

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



### IV. Housing Element

#### 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	
➤	<b>RH Estimated Population (2008) = 64,555</b>
➤	<b>RH Estimated Occupied Housing Units (2008) = 24,034</b>
➤	<b>RH Average Household Size (2008) = 2.61</b>
➤	<b>RH Median Home Value (2008) = \$140,000</b>
➤	<b>RH Mean Rent Cost for 2-BR Unit (2008) = \$630/month</b>