	89,855	92,550	3,600	4.2	2,695	3
Households ²	23,178	29,697	652	2.5	31,517	32,630	n/a	1,113	3.5	n/a	n/a

Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

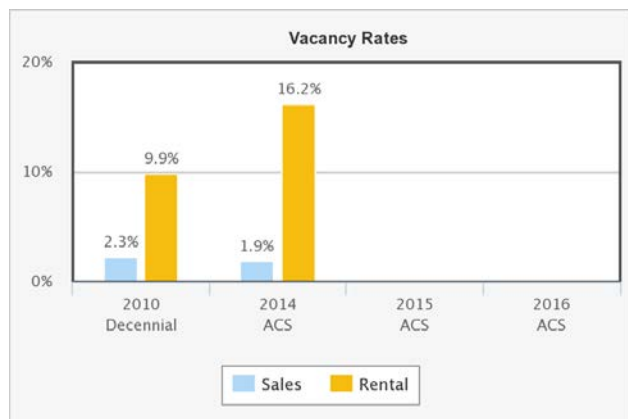
2 - 2000 Census; 2010 Census; 2014, 2015 and 2016 American Community Surveys (1 - Year)



Data Sources: U.S. Bureau of Labor Statistics; U.S. Census 2016 ACS (5 - year); U.S. Census Population Projections

Lancaster County

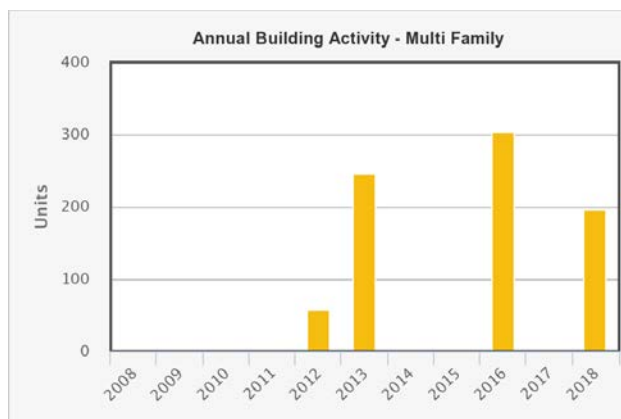
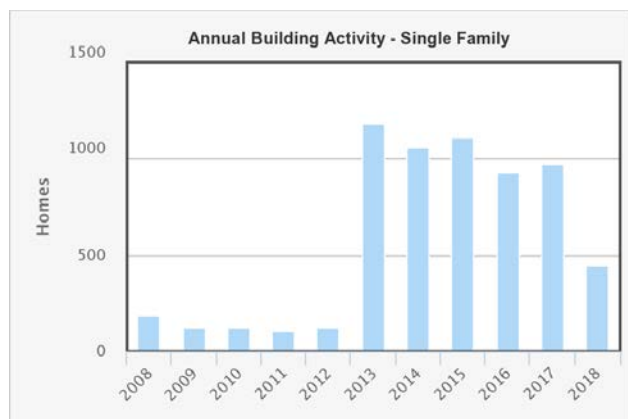
Housing Market Conditions



Housing Inventory by Tenure				
	2010 Decennial	2014 ACS	2015 ACS	2016 ACS
Total Housing Units	32,687	34,097	35,087	36,069
Occupied	29,697	28,903	31,517	32,630
Owners	22,440	21,560	24,644	27,252
% Owners	75.6	74.6	78.2	83.5
Renters	7,257	7,343	6,873	5,378
% Renters	24.4	25.4	21.8	16.5
Total Vacant	2,990	5,194	3,550	3,439
Available for Sale	527	410	n/a	n/a
Available for Rent	801	1,418	n/a	n/a
Other Vacant	1,662	3,366	n/a	n/a

Data Source: 2010 Census; 2014, 2015 and 2016 American Community Surveys (1 - Year)

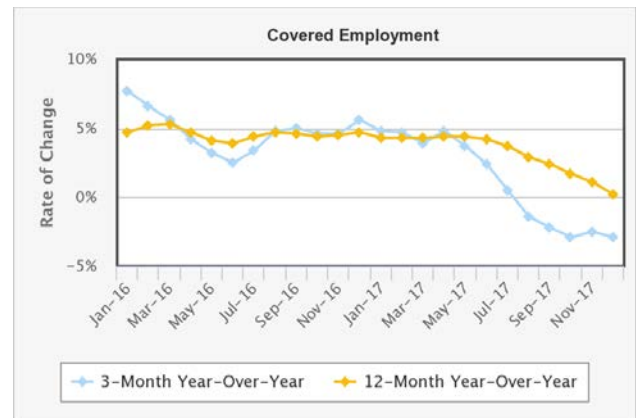
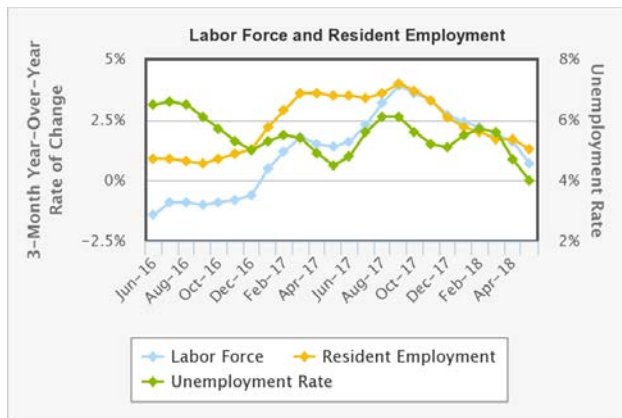
Data Sources: U.S. Census 2010, 2014, 2015, 2016 ACS (5 – year); U.S. Census Building Permits Survey, adjusted by analysis



Much like Chester County, Lancaster was deeply impacted by the demise of the regional textile industry and the great recession of 2009 with the county seeing an unemployment rate high of 18.3% in 2009. In recent years, however, Lancaster County has seen a steady increase in employment opportunities with a significant bump in 2016. Unemployment hit a ten-year low in May 2018 with a reported 3.6% unemployment rate.

Population has been increasing in Lancaster County every year since 2009 primarily due to an explosion of growth along the Hwy 521 corridor of the panhandle which connects to Mecklenburg County / Charlotte. Single family building permits have averaged approximately 1,000 permits per year since 2013 with several multifamily developments coming online during the same period.

Economic Conditions



	3-Month Average			3-Month Year-Over-Year Change			
	May 2016	May 2017	May 2018	Number	Percent	Number	Percent
Labor Force	11,476	11,632	11,716	156	1.4	84	0.7
Resident Employment	10,732	11,105	11,253	373	3.5	148	1.3
Unemployment Rate (%)	6.5	4.5	4	n/a	n/a	n/a	n/a
	December 2015	December 2016	December 2017	December 2015 to December 2016		December 2016 to December 2017	
				Number	Percent	Number	Percent
Covered Employment	7,689	8,119	7,882	430	5.6	-237	-2.9

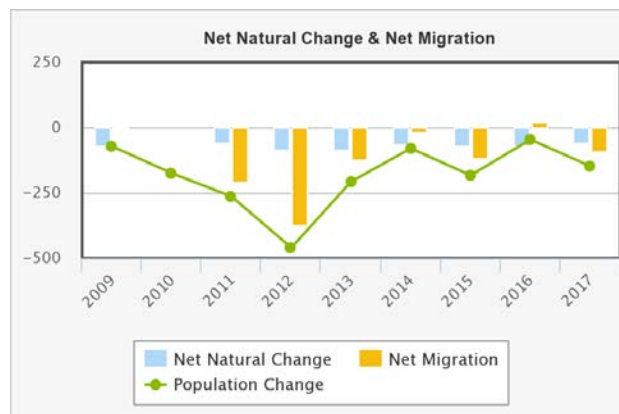
Data Source: U.S. Bureau of Labor Statistics

Population & Households

	Decennial Census				ACS & Population Estimates Program						
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2015	July 2016	July 2017	2015 to 2016		2016 to 2017	
			Number	Percent				Number	Percent	Number	Percent
Population ¹	29,881	28,961	-92	-0.3	27,731	27,685	27,537	-46	-0.2	-148	-0.5
Households ²	12,087	11,974	-11	-0.1	11,666	11,598	n/a	-68	-0.6	n/a	n/a

Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

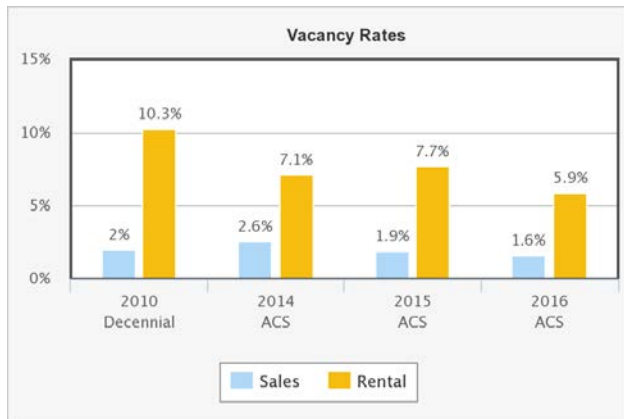
2 - 2000 Census; 2010 Census; 2014, 2015 and 2016 American Community Surveys (5 - Year)



Data Sources: U.S. Bureau of Labor Statistics; U.S. Census 2016 ACS (5 - year); U.S. Census Population Projections

Union County

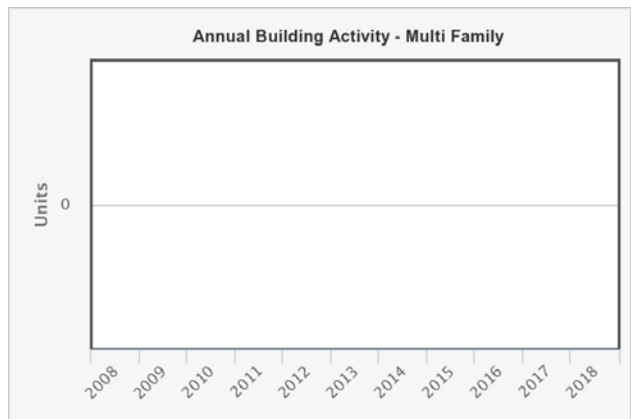
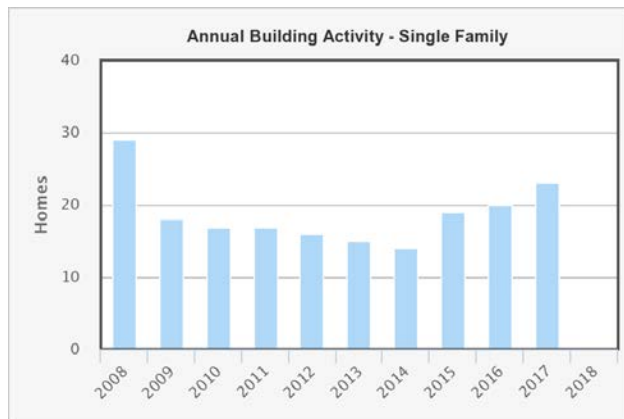
Housing Market Conditions



Housing Inventory by Tenure				
	2010 Decennial	2014 ACS	2015 ACS	2016 ACS
Total Housing Units	14,153	14,071	14,049	14,022
Occupied	11,974	11,739	11,666	11,598
Owners	8,601	8,474	8,421	8,216
% Owners	71.8	72.2	72.2	70.8
Renters	3,373	3,265	3,245	3,382
% Renters	28.2	27.8	27.8	29.2
Total Vacant	2,179	2,332	2,383	2,424
Available for Sale	174	230	167	130
Available for Rent	389	250	271	211
Other Vacant	1,616	1,852	1,945	2,083

Data Source: 2010 Census; 2014, 2015 and 2016 American Community Surveys (5 - Year)

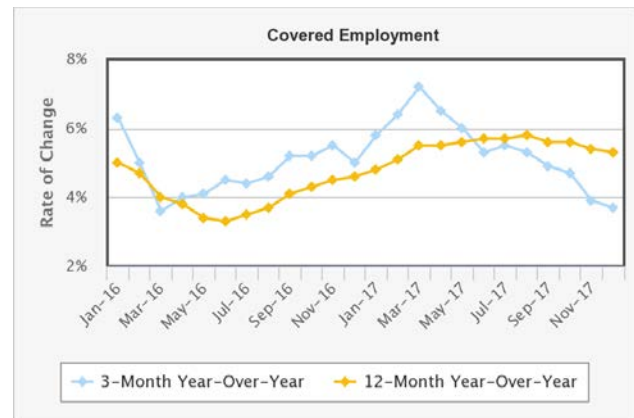
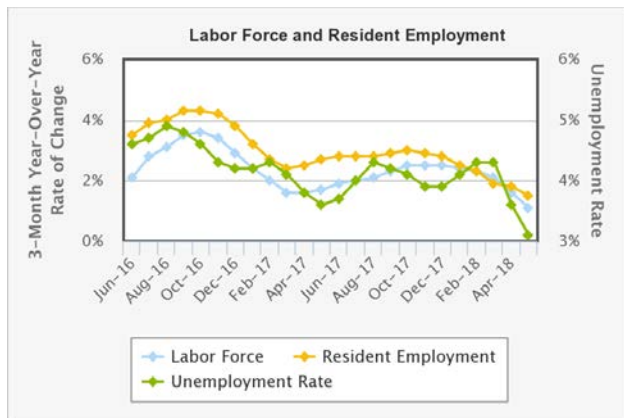
Data Sources: U.S. Census 2010, 2014, 2015, 2016 ACS (5 – year); U.S. Census Building Permits Survey, adjusted by analysis



Union County suffered many of the same consequences from the economic downturn that Chester and Lancaster faced in the years leading up to and following the great 2009 recession. Union County saw its unemployment rate hit a high of 20.4% in 2009. In recent years, the county has seen steady growth in employment opportunities averaging around 5% year-over-year increases in covered employment until 2017. There has been, however, a decline between the 2nd and 4th quarters of 2017. Unemployment hit a ten-year low in May 2018 with a reported 4% unemployment rate.

Population has been decreasing in Union County every year since 2009 with losses due to both natural change and net migration. Single family building permits have averaged approximately 20 permits per year since 2009 with no new multifamily developments coming online during the same period.

Economic Conditions



	3-Month Average			3-Month Year-Over-Year Change			
	May 2016	May 2017	May 2018	Number	Percent	Number	Percent
Labor Force	130,305	132,539	133,936	2,234	1.7	1,397	1.1
Resident Employment	124,511	127,816	129,792	3,305	2.7	1,976	1.5
Unemployment Rate (%)	4.4	3.6	3.1	n/a	n/a	n/a	n/a
	December 2015	December 2016	December 2017	December 2015 to December 2016		December 2016 to December 2017	
				Number	Percent	Number	Percent
Covered Employment	86,785	91,167	94,517	4,382	5	3,350	3.7

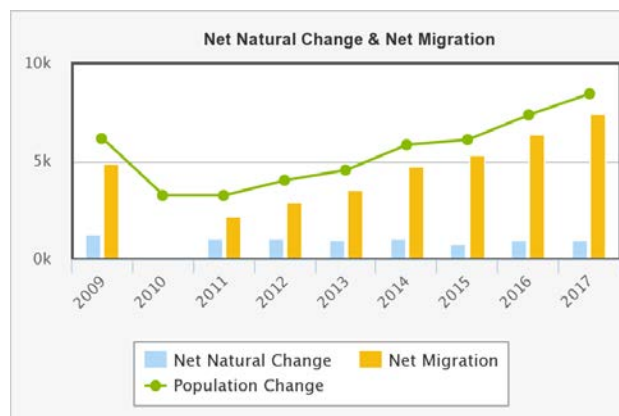
Data Source: U.S. Bureau of Labor Statistics

Population & Households

	Decennial Census				ACS & Population Estimates Program						
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2015	July 2016	July 2017	2015 to 2016		2016 to 2017	
			Number	Percent				Number	Percent	Number	Percent
Population ¹	164,614	226,073	6,146	3.2	250,640	257,998	266,439	7,358	2.9	8,441	3.3
Households ²	61,051	85,864	2,481	3.5	96,264	98,128	n/a	1,864	1.9	n/a	n/a

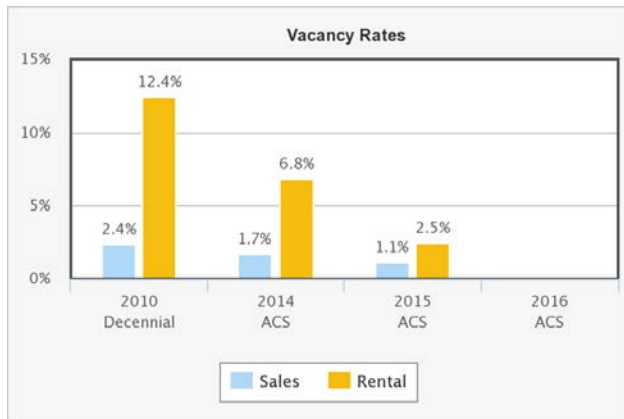
Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

2 - 2000 Census; 2010 Census; 2014, 2015 and 2016 American Community Surveys (1 - Year)



Data Sources: U.S. Bureau of Labor Statistics; U.S. Census 2016 ACS (5 - year); U.S. Census Population Projections

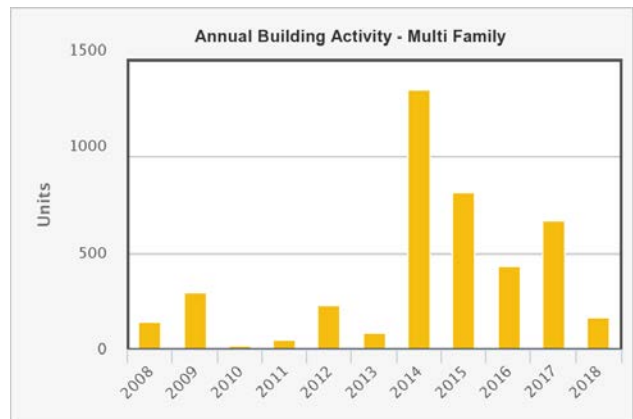
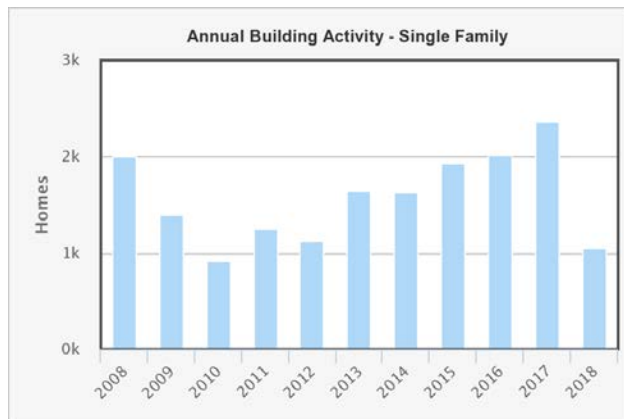
Housing Market Conditions



Housing Inventory by Tenure				
	2010 Decennial	2014 ACS	2015 ACS	2016 ACS
Total Housing Units	94,196	98,863	101,603	104,115
Occupied	85,864	91,868	96,264	98,128
Owners	62,119	63,416	68,884	68,780
% Owners	72.3	69.0	71.6	70.1
Renters	23,745	28,452	27,380	29,348
% Renters	27.7	31.0	28.4	29.9
Total Vacant	8,332	6,995	5,339	5,987
Available for Sale	1,557	1,124	745	n/a
Available for Rent	3,356	2,079	712	n/a
Other Vacant	3,419	3,792	3,882	n/a

Data Source: 2010 Census; 2014, 2015 and 2016 American Community Surveys (1 - Year)

Data Sources: U.S. Census 2010, 2014, 2015, 2016 ACS (5 – year); U.S. Census Building Permits Survey, adjusted by analysis



While the great recession of 2009 took its toll on York County, the county as a whole weathered the impacts relatively well compared to other counties within the Catawba Region. York County's unemployment rate hit a high of 14.6% in 2009. It has steadily decreased every year since, with a ten-year low of 3.1% in May of 2018.

Not only has population increased in York County every year since 2010, but the rate of increase due to net migration has increased every year as well. This is primarily due to unprecedented growth in the Rock Hill, Fort Mill, Tega Cay and Lake Wylie communities along corridors connecting to the greater Charlotte area. Single family building permits have averaged approximately 1,750 permits per year since 2013 with numerous large scale multifamily developments coming online during the same period.

Cost-burdened Households



Many factors that play a role in housing affordability and assessing a community's ability to meet the housing needs of its residents. One considerable factor in determining if there are residents who need more affordable housing is looking at the percentage of residents considered to be "cost-burdened" by either rent or mortgage costs.

HUD uses the term "cost-burdened" to describe households who require more affordable housing: "Families who pay more than 30 percent of their income for housing are considered to be cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care" (U.S. HUD n.d.). Additionally, families who pay more than 50 percent of their income for housing are considered to be "severely cost-burdened."

When determining the percentage of residents in each of the Catawba Region's four counties who are considered to be cost-burdened by housing, it is important to deliniate between those who are renters and those who reside in mortgaged owner-occupied dwellings. As such, data in this section will be deliniated by these categories.

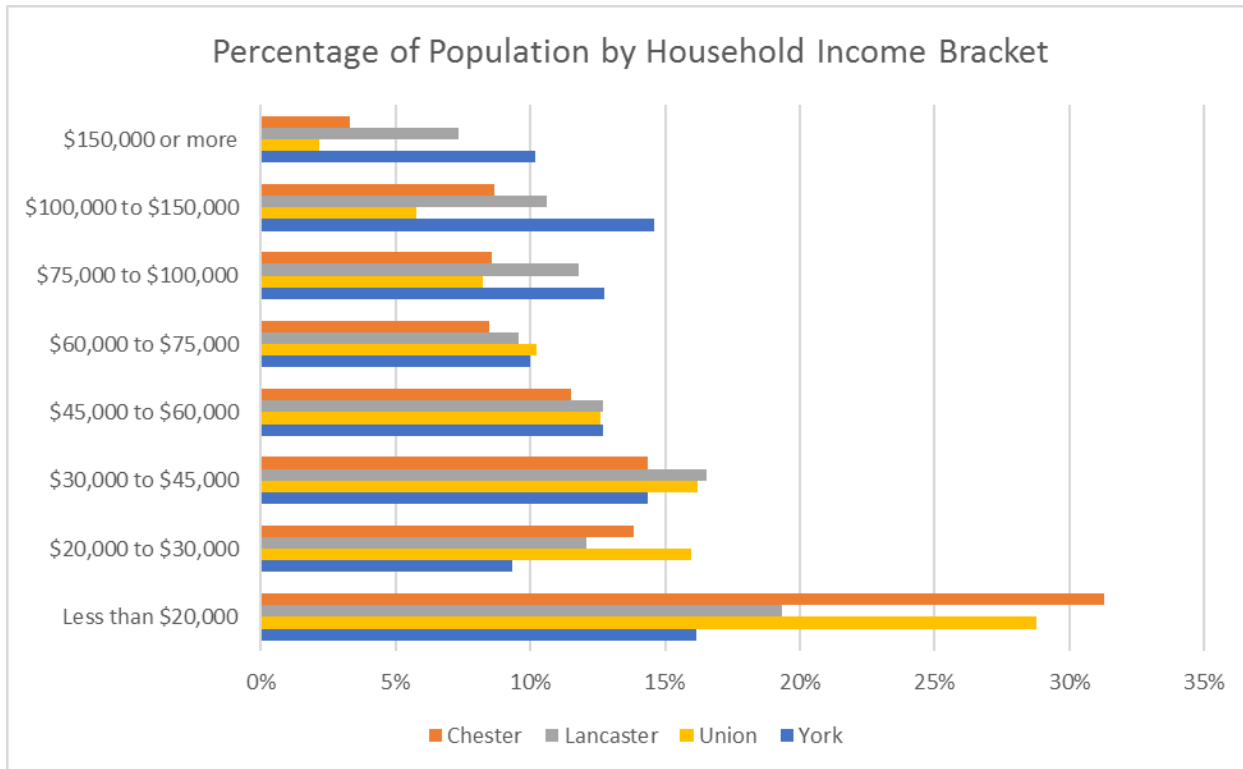
Household Income

Considering household income is an obvious primary factor in determining affordability of housing within an area. The diversity of the Catawba Region provides a wide variety of environments in which to live and work, ranging from inner city urban areas to suburban neighborhoods to rural and agricultural landscapes. Within the region is a diverse economy ranging from minimum wage service oriented employment to well paying professional opportunities within the financial, business services, automotive and technology sectors.

	Chester	Lancaster	Union	York
2016 Median Household Income	\$34,319	\$46,852	\$34,953	\$56,482

Data Sources: U.S. Census 2016 ACS (5 – year)

Cost-burdened Households

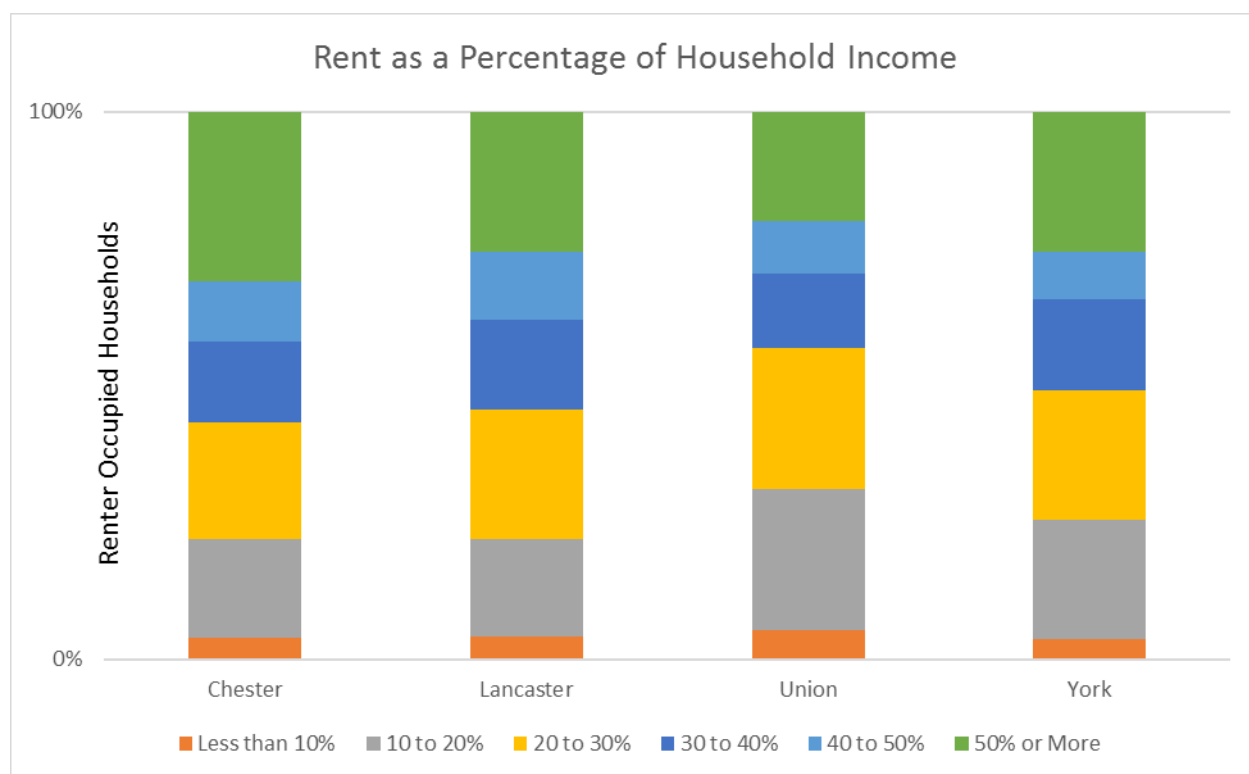


Average median household income within the Charlotte-Concord-Gastonia Metropolitan Statistical Area (MSA) in 2016 was \$59,979. The counties of Chester, Lancaster, and York within the Catawba Region fall within the Charlotte-Concord-Gastonia MSA. Union County is a part of the Spartanburg MSA, which in 2016 had an average median household income of \$46,554.

When considering these MSA median household incomes, it is important to note that none of the counties within the Catawba Region exceeds their respective MSA median household income level.

Household Income	Chester	Lancaster	Union	York
Below MSA Median Household Income	71%	61%	61%	53%
50% of MSA Median Household Income	45%	31%	38%	25%
30% of MSA Median Household Income	31%	19%	21%	16%

Rental Cost as a Percentage of Household Income



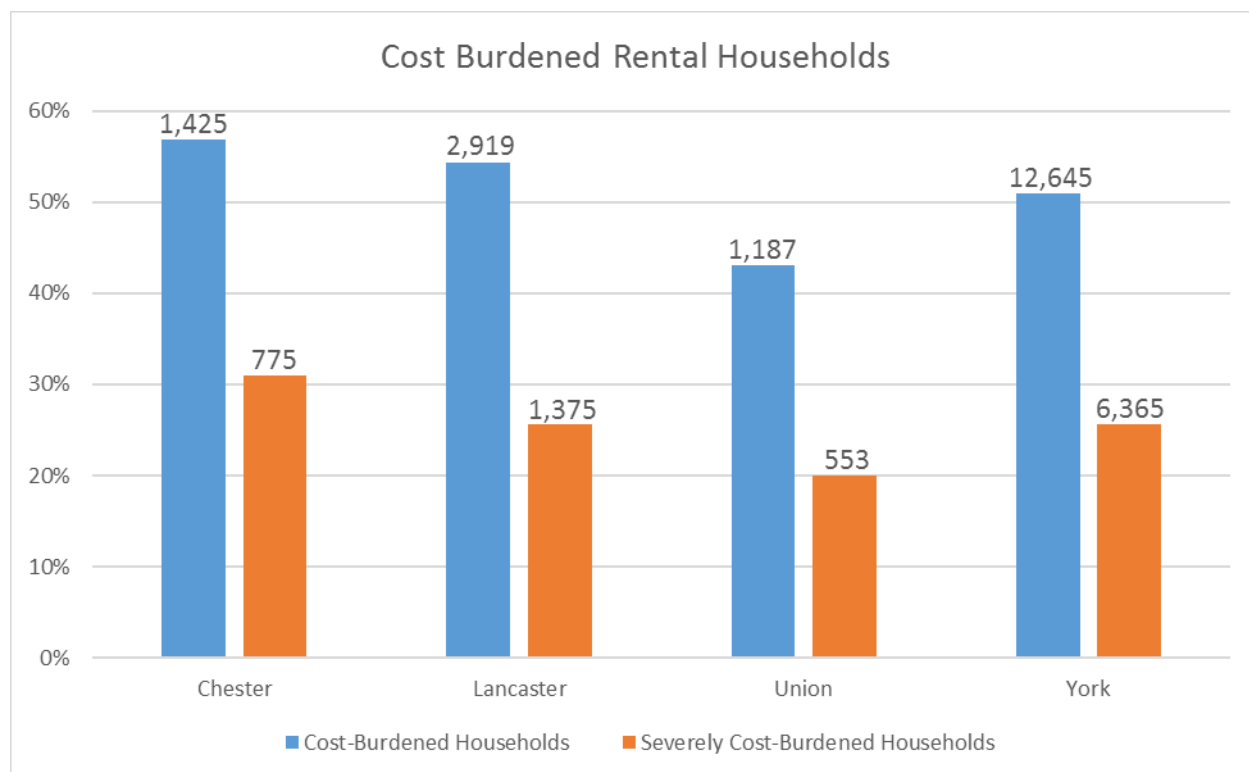
Among households throughout the region who rent their primary residence, those renting in Chester County appear to be the most burdened by housing costs with approximately 31% (775 households) of renters in that county seeing 50% or more of their income going towards rental costs. In contrast, the region's other largely rural county, Union, sees only 20% (553 households) of their renters in a similar situation. Of those renting in York and Lancaster County, approximately 26% (6,365 and 1,375 households, respectively) allot 50% or more of their income for housing.

Income Devoted to Rent	Chester	Lancaster	Union	York
50% or more Severely Cost-burdened	31% (775)	26% (1,375)	20% (553)	26% (6,365)
30% or more Cost-burdened	57% (1,425)	54% (2,919)	43% (1,187)	51% (12,645)

Data Sources: 2016 ACS (5 – year), adjusted by analysis

Cost-burdened Households

Cost-burdened Renters



Data Sources: 2016 ACS (5 – year), adjusted by analysis

Among renters across the region, Chester County has the highest percentage of cost-burdened residents with nearly 60% of its renters devoting 30% or more of their income to pay for housing needs with +30% classified as *severely* cost-burdened by housing costs. A potential contributing factor to this housing cost-burdening are the number of workers in Chester County earning below the MSA median household income. Throughout the region, Chester County has the highest percentage of workers earning below all three thresholds of (a) MSA median household income, (b) 50% of MSA median household income, and (c) 30% of MSA median household income.

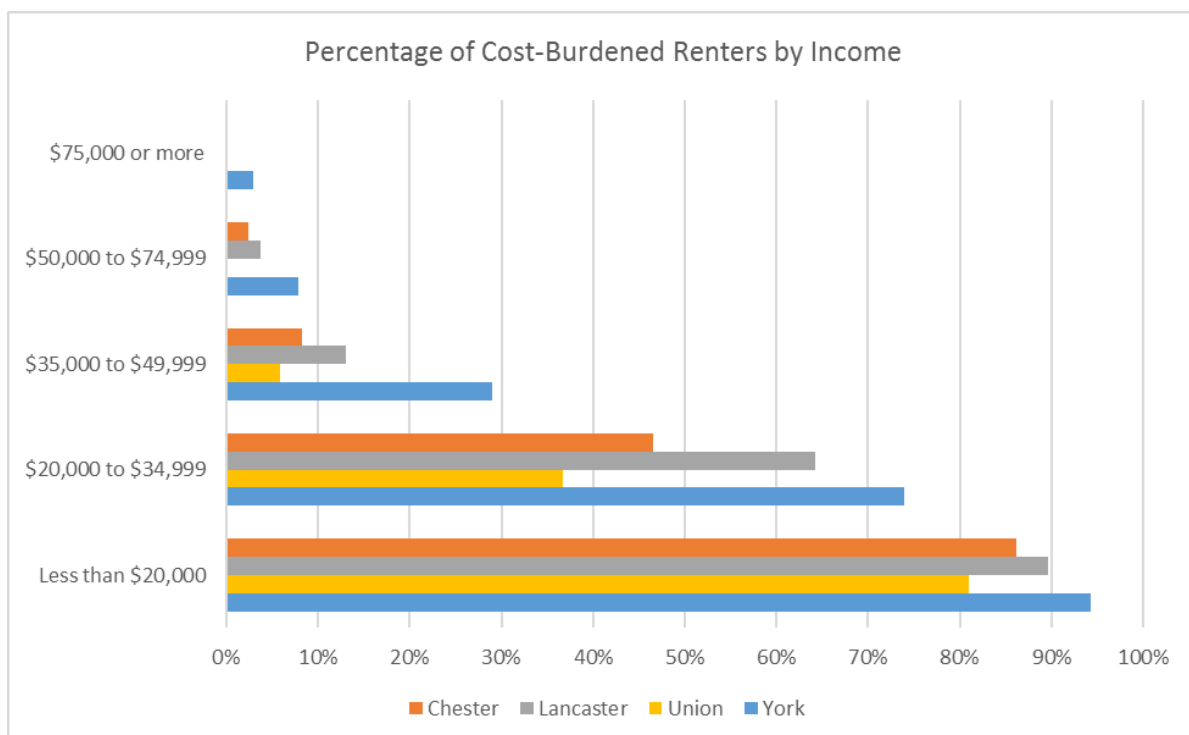
In recent years, Chester has benefited from economic development growth, with companies such as GiTi Tire and Carolina Poly locating in the county. These companies are bringing higher paying manufacturing jobs to the county. Recent studies, such as the *Chester County Gateway Master Plan* (<http://catawbacog.org/documents/master-plan-for-the-gateway-district/>), have further indicated that there is a tremendous need for workforce housing for existing and new workers within the county. Recent housing development announcements in Chester County have included multi-family rental developments in the Richburg area which are in close proximity to new jobs.

Lancaster and York Counties rental residents are also facing considerable affordable housing needs with each having in excess of 50% of their respective rental residents being considered cost-burdened by housing costs. Both of these counties have seen dramatic growth in multi-family residential development in recent years coupled with rising median household income. These factors have resulted in much of the new multifamily construction being aimed at higher earners and being developed in the more affluent areas of York County surrounding Rock Hill, Fort Mill, and Tega Cay, Lake Wylie and the panhandle of Lancaster County.

Union County is a part of Spartanburg MSA which has a considerably lower median household income at \$46,554 compared to the \$59,979 median household income of the Charlotte-Concord-Gastonia MSA in which Chester, Lancaster, and York are located. As a result, Union County's apparent lower levels of cost-burdened renters may in part be due to the lower MSA average median household income.

Like Chester, Union is also actively recruiting new manufacturing and industrial development, specifically along the US-176 corridor, which may ultimately result in the need for additional workforce housing within the county.

Rent Rates



Data Sources: 2016 ACS (5 – year)

Cost-burdened Households

In order to effectively determine optimal rent rates aimed at alleviating the cost burden of housing, two measures were evaluated. First, we captured the point at which less than 10% of a particular income bracket was considered cost burdened by their rent.

In York and Lancaster counties, this threshold was met for those earning more than \$50,000 annually. In Chester and Union it was met for those earning more than \$35,000 annually.

Second, the standard of earning less than 50% AMI to qualify for Housing Choice Vouchers under HUD's Section 8 program was considered. The AMI for the Charlotte-Concord-Gastonia Metropolitan Statistical Area (which includes Chester, Lancaster, and York) in 2016 was \$59,979, resulting in a Section 8 qualification income of less than \$29,990. Union County is a part of the Spartanburg MSA, which in 2016 had an average median household income of \$46,554, resulting in a Section 8 qualification income of less than \$23,277.

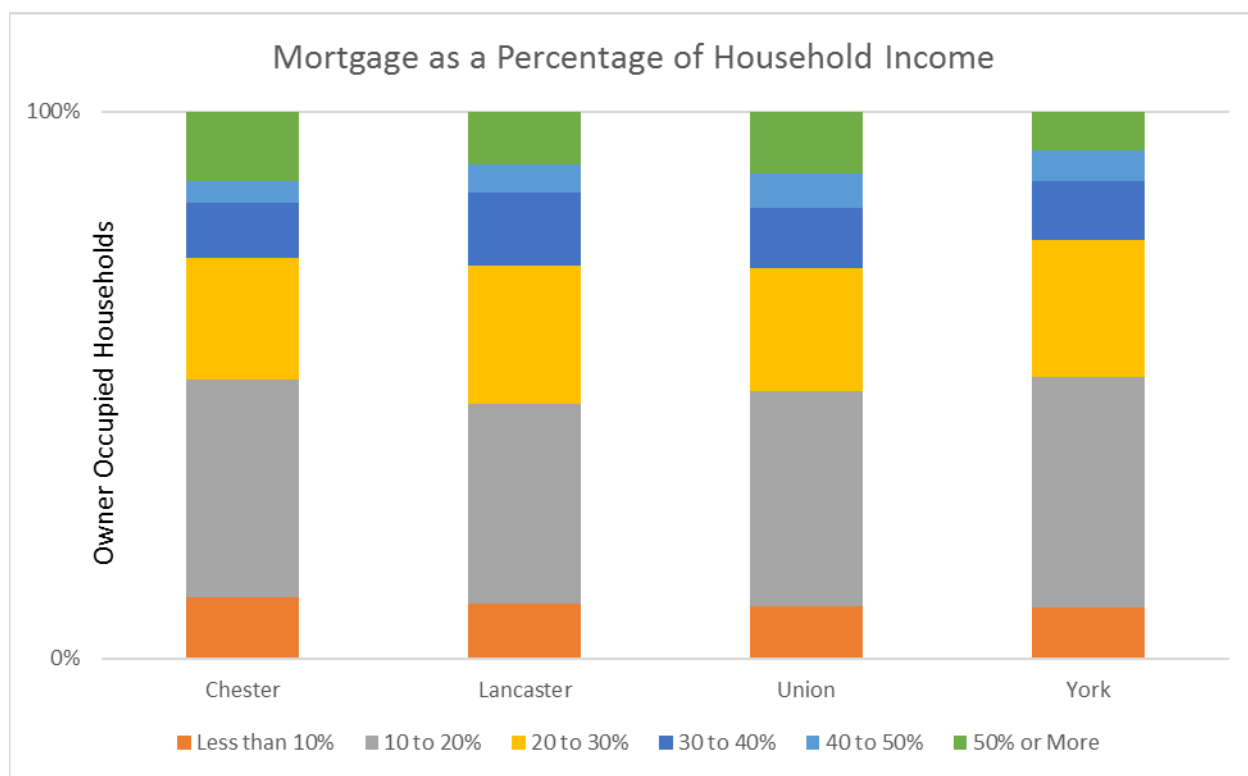
If households devoting less than 30% of their annual income to housing costs are considered to not be overly burdened by those costs, rental rates aimed at those earners who fall between Section 8 qualification and the point at which income levels are typically sufficient to cover housing costs within the respective communities should fall between the following:

	Chester	Lancaster	Union	York
Targeted Earners	\$29,990 - \$35,000	\$29,990 - \$50,000	\$23,277 - \$35,000	\$29,990 - \$50,000
Optimal Monthly Rent (less than 30% of earnings)	\$750 - \$875	\$750 - \$1,250	\$580 - \$875	\$750 - \$1,250

Data Sources: 2016 ACS (5 – year), adjusted by analysis



Mortgage Cost as a Percentage of Household Income

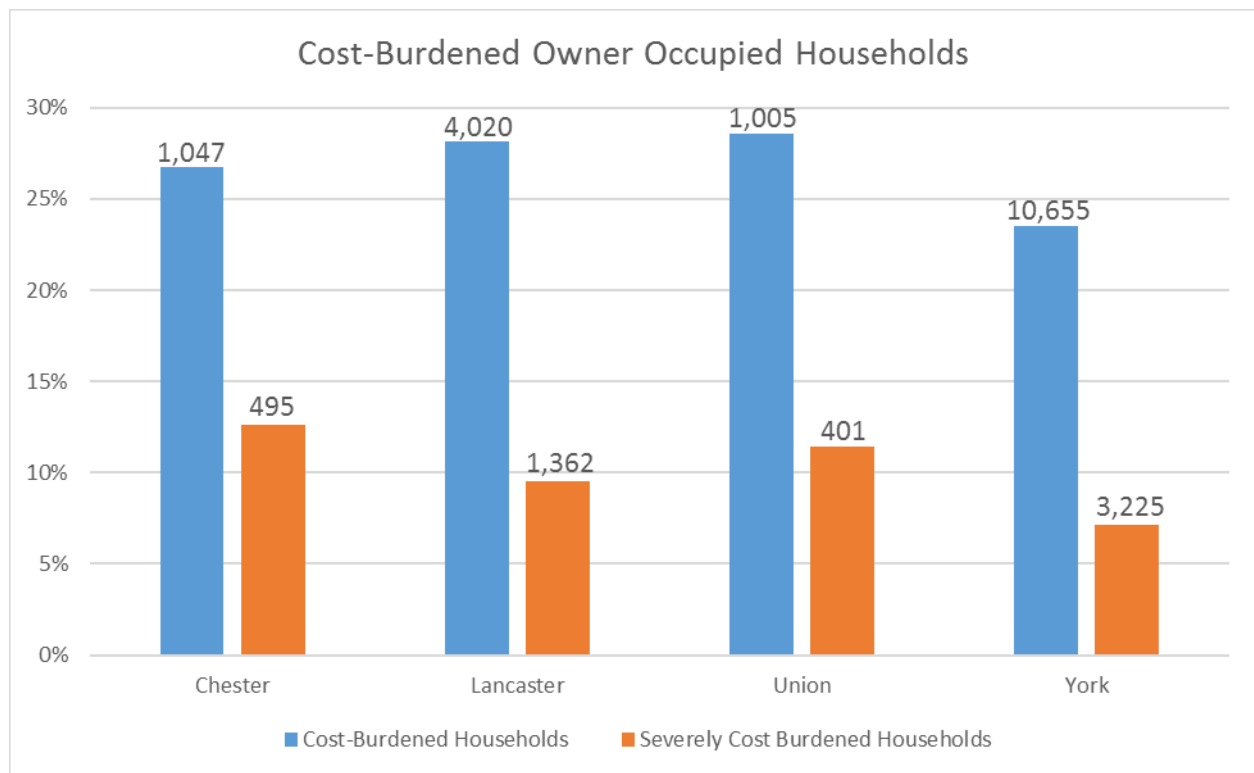


Among households throughout the region who own their primary residence with an outstanding mortgage, those owning in Chester County have the highest percentage burdened by housing costs with approximately 13% (495 households) of owners in that county seeing 50% or more of their income going toward mortgage costs. Chester is followed by the region's other largely rural county, Union, which sees 11% (401 households) of their owners in a similar situation, followed by Lancaster at 10% (1,362 households) and York at 7% (3,225 households).

Income Devoted to Mortgage	Chester	Lancaster	Union	York
50% or more Severely Cost-burdened	13% (495)	10% (1,362)	11% (401)	7% (3,225)
30% or more Cost-burdened	27% (1,047)	28% (4,020)	29% (1,005)	23% (10,655)

Data Sources: 2016 ACS (5 – year), adjusted by analysis

Cost-burdened Owners



Data Sources: 2016 ACS (5 – year), adjusted by analysis

Overall, across the region we see far fewer homeowners burdened by housing costs as compared to the rental community.

While Union County exhibits the highest percentage with 29% (1,005) of homeowners devoting 30% or more to mortgage costs, all counties have in excess of 20% of homeowners being considered cost-burdened. York and Lancaster County combined have almost 15,000 homeowners being classified as cost-burdened with more than 4,500 classified as severely cost-burdened.

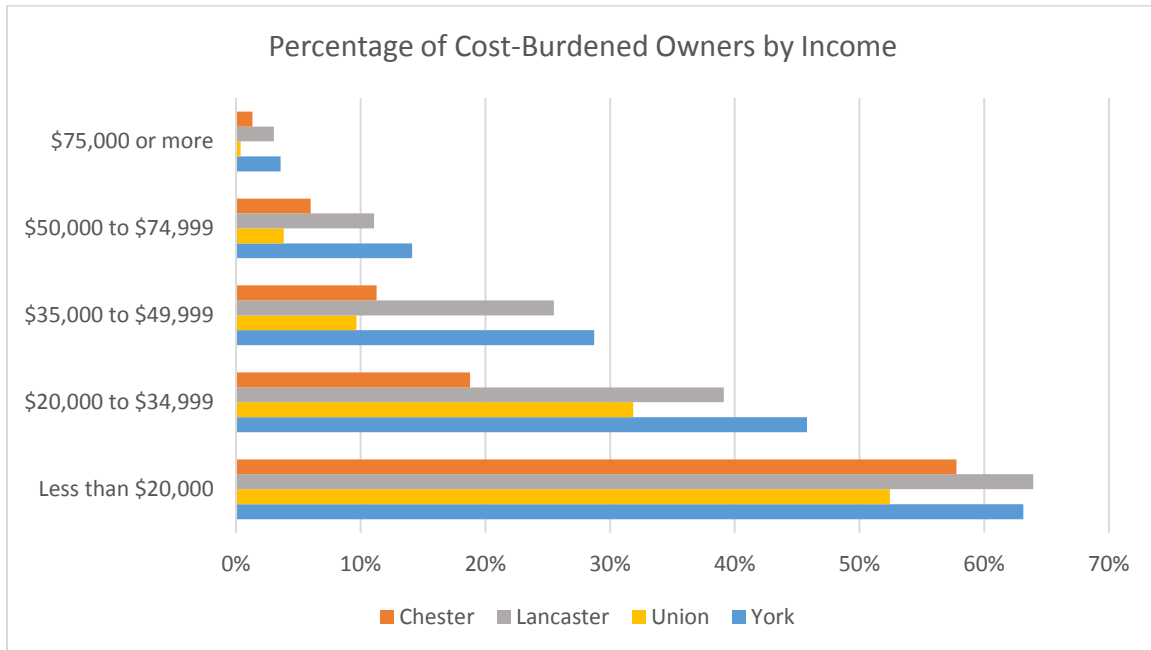
With jobs and populations increasing in the counties of Chester, Lancaster, and York, affordable owner occupied workforce housing will be necessary. According to Zillow, the June, 2018 median price of homes listed in York County was \$299,965, Lancaster County was \$299,900, and Chester County was \$117,450.

Increases in housing costs are to be expected in all three of these markets as developers continue to express interest in continued expansion and values rise. As evidence, Lancaster's home value index increased 10.8% and York's 7.2% over the last year.

Cost-burdened Households

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Mortgage Costs



As with rental households, in order to effectively determine optimal mortgage costs aimed at alleviating the cost burden of housing, we looked at earners who fall between those who qualify for Housing Choice Vouchers under HUD's Section 8 program and the point at which less than 10% of a particular income bracket was considered cost burdened by their mortgage.

In York and Lancaster counties, the threshold at which less than 10% of a particular income bracket was considered cost burdened was met for those earning more than \$75,000 annually. In Chester County it was met for those earning more than \$50,000 and in Union for those earning more than \$35,000 annually.

If households devoting less than 30% of their annual income to housing costs are considered to not be burdened by those costs, mortgage costs aimed at those earners who fall between Section 8 qualification and the point at which income levels are typically sufficient to cover housing costs within the respective communities should fall between the following:

	Chester	Lancaster	Union	York
Targeted Earners	\$29,990 - \$50,000	\$29,990 - \$75,000	\$23,277 - \$35,000	\$29,990 - \$75,000
Optimal Monthly Mortgage (less than 30% of earnings)	\$750 - \$1,250	\$750 - \$1,875	\$580 - \$875	\$750 - \$1,875

Data Sources: 2016 ACS (5 – year), adjusted by analysis

Impact of Transportation Costs

Average Housing + Transportation Costs

Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

Commuting times across the Catawba Region are universally higher than the national average of 25 minutes, the state average of 23.2 minutes, and the community's respective MSA average commute times.

	Chester	Lancaster	Union	York
Average Commute Time to Primary Job	29.0 Minutes	27.6 Minutes	27.7 Minutes	26.1 Minutes
% Commuting out of County to Primary Job	55.3%	48%	41.6%	37.6%
Average Annual Transportation Costs	\$14,494	\$14,422	\$13,734	\$13,831

Data Sources: Center for Neighborhood Technology H+T Affordability Index, Longitudinal Employer-Household Dynamics

For the purposes of looking at average housing and transportation costs across the region, we not only looked at annual transportation cost but also housing costs inclusive of utilities and other required costs of rental and ownership.

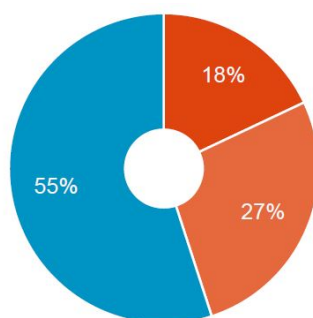
As the following graphics illustrate, in almost every county within the Catawba Region, approximately 50% of income is spent on housing and transportation needs. It is important to note that these averages are across all housing types inclusive of rental and owner occupied homes regardless of mortgage status and include all associated ownership and rental costs.



Average % of Income - Housing and Transportation

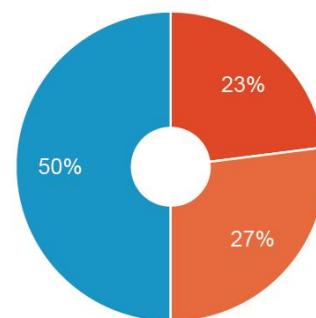
● Housing
● Transportation
● Remaining
Income

Chester



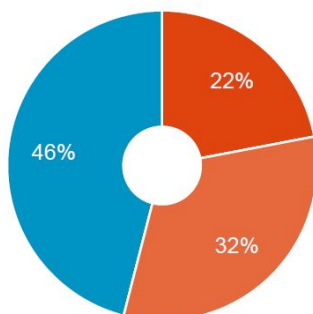
● Housing
● Transportation
● Remaining
Income

Lancaster



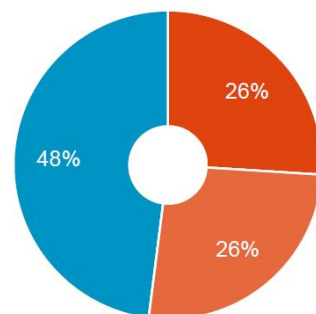
● Housing
● Transportation
● Remaining
Income

Union



● Housing
● Transportation
● Remaining
Income

York



It is important to note when comparing housing costs percentages above with those quoted in prior sections that “Housing” in these graphs includes:

- the entire housing inventory regardless of tenure and mortgage status – i.e. it is inclusive of homes owned outright with no mortgage outstanding
- all associated operational costs such as utilities, insurance, taxes, etc.

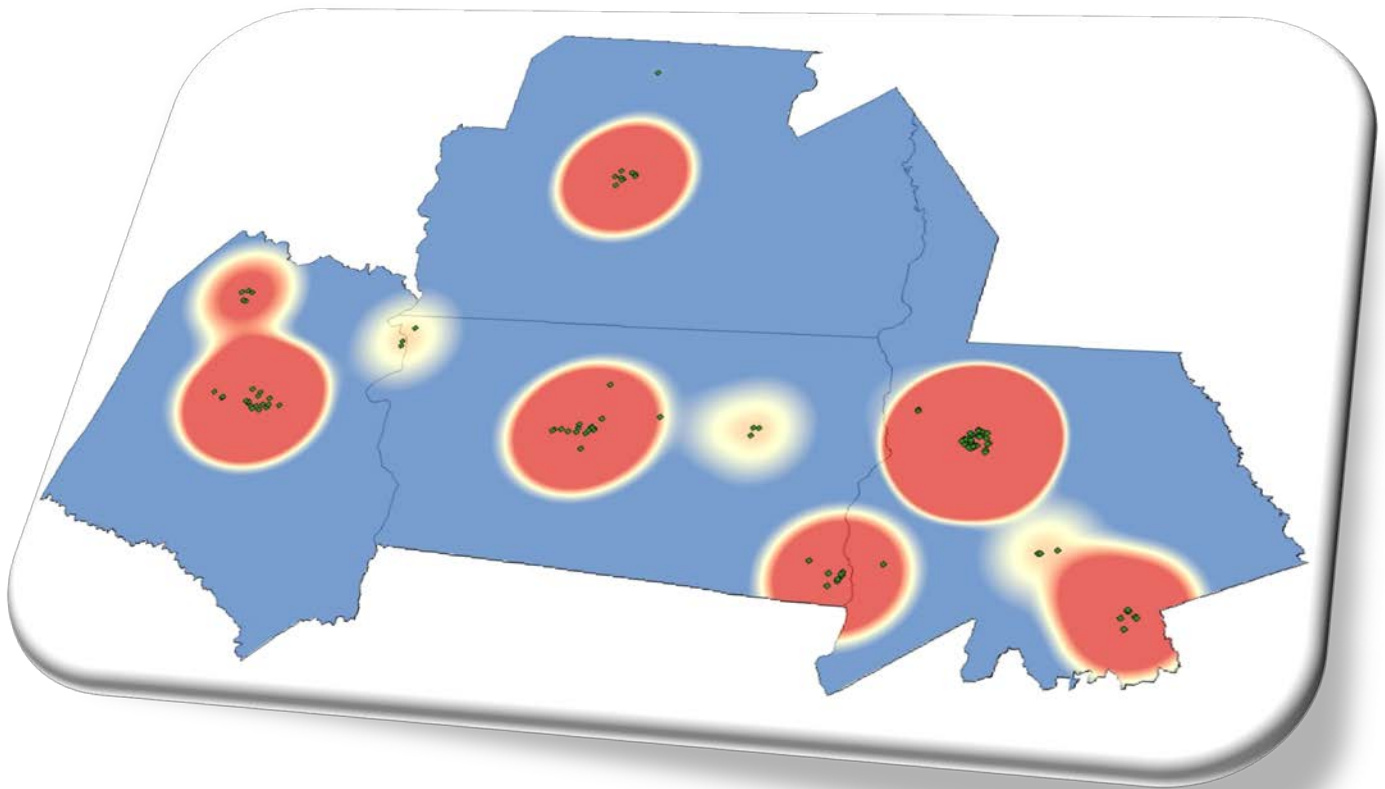
The decreased percentage of housing costs in the rural counties versus those found in prior sections is due to a higher percentage of homes owned outright, which may be an indicator of aging housing stock in those counties.

	Chester	Lancaster	Union	York
% of homes fully owned	56%	40%	57%	30%

Data Sources: Center for Neighborhood Technology H+T Affordability Index, Longitudinal Employer-Household Dynamics

Neighborhood Initiative Program

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	Chester	Lancaster	Union	York
Number of NIP Properties	32	73	29	15

Data Sources: Catawba Regional Development Corp.

Between 2015 and 2018, the Catawba Regional Development Corporation acquired 149 properties throughout the four county Catawba Region via a \$3.9 million dollar Neighborhood Initiative Program (NIP) grant from the South Carolina Housing Corporation.

Under this grant, Catawba Regional acquired the properties, demolished any slum and blight residential structures on each property, and rendered the cleared lots conducive for redevelopment. The NIP Program requires that the properties be held for a period of three years prior to redevelopment. An inventory of acquired NIP properties follows below.

Beginning in 2020, the first properties will be released from the mandatory hold period with the potential for redevelopment. Many of these properties are located in established neighborhoods that would benefit from new workforce housing infill development.

Summary

This assessment serves to provide an evaluation of the economic conditions and general housing costs within each county of the region as well as an assessment of the burden of housing costs upon its residents. Based upon this assessments research, the following conclusions may be drawn:

- Workforce housing affordability is an issue facing all four Catawba Region counties, both in the rental and home ownership market segments.
 - Residents in rapidly urbanizing/suburbanizing counties (York and Lancaster) face increasing housing costs, and a majority of rental residents in these counties pay in excess of 30% of income for housing.
 - While unemployment has significantly declined in all counties since the great recession, escalating housing costs due to rising demand associated with population increases have 'priced out' segments of the population.
 - While Chester and Union are representative of more rural markets, it appears that housing stock is generally older (as evidenced by the percentage of homes without mortgages), and very few new rental properties have been developed in recent years.
 - Rural markets have greater percentages of people who are severely cost burdened by housing (i.e. spend greater than 50% of income on housing), and urbanizing/suburbanizing markets, while exhibiting slightly lower percentages of cost burdened residents, have greater numbers of residents who are cost burdened by housing.
- The assessment identified a targeted band of earners (those earning above Section 8 qualification and those who utilize less than 10% on average of AMI for housing). This band of earners (workforce housing target market) represents a portion of the population in each county which basically earn too much to qualify for public assistance, but not enough so that they are not cost burdened (i.e. pay less than 30% of income for housing).
- Additional information is necessary to adequately target the workforce housing markets within each county for both rental and home ownership. Neighborhood Initiative Program lots owned by Catawba Regional may be able to be utilized for redevelopment to meet workforce housing gaps as identified above.

Summary and Next Steps

- Partners are needed to address this issue and include public entities (units of local government, the SC Housing Finance and Development Authority, US Housing and Urban Development/SC Department of Commerce, SC Rural Infrastructure Authority, United States Department of Agriculture, local housing agencies and public housing authorities), private sector entities (banks and mortgage companies, developers and builders), and non-profits (credit unions, foundations, non-profit housing corporations).

Goals and Next Steps

It will be necessary to study further localized housing needs in each of the communities in which the NIP properties reside prior to their potential redevelopment. The continuing work will require additional funding and partners in order to carry out the following next steps between now and 2020 when the first NIP lots are released from their mandatory hold period:

- Determine potential funding sources and engage partners
- Detailed assessment of NIP lot holdings to include:
 - Working with local jurisdictions to determine areas of greatest concern
 - Assess appropriateness for redevelopment
 - Location
 - Safety
 - Geography
 - Surrounding development
 - Access to utilities
- Detailed local analysis within neighborhoods with concentrations of NIP lots to determine:
 - Viability of rental and / or owner occupied workforce housing development
 - Localized net-worth analysis
 - Neighborhood housing inventories
 - Neighborhood vacancy rates
 - Sales records within neighborhoods
 - Appropriate price points
- Identification of potential construction, development, and financing partners

Potential Partners

Catawba Regional will work hand in hand with housing partners at the state and local level in order to make these next steps a success. Potential partners are identified below:



J. Marion Sims Foundation



Springs Close Foundation



Mary Black Foundation



Chester Healthcare Foundation



U.S. HUD



U.S.D.A



S.C. Department of Commerce



S.C. State Housing



Regional Housing Authorities

NIP Properties

Grading of properties is subjective and based upon a cursory drive by assessment of redevelopment potential for the property. The grading follows the standard “A” to “F” scale with an “A” holding the most potential for redevelopment and “F” holding virtually no potential for redevelopment due to impediments of geography, neighborhood, surrounding properties, or public safety.

Chester County

Jurisdiction	Address	Taxmap Number
Chester County	1186 Old York Rd.	078-03-07-013-000
Chester County	1571 Joe Caldwell Rd	098-00-00-060-000
Chester County	2631 Georgetown Rd	160-03-01-002-000
Chester County	4707 Cabal Rd.	007-00-00-008-000
Chester County	530 Ferrell Ave	060-02-04-019-000
Chester County	541 W White St	069-05-24-002-000
Chester County	594 Ashford Rd	070-00-00-022-000
Chester County	634 Saluda Rd	079-01-10-004-000
Chester County	755 Meadowbrook Rd	060-02-04-026-000
City of Chester	106 Steinkuhler St	201-04-18-014-000
City of Chester	107 Graham Street	201-04-18-010-000
City of Chester	109 Dewey Street	201-09-13-023-000
City of Chester	110 Hayes Street	201-01-15-003-000
City of Chester	152 Columbia St	201-05-20-008-000
City of Chester	222 Center St	201-01-01-066-000
City of Chester	225 Ligon Street	201-09-01-004-000
City of Chester	50 E White Street	201-04-14-003-000

NIP Properties

City of Chester	78 Lynwood St	201-04-08-011-000
City of Chester	83 Lynwood St	201-04-08-021-000
City of Chester	94 White Oak St	201-04-25-009-000
Great Falls	1 Hill St	202-10-20-001-000
Great Falls	14 Hampton St	202-10-21-014-000
Great Falls	32 Center St	202-07-03-005-000
Great Falls	33 Pinecrest Ave	202-07-11-021-000
Great Falls	43 Pine St	202-07-12-011-000
Great Falls	64 Oak St	202-12-11-003-000
Great Falls	65 Holly St	202-12-11-013-000
Great Falls	7 Hall St	202-05-02-054-000
Great Falls	9 Church St	202-10-19-005-000
Richburg	105 Park Dr	204-01-01-011-000
Richburg	1530 Mountain Gap Rd	204-02-02-029-000
Richburg	Parcel C1 East Lancaster St	204-01-02-021-001

Lancaster County

Jurisdiction	Address	Taxmap Number
City of Lancaster	105 Hunter St	0081A-0A-022.00
City of Lancaster	108 Thomas Ln	0068J-0F-032.00
City of Lancaster	109 / 113 Blalock St	0068P-0G-029.00
City of Lancaster	109 N Market St	0068P-0G-002.00

NIP Properties

City of Lancaster	1114 5th St	0082D-0N-004.00
City of Lancaster	113 Wylie Park Rd	0082D-0J-012.00
City of Lancaster	123 Pleasant Hill St	0068I-0K-016.00
City of Lancaster	209 N York St	0068P-0A-007.00
City of Lancaster	309 N Hughes St	0068J-0A-002.00
City of Lancaster	336 City Ave	0081A-0M-003.00
City of Lancaster	345 City Ave	0081A-0M-018.00
City of Lancaster	403 N. French St	0068I-0S-007.00
City of Lancaster	404 Gay St	0068O-0A-006.00
City of Lancaster	406 Gay Street	0068O-0A-007.00
City of Lancaster	408 1/2 W Arch St	0081A-0B-025.01
City of Lancaster	412 1/2 Clinton Ave	0068I-0J-017.00
City of Lancaster	412 Ruth St	0068I-0H-008.00
City of Lancaster	414 Clinton Ave	0068I-0J-015.00
City of Lancaster	417 / 419 Palmetto St	0081B-0F-006.00
City of Lancaster	507 Ballard / Palmetto St	0081B-0G-021.00
City of Lancaster	516 Normandy Rd	0067M-0J-021.00
City of Lancaster	524 Central Ave	0082D-0E-017.00
City of Lancaster	527 Central Ave	0082D-0G-014.02
City of Lancaster	600 W Meeting St	0067M-0M-027.00
City of Lancaster	708 Sumter St	0068O-0P-014.00
City of Lancaster	709 Central Ave	0082D-0J-007.00
City of Lancaster	811 E. Dunlap St	0068J-0C-028.00

NIP Properties

Heath Springs	171 Bevel Ln	0122-00-084.00
Heath Springs	Cedar Run Rd	0122O-0A-015.00
Kershaw	161 East 2nd Street	0156H-0C-006.00
Kershaw	168 E 3rd St	0156H-0C-010.00
Kershaw	169 East 2nd Street	0156H-0D-004.00
Kershaw	196 E 3rd St	0156H-0D-009.00
Kershaw	418 W Hilton St	0156H-0J-017.00
Kershaw	611 E Richland St	0156G-0E-005.00
Kershaw	616 & 618 Richland St.	0156J-0C-006.00
Kershaw	6523 White St	0156A-0J-019.00
Lancaster County	1017 & 1019 14th St	0081H-0F-022.00
Lancaster County	1036 & 1038 15th St	0081H-0F-016.00
Lancaster County	1046 & 1048 & 1050 15th St	0081H-0F-023.00
Lancaster County	1056 Old Landsford Rd	0082D-0M-016.00
Lancaster County	1069 Roberts Dr	0082D-0F-002.01
Lancaster County	1078 Old Landsford Rd	0082D-0M-007.00
Lancaster County	112 Connell St	0159A-0F-008.00
Lancaster County	1128 3rd St	0082D-0M-002.00
Lancaster County	1129 3rd St	0082D-0L-028.00
Lancaster County	1129 5th St	0082D-0M-021.00
Lancaster County	1505 15th St	0081H-0B-030.00
Lancaster County	1506 15th St	0081H-0B-034.00
Lancaster County	1525 Mungo Rd	0063N-0A-015.00

NIP Properties

Lancaster County	1539 15th St	0081H-0F-017.00
Lancaster County	1540 Caskey Rd	0063N-0A-012.00
Lancaster County	179 & 181 & 183 Brooklyn Ave	0081H-0C-012.00
Lancaster County	211 2nd St	0082D-0L-014.00
Lancaster County	325 Robinson Rd	0081G-0G-018.00
Lancaster County	441 & 443 & 439 South Ave	0081H-0M-011.11
Lancaster County	4814 Green Rd	0129-00-019.00
Lancaster County	910 Delancey St (Louisa)	0081H-0D-005.00
Lancaster County	915 Starnes St (1)	0081H-0C-011.02
Lancaster County	916 Starnes St (8)	0081H-0C-011.01
Lancaster County	918 Delancey St (Louisa)	0081H-0D-006.00
Lancaster County	918 Starnes St (7)	0081H-0C-011.00
Lancaster County	919 Starnes St (2)	0081H-0C-011.03
Lancaster County	922 Starnes St (6)	0081H-0C-011.07
Lancaster County	923 Delancey St	0081H-0E-008.00
Lancaster County	923 Starnes St (3)	0081H-0C-011.04
Lancaster County	924 Starnes St (5)	0081H-0C-011.06
Lancaster County	925 Starnes St (4)	0081H-0C-011.05
Lancaster County	931 Louisa / Delancey St	0081H-0E-013.00
Lancaster County	945 16th St	0081H-0G-025.00
Lancaster County	948 11th St	0081H-0L-021.00
Lancaster County	950 16th St	0081H-0G-013.00
Lancaster County	Bevel Ln	0122-00-085.00

NIP Properties

Union County

Jurisdiction	Address	Taxmap Number
City of Union	103 Lakeview Hgts	074-06-09-001 000
City of Union	105 Axel St	074-13-04-006 000
City of Union	105 Lybrand St	073-11-14-003 000
City of Union	109 Williams St	084-01-03-064 000
City of Union	110 Highland Dr	073-15-03-007 000
City of Union	111 Lybrand St	073-11-14-006 000
City of Union	113 Lybrand St	073-11-14-007 000
City of Union	121 Marcellus St	073-04-05-010 000
City of Union	1210 N Pinckney St	073-03-16-016 000
City of Union	1210 N Pinckney St (Lot 5 - ~1212 N Pinckney)	073-03-16-015 000
City of Union	203 Scott Street	074-14-14-012 000
City of Union	206 Walnut Stret	074-14-18-005 000
City of Union	220 Walker Hgts	073-08-03-040 000
City of Union	310 Gage St	083-04-22-001 000
City of Union	311 Foster St	074-13-07-007 000
City of Union	403 Gage St	083-04-20-002 000
City of Union	411 S. Mountain Street	073-16-11-005 000
City of Union	310 Spring St	073-11-02-007 000
Jonesville	127 Park Dr	018-00-00-061 000
Jonesville	209 Shady Ln	027-00-00-091 000

NIP Properties

Jonesville	219 Gallman St	027-01-04-036 000
Jonesville	313 Franklin St	027-10-01-010 000
Jonesville	315 Alman St	027-10-03-007 000
Lockhart	326 South 4th St	050-12-01-069 000
Lockhart	410 Union Rd	050-08-18-012 000
Union County	109 Jasper St	072-11-01-004 000
Union County	131 Kent St	072-06-10-011 000
Union County	202 Tight Cir	072-11-03-017 000
Union County	336 Johns St	074-15-02-008 000

York County

Jurisdiction	Address	Taxmap Number
City of York	124 Washington St	0700215028
City of York	14 Rose St	0700604003
City of York	17 Travora Cir	0701007003
City of York	19 Travora Cir	0701007009
City of York	20 Rose St	0700604006
City of York	213 Blackburn St	0700512003
City of York	27 Rose St	0700603007
City of York	29 Rose St	0700603008
City of York	33 Travora Cir	0701007007
City of York	34 Cleveland Ave	0701303009

NIP Properties

City of York	403 California St	0701402001
City of York	67 Travora Cir	0701006028
City of York	73B Pinckney St	0701205004
City of York	80 Pinckney St	0701207002
Clover	202 Zion Church Road	0100206027





Catawba Regional Council of Governments

Serving Chester, Lancaster, Union, & York Counties

