

## IV. HOUSING ELEMENT

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## Vision 2020: The Comprehensive Plan for Rock Hill, South Carolina



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#### OVERVIEW

In the past two decades, Rock Hill has strived to continue its small town character, while prospering in the rapidly growing Charlotte region. Rock Hill has been successful in offering the quality of life benefits of a small city, while working aggressively to attract new business and industry. This effort has resulted in tremendous growth that is expected to continue at an increasing rate over the next several years. As of 2008, the US Census Bureau's estimated Rock Hill population was 64,555 people living in approximately 24,034 occupied housing units. This is a population increase of 29.7 percent from the 2000 Census count of 49,765. With growth comes certain community needs, housing being one of the most basic needs of the population. In order for the City to accommodate its growing population, it will be necessary to ensure that adequate and affordable housing opportunities are provided for residents of all ages, incomes, and needs.

In the Vision 2020 Comprehensive Plan, the following data are examined to reflect the current state of housing:

- Housing Growth
- Affordability
- Housing Conditions
- Housing & Household Characteristics
- Housing Programs & Services

#### EXISTING CONDITIONS

##### Housing Growth

###### *Population Growth*

In fall of 2008, Rock Hill became the fourth largest city in South Carolina (fifth largest city in 2000), and the area has experienced a steady increase in population over the past two decades. Land area has increased by approximately 4.34 square miles since 2000. Notably, the small town character of the City and the economic opportunities in the Charlotte region continue to attract people to Rock Hill. In the year 2010, the population of Rock Hill is expected to reach over 67,500. By the year 2020, the City's population is projected to have grown 63.7 percent from 2000, (see **Table 4.1**). The projected population density distribution in Rock Hill's Urban Services Area (USA) for the year 2020 is shown in **Map 4.1**.

#### Housing Key Facts

- RH Estimated Population (2008) = 64,555
- RH Estimated Occupied Housing Units (2008) = 49,765
- RH Average Household Size (2008) = 2.61
- RH Median Home Value (2008) = \$140,000
- RH Mean Rent Cost for 2-BR Unit (2008) = \$630/month

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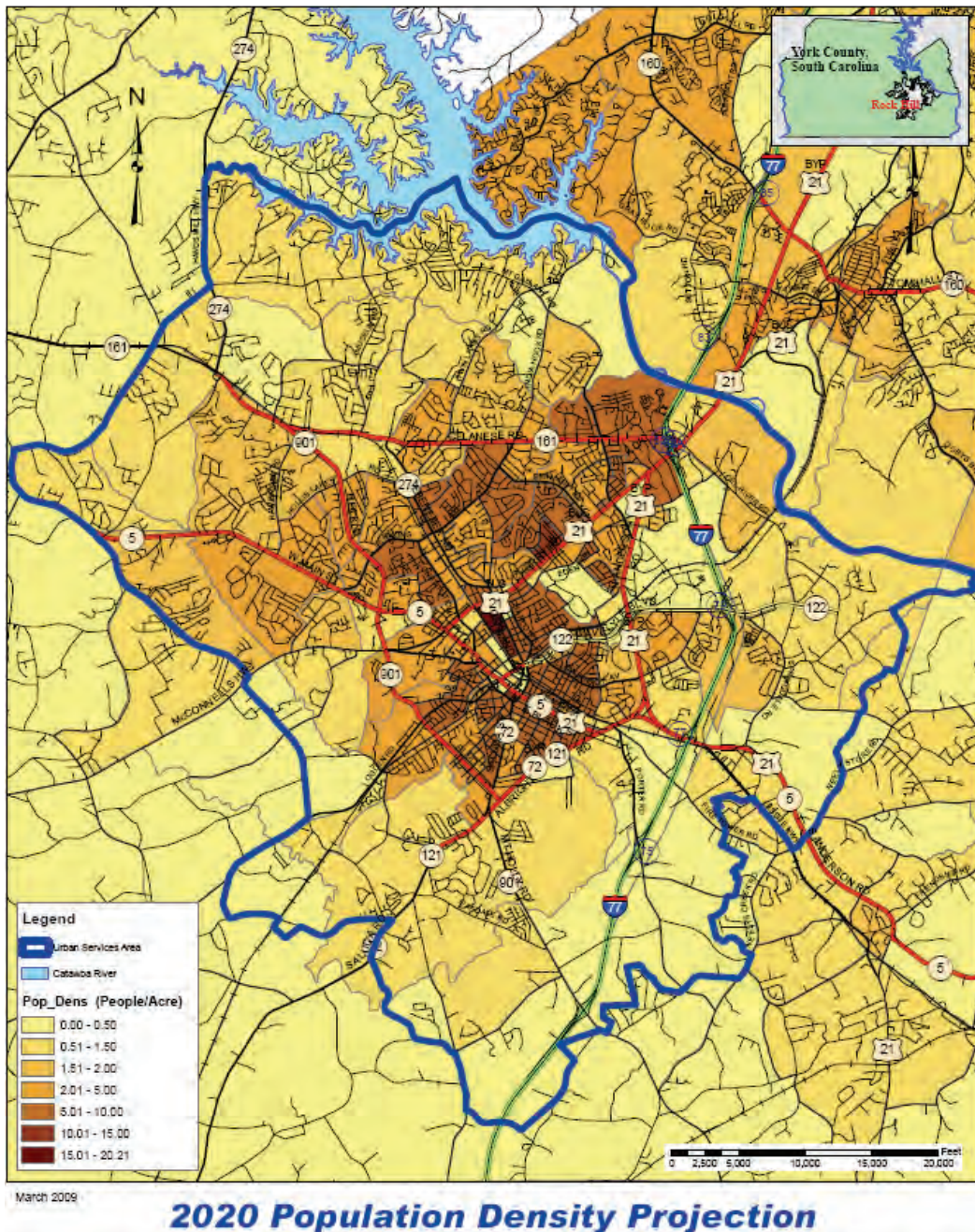
**Table 4.1: Population Trend**

	Rock Hill Corporate Limits	Rock Hill Urban Services Area
1990	41,643	51,558
2000	50,581	63,500
2005	59,467	73,000
2010*	67,500	82,500
2015*	75,292	92,005
2020*	82,810	101,442

Specific information about Rock Hill population characteristics is described in the Population Element.

\*These totals are estimates  
 Source: 2009 Charlotte Metrolina Model Estimates

**Map 4.1: 2020 Population Density Projections**



*Construction Activity*

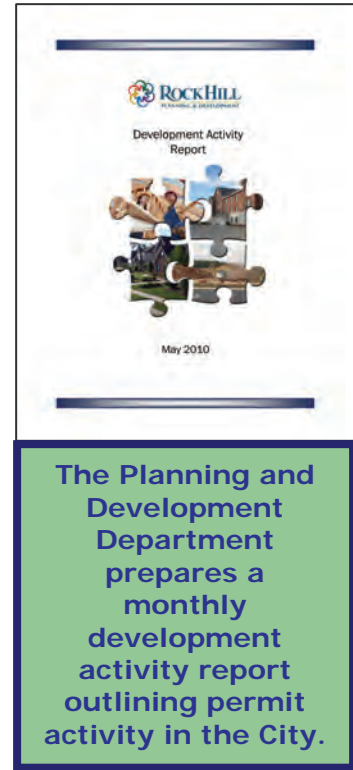


Home construction in Rock Hill over the first half of the past decade was significant. The latter part of the decade has been less active with the recent downturn in the housing market and overall economy. Construction activity in Rock Hill was fairly steady from 2000 to 2007. Late 2007 to present saw a decline in housing permit approvals (See **Table 4.2**). Multi-family permits, in particular, have declined sharply since early 2007. In 2009 there were only two multi-family permit approvals; this figure is attributed entirely to the month of May 2009 during which two buildings were approved including a total of 8 units.

**Table 4.2: Rock Hill Housing Permits**

Year	Total Permits	Single-Family Permits	Multi-Family Permits*
2000	730	674	56
2001	787	768	19
2002	726	702	24
2003	782	773	9
2004	678	677	1
2005	686	685	1
2006	846	832	14
2007	446	420	26
2008	251	249	2
2009	104	102	2

\*Does not include the number of individual units in each multi-family building  
 Source: Rock Hill Planning and Development Department



**Housing & Household Characteristics**

*Average Household Size*

While the average household size within York County has remained relatively constant at 2.63 – 2.66 persons, the average household size for Rock Hill has steadily decreased over the past 20 years (see **Table 4.3**). Reasons for the difference between County and City figures include higher allowable densities within the more urbanized City limits, attracting smaller families and singles, and a slightly younger population.

**Table 4.3: Average Household Size**

Year	Rock Hill	Rock Hill Area*	York County
1990	2.66	2.68	2.63
1996	2.62	2.63	2.66
2000	2.60	2.60	2.63
2008	2.61	2.62	2.63

\*Five-mile radius  
 Source: York County Regional Chamber of Commerce

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### *Housing Types*

Many housing types are currently permitted within the City of Rock Hill. These include single-family attached and detached, multi-family, townhouse, two-to-four family dwellings, group homes, and modular homes. Existing mobile homes are permitted, as a grandfathered use only, within the City's Mobile Home Park (MHP) zoning district. Manufactured homes are also permitted only within the MHP zoning district. It should be noted that the City distinguishes between modular and manufactured homes on the basis that the construction of modular homes allow them to meet adopted building codes.

### *Housing Composition (Bedrooms)*

As of July 2008, single-family homes accounted for an estimated 15,998 housing units in Rock Hill. The estimated bedroom counts were as follows\*:

1-Bedroom Homes:	<b>284</b>
2-Bedroom Homes:	<b>2,067</b>
3-Bedroom Homes:	<b>9,754</b>
4+ -Bedroom Homes	<b>2,693</b>

\*Figures cited from U.S. Census 2007 American Community Survey

The 2008 update of the Rock Hill Multi-Family Housing Survey report revealed a total of 10,607 multi-family units. The distribution of total units meeting specific bedroom counts (among units of varied amenity levels) is as follows:

1-Bedroom Apartments:	<b>2,357</b>
2-Bedroom Apartments:	<b>6,434</b>
3-Bedroom Apartments:	<b>1,656</b>
4+ -Bedroom Apartments:	<b>160</b>

*Two-bedroom* units are the most common multi-family unit type in Rock Hill, followed by *one-bedroom* units. *Five-bedroom* units are uncommon, and for the purpose of the multi-family analysis are included with the *four-bedroom* totals.

**Additional information  
about Rock Hill  
housing and  
household  
characteristics is  
available in the  
Population Element.**

### *Occupancy Rates & Tenure*

Occupancy/Vacancy rates for single-family housing units tend to be relatively low. The majority of single-family housing units are owner-occupied. The current homeowner vacancy rate in Rock Hill is approximately 4.4 percent. As of 2008, owner-occupied homes accounted for 56.6 percent of housing units, while 43.4 percent were renter-occupied units.

Occupancy/vacancy rates vary among multi-family units depending on several factors. These factors include unit type (amenities), bedroom count, and location (See **Table 4.4**). Geographical areas which are located further away from major transportation corridors such as I-77 tend to have higher vacancy rates. According to the 2008 American Community Survey, the overall vacancy rate for rental properties in Rock Hill is approximately 11.7 percent.

**Table 4.4: Multi-Family Vacancy Rates**

<b>Vacancy Rate</b>	<b><u>Semi-Luxury</u></b>	<b><u>Basic</u></b>	<b><u>Subsidy</u></b>
	11.3%	12.5%	3.3%

Source: 2008 Rock Hill Multi-Family Housing Survey Report

### Housing Costs

The median home value for owner-occupied housing units in Rock Hill was estimated at \$140,000 in 2008. The value distribution for all owner-occupied homes in the City is shown in **Table 4.5**. Most home mortgage payments fall between \$1000 and \$1,500 (See **Table 4.6**).

**Table 4.5: Owner Occupied Homes (2008)**

Home Value	# of Homes	% of Owner-Occupied Homes
< \$50,000	1,507	11.1%
\$50,000 - \$99,999	2,782	20.4%
\$100,000 - \$149,999	3,172	23.3%
\$150,000 - \$199,999	2,414	17.7%
\$200,000 - \$299,999	1,868	13.7%
\$300,000 - \$499,999	1,164	8.6%
\$500,000 - \$999,999	623	4.6%
> \$1,000,000	77	0.6%

Source: U.S. Census, 2008 American Community Survey

**Table 4.6: Owner Occupied Homes with Mortgages**

Monthly Ownership Costs	# of Homes	% of All Owner-Occupied Homes
< \$300	0	0.0%
\$300 - \$499	45	0.4%
\$500 - \$699	1,170	10.8%
\$700 - \$999	2,604	24.1%
\$1,000 - \$1,499	3,616	33.5%
\$1,500 - \$1,999	2,051	19.0%
\$2,000 or more	1,323	12.2%

Source: U.S. Census, 2008 American Community Survey

Housing costs within the multi-family housing sector have continued to increase over the past decade as well. Because these are the most prevalent multi-family housing type, semi-luxury *two-bedroom* units can be considered representative of the overall multi-family market. Rents for this housing type are at a mean (average) of \$630/month as of December 2008 (See **Table 4.7**).

**Table 4.7: Semi-Luxury 2-Bedroom Rates (Monthly)**

Year	Mean	Median
1990	\$437	\$405
1995	\$460	\$460
2000	\$578	\$557
2003	\$593	\$570
2008	\$630	\$585

Source: 2008 Rock Hill Multi-Family Housing Survey Report

Median rents in the multi-family housing sector have continued to rise as well. Again, semi-luxury two-bedroom apartments are considered to be representative of the multi-family market. Median rent for this unit type was \$585 as of December 2008.

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### *Old Town Housing*

Housing in Rock Hill's Old Town faces several challenges. The four square mile area around Downtown is referred to as Rock Hill's Old Town. It includes the *Hagins-Fewell*, *Highland Park*, *East Town*, and *Saluda Corridor* neighborhoods. These neighborhoods are primarily comprised of single-family detached homes. Of the homeowners who occupy these homes, many tend to be older; many on fixed incomes. Because many of these homeowners have limited financial resources, the homes are often in decline. Many of the City's rehabilitation, demolition, and affordable housing efforts are focused in the Old Town neighborhoods (See "Housing Programs and Services").

As noted in the Cultural Resources Element, a significant number of designated and undesignated historic homes are located in Old Town neighborhoods.



One of the major factors affecting the Old Town area is the disproportionately high amount of renter-occupied housing in single-family homes. According to 2000 Census data, 56 percent of the 4,811 single family homes in Old Town were renter-occupied, with only 44 percent owner-occupied; in comparison to a 54 percent owner-occupied rate for the City as a whole. Since 2000, new home approvals in Old Town have been relatively few (83 permits between 2004 and 2007), and the recent downturn in the housing market has produced even more renters. This presents a unique problem in that transient residents are less likely to properly maintain homes and typically have less of a vested interest in the neighborhood as a whole.

The *Housing Development Corporation of Rock Hill* (HDCRH), originally established in 1989 as the Rock Hill Joint Venture for Affordable Housing, has adopted several goals and objectives aimed at addressing housing concerns in the urban core. These goals are:

- (1) To improve communities in the city by providing safe and affordable housing and a suitable living environment, principally for persons of low and moderate income;
- (2) To conduct or support such activities which may expand and promote economic opportunities and community development, principally for persons of low and moderate income; and
- (3) To combat community deterioration through residential development and commercial revitalization.

### *Special Needs Housing*

The Rock Hill 2005-2010 Consolidated Plan examines supportive housing for people with special needs, including the elderly, people with disabilities (including mental, physical, and developmental), alcohol and substance abusers and people with HIV/AIDS.

The plan documented the following trends:

The elderly population in Rock Hill has increased significantly since 2000. Elderly renters are disproportionately of low-income status. Elderly home owners are faced with difficult housing challenges as fixed incomes often do not keep up with increasing home maintenance costs. The York County Council on Aging has received *Section 202 Supportive Housing for the Elderly* grants in the past which allowed for the construction of Green Street Plaza and Highland Park Mill – both senior living facilities. Similar facilities include Cardinal Pointe, Carolina Village, Chandler Place, Oak Pond Manor, Village at Neely's Creek, Westminster Towers, and Rock Hill Housing Authority units.

Those suffering from mental illness are often financially impoverished due to the debilitating nature of their illnesses. Housing requirements for this population differ from those of other special needs populations in that they often require significant supervision and care. This calls for group housing

facilities in many instances. Additionally, the mentally ill population is best served by “permanent supportive housing” which offers a long-term solution and allows residents to remain in their community.

Developmentally disabled individuals tend to have fixed and/or limited financial resources that affect their housing choices. Individuals with more developed skills tend to utilize subsidized housing options. Varying levels of continuous support are required for the developmentally disabled population as a whole. The York County Board of Disabilities and Special Needs operates as the primary housing service provider for these individuals.

Alcohol and substance abusers tend to have housing needs on a more temporary basis. Similarly to other special needs populations, these individuals require several other housing-related services within relatively independent living facilities. One such facility is the *Keystone* rehabilitation center in Rock Hill, which is currently operating with the aid of a residential grant from the Substance Abuse and Mental Health Services Administration; a division of the US Department of Health and Human Services.

Persons with HIV/AIDS are often faced with less financial ability to meet housing costs due to illness. The high cost of medication also reduces the amount of money available to individuals for housing rents or maintenance. Rock Hill’s Catawba Care Coalition provides services and housing coordination for living with HIV/AIDS in the Rock Hill and York County area.

Housing facilities for those commonly defined as having “special needs” can be divided into two (2) specific categories. These are (1) *Persons with Disabilities* and (2) those with other *Special Needs*. Please reference ***Private Programs and Services*** for a list of these housing facilities.

### ***Homeless Assessment***

Homelessness is a critical concern in any community. Often, single men are the face of homelessness; however, in Rock Hill, victims of homelessness are often families, and specifically children. These families are usually victims of temporary homelessness due to tragic life circumstances including job-loss or domestic violence. Many organizations which deal with homelessness provide services aimed at getting families and individuals “back on their feet” so that they can eventually secure housing on their own.

The Interfaith Hospitality Network of York County (IHNYC) conducted a survey of the homeless population in York County in January of 2009. The group counted a total of 236 homeless persons. It is unclear how many of these homeless were located in Rock Hill; however, many of the homeless tend to locate in more urbanized areas to take advantage of food, housing, and medical services. It would be safe to assume that the majority of York County’s homeless are within Rock Hill’s Urban Services Area. Children are equally affected by homelessness, though they are often not the “face” of homelessness. Schools in York County also identified 405 students as “lacking a fixed, regular nighttime residence, many of them doubled up with other families, precariously housed, or in hotels” (*Pathways to Housing: York County’s Response to Homelessness 2009*).

The City understands the need for a thorough and comprehensive study as a means of evaluating the needs of the homeless population, as well as feasible services and remedies. In January of 2009, Rock Hill City Council awarded a contract for such a study as part of a collaboration effort between the City, York County, The United Way, and other local partners. The study, known as *Pathways to Housing: York County’s Response to Homelessness* was conducted during the summer of 2009 and resulted in the following objectives aimed at reducing homelessness:

#### **Objective 1: Prevention**

Prevent families and individuals from becoming homeless through targeted education to at-risk areas of the community, and through coordinated discharge planning from local institutions.

#### **Objective 2: Community Engagement and Education**

Engage and provide educational information to the broader community to

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increase awareness and understanding of homelessness and develop support for implementation of this initiation.

**Objective 3: Single Portal of Entry**

Develop a centralized starting place for families and individuals to find assistance in a crisis so that they may be able to retain their current housing or be referred for rapid re-housing or other housing assistance and support services.

**Objective 4: Support Services**

Provide a broad range of coordinated support services to meet the needs of families and individuals, including those in special needs populations, to enable them to obtain and remain in housing.

**Objective 5: Employment and Income**

Ensure that families and individuals have the opportunity to obtain employment and income supports that enable them to afford adequate housing.

**Objective 6: Housing**

Ensure that adequate housing and financial assistance is available to those who become homeless to rapidly return them to housing.

Homeless housing providers include the following:

- Bethel United Methodist Church*
- Children's Attention Home*
- Interfaith Hospitality Network of York County*
- Pilgrims' Inn*
- Safe Passage*
- Salvation Army (Apartment Complex)*
- The Haven Men's Shelter*

### Housing Conditions

#### *Housing Units (Age)*

Rock Hill's history dates back to 1852 although the City was not incorporated until 1892. Since that time, and especially in the recent past, Rock Hill has continued to grow at a very fast pace. As such, the City has many housing structures of varied ages. The estimated ages of the housing stock are as follows:

**Table 4.8: Housing Units by Age (2008)**

<b>Year of Construction</b>	<b># of Housing Units</b>	<b>% of Housing Stock</b>
2005-Later	1,836	6.9%
2000-2004	3,988	14.9%
1990-1999	4,584	17.1%
1980-1989	5,198	19.4%
1970-1979	3,679	13.7%
1960-1969	1,948	7.3%
1950-1959	2,601	9.7%
1940-1949	940	3.5%
1939 or Earlier	2,010	7.5%

Source: U.S. Census, 2008 American Community Survey

### *Plumbing/Kitchen Facilities*

The existence of plumbing and kitchen facilities is one of the criteria often used to designate a structure as a dwelling or housing unit. Proper maintenance of plumbing and kitchen facilities is essential to meeting requirements of the City's Housing Code. According to 2008 Census information, of the estimated 24,034 occupied housing units in the City, 336 lacked complete plumbing facilities and 222 lacked complete kitchen facilities. There is likely significant overlap among housing units which have both incomplete plumbing and kitchen facilities.

### *Overcrowding*

In 2007, HUD defined overcrowding by measuring the persons-per-room (PPR) for individual households. The standard for overcrowding was designated as anything above one (>1) PPR. In 2008, of Rock Hill's estimated 24,034 occupied housing units, 688 had a PPR of 1.01 or higher. Therefore, by HUD's definition, 2.9 percent of the City's housing units are considered overcrowded.

### *Code Violations*

Code violations for substandard housing are monitored by Rock Hill's Housing & Neighborhood Services Department – Neighborhood Inspections Division. Violations can result in fines per violation or demolition of the structure in cases where violations can not or will not be corrected by the property owner. From 2003 – December 2008, the Neighborhood Inspections Division either demolished, or sited for code violations, 759 structures within the City limits. In 2008, 42 demolitions were performed by the City, while 14 permits were issued for housing demolitions by individual property owners.

### *External Housing Conditions*

Rock Hill addresses external housing conditions through the administration of the International Property Maintenance Code (IPMC). The code outlines requirements for exterior building issues such as missing, damaged, or rotted boards, sagging roofs, blistered or peeling paint, porch steps and handrails. This includes outbuildings as well as the main residence, both for multi-family and single family dwellings. Internal housing issues are difficult to address as owners are unlikely to report their own violations and renters rarely report them for fear of retaliation or fear of losing housing.

### **Affordability**

Affordable housing is recognized both nationally and locally as a necessity in most communities. Housing affordability is a function of household income and home price. Affordability is often defined in a regional context as the median household's ability to afford the median priced home. The U.S. Department of Housing & Urban Development defines affordable housing as housing for which residents pay no more than 30 percent of their annual income. Families or individuals who pay more than 30 percent of their income for housing are considered to be cost burdened and may have difficulty affording other necessities such as food, transportation, and medical care. Rising costs of housing over the past two decades have created an affordable housing dilemma in many local communities including Rock Hill. Often, those most affected include public sector workers such as public safety workers, and emergency responders, as well as lower-income private sector workers. This creates a health and safety issue for all residents.

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##### *Comparative Costs*

Compared to the larger *Charlotte-Gastonia-Concord* Metropolitan Statistical Area (MSA), Rock Hill offers greater home affordability (see **Table 4.9**).

**Table 4.9: Area Home Affordability (2008)**

Region	Household Income	Home Price	Home Value - Proportion to MSA Median Income
Rock Hill			
Median	\$42,136	\$140,000	2.54
Mean	\$57,035	---	
Concord			
Median	\$56,278	\$179,200	3.26
Mean	\$69,321	---	
<b>Charlotte MSA</b>			
Median	\$54,967	\$179,500	3.27
Mean	\$74,987	---	

Source: U.S. Census, 2008 American Community Survey

##### *Annual Household Income Distribution*

Household income is the primary factor in determining home affordability. Generally speaking, it is recommended the housing costs not exceed 30 percent of household income. The Census 2008 American Community Survey examined the cost of housing in Rock Hill as a percentage of household incomes (see **Table 4.10**). According to the table, nearly 36 percent of owner-occupied and 44 percent of renter-occupied households are considered housing cost burdened.

**Table 4.10: Housing Costs as % of Income (2008)**

Percentage of Income	# of Households	% of All Households
<b>Owner-Occupied</b>		
< 20.0%	3,471	32.1%
20.0-24.9%	1,980	18.3%
25.0 - 29.9%	1,493	13.8%
30.0 - 34.9%	616	5.7%
> 35.0%	3,249	30.1%
<b>Renter-Occupied</b>		
< 15.0%	1,483	15.2%
15.0 - 19.9%	1,085	11.1%
20.0 - 24.9%	1,675	17.2%
25.0 - 29.9%	1,299	13.3%
30.0 - 34.9%	826	8.5%
> 35.0%	3,379	34.7%

Source: U.S. Census, 2008 American Community Survey

*Barriers to Affordable Housing*

As communities strive to ensure that affordable housing is available to all residents, several factors influence the feasibility of providing homes which are affordable. These factors include forces specific to housing design and construction as well as other societal and community issues which have a direct effect on home affordability for residents. Barriers to affordable housing are rooted in both the public and private sectors; both from the supply and demand sides.

Listed below are barriers that have been identified in Rock Hill, including those identified in *Rock Hill's 2005-2010 Consolidated Plan*:

**Financial**

Many low- and moderate-income families do not have the cash needed for down payment and closing costs associated with purchasing a home. Poor credit histories contribute to the inability to secure loans.

**Education**

Many low- and moderate-income households lack the education and job skills necessary to earn enough income to obtain adequate housing. Also, first-time homebuyers may not fully understand the home buying and lending processes. This may make potential buyers less willing to enter into homeownership.

**Transportation**

One barrier to affordable housing within the City is the lack of a dedicated public transportation network. Without a public transportation option which many prospective low-income residents in other municipalities rely on, housing locations for low-income residents are limited. The City and County jointly support a demand response transportation program known as *York County Access*. This program offers transportation on a "call-ahead" basis; however, it operates Monday through Friday, 6:00am to 6:00pm only.

Additional information about York County Access is provided in the Transportation Element.

**Zoning**

Several essential components of Rock Hill's zoning ordinance unfortunately impede the development of affordable housing. These include minimum square footage requirements, minimum setback requirements, height restrictions, density restrictions, and the very definition of a 'family' (See **Figure 4.1**). Additionally, review requirements for group homes and the limited approval of manufactured homes eliminate some of the more affordable housing options for lower-income residents.

**Figure 4.1: Definition of 'Family', Rock Hill Zoning Code Sec 10-200**

Family means any of the following: (a) one or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together in a dwelling unit; or (b) a group of not more than five (5) persons not related by blood, marriage, adoption, or legal guardianship (including foster children) living together in a dwelling unit; or (c) two unrelated persons and their minor children living together in a dwelling unit.

**Affordable Rental Housing**

Affordable rental housing for low-income residents is generally limited to subsidized or public housing. Contributing to the problem of housing affordability is the number of residents with such low incomes that much of the existing housing stock is out of financial "reach". Additionally, more affordable housing options must be located in different geographical areas of the City.

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### School Location

Availability of affordable housing is directly affected by school siting. Often times, the residential market responds to school proximity by building larger sized homes on larger lots to accommodate families with children. Often times, these larger homes, and associated amenities, are cost prohibitive to lower-income families.

Additionally, schools located far away from residential areas can impose a higher transportation cost on families who must drive children to and from school. This can adversely affect low-income residents' ability to afford housing.

Increased school location in low- and moderate-income neighborhoods can lead to more affordable, available housing options for families with children.

Map 2.7 and 2.8 in the Community Facilities Element depict the locations of all public and private primary and secondary schools in the Rock Hill 2020 Planning Area.

### Impediments to Fair Housing

As a recipient of Community Development Block Grant (CDBG) money, Rock Hill is required to certify that the City will affirmatively further fair housing for all citizens; particularly those of low and moderate income.

The City's most recent (2003) Analysis of Impediments to Fair Housing Choice identified the following impediments:

- *Lack of Public Transportation*
- *Lack of knowledge regarding fair housing rights and laws*
- *Lack of affordable rental housing opportunities*
- *Lack of transitional housing, especially emergency & homeless shelters for men*
- *Lack of adequate funding levels for affordable housing opportunities*
- *Lack of diversity and location of affordable housing*
- *Lack of special needs housing for persons with HIV/AIDS*
- *Lack of structurally accessible housing for special needs population*
- *Lack of diversified school locations*
- *Lack of comprehensive revitalization efforts in low-to-moderate income neighborhoods*

It should be noted that several of these impediments are currently being addressed through ongoing City programs.

## Housing Programs and Services

### City Programs and Services

The City has historically provided a pro-active response to affordable housing needs through its affiliation with and allocation of Community Development Block Grant funds to the *Housing Development Corporation of Rock Hill (HDCRH)*. HDCRH is a non-profit organization formed by local government and community leaders for the purpose of assisting qualified families with their housing needs. HDCRH stated mission is to increase rental and other affordable housing options in the Downtown area.



In its effort to increase the affordable housing stock, the HDCRH has plans to construct, on average, twelve homes per year within the Downtown area. To date, HDCRH has been quite successful with a ten-acre redevelopment in the Saluda Corridor known as the Briarcliff subdivision. Briarcliff has yielded 26 properties aimed primarily at first time homebuyers.

Another project on Lige Street, near the Saluda Corridor, was recently developed and consists of four LEED certified homes. To date, two of these homes have sold, and two are still available for purchase.

Another major project is the more recent Hagins-Fewell neighborhood project, which consists of major investments in housing and community redevelopment. This project has seen four homes sold, with an additional six homes either in construction or on the market.

HDCRH also offers multiple programs designed to enhance housing opportunities for low-/very low-income residents. These programs include the Owner-Occupied Rehabilitation Program, Emergency Rehabilitation Program, World Changers Program, and First Time Homebuyer Program.

### Affordable Housing Programs

#### **First Time Homebuyer Program**

Through this program, HDCRH provides down payment and closing cost assistance, between \$5,000 and \$14,999, to eligible first-time homebuyers. To be eligible for this program, an individual must meet the income limits set by HUD. (The total household income may not exceed 80 percent of the area median income.) In addition, the applicant must attend homebuyer education classes.

The assistance is in the form of a second mortgage that is forgiven in increments annually over a five-to-20 year period, depending on the program. The applicant provides \$500 earnest money that is applied to the down payment. The applicant may choose a home anywhere within the City limits of Rock Hill. The applicant must then select a lender to provide the first mortgage.

#### **First Time Homebuyer Education Program**

Prior to receiving assistance, potential homebuyers must complete a Homebuyer Education course. This program provides home purchase counseling and home maintenance information to first time homebuyers. This class assists potential home purchasers to address a number of barriers to home purchase, such as low credit scores, credit issues, and high interest rates. Home maintenance instructions are included to enable the home purchaser to take preventive measures to avoid high repair costs.

### Housing Rehabilitation Programs

#### **Owner-Occupied Major Rehabilitation Program**

This program provides funds to correct Housing Quality Standards (HQS) violations/repairs to single-family, owner-occupied homes. Anything that poses a threat to the health or safety of the occupant may be repaired. This includes, but is not limited to, such things as electrical, plumbing, and structural hazards.

The maximum amount of funds currently available is \$20,000 or \$20 per square foot. Applicants are required to sign a ten-year deferred, forgivable loan, or second mortgage. Applicant's total income cannot exceed 80 percent of the area median income.

Under certain programs of the same type, clients may not exceed 50 percent of the median income and must sign a 20 year forgivable loan.

#### **Emergency Repair Program**

This program addresses single-family, owner-occupied homes that have been declared to have an urgent and imminent threat to the safety or health of the occupant(s). Examples include, but are not limited to, fire or flood damage or determinations from state agencies (SC DHEC, SC DSS) outlining

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specific health or safety hazards not covered by insurance that, if not immediately repaired, would cause further irreparable damage.

### Neighborhood Stabilization

Neighborhood stabilization involves the rehabilitation of properties located within specific targeted neighborhoods within the City. These efforts are often coordinated with the homeowners, and may involve demolition in some cases. Additional activities include the marketing and sales of rehabilitated units. Currently, neighborhood stabilization activities are being conducted in the Hagins-Fewell and East Town neighborhoods.

### Housing Inspections Programs

#### **Demolition Program**

As part of the City of Rock Hill's initiative to reduce urban blight, Rock Hill established a Demolition Assistance Program in 2004. Through this program, the City may provide assistance with the demolition of abandoned or uninhabitable structures to qualified individuals.

For a fee of three hundred and fifty dollars (\$350.00) the City can demolish a detached residential one or two family structure or accessory structure subject to the following criteria:

- (a) The City of Rock Hill Building Official has deemed the structure to be unsafe under the guidelines of the Standard Unsafe Building Abatement Code.
- (b) The cost to repair the structure is in excess of 50 percent of the fair market value of the structure in its renovated condition. The Building Official or his designee may require verification of the renovated valuation by an independent property appraiser as deemed necessary.
- (c) With the exception of title being transferred to heirs as a result of the death of the owner, the property must have been in the current ownership for a minimum of two (2) years.
- (d) The property is not owned by a for profit organization, corporation, partnership, or any type of commercial endeavor nor is the demolition of the structure for the purpose of expanding an existing use; i.e. parking lot or building expansion.
- (e) The applicant understands that the scheduling and approval of demolitions is determined by the City Manager or his designee contingent upon the City's determination of eligibility, priority, the availability of funds and crews, and further, that a significant amount of time may elapse prior to scheduling the demolition.

#### **Pro-Active Code Enforcement**

The Pro-active Code Enforcement (PACE) program began in 2005, in an effort to assist residents of the historic East Town Neighborhood with community improvement issues. Traditionally, the code enforcement/neighborhood inspections division operates on a complaint-driven basis, with limited opportunities to provide door-to-door inspections. With the invitation from East Town to evaluate each property, inspections staff developed the PACE program.

In the five PACE projects completed to date – East Town, South Central, Aragon, Sunset Park, and Saluda Street - an explanatory letter and self-inspection checklist were mailed to property owners well in advance of the inspections along with a similar letter from the neighborhood association. The inspector assigned to the project visits each property, looking for code violations such as overgrown grass, tree debris, junk and derelict vehicles, accumulations of trash and other debris and exterior building issues such as peeling paint, rotting boards, and unsafe conditions. In many cases, corrections can be made within a few days. Concerns other than those addressed by Neighborhood Inspections are directed to the appropriate departments.

### Weed and Seed

“Weed and Seed” is one of the U.S. Department of Justice’s Office of Justice Programs. It is a grant designed to prevent, control, and reduce violent crime, drug abuse, and gang activity in targeted high-crime neighborhoods throughout the country. “Weeding” focuses on removing these negative conditions. “Seeding” involves bringing human services to the target area in the form of prevention, intervention, treatment, and neighborhood revitalization.

In Rock Hill, the Weed and Seed program includes the Hagins-Fewell, Sunset Park, North Crawford Road, Flint Hill, and South Central neighborhoods. This area received the standard 5-year designation in June, 2005. At least 50 percent of the funding must be used for “weeding” and the grant itself cannot be used to pay for more than 75 percent of the total project costs.

### Old Town Redevelopment Area

Rock Hill’s Economic & Urban Development Department is actively engaged in a wide reaching development project known as Old Town Development. This redevelopment project is based in creating more business and housing opportunities and focuses on four primary geographical areas: Hagins-Fewell, Highland Park, East Town, and Saluda Corridor neighborhoods. Development in these neighborhoods includes significant affordable housing components.

### Clinton Junior College Redevelopment Area

Clinton Junior College has secured federal grant funding from the Department of Housing and Urban Development (HUD) to be used to increase housing options in the area immediately surrounding the school. The grant money has been secured through funding cycles in both 2005 and 2007. The funding will be used to construct one new home close to the campus. Additionally, up to 20 existing homes in the Crawford Road and Sunset Road areas will be rehabilitated. The college will also be working with Rock Hill’s Housing & Neighborhood Services Department to make improvements to neighboring Carroll Park.

### *Housing Authority of Rock Hill*

The Housing Authority of the City of Rock Hill is responsible for managing two major housing programs, which are designed to assist low- and moderate-income families in obtaining affordable housing:

The first of these is the Public Housing program through which renters, who qualify by meeting certain income limits, are permitted to rent lower-rent housing units which are owned and operated by the housing authority. The Housing Authority currently operates eight complexes around the city, with a total of 395 units.

The second program is the Section 8 rent subsidy program, designed to assist very low income families in paying rent for private housing units which are not owned by a local housing authority. This assistance comes in the form of housing choice vouchers through the U.S. Department of Housing and Urban Development Section 8 Program. These vouchers afford residents mobility and household-appropriate housing choices.

Both of these programs have a wait list with an estimated waiting period of six to twelve months.

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### *Private Programs and Services*

There are many programs which operate both City- and County-wide to provide housing options and assistance for Rock Hill residents. These programs are listed below.

Housing for *Persons with Disabilities* includes:

- *Habilitation Centers (2 in York County)*
- *Community Training Homes I*
- *Community Training Homes II*
- *Supervised Living Programs*
- *Community Resident Care Facilities (2 in York County)*
- *Head and Spinal Cord Injury Home*
- *Holly Ridge Apartments (14 units for mentally ill residents constructed in 2003)*

Housing for the *Special Needs Population*:

- *American Red Cross*
- *Carolina Community Actions*
- *Catawba Community Mental Health Center*
- *Flint Hill Community Adult Day Care Center*
- *Keystone (Alcohol/Drug abuse rehabilitation center)*
- *March of Dimes*
- *Park Avenue Adult Day Care Center*
- *Project Hope, Inc*
- *Salvation Army*
- *United Way of York County, SC*
- *York County Board of Disabilities and Special Needs*
- *York County Christian Women's Job Corps*
- *York County Council on Aging*

Services for the *Special Needs Population*:

- *Children's Attention Home, Inc.*
- *The Haven – Interfaith Hospitality*
- *Pilgrims Inn – Dorothy Bing Homeless Shelter; Open Arms Daycare Center; Tricia's Court Transitional Housing*
- *Safe Passage*

### *United Way Partner Programs*

Many United Way partner organizations in York County offer services which include or enhance housing options in Rock Hill. These programs offer multiple types of assistance including temporary shelter and rent or mortgage assistance:

- |  |  |
|--|--|
| ➤ <i>A Place for Hope</i>  | ➤ <i>American Red Cross</i>                  |
| ➤ <i>Fort Mill Care Center</i>   | ➤ <i>The Haven Men's Shelter</i>             |
| ➤ <i>Homeless Survey &amp; Current Housing Inventory for Rock Hill &amp; York County</i> | ➤ <i>Hospice &amp; Community Care</i>        |
| ➤ <i>Keystone Substance Abuse Services</i>   | ➤ <i>PATH (People Attempting To Help)</i>    |
| ➤ <i>Pilgrims' Inn</i>   | ➤ <i>Safe Passage</i>                        |
| ➤ <i>Salvation Army</i>  | ➤ <i>York County Adult Day Care Services</i> |
| ➤ <i>York County Board of Disabilities &amp; Special Needs</i>                           |  |

**NEEDS ASSESSMENT**

With an estimated 2008 population of 64,555, Rock Hill has become the fourth largest city in South Carolina. The inviting, small town character of the City, combined with the economic opportunities in the Charlotte metro region, continue to attract people to Rock Hill. Given current growth trends, by the year 2020, the City’s population is projected to be nearly 83,000. In order to accommodate the expected growth, an additional 7,000 housing units will need to be provided over the next decade. There are many issues that must be addressed as the Rock Hill community seeks to meet the housing needs of all of its citizens.

The issue of growth management (balancing growth with resource preservation and provision of services) is reiterated in the Population, Community Facilities, Natural Resources, Land Use, and Priority Investment Elements.

**Home Ownership Opportunities**

The Rock Hill community has long benefited from relatively low median home prices, as compared with other communities in the metro region. The community must work to ensure that the opportunity for home ownership remains a possibility for all citizens. Home ownership is viewed positively in most communities as it can increase the desirability of a particular neighborhood. Heavily renter-occupied areas lack stability as their occupants are more temporary and have limited investment in their home or community. For example, many Weed and Seed areas in Rock Hill are heavily renter-occupied (up to 56%). To better stabilize these neighborhoods, home ownership programs and initiatives should be targeted within these areas.

**Housing Affordability**

In order to ensure that all citizens of Rock Hill can live in decent and safe housing, the City must first examine the issue of *housing affordability*. The cost of home ownership (2008 median home value of \$140,000 in Rock Hill) and tightened lending practices, both locally and nationally, have excluded many would-be homebuyers from the market.

The affordability of housing affects more than very low-, low-, and moderate-income households. Many of these households include valuable members of the workforce; such as public safety workers, teachers, and other service employees typically making between 80 percent and 120 percent of the area’s median income. There is a growing need for “workforce” housing in Rock Hill, which may not be adequately addressed by current HUD programs. An inadequate supply of affordable workforce housing not only affects the quality of life for those working in Rock Hill, but it can cause labor shortages and eventually decrease the competitiveness of the region’s economy.

Elderly owners are also faced with unique challenges to finding affordable housing. Rising property values and maintenance costs are a significant barrier for elderly homeowners and potential owners who often find themselves on fixed incomes.

The Priority Investment Element identifies the need to directly fund affordable housing initiatives, provide infrastructure improvements to promote affordable housing, and provide funding for land acquisition for affordable housing initiatives (aka land banking).

Some housing agencies and members of the development community have raised concerns that the City’s zoning design guidelines may be affecting housing affordability. Rock Hill zoning regulations and design standards should be reviewed to ensure that they do not impede the community’s ability to provide affordable housing options. In addition to ensuring that homes are affordable, higher densities and land use mixes are needed in targeted areas to support a more affordable lifestyle whereby groceries, services, employment centers, and proposed transit routes are readily accessible and convenient to housing.

Several factors have affected the limited supply of affordable housing in Rock Hill. Among these are rising land and

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construction costs, lack of public transportation, and the limited availability of subsidized and rent controlled housing. These factors add to the increasing “affordability gap” that exists in rental housing. The affordability gap is the difference in fair market rent and the amount equal to 30 percent of annual income for a household.

### Diverse Housing Options

Much of Rock Hill’s character is defined by the many varied housing options in and around the City. The local housing market should continue to be enhanced by encouraging diversity in housing types and sizes through flexibility within land use and zoning standards. Policies and incentives should be established to expand the range of housing options throughout Rock Hill. Rock Hill’s appeal to older and younger residents alike will necessitate a diversity of housing types within neighborhoods and communities. This diversity should be encouraged to meet the needs of all its citizens by promoting in-fill development, accessory dwelling units, and compact traditional neighborhood developments. Transportation connectivity for both pedestrians and vehicles should be a focus of neighborhood design in order to create more diverse, livable communities. Additionally, sustainable design techniques and construction methods, such as the use of *green building* practices, and smart growth strategies, should be utilized to ensure that housing options will be available to all community members.

The Land Use Element suggests the need for two types of Urban Mixed Use Neighborhood areas that would allow and encourage true urban mixed use development forms: Historic Urban Neighborhoods and New Urban Mixed Uses. Furthermore, infill and transit supportive development is encouraged within the Redevelopment Corridors.

### Existing Housing Conditions

As Rock Hill continues to work on increasing housing options and availability, the condition of *existing* homes must be improved as well. Approximately 60 percent of the City’s housing stock is more than 20 years old, with 28 percent constructed before 1970. According to 2008 Census information, of the estimated 24,034 occupied housing units in the City, 336 lacked complete plumbing facilities and 222 lacked complete kitchen facilities (some overlap may exist between these two classifications). Housing units which lack these facilities are considered sub-standard. Rehabilitation programs such as those which currently utilize Neighborhood Stabilization funds (\$1.6 million annually) must be supported. Additionally, in-fill development, which stabilizes existing neighborhoods such as those in the Old Town area, should be supported. In July of 2009, the City will adopt the 2006 International Residential Building Code to better protect the health, safety, and welfare of residents.

Currently, substandard rental housing is investigated on a complaint basis only. This system is inherently flawed in that tenants are often reluctant to report substandard housing conditions for fear of retaliation or eviction. Greater community involvement is needed to more effectively address substandard housing conditions and consider implementation of a rental housing inspections program to ensure that rental housing conditions are adequate.

### Special Needs & Homeless

Many residents of Rock Hill are faced with physical and other impediments which make finding appropriate housing a challenge. Those who are mentally or physically handicapped, the elderly, those with HIV/AIDS, and those with substance abuse issues, need permanent housing; as opposed to temporary shelter.

Another issue which is increasingly important in the Rock Hill area is homelessness. With the economic downturn of 2007-2008, the homeless demographic is changing, both locally and nationally, to include younger individuals and families who find themselves in more temporary

housing crises. Policies which address housing for the homeless should be centered around inclusionary housing, as opposed to housing which segregates and concentrates those in need. HUD programs, and other federal and state initiatives which help citizens transition from homelessness, should continue to be accessed and utilized.

### **Partnerships & Coordination**

Often times, the differences in regulations or development standards between adjacent municipal and county jurisdictions can affect the amount, type, and quality of development in a specific area. Additionally, a variety of non-profit agencies are addressing individual housing issues, rather than combining resources to make more significant progress. An essential strategy for preserving housing options will be to coordinate with York County and other key local stakeholders on identifying housing opportunities and barriers, and more efficiently meeting the needs of the community.

Similarly, public-private partnerships should be encouraged to ensure appropriate housing development that meets the vision of the City, and is feasible for the development community. As a component of public-private partnerships, the potential for development incentives and other cost-sharing initiatives should be examined.

### **Education & Public Awareness**

One of the key impediments to housing accessibility is education and public awareness of existing programs. Rock Hill, through the Housing Development Corporation, offers a variety of financial assistance programs and training workshops to enhance housing opportunities for low- and very low-income residents. These programs are designed to educate the public on responsible homeownership, finance management for credit and cost cutting measures, as well as housing maintenance and rehabilitation. The City should promote awareness of these existing programs and seek to expand them.

**By following the 2020 Priority Policy Directions identified in the Vision 2020 Plan Summary, Rock Hill can better address housing needs now and into the future. These include:**

- *Focus on Redevelopment and Infill*
- *Achieve Sustainability*
- *Plan for Dave Lyle Corridor East*
- *Enhance Mobility and Connectivity*
- *Promote Redevelopment and Infill Development Along Key Corridors*
- *Create Livable Places*
- *Leverage Resources through Partnerships and Coordination*

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**RECOMMENDATIONS**

The availability of housing to all Rock Hill residents, and the quality of existing and future housing, is essential to the continued growth and prosperity of the City. In order to accommodate more than 15,000 new residents expected in Rock Hill by the year 2020, the City must address issues of housing *affordability*, housing *diversity*, and housing *sustainability*, among others. The following goals, objectives, and strategies are designed to proactively address the housing needs of Rock Hill’s population in both the present and future. Short-term tasks are anticipated to be completed within 1-5 years; and long-term, between 5-10 years. Ongoing strategies do not have a defined timeline for completion and should be carried out on an ongoing basis over the short and long-term.

**HOUSING AFFORDABILITY**

**GOAL 4-1: Increase Housing Availability & Affordability in Rock Hill**

Objective 4-1A: Seek ways to remove impediments to housing affordability

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Provide incentives to promote an increase in the affordable housing stock, particularly in identified priority investment areas	Planning & Development; Economic & Urban Development	Short-term
2. Identify and reduce regulatory impediments to affordable housing development, particularly in identified priority investment areas	Planning & Development	Short-term

Objective 4-1B: Increase home ownership opportunities

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Continue to search for funding to provide homebuyer assistance	Housing & Neighborhood Services	Ongoing
2. Expand Housing Development Corporation of Rock Hill (HDCRH) housing construction program	Housing & Neighborhood Services; City Management	Ongoing

Objective 4-1C: Encourage housing options which are convenient to commercial areas, employment centers, and transit

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Evaluate Zoning Ordinance and Map to provide housing in areas convenient to commercial development, employment centers, and transit	Planning & Development	Short-term

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### HOUSING DIVERSITY

#### GOAL 4-2: Promote a Diverse Housing Stock

Objective 4-2A: Encourage a greater mix of housing types to accommodate all residents

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Encourage the development of residential units above commercial development, particularly in Urban Mixed Use Areas	Planning & Development; Economic & Urban Development	Ongoing
2. Encourage developers to offer a variety of housing options at different price points	Planning & Development	Ongoing

Objective 4-2B: Encourage higher density residential development and more compact infill development within Old Town, the Textile Corridor, and along transit corridors

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Explore incentives to encourage residential mixed-use and infill development, such as donating City-owned property or waiving fees	Planning & Development; Economic & Urban Development	Short-term
2. Evaluate and promote the cleanup and redevelopment of brownfield sites for residential and mixed-use, where feasible	Planning & Development; Economic & Urban Development	Long-term

Objective 4-2C: Encourage adequate housing opportunities for special needs populations

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Work with local agencies to secure funding for housing development for special needs persons	Housing & Neighborhood Services	Ongoing
2. Partner with special needs service providers to provide adequate housing	Housing & Neighborhood Services	Ongoing
3. Support community initiatives that implement the recommendations of Rock Hill's 10-Year Plan to Reduce Homelessness	Housing & Neighborhood Services	Short-term

## HOUSING CONDITIONS

### GOAL 4-3: Improve Existing Housing Conditions

Objective 4-3A: Reduce substandard housing

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Examine the feasibility of a Rental Inspection Program	Housing & Neighborhood Services	Short-term
2. Increase funding for home rehabilitation and neighborhood revitalization programs through HDCRH	Housing & Neighborhood Services	Ongoing
3. Provide assistance to increase the number and quality of owner and renter occupied houses in Old Town	Housing & Neighborhood Services; Economic & Urban Development	Ongoing

Objective 4-3B: Protect existing residential neighborhoods

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Streamline the City's demolition program to promote community stabilization and protect existing neighborhoods from illicit activity	Housing & Neighborhood Services	Short-term
2. Proactively implement the maintenance enforcement program (PACE)	Housing & Neighborhood Services	Ongoing
3. Promote neighborhood compatibility through implementation of building and design standards in the Zoning Ordinance	Planning & Development	Ongoing
4. Support Weed & Seed efforts in the Old Town neighborhoods	Housing & Neighborhood Services	Short-term

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### PARTNERSHIP & COORDINATION

#### GOAL 4-4: Improve Partnerships & Inter-Agency Coordination

Objective 4-4A: Partner with York County on ordinances which affect density, location, and type of residential development in the 2020 Planning Area

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Encourage York County to establish and adopt residential design standards for the 2020 Planning Area to be compatible with Rock Hill's residential design standards	Planning & Development	Short-term

Objective 4-4B: Seek opportunities for public-private partnerships to address housing needs and goals

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Seek ways to encourage and support non-profit housing organizations such as HDCRH	Housing & Neighborhood Services; Economic & Urban Development	Ongoing
2. Explore opportunities for public-private joint venture projects for targeted residential development	Economic & Urban Development	Ongoing

Objective 4-4C: Encourage increased coordination among non-profit organizations

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Explore ways to facilitate greater communication between non-profits on specific housing related efforts	Housing & Neighborhood Services	Ongoing

### EDUCATION & PUBLIC AWARENESS

#### GOAL 4-5: Enhance Education & Public Awareness

Objective 4-5A: Coordinate housing program awareness among non-profit housing agencies, HDCRH, and other local housing stakeholders

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Develop strategies to inform the public about housing programs using all available media	Housing & Neighborhood Services; City Management	Short-term
2. Explore opportunities for additional financial management and home ownership education for residents	Housing & Neighborhood Services	Ongoing

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3. Proactively disseminate information about HUD and other federal and state housing programs	Housing & Neighborhood Services; City Management	Ongoing
4. Create a consolidated homebuyer awareness program with non-profits, HDCRH, and City government (Housing & Neighborhood Services)	Housing & Neighborhood Services; City Management	Long-term

Objective 4-5B: Coordinate with adjacent local government officials, including school officials, on housing growth and its impact on facilities

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Inform local officials about the impacts of sprawl growth patterns on community services and facilities	Planning & Development	Short-term
2. Establish a dialogue with school officials concerning the effects of school location on future housing location, growth patterns, and infrastructure needs	Planning & Development	Ongoing

### HOUSING SUSTAINABILITY

#### GOAL 4-6: Increase Focus on Sustainable Housing & Neighborhoods

Objective 4-6A: Explore policies to promote environmentally-friendly, walkable, sustainable neighborhoods

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Encourage residential developments to locate in areas adjacent to existing services and infrastructure	Planning & Development	Ongoing
2. Implement Complete Streets design and development connectivity standards to ensure walkability at the neighborhood level	Planning & Development	Short-term
3. Promote and encourage innovative, environmentally-conscious design strategies such as Conservation Subdivision Design (CSD) and Low Impact Development (LID) technologies	Planning & Development	Ongoing
4. Consider providing incentives for using permeable landscaping materials to re-hydrate the land	Planning & Development	Short-term

Objective 4-6B: Encourage sustainable housing design and construction methods

Implementation Strategies	Agencies Responsible	Timeframe for Completion
1. Create a training program for home designers, contractors, and potential homeowners on the advantages and benefits of sustainable homes	Housing & Neighborhood Services	Long-term
2. Encourage the use of native, drought-resistant landscaping on home sites	Planning & Development	Ongoing

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3. Create a task force comprised of LEED and/or Green Globes professionals, engineers, and landscape architects to evaluate and recommend green building design and sustainable options. Use the task force to train citizens on the sustainable policies	Planning & Development	Short-term
4. Promote the benefits of construction, design, and maintenance of sustainable homes: Healthy & Safe, Durable, Water Efficient, Environmentally Responsible and Energy Efficient (Energy Star Rated)	Planning & Development; Housing & Neighborhood Services	Ongoing