

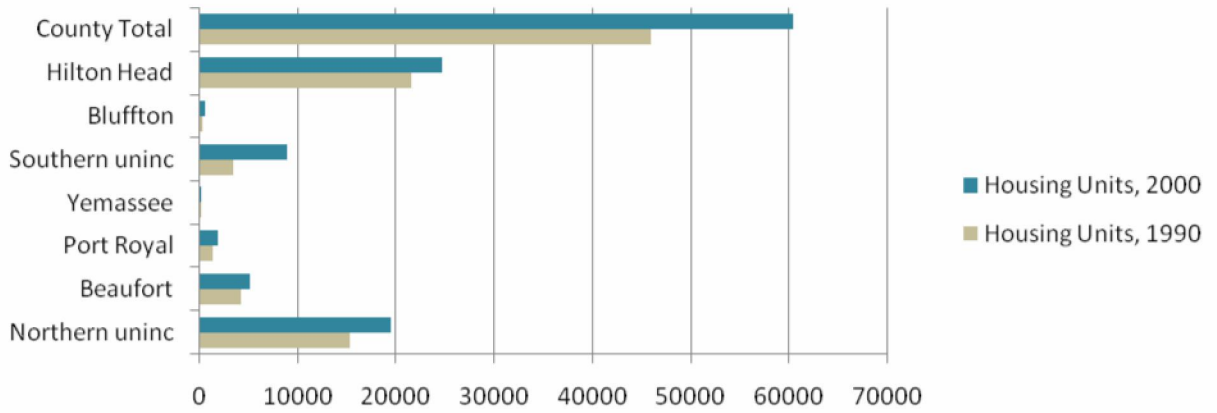
## Appendix 8-A. Supplementary Housing Data

**TABLE H-1. HOUSING SUMMARY DATA TABLE**

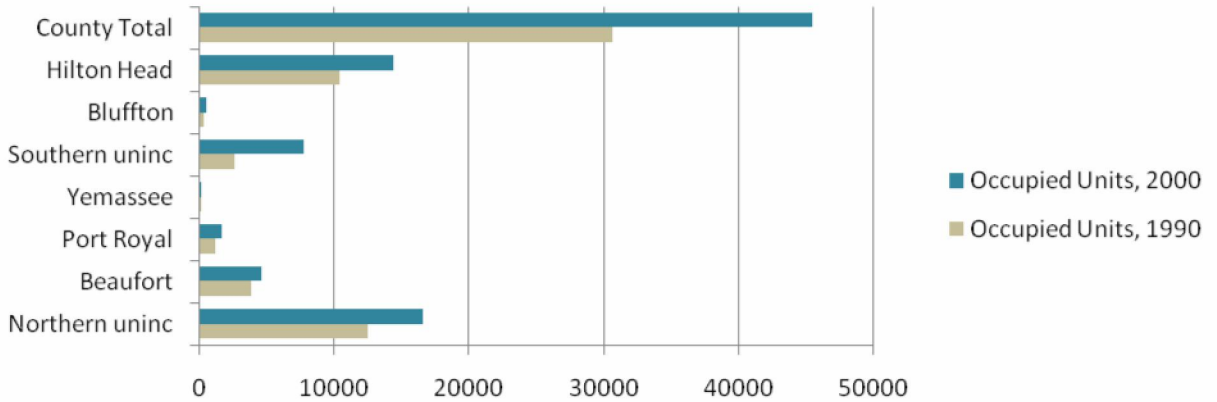
Statistic	Northern Beaufort County				Southern Beaufort County			County Total
	Unincorporated	Beaufort	Port Royal	Yemassee <sup>1</sup>	Unincorporated	Bluffton	Hilton Head	
Population, 2000	50,470	12,950	3,950	116	18,314	1,275	33,862	120,937
Housing Units, 2000	19,502	5,080	1,792	58	8,929	501	24,647	60,509
Housing Units, 1990	15,250	4,149	1,277	58	3,439	299	21,509	45,981
Change, 1990-2000	27.9%	22.4%	40.3%	0.0%	160.0%	67.6%	14.6%	31.6%
Occupied Units, 2000	16,606	4,598	1,660	51	7,744	465	14,408	45,532
Owner Occupied Units	12,139	2,692	755	2	6,184	375	11,191	33,338
Renter Occupied Units	4,467	1,906	905	49	1,560	90	3,217	12,194
Vacant Units	2,896	482	132	7	1,185	36	10,239	14,977
Vacant, part-time use <sup>2</sup>	1,423	66	15	6	733	10	7,360	9,613
Group Quarters <i>Correctional Facilities</i>	1	162	0	0	0	0	0	163
Group Quarters <i>Military</i>	3,788	1,631	123	0	0	0	208	5,750
Group Quarters <sup>3</sup> <i>Other Institutions</i>	168	241	53	0	0	0	234	696
Persons Per Hsld <sup>4</sup> <i>Occupied Units</i>	3.04	2.82	2.38	2.27	2.36	2.74	2.35	2.66
Persons Per Unit <i>All Housing Units</i>	2.59	2.55	2.20	2.00	2.05	2.54	1.37	2.00
Median House Value <sup>4</sup>	\$112,949	\$106,300	\$84,700	\$54,800	\$238,802	\$129,600	\$280,100	\$168,100
Median Contract Rent <sup>4</sup>	\$482	\$480	\$537	\$230	\$851	\$591	\$750	\$591
Median Year Built <sup>4</sup>	1985	1968	1982	1975	1996	1984	1985	1986

Notes: 1. Yemassee figures represent the portion of the town in Beaufort County; figures derived from 2000 census block level data. 2. These are housing units held for temporary use, such as second homes; owners or occupants are counted as resident in their principal place of residence. 3. This category includes nursing homes, group homes, and similar facilities. 4. Figures for these statistics (persons per unit, house value, contract rent, and year built) were interpolated mathematically for the unincorporated areas; for Yemassee the figures are based on entire city.

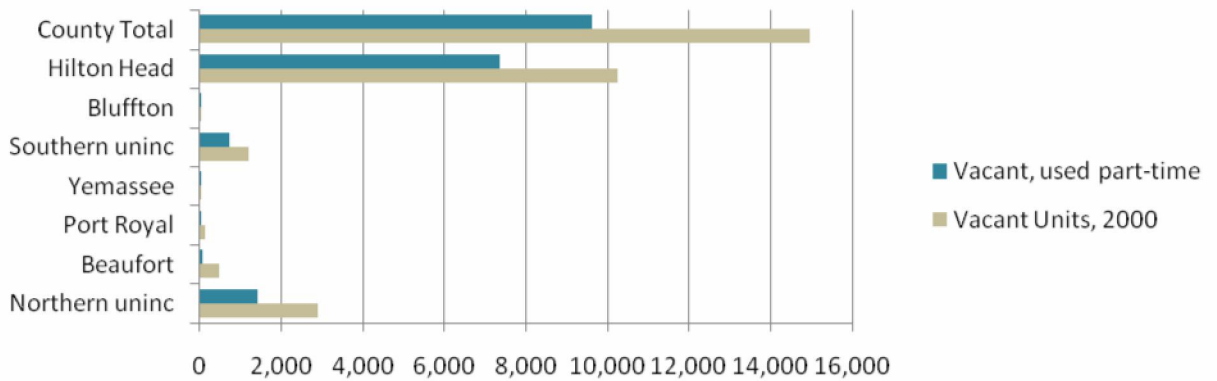
**Figure H-1. Housing Units by Area, 1990-2000**



**Figure H-2. Occupied Units, 1990-2000**



**Figure H-3. Vacant and Vacant Part-Time Units, 2000**



**Table H-2. Population Housing Data by County Sub-Area, 2000**

Geographic Area	Population	Housing Units	Occupied housing units	Average household size	1.01 or more occupants per room	Householder moved into unit 1999 to March 2000	Housing units per sq. mile	No vehicles available
<b>Beaufort County</b>	120,937	60,509	45,532	2.51	4.3	25.4	103.1	6.5
<b>SUB-AREA</b>								
Beaufort-Port Royal CCD	44,563	15,315	14,116	2.72	5.3	28.9	188.8	8
Beaufort city (part)	12,870	5,052	4,625	2.3	2.6	24.3	292.1	9.1
Burton CDP	7,180	2,690	2,462	2.85	6.3	26.6	243.8	7.2
Laurel Bay CDP	6,625	1,955	1,912	3.59	9.9	38.9	415.9	2.2
Parris Island CDP	4,841	358	318	3.21	1.9	49.4	29.4	0
Port Royal town (part)	3,950	1,792	1,631	2.36	5.5	39.9	476	9.8
Shell Point CDP	2,856	1,103	1,045	2.79	4.2	19.2	180.5	3.8
Remainder of B-PRI CCD	6,241	2,365	2,123	2.9	7.1	25.7	90.8	13.3
Bluffton CCD	19,044	9,102	7,941	2.4	2.4	30.6	50.5	4.7
Bluffton town	1,275	501	514	2.72	4.5	12.3	14.7	11.1
Hilton Head Island town (part)	0	0	0	0	n.a.	n.a.	0	n.a.
Remainder of Bluffton CCD	17,769	8,601	7,427	2.38	2.3	31.8	58.7	4.3
Hilton Head Island CCD	34,407	24,975	14,676	2.31	3.9	24.8	585.6	4.5
Hilton Head Island town (part)	33,862	24,647	14,403	2.31	4	24.7	586	4.5
Remainder of HHI CCD	545	328	273	2.32	0	32.2	558.2	3.7
St. Helena CCD	18,807	9,389	7,282	2.57	3.9	17.4	65.5	8.6
Beaufort city (part)	80	28	55	2.58	0	21.8	21.2	0
Hilton Head Island town (part)	0	0	0	0	n.a.	n.a.	n.a.	n.a.
Port Royal town (part)	0	0	0	0	n.a.	n.a.	0	n.a.
Remainder of St. Helena CCD	18,727	9,361	7,227	2.57	3.9	17.4	66	8.7
Sheldon CCD	4,116	1,728	1,517	2.74	9.6	11.3	12.4	11.1
Yemassee (part)	116	58	47	2.77	14.9	14.9	35.8	48.9
Remainder of Sheldon CCD	4,000	1,670	1,470	2.73	9.4	11.2	12.1	9.9
<b>PLACE</b>								
Beaufort city	12,950	5,080	4,680	2.3	2.6	24.2	272.9	9
Bluffton town	1,275	501	514	2.72	4.5	12.3	14.7	11.1
Burton CDP	7,180	2,690	2,462	2.85	6.3	26.6	243.8	7.2
Hilton Head Island town	33,862	24,647	14,403	2.31	4	24.7	586	4.5
Laurel Bay CDP	6,625	1,955	1,912	3.59	9.9	38.9	415.9	2.2
Parris Island CDP	4,841	358	318	3.21	1.9	49.4	29.4	0
Port Royal town	3,950	1,792	1,631	2.36	5.5	39.9	461.5	9.8
Shell Point CDP	2,856	1,103	1,045	2.79	4.2	19.2	180.5	3.8
Yemassee (part)	116	58	47	2.77	14.9	14.9	35.8	48.9

Sources: U.S. Census Bureau, Census 2000 Summary File 1; GCT-PH1: Population, Housing Units, Area, and Density and Census 2000 Summary File 3, Matrices H6, H18, H20, H38, H40, H42, H43, and H44.

**Table H-3. Housing Data by Census Tract, 2000**

Tract	Population	Housing Units	Occupied	Vacant	Owner occupied	Renter occupied	Vacant	Avg Hsld Size
<i>Northern Beaufort County</i>								
1	4,116	1,728	1,522	206	1,228	294	206	2.7
2	5,164	1,895	1,707	188	1,362	345	188	3.03
3	5,633	1,591	1,553	38	443	1,110	38	3.63
4	2,123	208	175	33	24	151	33	2.81
5	12,999	5,024	4,632	392	3,110	1,522	392	2.78
6	2,449	1,180	1,075	105	614	461	105	2.27
7	6,558	2,936	2,655	281	1,653	1,002	281	2.33
8	4,796	2,123	1,996	127	924	1,072	127	2.31
9	9,321	3,736	3,521	215	2,842	679	215	2.65
10	4,841	358	318	40	127	191	40	3.31
11	8,407	4,015	3,211	804	2,775	436	804	2.59
12	1,079	1,638	550	1,088	486	64	1,088	1.96
Subtotal	67,486	26,432	22,915	3,517	15,588	7,327	3,517	2.53
<i>Southern Beaufort County</i>								
21	14,246	6,565	5,846	719	4,398	1,448	719	2.44
22	4,798	2,537	2,095	442	1,913	182	442	2.29
101	2,024	3,132	1,015	2,117	922	93	2,117	1.99
102	3,956	2,925	1,872	1,053	1,452	420	1,053	2.09
103	3,844	2,676	1,812	864	1,434	378	864	2.09
104	2,836	1,055	927	128	793	134	128	3.06
105	2,780	1,220	1,120	100	774	346	100	2.48
106	3,935	2,008	1,819	189	1,700	119	189	2.14
107	4,184	2,001	1,824	177	1,622	202	177	2.24
108	2,995	1,251	1,047	204	400	647	204	2.86
109	1,628	1,027	706	321	614	92	321	2.31
110	2,314	2,798	791	2,007	449	342	2,007	2.66
111	2,130	3,064	946	2,118	791	155	2,118	2.25
112	718	611	315	296	227	88	296	2.28
113	1,063	1,207	482	725	261	221	725	2.21
Subtotal	32,870	22,135	10,735	17,489	4,646	10,735	444	2.33
TOTAL	120,937	60,509	45,532	14,977	33,338	12,194	14,977	2.43

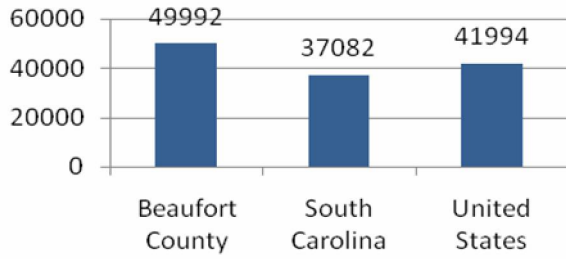
Source: Census 2000, Summary File 1

**Table H-4. Beaufort County Housing Summary Table, 2006**

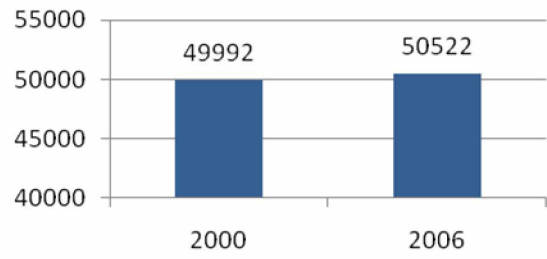
	Estimate	M/E		Estimate	M/E
<b>HOUSING OCCUPANCY</b>			<b>MONTHLY OWNER COSTS</b>		
Total housing units	78217	+/-196	Housing units with mortgage	25100	+/-1,957
Occupied housing units	55981	+/-2,065	Less than \$300	0	+/-283
Vacant housing units	22236	+/-2,087	\$300 to \$499	198	+/-180
Homeowner vacancy rate	4.6	+/-2.0	\$500 to \$699	1773	+/-757
Rental vacancy rate	17.6	+/-5.2	\$700 to \$999	2618	+/-713
<b>UNITS IN STRUCTURE</b>			\$1,000 to \$1,499	7184	+/-1,230
1-unit, detached	47016	+/-1,985	\$1,500 to \$1,999	5727	+/-1,264
1-unit, attached	5084	+/-971	\$2,000 or more	7600	+/-1,130
2 units	859	+/-430	Median (dollars)	1565	+/-90
3 or 4 units	2393	+/-884	Housing units no mortgage		
5 to 9 units	6085	+/-1,200	Less than \$100	201	+/-184
10 to 19 units	2524	+/-775	\$100 to \$199	813	+/-437
20 or more units	5727	+/-999	\$200 to \$299	1237	+/-439
Mobile home	8529	+/-1,844	\$300 to \$399	3476	+/-989
Boat, RV, van, etc.	0	--	\$400 or more	6869	+/-1,023
<b>YEAR STRUCTURE BUILT</b>			Median (dollars)	434	+/-45
Built 2005 or later	2441	+/-677	<b>COSTS AS % OF INCOME</b>		
Built 2000 to 2004	15890	+/-2,016	Housing unit with mortgage	25100	+/-1,957
Built 1990 to 1999	19375	+/-1,955	Less than 20.0 percent	6561	+/-1,031
Built 1980 to 1989	16594	+/-2,041	20.0 to 24.9 percent	3847	+/-987
Built 1970 to 1979	11879	+/-1,659	25.0 to 29.9 percent	3276	+/-872
Built 1960 to 1969	5615	+/-1,213	30.0 to 34.9 percent	2369	+/-680
Built 1950 to 1959	3962	+/-1,167	35.0 percent or more	8970	+/-1,491
Built 1940 to 1949	820	+/-480	Housing units no mortgage	12596	+/-1,499
Built 1939 or earlier	1641	+/-629	Less than 10.0 percent	4757	+/-891
<b>ROOMS</b>			10.0 to 14.9 percent	2447	+/-626
1 room	779	+/-572	15.0 to 19.9 percent	2158	+/-738
2-3 rooms	5256	+/-1,417	20.0 to 24.9 percent	1112	+/-543
4-5 rooms	31,892	+/-3,625	25.0 to 29.9 percent	484	+/-265
6-7 rooms	26,784	+/-3,448	30.0 to 34.9 percent	588	+/-433
8 rooms or more	13,506	+/-2,834	35.0 percent or more	992	+/-488
Median (rooms)	5.6	+/-0.2	Renter-occupied units	18285	+/-2,033
<b>HOUSING TENURE</b>			<b>GROSS RENT</b>		
Owner-occupied	37696	+/-1,949	Less than \$200	217	+/-263
Renter-occupied	18285	+/-2,033	\$200 to \$299	0	+/-283
Avg hslid size owner-occ units	2.33	+/-0.10	\$300 to \$499	1164	+/-653
Avg hslid size renter-occ units	2.65	+/-0.21	\$500 to \$749	3891	+/-1,116
<b>YEAR MOVED INTO UNIT</b>			\$750 to \$999	4962	+/-891
Moved in 2005 or later	16177	+/-1,700	\$1,000 to \$1,499	4912	+/-1,302
Moved in 2000 to 2004	19309	+/-1,852	\$1,500 or more	1059	+/-518
Moved in 1990 to 1999	13589	+/-1,670	No cash rent	2080	+/-952
Moved in 1980 to 1989	4011	+/-1,218	Median (dollars)	897	+/-49
Moved in 1970 to 1979	2118	+/-651	<b>GROSS RENT AS % OF HSLD INC</b>		
Moved in 1969 or earlier	777	+/-338	Less than 15.0 percent	1471	+/-734
<b>VALUE Owner Occupied Units</b>			15.0 to 19.9 percent	1752	+/-721
Less than \$50,000	1678	+/-750	20.0 to 24.9 percent	2569	+/-959
\$50,000 to \$99,999	1710	+/-741	25.0 to 29.9 percent	2648	+/-1,100
\$100,000 to \$149,999	2705	+/-723	30.0 to 34.9 percent	1406	+/-642
\$150,000 to \$199,999	4793	+/-1,050	35.0 percent or more	6359	+/-1,222
\$200,000 to \$299,999	6817	+/-1,221	<b>SELECTED CHARACTERISTICS</b>		
\$300,000 to \$499,999	8679	+/-1,267	Lacking complete plumbing fac.	667	+/-501
\$500,000 to \$999,999	7737	+/-1,106	Lacking complete kitchen facilities	738	+/-540
\$1,000,000 or more	3577	+/-706	No telephone service available	1871	+/-747
Median (dollars)	321900	+/-25,754			

Source: U.S. Census Bureau, American Household Survey, 2006

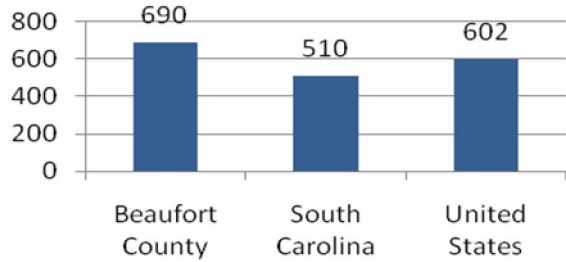
**Fig. 4a. Median Household Income Comparison, 2000**



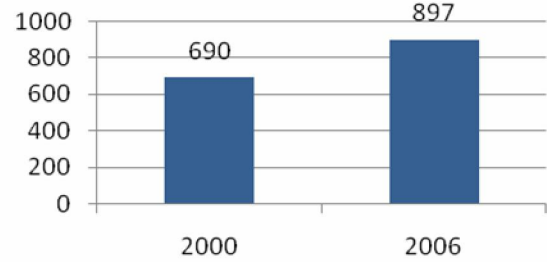
**Fig. H-4b. Median Income Trend, Beaufort County**



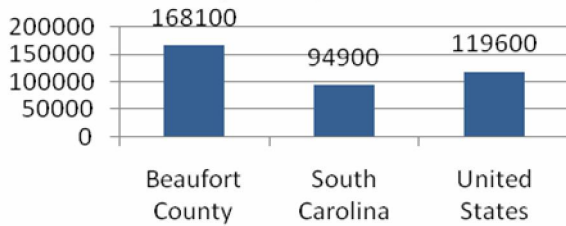
**Fig. 5a Median Gross Rent Comparison, 2000**



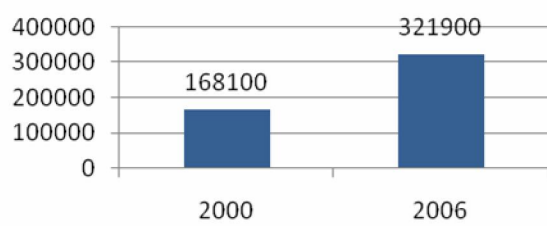
**Fig. H-5b. Median Gross Rent, Beaufort County Trend**



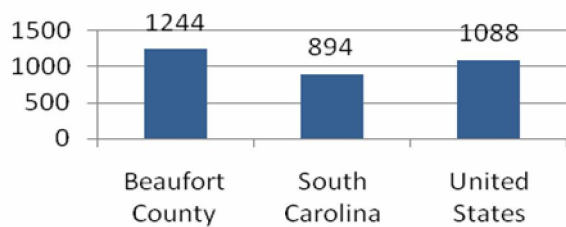
**Fig. 6a. Median Value Owner Occupied Housing Units Comparison, 2000**



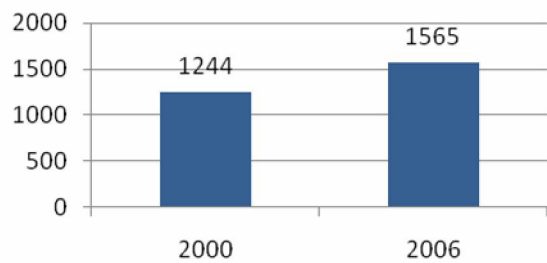
**Fig. 6b. Median Value Owner Occupied Housing Units, Beaufort County Trend**



**Fig. 7a. Median Owner Costs with Mortgage Comparison, 2000**



**Fig. 7b. Median Owner Costs with Mortgage, Beaufort County Trend**

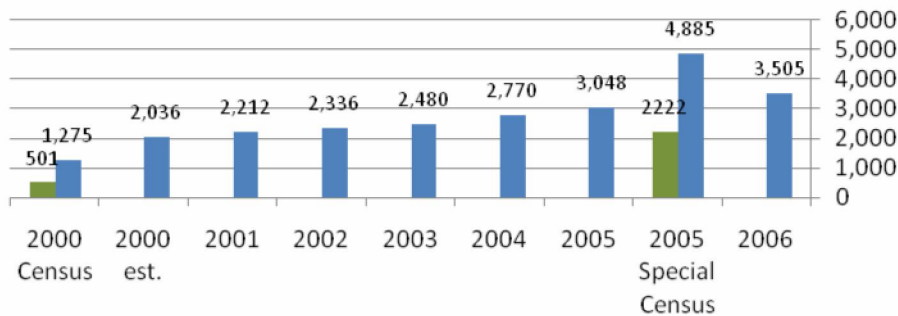


**Table H-5. Census Population Estimates, Beaufort County and Municipalities, 2000-2006**

Date of Estimate	Beaufort County	Beaufort	Bluffton	Hilton Head	Port Royal	Yemassee
July 1, 2006	142,045	12,029	3,505	33,838	9,848	851
July 1, 2005	138,037	12,156	3,048 / 4,885*	34,536	9,618	836
July 1, 2004	133,795	12,054	2,770	34,395	9,317	831
July 1, 2003	130,279	12,136	2,480	34,447	9,356	828
July 1, 2002	128,033	12,637	2,336	34,518	9,110	819
July 1, 2001	124,503	12,027	2,212	33,991	9,089	818
July 1, 2000	122,021	12,564	2,036	33,968	9,112	812
April 1, 2000 (Estimates Base)	120,948	12,568	1,986	33,858	9,109	811
April 1, 2000 (Census 2000)	120,937	12,950	1,275	33,862	3,950	807

Source: U.S. Census 2006 Population Estimates, Table T1; Note: 2007 data not available for municipalities by the date of preparation of the Housing Element; see Table H-4 for 2007 county population estimate based on the American Community Survey; population figures vary from those provided in the 2006 American Community Survey. \* A Special Census was conducted in 2005 resulting in the higher figure (see note with graph, below).

**Fig. H-8. Bluffton Population Growth, 2000-2006  
(green bar represents housing units)**



The Town of Bluffton has experienced rapid growth since the 2000 census as a result of annexation and development. A Special Census was conducted in 2005 by the Census Bureau. The results are not yet reflected in the American Community Survey annual population estimates. The **green bar** shows housing units.

**Table H-6 Census Population and Housing Unit Estimates, 2000-2007**

Annual Estimate	Population	Growth Rate	Housing Units	Growth Rate
July 1, 2007	147,316	2.6%	n.a.	n.a.
July 1, 2006	143,614	3.1%	78,197	5.9%
July 1, 2005	139,333	3.3%	73,809	3.8%
July 1, 2004	134,910	3.0%	71,082	3.8%
July 1, 2003	130,993	1.9%	68,473	3.8%
July 1, 2002	128,559	3.0%	65,970	3.2%
July 1, 2001	124,799	2.2%	63,951	4.5%
July 1, 2000	122,080	--	61,192	--
April 1, 2000 (Census 2000)	120,937	--	60,509	--

Source: U.S. Census 2007 Population Estimates Table T1; 2006 Population Estimates Table T2 (Housing). Note: population figures vary from those provided in the 2006 American Community Survey.



**Table H-7. Beaufort County and Census Housing Growth Trend Data, 1990-2025**

Year	Population			Housing		
	Total Beaufort County	Northern Beaufort County	Southern Beaufort County	Total Beaufort County	Northern Beaufort County	Southern Beaufort County
2025 County Projection	261,107	123,532	137,575	113,754	49,653	64,101
2005 County Estimate	154,309	80,650	73,659	69,598	34,452	35,146
2000 Census	120,937	67,486	53,451	60,509	26,432	34,077
1990 Census	86,425	55,529	30,896	45,981	20,734	25,247

Sources: U.S. Census 1990 and 2000; 2005 estimate and 2025 projection by Beaufort County Planning Department based on the Beaufort County Transportation Model.

**Table H-8. Population Growth Trend Scenarios, 1990-2025**

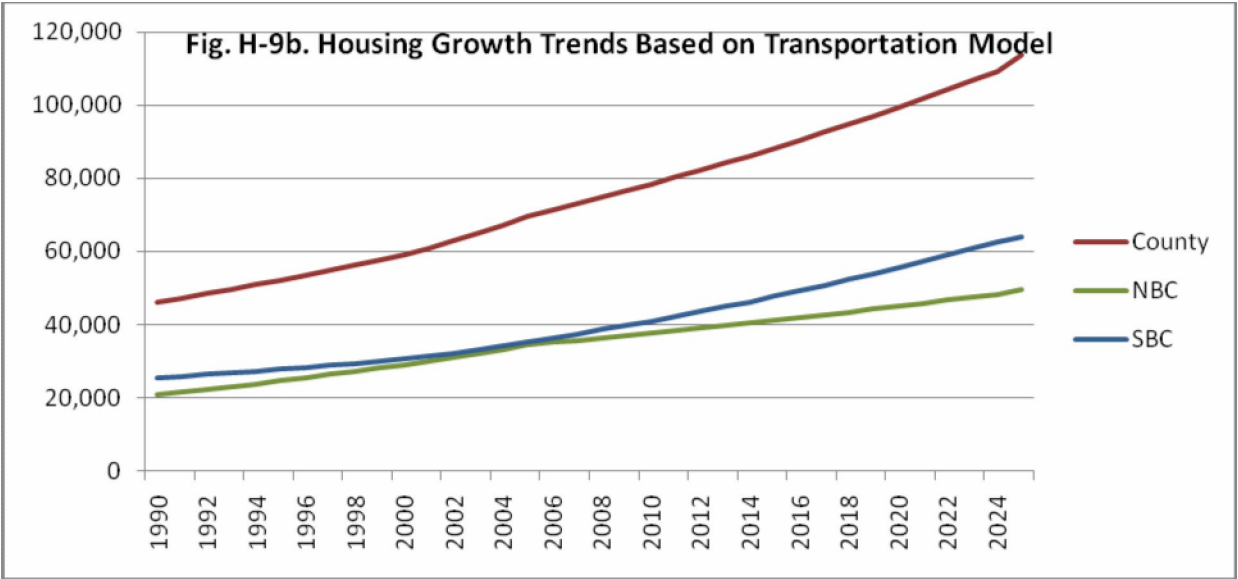
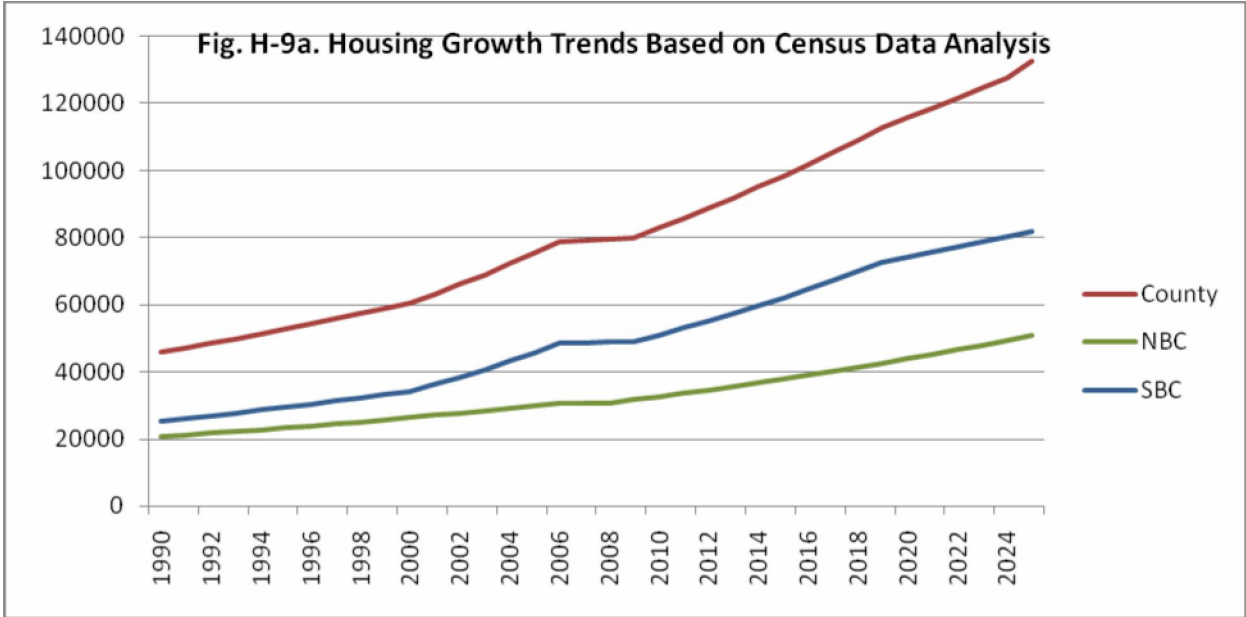
Period	Census Trend Analysis			TAZ Trend Analysis		
	Beaufort County <sup>1</sup>	Northern Beaufort County <sup>2</sup>	Southern Beaufort County <sup>3</sup>	Beaufort County <sup>4</sup>	Northern Beaufort County <sup>5</sup>	Southern Beaufort County <sup>6</sup>
2020-2025	2.0	2.5	1.5	2.2	2.4	2.0
2010-2019	2.6	2.5	2.8	2.8	2.1	3.2
2007-2009	0.5	0.5	0.5	0.5	0.5	0.5
2000-2006	2.6	2.2	3.2	4.6	2.3	6.6
1990-1999	3.4	2.0	5.5	3.4	2.0	5.5

Assumptions: 1. the growth rate for the 1990s is based on 1990 and 2000 decennial census counts; the rate for the 2000-2006 period is based on the American Community Survey conducted by the Census Bureau; the period 2007-2009 reflects a flattening of growth as a result of an economic downturn; the period 2010-2019 reflects a return to the previous growth rate following the economic downturn; the period from 2020-2025 reflects a slowing of growth associated with demographic growth trends that follow an s-curve; 2. The growth rate in Northern Beaufort County reflects a slower rate of growth until 2010 when the wave of growth that began in Southern Beaufort County moves north; 3. Growth in Southern Beaufort County is based on the census until 2006 when the rate is lowered to reflect the economic downturn; after the downturn the previous rate is restored until normal slowing process (s-curve flattening) takes effect; 4. growth for Beaufort County is based on the decennial censuses until 2000, then increased to reflect findings of the Beaufort County Transportation Model (see Table H-7); for notes 5 and 6 see Table H-7 for growth trends after 2000 documented by the Beaufort County Transportation Model.

**Table H-9. Housing Growth Trend Scenarios, 1990-2025**

Period	Census Trend Analysis			TAZ Trend Analysis		
	Beaufort County <sup>1</sup>	Northern Beaufort County <sup>2</sup>	Southern Beaufort County <sup>3</sup>	Beaufort County <sup>4</sup>	Northern Beaufort County <sup>5</sup>	Southern Beaufort County <sup>6</sup>
2020-2025	2.5	3.0	2.0	2.4	1.8	3.1
2010-2019	3.5	3.0	4.0	2.4	1.8	3.1
2007-2009	0.5	0.5	0.5	2.4	1.8	3.1
2000-2006	4.5	2.4	6.0	3.3	3.4	2.8
1990-1999	2.8	2.4	3.1	2.5	3.4	1.8

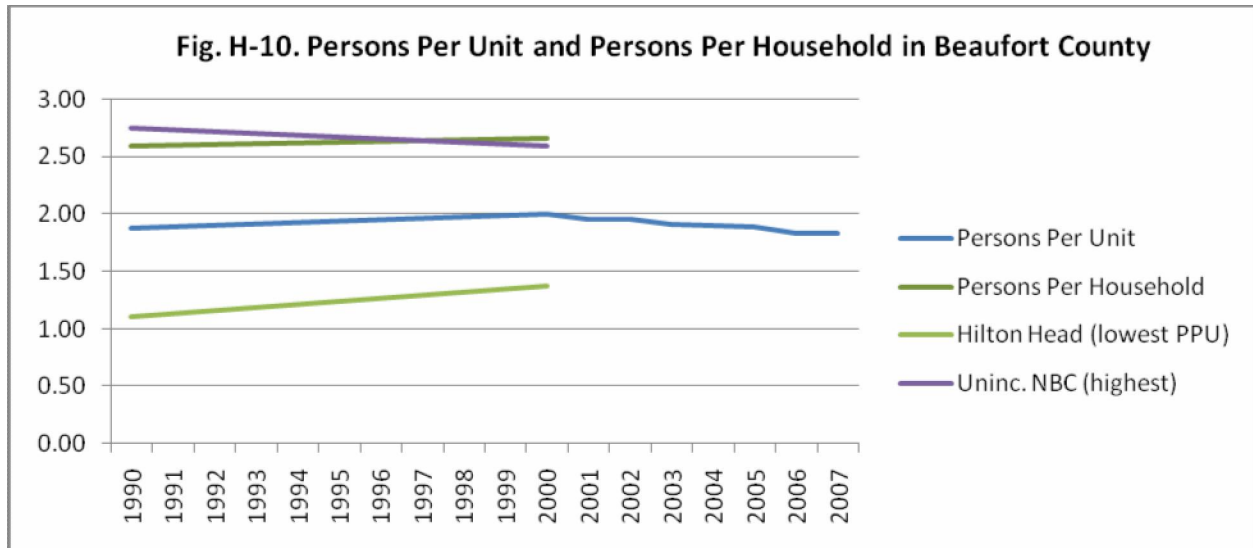
Assumptions: See notes for Table H-8 for general assumptions; housing growth rates vary from population growth rates as a result of several factors including a periodic build-up and decline in inventories and housing for second home occupancy (which is counted by the census as vacant, held for occasional use).



**Table H-10. Housing Units, Persons Per Housing Unit, and Persons Per Household**

Year	Housing Units	Persons Per Housing Unit	Persons Per Household
2007	80,063	1.84	n.a.
2006	78,197	1.84	n.a.
2005	73,809	1.89	n.a.
2004	71,082	1.90	n.a.
2003	68,473	1.91	n.a.
2002	65,970	1.95	n.a.
2001	63,951	1.95	n.a.
2000	61,192	2.00	2.66
1990	45,981	1.88	2.59

Source: Census 1990 and 2000 Summary File 1; American Community Survey, 2007



**Table H-11. County, State, National Comparison, 2000**

Housing Statistic	Beaufort County	South Carolina	United States
Homeownership rate, 2000	73.2%	72.2%	66.2%
Housing units in multi-unit structures, percent, 2000	21.9%	15.8%	26.4%
Median value of owner-occupied housing units, 2000	\$213,900	\$94,900	\$119,600
Households, 2000	45,532	1,533,854	105,480,101
Persons per household, 2000	2.51	2.53	2.59
Median household income, 2004	\$48,577	\$39,454	\$44,334

Source: U.S. Census Bureau, Census 2000.

**Table H-12. Mobile Homes Geographic Comparison, 1990-2000**

	1990		2000		Percent Change 1990-2000
	#	% of All Housing Units	#	% of All Housing Units	
<b>Beaufort County</b>	6,655	14.5	9,001	14.9	35.3
<b>South Carolina</b>	235,863	16.6	355,499	20.3	50.7
<b>United States</b>	7,324,154	7.2	8,779,228	7.6	19.9

Source: U.S. Census Bureau, Census 2000. SF3, Table H30.

**Table H-13. Median Value of Mobile Homes, 2000**

Area Comparison	Median Value
<b>Beaufort County</b>	\$48,900
<b>South Carolina</b>	\$35,800
<b>United States</b>	\$31,200

Source: U.S. Census Bureau, Census 2000. SF3, Table H82.

**Table H-14. Total Beaufort County Homeless Population, 2007**

Unsheltered			Emergency Shelters			Transitional Shelters			County Total			South Carolina Total
Children	Adults	Total	Children	Adults	Total	Children	Adults	Total	Children	Adults	Total	
1	25	26	1	6	7	0	0	0	2	31	33	5,594

Source: 2007 South Carolina Homeless Count, South Carolina Council on Homelessness (population count taken on January 25, 2007 using HUD definitions on homeless populations)

**Table H-15. Beaufort County Homeless Subpopulations by Causal Factor, 2007**

	Chronically Homeless	Severely Mentally Ill	Chronic Substance Abuse	Veterans	Persons With HIV/AIDS	Victims of Domestic Violence	Unaccompanied Youth
Sheltered	0	0	1	0	0	1	0
Unsheltered	4	2	5	4	2	1	0
Total	4	2	6	4	2	2	0

Source: 2007 South Carolina Homeless Count, South Carolina Council on Homelessness (population count taken on January 25, 2007 using HUD definitions on homeless populations)

**Table H-16. Summary of Housing Needs and Strategies**

Demographic Segment	Priority Housing Needs	Intervention Strategies
Workforce Housing <i>Moderate Income Families</i>	Single Family Ownership; Multi-Family; Ownership; Multi-Family Rental	Zoning Overlay District; Zoning Incentives; Inclusionary Zoning; Joint Venture; Employer Assisted Housing; Tax Credits
Workforce Housing <i>Low Income Families</i>	Single Family Ownership; Multi-Family Ownership; Single Family Rental; Multi-Family Rental	Zoning Overlay District; Zoning Incentives; Inclusionary Zoning; Joint Venture; Education and Counseling; Down Payment Assistance or Second Mortgage; Non-Profit Construction; Employer Assisted Housing; Tax Credits; Preservation and Rehabilitation of Existing Housing
Workforce Housing <i>Single People</i>	Single Family Ownership; Multi-Family Ownership; Single Family Rental; Multi-Family Rental; Single Room Occupancy; Employer On-Site Housing	Zoning Overlay District; Zoning Incentives; Inclusionary Zoning Joint Venture; Education and Counseling; Non-Profit Construction; Employer Assisted Housing; Tax Credits; Preservation and Rehabilitation of Existing Housing
Workforce Housing <i>Short Term and Seasonal Employees</i>	Multi-Family Rental; Single Room Occupancy; Employer On-Site Housing	Zoning Incentives; Joint Venture; Employer Assisted Housing
Workforce Age-Transitional Housing Older Singles and Couples or Recently Retired Workers	Single Family Ownership; Multi-Family Ownership; Single Family Rental; Multi-Family Rental	Zoning Overlay District; Zoning Incentives; Inclusionary Zoning; Joint Venture; Down Payment Assistance or Second Mortgage; Tax Credits; Preservation and Rehabilitation of Existing Housing
Very Low Income Housing <i>Households Earning &lt;50% of County Median Income</i>	Single Family Ownership; Multi-Family Ownership; Single Family Rental; Multi-Family Rental	Zoning Incentives; Education and Counseling; Down Payment Assistance or Second Mortgage; Non-Profit Construction; Employer Assisted Housing; Tax Credits; Preservation and Rehabilitation of Existing Housing
Extremely Low Income Housing <i>Households Earning &lt;50% of County Median Income</i>	Single Family Rental; Multi-Family Rental	Education and Counseling; Down Payment Assistance or Second Mortgage; Non-Profit Construction; Preservation and Rehabilitation of Existing Housing
Rural Workforce Housing and Affordable Housing <i>Special Initiatives</i>	Single Family Ownership; Single Family Rental; Accessory Dwelling Units; Manufactured Housing (also known as Mobile Homes); Modular Housing; Traditional Cluster Housing	Zoning Incentives; Non-Profit Construction; Preservation and Rehabilitation of Existing Housing
Special Needs Housing Permanent or Long Term <i>Person with Disabilities, Frail Elderly, and Others</i>	Single Family Rental; Multi-Family Rental; Single Room Occupancy; Group Home	Inclusionary Zoning (as an optional provision); Non-Profit Construction; Preservation and Rehabilitation of Existing Housing
Special Needs Housing Transitional or Short Term <i>Shelters and Group Facilities</i>	Single Family Rental (with site supervision); Single Room Occupancy; Group Home	Joint Ventures and Non-Profit Construction

**Table H-17. Priority Housing Needs Definitions**

Housing Priority	Definition
Single Family Ownership	Single family detached and attached (duplex) individually-owned houses, where each unit is on a separately platted lot.
Multi-Family Ownership	Townhouses, condominiums, and cooperatives that are individually-owned; townhouses may be on individual lots, whereas multi-family structures are on property owned by the owners' association.
Single Family Rental	Single family detached and attached (duplex) housing offered for rent by the owner; each unit may either be on a separately platted lot or on one or more unified parcels.
Multi-Family Rental	Townhouses and multi-family structures offered for rent by the owner; townhouses may be on individual lots, whereas multi-family structures are on property held by the owner.
Manufactured Housing (also known as Mobile Homes)	Housing built under HUD specifications and registered as a mobile home under state law. Parks, subdivisions, and individual placements are regulated by Beaufort County to control density and provide for public safety in flood prone areas. However, availability of manufactured housing at appropriate densities and in suitable locations is an essential part of a comprehensive workforce and affordable housing strategy.
Modular Housing	Modular housing is built in a controlled environment much like manufactured housing. However, it is typically assembled on site in the same manner as a "stick built" house, making it more permanent. Conventional housing financing is available for modular construction. Modular units can be built for removal from a site, a feature that could make them an alternative to mobile homes on heirs' property.
Traditional Cluster Housing	Clusters of houses are part of the historic rural landscape in Beaufort County. The most frequently occurring form of clustering is the "family compound," a grouping of residential structures that often includes both site-built and manufactured houses.
Single Room Occupancy	A room or small efficiency apartment rented on a weekly or monthly basis with on-site management. SROs have been successful in many communities at addressing the housing needs of low and very low income populations, and as transitional housing for homeless persons.
Group Home	This category includes a range of housing types addressing a broad variety of needs, e.g., nursing and rehab facilities, long-term care facilities, and assisted-living facilities. Various types of group homes are essential in most communities. The Bureau of the Census uses the term "group quarters" to include a broader range of group housing, such as college dormitories and military barracks.
Employer On-Site Housing	Employers often provide housing for employees, especially in remote locations and difficult housing markets. Some of the resort communities in Beaufort County have found this essential for maintaining operations, retaining essential staff, and remaining competitive. A formal program involving multiple employers and the County or municipalities does not currently exist, but may be explored (see discussion of intervention strategies).

**Table H-18. Housing Intervention Strategy Definitions**

Strategy	Definition
Zoning Overlay District	A new mixed use zoning overlay district with workforce housing, as well as LEED features; could be adopted to address a wide spectrum of affordability. Transit could be planned into such development to minimize traffic impact. Employer-based rental housing could be part of such developments; employers would participate by leasing units and subletting them to employees. The location of large, planned communities is of crucial importance. They must be, a) near employment centers; b) sufficiently removed from existing, densely developed areas to have lower land values (but not in Rural districts); c) located on potential transit lines; d) contextually suitable for multi-story development at higher densities than typically found in Beaufort County. Development of mixed use affordable communities would likely require large scale <i>joint venturing</i> (see below) of public, private, and non-profit sectors.
Zoning Incentives	A <i>density bonus</i> is principal zoning incentive offered by local government to encourage the production of workforce and other forms of affordable housing. This incentive offers increased development density, typically 20% or more, in exchange for producing as much as 20% low-to –moderate income housing. Other zoning standards can be relaxed as an incentive to produce workforce or other affordable housing. Such standards include setbacks, lot coverage, floor-to-area ratios, and building height. Expedited development review may be part of an incentive package.
Zoning Requirements, e.g., <i>Inclusionary Zoning</i>	Mandatory zoning requirements may be necessary where commercial and high-end residential growth outstrips production of essential workforce housing. An <i>inclusionary zoning</i> ordinance has been recommended by the Affordable Housing Consortium. It would require developers to provide a proportion of low-moderate cost housing within their developments (typically 10-20%) or to pay an in-lieu fee to a housing trust fund. <i>Fair share</i> and <i>linkage</i> ordinances require provision of a proportion of low-moderate cost housing in an area as that area grows, commercially or residentially.
Joint Venture	Public agencies and non-profits can often productively engage with private development interests to create affordable housing. The public sector can contribute land, offer zoning incentives, and provide a structured development package with the potential to attract private development interests that would agree to a significant component of workforce or affordable housing. Non-profit agencies that specialize in affordable housing can partner with profit-making developers to provide affordable components of mixed income developments. The public sector may provide a density bonus or other incentive to encourage such partnerships.
Education and Counseling	Homebuyer education and counseling programs can be an effective part of an overall affordable housing program. Activities include financial planning, credit counseling, home purchase education, and home maintenance education. Beaufort County and several other agencies are currently providing education and counseling, and it is essential to continue and further develop the effectiveness of these programs.
Down Payment Assistance and Second Mortgages	Public and non-profit housing agencies often use down payment assistance as a means of assisting very low, low, and moderate income households become homeowners. Such assistance may take the form of grants or loans that cover part of the required down payment. A down payment assistance loan may be part of a revolving loan fund. One such revolving loan is not collected until resale, at which time a proportion of the profit is recovered. Private lenders are often more inclined to lend to lower income borrowers when a public or non-profit agency provides a second mortgage, thereby reducing their risk. Low-interest (or no interest) second mortgages in the range of 10-20% are often an essential mechanism of affordable housing agencies. Funds are recovered with each mortgage payment, thus immediately replenishing the loan fund.
Non-Profit Construction	Non-profit community development corporations and family support agencies are vital to a broad-based affordable housing program. Beaufort County's affordable housing program has matured to the point where it is working effectively with non-profits. The on-going, maturing relationship between the County and non-profits (as well as municipalities) will be essential to the future availability of affordable housing.
Employer Assisted Housing	Individual employers are currently providing housing for employees in Beaufort County. A formal program involving multiple employers and the County or municipalities has the potential to increase the availability of housing for under-served groups. An employer-assisted program might be coordinated by the County, which could target private or non-profit rental developments in areas with ready access to large employers, particularly those with young, service sector employees. Employers would contribute to the County trust fund in order to be eligible to place employees in such housing.
Tax Credits	Like mortgage insurance, tax credits are not typically offered by local governments, although property tax rebates are sometimes used to attract investment and could be used to stimulate production of affordable housing. The more typical use of tax credits by local government is in packaging affordable housing.
Preservation Of Existing Housing	Preservation of existing housing stock is an essential part of a comprehensive affordable housing program, especially in Beaufort County which has a large proportion of older housing (see Appendix). Preservation initiatives include grants and loans for stabilization, weatherization, and renovation.