

HOUSING FEEDBACK SESSION NOTES

Q&A Discussion:

- 1. Did you also look at other burdens beyond transportation costs such as food, insurance, etc.**
 - a. Jim answered no but see the value of including them. Chloe shared the Regional Cost of Living Comparison which does include the different factors. These other factors came up in conversations. Transportation was focused upon because it is more under the control of the planning department and this report. Wages are not keeping up to cost of living.
- 2. Do you think that when we looked at the survey about who was and wasn't concerned do you think we missed data from people who have been here for a long time versus those who have recently moved here - notes that is happening on the islands and downtown.**
 - a. Answer, we did not cross reference that data but City did ask about how long people have been in town and may be able to cross reference.
- 3. When it comes to solutions, one option seems to be increasing the affordable housing which is built, but the builders don't seem to be taking advantage of the City's desire for them to include affordable housing. What is happening to improve the housing stock?**
 - a. Hold thought to see if it is addressed in the next section.
- 4. This is very a specific question, but in many ways rising operating costs for landlords impacts the rents they charge tenants. Any update on the ATI exemption law suit in Dorchester county: Fairfield Waverly, LLC, v. Dorchester County Assessor that would allow landlords to file for the 25% reduction in assessed value after the point of sale re-assessment.**
 - a. Staff are not familiar with this lawsuit.
- 5. Looking at interest in supporting Black owned businesses and then recommendation number 10- are they separate or inclusive. People come here because they like what has been here over time. People need support from the City and the relationship between these two.**
 - a. Chloe pointed out that one was feedback from the community and the other is a recommendation from that feedback. Jim noted that now we have the data to put things on our radar it helps us pay more attention. Genoa added that preserving housing - that Eddie does in his day job - helps to make recommendation 10 work. Rep Pendarvis and Sen Kimspon's tax credit bill made funds available. Need to make certain that housing is seen as a right and worthy of funding for preservation and creation. Predecessors did a great job leveraging funds but we need to work even harder because the demand is even greater. For a long time, area median income

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didn't move while housing costs kept rising. There is still a gap but at least we are getting better. Need to be careful to bring in employers who are given incentives but are not paying the money that people need to live in this town. We need citizens to advocate. Fair housing hotline and training is important to help people. HUD funding has decreased and requires more funding leverage to make the change that is needed. Needs demand on leadership and being more intentional, and not get weary from NIMBYism. Commend the recommendations - would only encourage greater push for income increase.

Feedback:

- Fee in lieu- people want to get rid of it?
 - People actually wanted it to be gotten rid of in favor of requiring those development
- Outlaw single family zoning- increase densities to hit the missing middle.
- Limiting property taxes for affordable units- may not be possible due to SC law.
Homestead exemption- exempts first 100000.
- We need to be unrelenting in galvanizing our elected officials to understand the issue.
- What will happen is that there will be more housing but not affordable to people.
- Wages MUST increase!
- There is a stark financial contrast between those who can afford to live and those who can't.
- Senior fixed income individuals have NO options for housing affordability.
- Deregulation is a key.
- Seniors have regulatory issues that make the ability to stay in their homes a challenge.
- Manufactured homes are often overlooked as a mode of housing.
- Gentleman mentioned the need to preserve historical Black communities. I don't even know what is left because so much that was once there - things in the Green Book, stores, Brooks Hotel, tearing up of my neighborhood on Spring Street, Ashe, Bogard. Hearing Eddie speak about this left me disheartened.
 - Response - that is why that preservation was a priority.
- When I went to the National African American museum - the 4th floor is Charleston and is the first stop. Important to have the honest documentation of what has been lost and the significance of what has been lost.
- Climate Coalition is here because of concerns about opportunities for adding green and carbon negative things for the city. It isn't the cheapest way to do it but does make a difference. Need to capture water, provide greenspace, and gardens, consider materials. I don't know what it looks like but needs to be considered.

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- Other question is about homeowners who have space that could be turn into a rental to provide more housing stock and just need some help to make the conversion. It would be climate friendly not to build more.
 - ANSWER - *The Accessory Dwelling Ordinance is in place and the education about funding and incentives is in the works. San Francisco was mentioned as a model.*

Resources shared:

- Operation Home assist with manufactured homes...843-212-8936
- Net-Zero affordable housing:
[https://rmi.org/social-equity-affordable-housing-and-the-netzero-energy-opportunity/](https://rmi.org/social-equity-affordable-housing-and-the-net-zero-energy-opportunity/)
- San Francisco Accessory Dwelling Unit Model:
https://sfplanning.org/sites/default/files/resources/2019-01/ADU_Handbook.pdf