



3: Housing Resources

EXISTING CONDITIONS

AWENDAW COMPREHENSIVE PLAN UPDATE

INTRODUCTION

The Housing Resources element is affected by each of the elements discussed in the Comprehensive Plan. It is important for the Town to understand this connectivity to ensure safe, affordable and diverse housing for its residents.

NUMBER OF HOUSING UNITS

Year	# of HU in Awendaw Area	# of HU in Town of Awendaw
1990	719	N/A
2000	1,038	466

Source: 1990, 2000 US Census

From 1990 to 2000, there have been almost 319 additional housing units built in the Awendaw area (Table 3.1). This

represents a 44 percent increase in the number of housing units in the Awendaw area.

The Town of Awendaw building permits are issued by Charleston County Building Services. Because Charleston County Building Services does not separately identify permits issued within the Town of Awendaw boundaries it is difficult to determine how many new houses were constructed within the Town. According to the Charleston County Tax Assessor, there were seven new single-family homes built in the Town of Awendaw in 2001.

HOUSING UNIT CHARACTERISTICS

Table 3.2 compares the numbers of the various housing types in the Town of Awendaw and the Awendaw area from 1990 to 2000. The Town of Awendaw and the Awendaw area do not have a diverse array of housing stock and opportunities because the majority, 59 and 68 percent respectively, of the housing stock in both is made up of single-family homes. The percent of mobile homes and multi-family units increased between 1990 and 2000, while the percent of single-family homes declined. However, because mobile homes are considered single-family units, there actually was a 45 percent increase in the number of single-family homes in the Awendaw area.

	Single Family		Multifamily		Mobile Homes		Total Housing Units
	#	% of Total	#	% of Total	#	% of Total	#
1990 Awendaw Area	505	71	6	1	194	28	705
2000 Awendaw Area	704	68	26	3	308	30	1,038
2000 Town of Awendaw	277	59	10	2	177	38	464

Source: 1990, 2000 US Census
 *- 2000 data classifies "Other" as Boats, Van, etc.



HOUSING TENURE

Table 3.3 provides statistical data on housing tenure for The Town of Awendaw and the Awendaw area. Between 1990 and 2000 the percentage of owner-occupied residential units decreased slightly, while renter-occupied units remained the same. Vacant residential units increased significantly in the Awendaw area.

Year	Owner-Occupied		Renter-Occupied		Vacant		Total Housing Units	
	#	%	#	%	#	%	#	%
1990 Awendaw Area	597	83	54	8	68	9	719	100
2000 Awendaw Area	843 +41%	81	78 +44%	8	117 +72%	11	1,038 +44%	100
2000 Town	360	81	40	9	43	10	443	100

Source: 1990, 2000 US Census

Race of Homeowners and Renters

As stated above, 81 percent of the homes are owner-occupied, 8 percent are renter-occupied, and 11 percent are vacant in the Awendaw area. These numbers are relatively similar for the Town of Awendaw. Of the occupied homes, table 3.4 demonstrates the racial mix of persons occupying homes in the Awendaw area. In 2000 over half (55 percent) of the housing units in the Awendaw area were owned by Black homeowners. Approximately 35 percent of the housing units were owned by White homeowners and less than one percent of the housing units were owned by an Asian-Pacific Islanders.

	White		Black		Native American		Asian-Pacific Islander		Other		Total	
	#	% Of Total	#	% Of Total	#	% Of Total	#	% Of Total	#	% Of Total	#	% Of Total
Owner	138	38.3%	221	61.4%	0	0	1	0.3%	0	0.0%	360	90.0%
Renter	25	62.5%	14	35.0%	0	0	0	0.0%	1	2.5%	40	10.0%

Source: 2000 US Census

Age of Homeowners and Renters

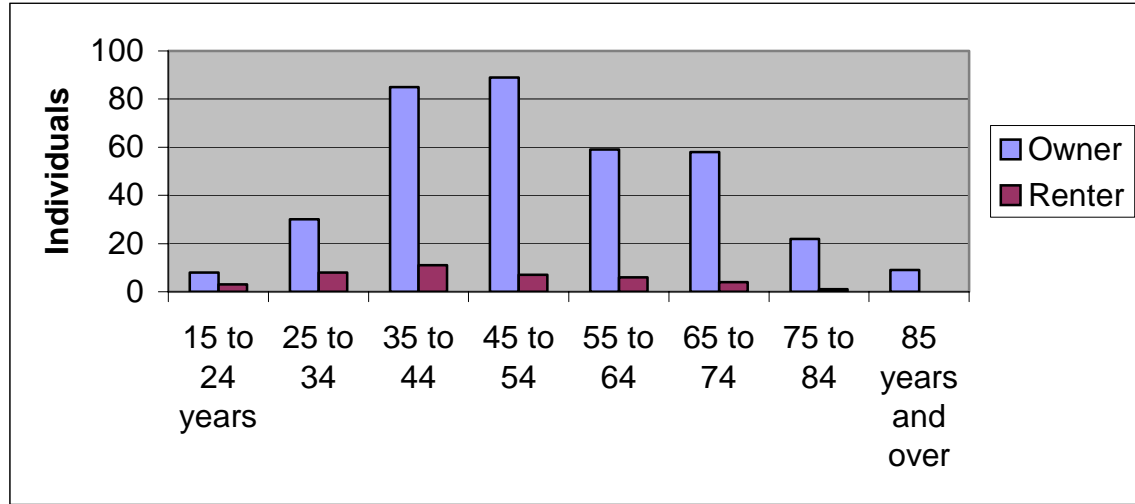
In 2000, the majority of residents in all age groups in the Town of Awendaw were homeowners. The largest homeowner population is between the ages of 45 and 54, while the largest renter population is between the ages of 35 and 44 (Figure 3.1).



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FIGURE 3.1: TENURE BY AGE FOR TOWN OF AWENDAW (2000)



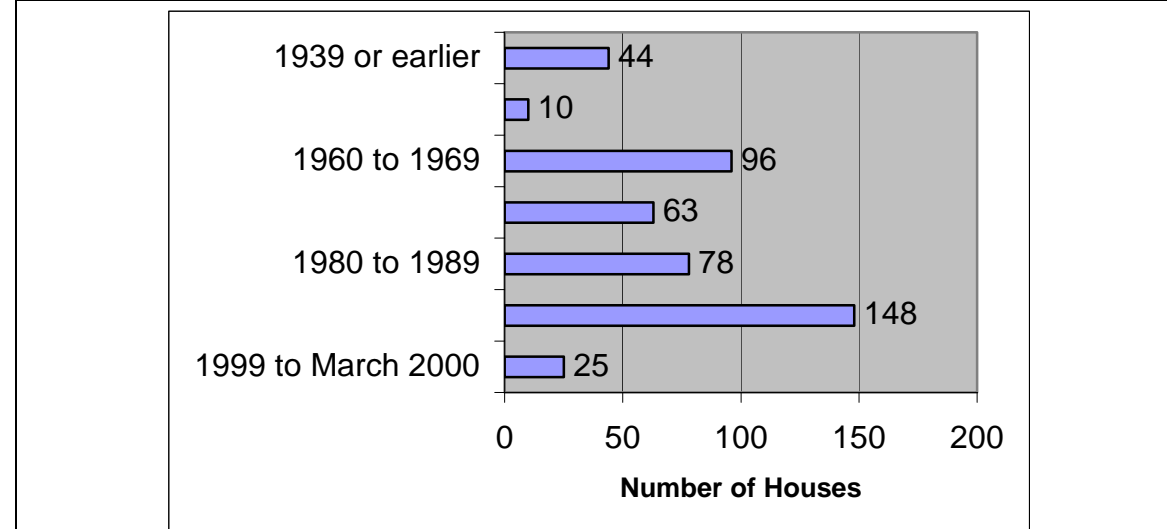
Source: 2000 US Census

HOUSING CONDITION

Housing Age

Figure 3.2 provides statistical data on the age of housing in the Town of Awendaw. The figure shows that the Town of Awendaw’s housing stock is relatively old with approximately 21 percent of the housing built between 1960 and 1969. About ten percent (44) of the Town of Awendaw’s homes were built prior to 1940. The 1990’s saw the most construction with 37% of the housing stock constructed during that decade.

FIGURE 3.2: AGE OF EXISTING HOUSING (2000)



Source: 2000 US Census



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Completeness of Plumbing and Kitchen Facilities

Table 3.5 compares the number and percent of housing units with incomplete plumbing in 1990 and 2000. This table shows an increase in the number of housing units that lack plumbing in the Awendaw area. In 1990, no homes in the Awendaw area lacked complete plumbing. In 2000, only 3.5 percent of the homes lacked complete plumbing.

TABLE 3.5: LACKING COMPLETE PLUMBING (1990-2000)				
	1990		2000	
	Units Lacking Complete Plumbing	%	Units Lacking Complete Plumbing	%
<i>Town of Awendaw</i>	N/A	N/A	11	2.6
<i>Awendaw Area</i>	0	0	38	3.5

Source: 1990, 2000 US Census

HOUSING AFFORDABILITY

Table 3.6 compares the growth in the median values of homes from 1990 to 2000 for the Town of Awendaw, the Awendaw area, the nearby counties, state, and nation. Although the median value of homes in the Awendaw area increased by 44 percent, it is lower than the median values of Charleston and Dorchester Counties.

TABLE 3.6: COMPARISON OF OWNER MEDIAN VALUE (1990-2000)				
	1990		2000	
	#	% Increase	#	% Increase
Town of Awendaw	N/A	N/A	78,000	N/A
Awendaw Area	54,500	N/A	78,700	44
Charleston County	\$73,700	79	\$130,200	77
Dorchester County	\$73,500	63	\$104,600	42
South Carolina	\$61,100	74	\$94,900	55
United States	\$79,100	68	\$119,600	51

Source: 1990, 2000 US Census



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TABLE 3.7: TRI-COUNTY PROPERTY SALES (2002 AND 2003)				
	Unit Sales		Avg. Selling Price	
	2002	2003	2002	2003YTD
Berkeley County				
Goose Creek (Southwestern)	210	157	\$85,282	\$97,267
Goose Creek (Northwestern)	589	378	\$159,954	\$162,681
Triangle (I-26/College Park Rd. / US Hwy. 17A)	398	283	\$110,189	\$119,636
Charleston County				
West Ashley				
-Inside Mark Clark Expwy.	378	294	\$177,052	\$175,048
-Outside Mark Clark Expwy.	654	445	\$161,521	\$172,625
- Rural West Ashley	59	46	\$223,503	\$207,742
James Island (PSD)	614	589	\$197,950	\$197,055
North Charleston				
-Inside Mark Clark Expwy.	184	131	\$66,223	\$76,905
-Outside Mark Clark Expwy.	560	445	\$98,174	\$172,625
East of the Cooper				
-Beyond HWY 41	432	392	\$235,520	\$239,915
-Out to HWY 41	1,454	926	\$278,215	\$266,651
Charleston Peninsula				
-South of Crosstown Expwy.	347	236	\$534,322	\$595,952
-North of Crosstown Expwy.	89	58	\$166,402	\$184,965
Dorchester County				
- Dorchester Rd. Corridor Below Ladson Rd.	505	387	\$156,275	\$169,940
- Ladson to Bacons Bridge Rd. and Rural SW	747	468	\$131,265	\$146,417
- Bacons Bridge Rd. to Four Holes Swamp	706	467	\$157,019	\$167,830
- Above Four Holes Swamp	34	24	\$104,341	\$73,294

Table 3.7 summarizes sales data for homes in major markets of the region. The Town of Awendaw is included in the East of the Cooper section as being beyond HWY 41. This area includes parts of Mount Pleasant and McClellanville, which may skew the average sale price. According to the Charleston Trident Association of Realtors, the average sale price for homes beyond Highway 41 was \$239,915

Table 3.8 compares the median contract rents in the Town of Awendaw and the Awendaw area to the three local counties, the state, and the nation for 1990 to 2000. Although rental rates have increase by 44 percent, they are still very low when compared to the rental rates in the tri-county and other urbanized incorporated areas. Median rental rates also seemed to be growing at a slower pace then those of the rest of the region.



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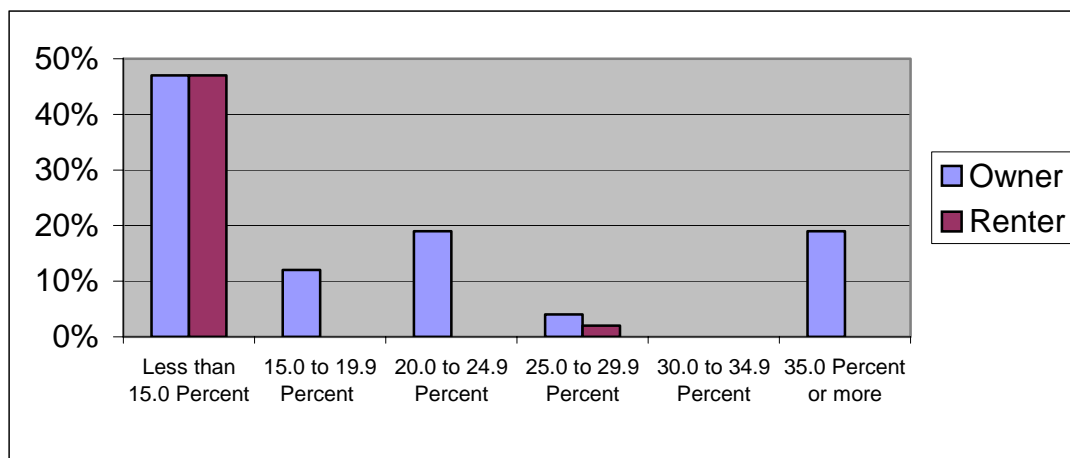
TABLE 3.8: COMPARISON OF MEDIAN CONTRACT RENT (1990-2000)

	1990		2000	
	#	% Change	#	% Change
Town of Awendaw	N/A	N/A	507	N/A
Awendaw Area	199	N/A	286	44
Berkeley County	\$356	75	562	58
Charleston County	\$346	108	605	75
Dorchester County	\$335	80	568	70
South Carolina	\$273	110	510	87
United States	\$374	89	602	61

Source: 1990, 2000 US Census

Figure 3.3 shows the percentage of household income that goes to pay for the selected monthly housing costs. Over half of the homeowners pay less than 25 percent of their income towards housing costs. Only 19 percent of the homeowners and none of the renters pay more than 30% of their household income towards housing costs.

FIGURE 3.3: SELECTED MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (2000)



Source: 2000 US Census

Overview

The Awendaw area continues to be a relatively inexpensive place to live. This inexpensiveness, proximity to Mount Pleasant and rural nature has begun to draw individuals to the area. It should be the goals of the Town to assist in the provision of housing to meet the housing needs of this growing population.



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Goals, Policies and Strategies

Goal: Town of Awendaw will encourage a mixture of housing types and opportunities, affordable to a diverse group of potential homeowners.

Policy	Implementation Strategies	Suggested Schedule / Responsibility
A. The Town will encourage provision of diverse housing types and sizes.	<ol style="list-style-type: none"> 1. Review existing lot patterns and elevations, and identify existing lots and/or areas of town where “starter housing” can be developed. 2. Encourage use of structures in the Town Center area for multiple purposes, i.e. housing and employment. 	<p>1st quarter 2005</p> <p>Planning Commission, Town Council</p>
B. The Town will encourage builders to provide opportunities for young couples and retirees to purchase homes in the community.	<ol style="list-style-type: none"> 1. Consider creation of incentives for builders to construct homes affordable to potential homeowners earning less than the median income. 2. Consider offering incentives to potential homeowners that commit to renovating and maintaining older existing homes. 3. Consider encouraging the development of continuing care housing units for year round retirees within walking distance of the Town Center area. 4. Review all zoning district regulations for inclusion of provisions to encourage development of accessory apartments designed, sized, and sited to ensure compatibility with present scale and character of the Town Center. 	<p>1-2 Years/</p> <p>Planning Commission, Town Council, Building Official</p> <p>Habitat for Humanity</p>
C. The Town will strive to insure that there are no unsafe or substandard housing units within the town by the year 2007.	<ol style="list-style-type: none"> 1. Continue to fund existing housing programs. 	<p>By 2007</p>