

# HOUSING

## OVERVIEW

Housing is a key element to a County’s quality of life. The potential for growth and changing demographics have created a demand for diversity in housing types, location and affordability. Housing is also intrinsically linked to other elements like population, land use, transportation, and community facilities. Just as important as the creation of new housing is the need to preserve and maintain existing housing stock and ensure a balance between old and new developments.

Consideration of these elements ensures that the County can meet the existing and projected housing needs of all economic segments of the community and that it balances housing growth with other community goals related to smart growth and use of resources.

While there are numerous subdivisions homes that are permitted for construction, the number of new homes at the time of the most recent census data only shows a slight increase in total housing units, which is less than the increase across South Carolina.

The following general statements can be used to target areas within Laurens County having the greatest concentrations of housing needs:

- Homes in Laurens County have historically been older than in other areas of South Carolina. This is changing due to the increase in the number of subdivision developments.
- the increase in the number of families and households in Laurens County will increase the need for diverse and affordable housing.

**Total Housing Units**

	1990	2000	2010	2020
Laurens County	23,201	30,239	31,805	31,949
South Carolina	1,258,044	1,753,670	2,084,231	2,286,826

**Housing**

Owner-occupied housing unit rate, 2017-2021	72.2%
Median value of owner-occupied housing units, 2017-2021	\$117,800
Median selected monthly owner costs -with a mortgage, 2017-2021	\$1,078
Median selected monthly owner costs -without a mortgage, 2017-2021	\$349
Median gross rent, 2017-2021	\$790

### Families and Living Arrangements

Housholds, 2017-2021	25,282
Persons Per Houshold, 2017-2021	2.58
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	86%



Goals/Implementation Strategies	Accountable Agencies	Time Frame	Completion Date
<b>Goal: To provide, throughout the County, areas that offer quality, residential developments that do not deplete County resources and protect rural character.</b>			
Reduce and eliminate the incident of nuisance violations through property maintenance enforcement.	Planning	Short Term	
Encourage stability in existing neighborhoods by providing technical and support services.	County Council Planning	Ongoing	
Create and maintain an inventory of housing types/styles.	Planning	Mid Term	
Update the Land Development Regulations to promote clustering and other non-traditional development concepts while encouraging the preservation of open space and compatibility with existing neighborhoods.	County Council Planning Commission Planning	Short Term	
Encourage partnerships between the County and developers to masterplan large tracts of land to accommodate housing for all price points and housing needs.	County Council Planning Commission Planning	Mid Term	
Develop assistance program through local (non-profit or for profit) organizations to improve existing dilapidated housing stock	Non-Profits County Council	Mid Term	
Work with property owners to encourage master planning of vacant and/or redevelopment tracts to encourage the provision of all price points and housing needs	County Council Planning	Ongoing	