



Adequate, safe housing is a basic human need. The American Public Health Association ranks housing as one of the top three issues affecting personal and community health. Housing quality, availability, and affordability weigh heavily in the decision-making process of businesses and employers when considering new locations. Newcomers to Newberry County consider a variety of factors when choosing their new homes such as the quality of schools, public safety, and convenience to jobs and services, as well as proximity to other community amenities. However, the most common deciding factor in housing choice is the quality and affordability of available homes.

The purpose of the Housing Element of the Comprehensive Plan is to assess the condition, availability, and affordability of the Newberry County housing stock and to project future housing needs. The prediction of future housing needs poses a distinct challenge – houses are very expensive consumer products with a demand and cost that is greatly influenced by economic conditions. Interest rates and the overall economy have dramatic effects on the housing market. When such factors make home ownership unattainable for lower income households, many residents find themselves dependent on the rental market. This element of the Comprehensive Plan considers both owner-occupied and rental housing needs in the County.

Amid increased residential growth near Lake Murray and Lake Greenwood, economic growth near the Interstate, and continued growth spurred by the revitalization of downtown Newberry, Newberry County faces a myriad of possibilities and challenges in planning for the future of housing. Growing diversity in educational, cultural, recreational, entertainment, and employment opportunities is shaping a vibrant community for County residents. Newberry County is attracting

the attention of a growing number of potential residents, including retirees as well as couples and families seeking relief from traffic and other issues associated with living in a larger metropolitan area in a post-pandemic recovery. The area is particularly attractive to retirees who are seeking a temperate climate, a more rural and suburban southern lifestyle, and abundant cultural and recreational amenities. A thorough and thoughtful study of current housing conditions and likely trends will help identify a balance of housing types that can accommodate the diverse housing needs of current and future County residents.

3.1. Housing Growth

Population growth usually has a direct correlation with growth in housing stock. Newberry County experienced a population increase of only 0.6% from 2010 to 2020, with a slightly higher increase in housing units of 1.6% (291 housing units) during the same time period. As detailed in Table 3-1, Newberry County has 18,213 housing units, with two-thirds of these units (12,031 housing units) located in incorporated areas. More than a third of these units (4,595 units) are located within the City of Newberry.

The Newberry County housing supply grew by 8.4% from 2000 to 2020. This rate trails the 36.9% housing growth rate of the Central Midlands region that includes Fairfield, Lexington, and Richland counties. The statewide rate was also significantly higher at 33.7%. In contrast, the change in housing stock among the County's municipalities has varied widely in since 2000. Housing growth ranged from a high of 22.4% (399 units) in Prosperity and 4.7% (207 units) in Newberry to housing losses of up to 24% in the five other municipalities from 2000 to 2020.

Table 3-1. Housing Unit Change, 2000, 2010, and 2020

JURISDICTION	2000	% CHANGE 2000-2010	2010	% CHANGE 2010-2020	2020	% CHANGE 2000-2020
NEWBERRY COUNTY	16,805	6.6%	17,922	1.6%	18,213	8.4%
Little Mountain	132	3.0%	136	-12.5%	119	-9.8%
Newberry (City)	4,388	3.0%	4,521	1.6%	4,595	4.7%
Peak	36	2.8%	37	-13.5%	32	-11.1%
Pomaria	84	-7.1%	78	-17.9%	64	-23.8%
Prosperity	456	13.8%	519	7.5%	558	22.4%
Silverstreet	92	-10.9%	82	-9.8%	74	-19.6%
Whitmire	776	-2.1%	760	-2.6%	740	-4.6%
CENTRAL MIDLANDS REGION	247,959	23.1%	305,285	11.2%	339,346	36.9%
SOUTH CAROLINA	1,753,670	21.9%	2,137,683	9.7%	2,344,963	33.7%

Sources: U.S. Census Bureau, 2000, 2010 and 2020 Census

Newberry County ranks as the 16th most rural county statewide and the second most rural of the four-county Central Midlands region. While more current rural/urban data is not yet available from the 2020 Census, earlier data provides a picture of the rural nature of the County over the previous decades. Nearly 71% of County housing units (17,922 units) are in rural areas outside of municipalities (Table 3-2). The percentage of rural housing units in the County is substantially higher than the 33.4% of statewide housing considered as rural, but consistent with the percentage of rural homes in Newberry County in the previous decade at 70.3%.

Table 3-2. Urban and Rural Housing Units

AGE GROUPS	2000		2010		% CHANGE 2000-2010
	#	%	#	%	
NEWBERRY COUNTY	16,805	100.0%	17,922	100.0%	6.6%
Urban	4,983	29.7%	5,260	29.3%	5.6%
Rural	11,822	70.3%	12,662	70.7%	7.1%
SOUTH CAROLINA	1,753,670	100.0%	2,137,683	100.0%	21.9%
Urban	1,073,187	61.2%	1,423,307	66.6%	32.6%
Rural	680,483	38.8%	714,376	33.4%	5.0%

Sources: U.S. Census Bureau, 2000 and 2010

Housing growth by Census tract is shown in Table 3-3 and illustrated in Map 3-1. Housing gains among the County's Census tracts from 2010 to 2020 ranged from 4.6% (101 units) in tract 950601 that includes Prosperity and 4% (140 units) in tract 950602 that borders Lake Murray and includes Little Mountain and Peak. Housing losses occurred in tract 950502 that includes the western portion of the City of Newberry and tract 9503 in the northern area of the County that includes Whitmire.

Table 3-3. Housing Unit Change by Census Tract*

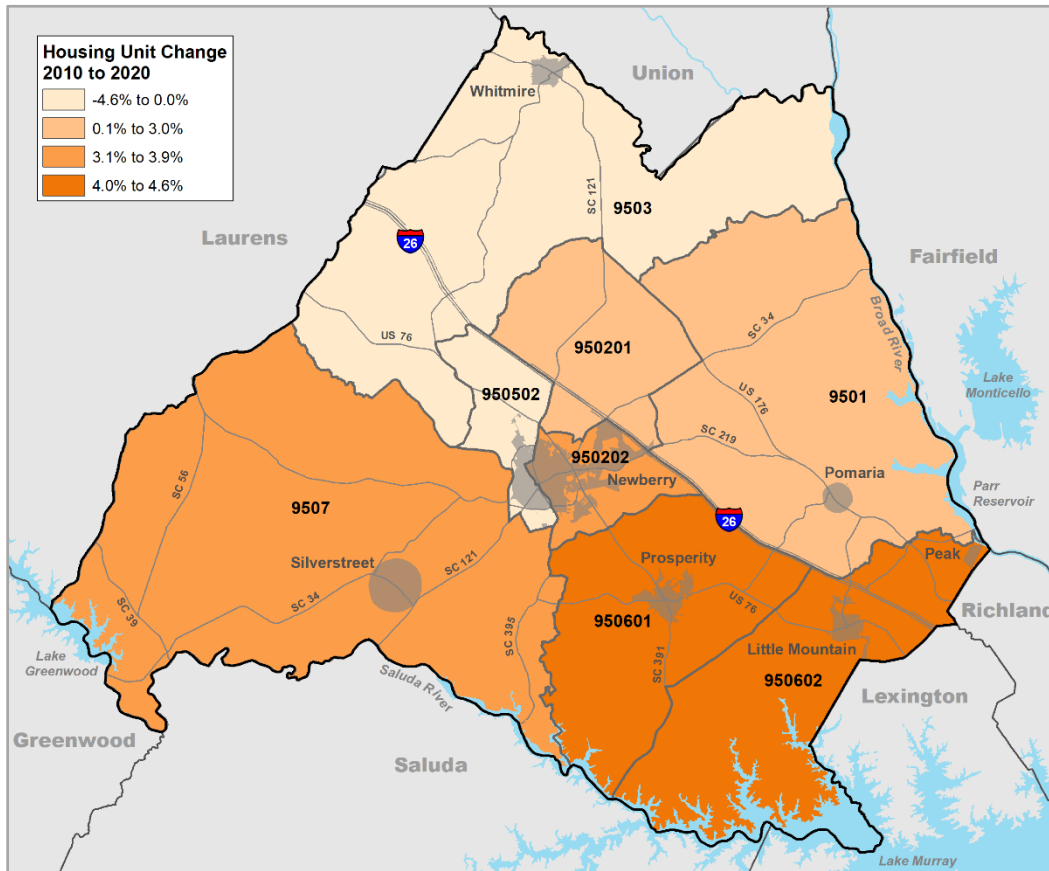
CENSUS TRACTS	2010	2020	HOUSING UNIT CHANGE 2010-2020	% CHANGE 2010-2020
9501	1,617	1,651	34	2.1%
950201	971	980	9	0.9%
950202*	3,099	3,221	122	3.9%
9503	1,764	1,683	-81	-4.6%
950502	2,630	2,527	-103	-3.9%
950601	2,175	2,276	101	4.6%
950602*	3,505	3,645	140	4.0%
9507	2,161	2,230	69	3.2%
TOTAL	17,922	18,213	291	1.6%

* Based on 2010 Census tracts. Two tracts were further divided in the 2020 Census

Sources: U.S. Census Bureau, 2010 and 2020 Census



Map 3-1. Housing Growth by Census Tract, 2010 to 2020



Sources: U.S. Census Bureau, 2010 and 2020 Census

3.1.1. Residential Building Permits

An examination of single-family residential building permits provides additional insight on housing growth trends. Single-family residential permit data for Newberry County from 2012 through 2021 is listed in Table 3-4 and illustrated in Figure 3-2. This data includes single-family, site-built construction and manufactured homes that are new to the County or have been moved from one location to another within the County.

Nearly 1,700 residential building permits were issued in Newberry County during the most recent decade. Single-family, site-built homes accounted for more than half (53%) of these permits (893 housing units), followed closely by permits for manufactured homes at 44% (741 housing units). Multi-family accounted for a very small portion of the housing growth, adding only 50 units in 2012.

Permitting in Newberry County for all single-family residential peaked in 2021 at 219 total permits. Permits for single-family, site-built homes have exceeded those issued for manufactured homes since 2015, with the exception of 2018. There has been a net increase in annual single-family, site-built home permits since 2012, with the number more than doubling to 139 by 2021. Permitting for manufactured homes has ranged from a 10-year low in 2015 of only 47 permits to a peak of 89 permits in 2018.

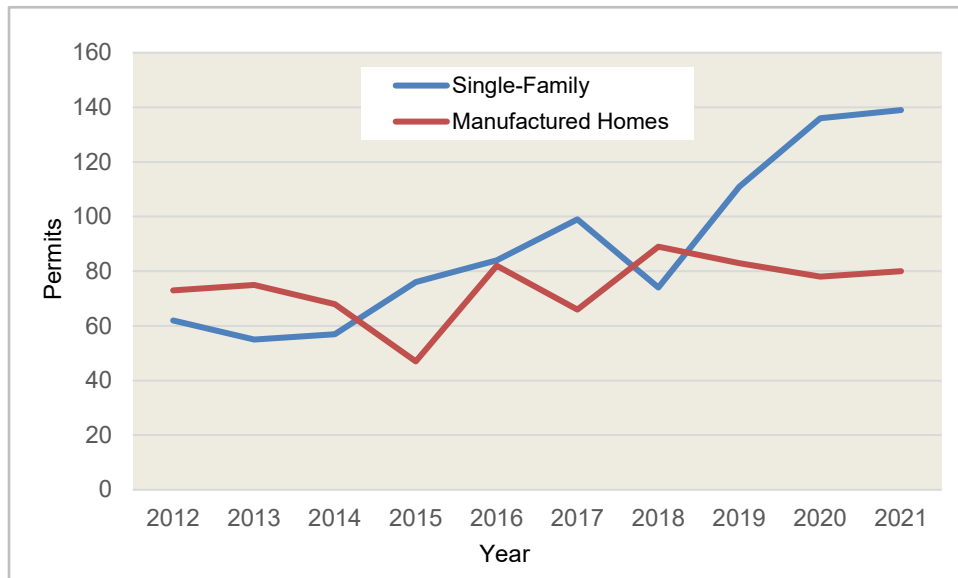
Permitting in the City of Newberry accounted for 8.4% of single-family, site-built housing units in the last decade (75 housing units). While only five permits were issued in the City in 2021, 54 permits were issued in January through March of 2022 in the Newberry Landing Subdivision. No new permits have been issued for manufactured homes in the City since 2012.

Table 3-4. New Residential Construction and Manufactured Homes (Housing Units) Permitted in Newberry County, 2012 to 2021

YEAR	SINGLE-FAMILY		MULTI-FAMILY		MANUFACTURED HOMES		ANNUAL TOTAL
	#	%	#	%	#	%	
2012	62	33.5%	50	27.0%	73	39.5%	185
2013	55	42.3%	0	0.0%	75	57.7%	130
2014	57	45.6%	0	0.0%	68	54.4%	125
2015	76	61.8%	0	0.0%	47	38.2%	123
2016	84	50.6%	0	0.0%	82	49.4%	166
2017	99	60.0%	0	0.0%	66	40.0%	165
2018	74	45.4%	0	0.0%	89	54.6%	163
2019	111	57.2%	0	0.0%	83	42.8%	194
2020	136	63.6%	0	0.0%	78	36.4%	214
2021	139	63.5%	0	0.0%	80	36.5%	219
10-YEAR TOTAL	893	53.0%	50	3.0%	741	44.0%	1,684

Sources: CMCOG, March 2022; Newberry County Building & Inspection Dept., March 2022; City of Newberry Planning & Development, March 2022

Figure 3-1. New Single-Family Residential Permits, 2012 to 2021

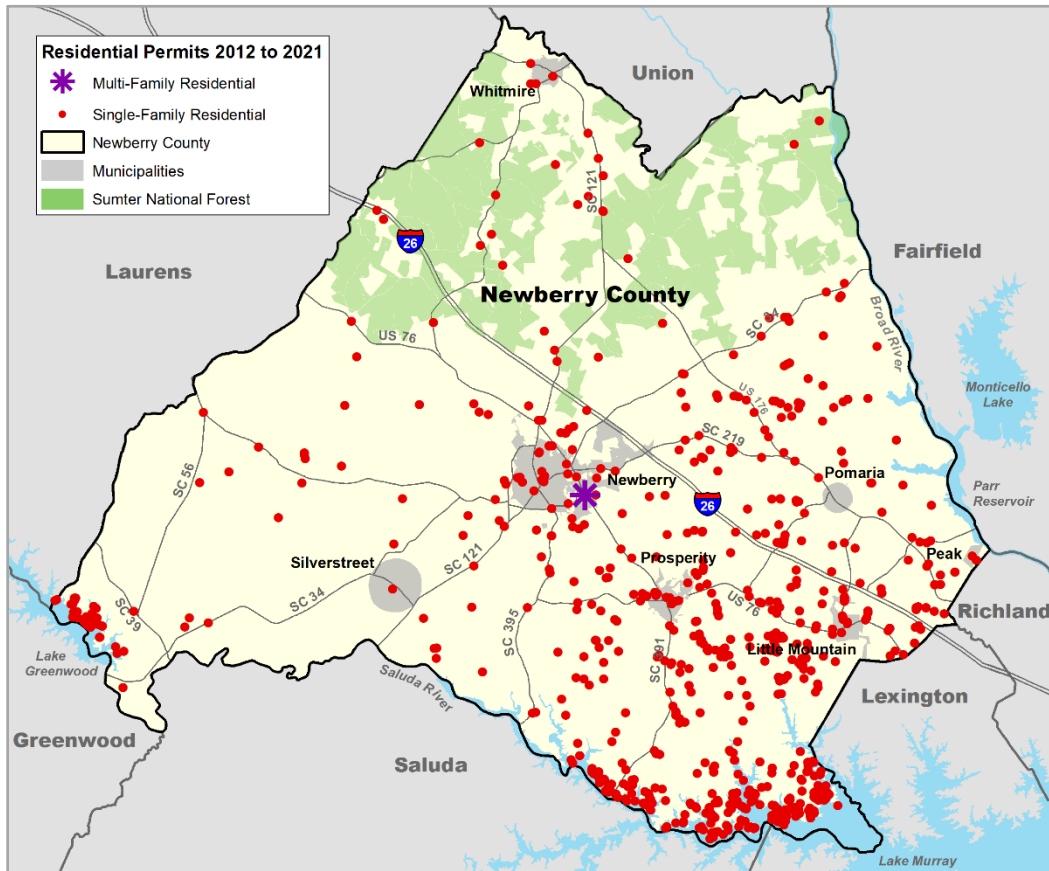


Sources: CMCOG, March 2022; Newberry County Building & Inspection Dept., March 2022; City of Newberry Planning & Development, March 2022

As illustrated in Map 3-2, most of the site-built housing units permitted from 2012 to 2021 are concentrated in the southeastern area of the County. Permitting for site-built housing in the last decade was also clustered along the shores of Lake Murray and Lake Greenwood.



Map 3-2. Residential Site-Built Permit Locations, 2012 to 2021



Sources: CMCOG, March 2022; Newberry County Building & Inspection Dept., March 2022

3.2. Housing Location

Land in residential use comprises nearly a quarter (95,643 acres) of the County’s unincorporated land area (Table 3-5). Single-family is by far the most prevalent type of residential use, accounting for 99.4% of all residential land in the County. Single-family residential includes single-family, site-built homes, manufactured homes on individual properties, and duplexes. Properties less than ten acres in size that are classified as agriculture or forestry for tax purposes, but have improvements on the property, are also included as single-family residential.

Less than one-half of a percent of residential land is in use as manufactured home parks and only 197.5 acres as multi-family. Multi-family residential includes structures with three or more dwelling units, zero lot line and patio home developments, condominium developments, and townhouses. Manufactured home parks in Newberry County are defined as “a lot providing rented parking space for five or more manufactured homes used for dwelling units.” Map 3-3 illustrates the location of residential uses by type in Newberry County.

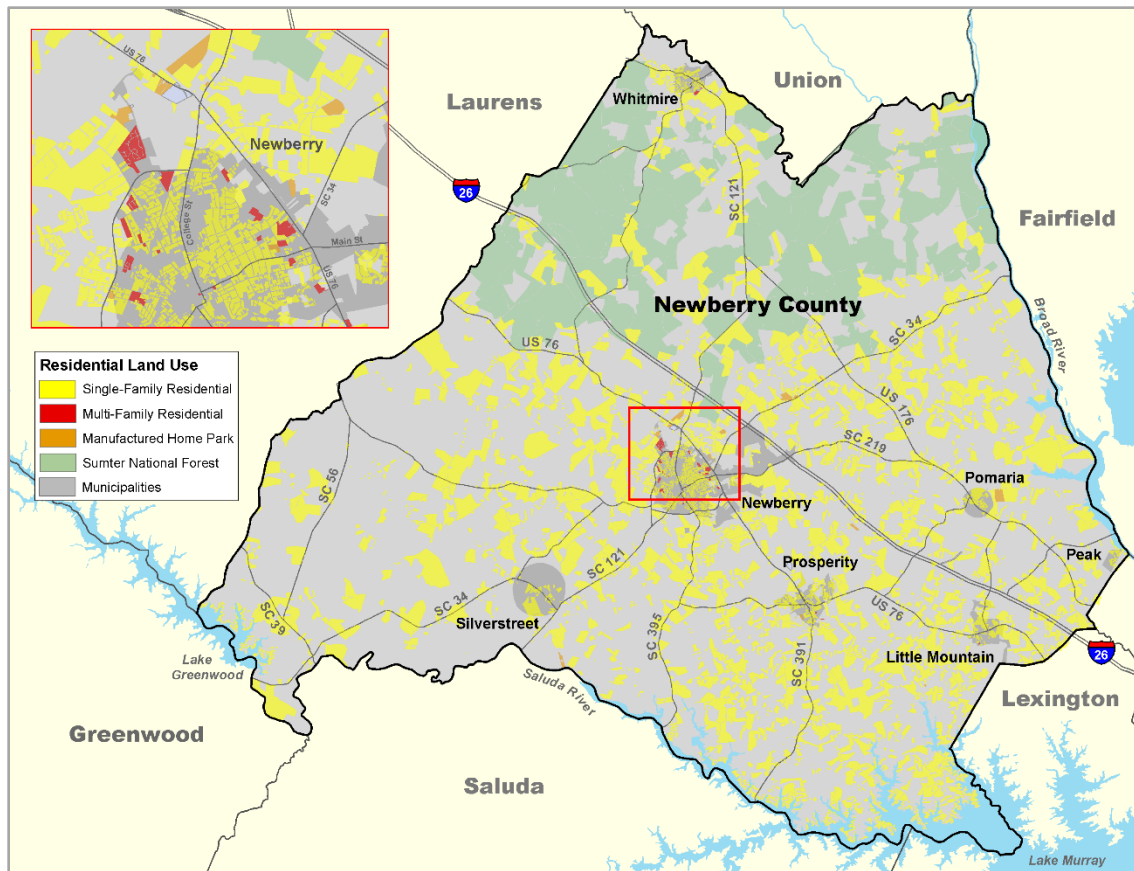
Table 3-5. Land Area in Residential Land Use

LAND USE	ACRES	PERCENTAGE
TOTAL ALL LAND USES	390,551.2	100.0%
TOTAL ALL RESIDENTIAL USES	95,643.2	24.5% OF ALL LAND USES
Single-Family	95,055.9	99.4% of all residential uses
Multi-Family	197.5	0.2% of all residential uses
Manufactured Home Park	389.9	0.4% of all residential uses

Source: Newberry County GIS, March 2022

Residential uses are found throughout the County, although limited within the Sumter National Forest. Single-family residential land is most prevalent within and near municipalities, along major transportation routes, and in proximity to Lake Murray and Lake Greenwood. Much of the County's multi-family housing is found within and near the City of Newberry as illustrated in the map insert.

Map 3-3. Land in Residential Use



Sources: Newberry County GIS, March 2022

3.3. Housing Outlook

Housing growth projections are used by local governments to plan for the infrastructure and services needed to accommodate future growth. Future housing growth is influenced by the economy, interest rates, infrastructure, in and out-migration, job growth, the condition and availability of existing housing, and intangible factors such as buyer or renter preference.

Additional factors for municipalities include annexation and land availability. These variables can significantly impact housing development in smaller jurisdictions, while the impacts on larger jurisdictions with larger populations and land area may be less measurable.

Claritas Pop-Facts provides 2022 housing unit estimates and five-year growth projections. Ten-year projections are based on yearly growth trends derived from the five-year growth projections. Assumptions based on these estimates require updating over time as they are influenced by multiple economic, migration, demographic, and housing preference factors. These base projections of future housing growth can be adjusted based on information and trend updates.

Assuming consistent growth through the coming decade, Newberry County's housing supply is projected to reach 18,565 units by 2032, a 10-year increase of only 1.2% or 215 housing units. Little to no housing growth is projected in each of the County's municipalities, ranging from a loss of two units in Whitmire to an increase of six units in Prosperity. Table 3-6 includes housing unit estimates and projections for the County and its five municipalities.

Table 3-6. Housing Unit Estimates and Projections

JURISDICTION	2010 ^{1,3} CENSUS	2022 ³ ESTIMATES	2027 ³ PROJECTION	2032 PROJECTION	PROJECTED CHANGE 2022-2032	
					#	%
NEWBERRY COUNTY	17,922	18,350	18,457	18,565 ²	215	1.2%
Little Mountain	135	144	145	146	2	1.4%
Newberry (City)	4,425	4,472	4,472	4,472 ²	0	0.0%
Peak	30	29	29	29	0	0.0%
Pomaria	79	75	76	77	2	2.7%
Prosperity	509	532	535	538	6	1.1%
Silverstreet	85	94	94	94	0	0.0%
Whitmire	767	811	810	809	-2	-0.2%

¹Claritas 2010 housing unit counts for municipalities vary slightly from Census data due to compilation methodology

²Housing unit projections may be impacted by new residential developments

Source: ³Environics Analytics, *Claritas Pop Facts*®, 2022

Several new residential subdivisions are planned or underway in Newberry County that could substantially increase available housing in the coming years. The largest is Stuart Landing on Hollands Land Road and Circle H Woods Road that will total 230 new homes at buildout. Rolling Hills subdivision on S.C. Highway 773 and Jollystreet Road will include 89 new homes, while Saluda River Estates on Saluda River Road will include 63 new homes. Woodside Shores on Osprey Point Lane is planned to include four phases with 130 new home sites. A smaller 14-lot subdivision is also planned off of Hamms Landing Road.

Three new subdivisions are currently in the planning phase within the City of Newberry that could also add 534 units to future housing totals. The Parkview subdivision, located off Dixie Drive, will include 100 single-family homes and 72 duplex units, with an additional 70 townhomes. A second single-family subdivision is also planned for 309 homes in the Dixie Drive area. Both Dixie Drive developments are scheduled to begin earthwork and utility installation in early 2024. The third proposed development located off Hillbrook Drive is in the concept phase and will include 100 to 125 single-family homes.

In total, an increase of up to 1,060 homes countywide could result if these subdivisions are developed as planned. However, housing unit totals may change or construction may be delayed as plans are amended in response to a range of variables such as market conditions, labor and materials availability, mortgage rates, funding, infrastructure, and permitting.

Future housing location depends on multiple factors such as the availability of water and sewer, proximity to major transportation routes and employment centers, the availability of large undeveloped properties, past development trends, and related amenities associated with urbanized areas. While residential growth is possible on most of the County's vacant land and land currently in use for agriculture or forestry (209,682 acres), it is anticipated that future residential development and growth in Newberry County will continue to be focused along the I-26 corridor within proximity to the Columbia Metro area and along the shores of Lake Murray and Lake Greenwood. Residential growth is also expected in the southern and southeastern area of the County that includes the Towns of Prosperity, Little Mountain, and Pomaria. This is due to the area's proximity to major transportation corridors and to neighboring high-growth counties and the City of Newberry with its amenities, access to I-26, and water and sewer service.

3.4. Housing Type

Housing types available to Newberry County residents range from single-family units to multi-family housing and manufactured homes. Detached single-family units have open space on all four sides. The U.S. Bureau of the Census includes single-unit modular housing (built off-site and transported to the lot) in the definition of single-family units. Attached single-family homes have one or more walls extending from ground-to-roof that separate the unit from adjoining structures. Most single-family housing is constructed entirely on-site in compliance with local building codes. Although this is the most popular type of housing, it is also generally the most expensive to construct. Duplexes include two housing units in one structure. Multi-family buildings contain more than two housing units within the structure. Manufactured (or mobile) homes are constructed off-site and transported to the site on wheels that are attached to the structure.

As of 2020, more than two-thirds (68.1%) of all housing units in the County were single-family, detached homes, a slight increase from the 2010 Census share of 66.2% (Table 3-7). These percentages exceeded the statewide percentages of 62.2% in 2010 and 63.8 % in 2020. Most housing units in the municipalities are also single-family, detached units. The percentage of single-family units ranges from a high of 92% in Pomaria and 88% in Whitmire to 68% in Prosperity and a low of 63% in Peak.

Table 3-7. Housing Unit Type

UNIT TYPE	NEWBERRY COUNTY				SOUTH CAROLINA			
	2010		2020		2010		2020	
	#	%	#	%	#	%	#	%
TOTAL UNITS	17,790	100.0%	18,363	100.0%	2,088,161	100.0%	2,319,112	100.0%
1 unit, detached	11,771	66.2%	12,514	68.1%	1,298,984	62.2%	1,479,589	63.8%
1 unit, attached	337	1.9%	39	0.2%	50,753	2.4%	73,173	3.2%
Duplex	208	1.2%	335	1.8%	47,808	2.3%	42,225	1.8%
Multi-family (3-19)	720	4.0%	761	4.1%	237,565	11.4%	234,314	10.1%
Multi-family (20+)	117	0.7%	129	0.7%	78,008	3.7%	120,084	5.2%
Mobile Home	4,632	26.0%	4,576	24.9%	373,534	17.9%	367,358	15.8%
Boat, RV, Van, etc.	5	0.0%	9	0.0%	1,509	0.1%	2,369	0.1%

Sources: U.S. Census Bureau, 2010 and 2020 ACS

Costs for attached single-family and duplex construction are also generally less per housing unit than site-built single-family homes. However, in Newberry County these housing types make up a very small percentage of the total housing stock, together accounting for only two percent of all housing units. Among the County's municipalities, only the City of Newberry has significant housing stock of this type, with 271 duplexes. The City has no single-family, attached units.

Manufactured housing offers a less expensive alternative to site-built housing. The *Newberry County Zoning Ordinance* defines a Manufactured Home as "A manufactured single-family dwelling, or integral part thereof, so constructed that it may be transported, temporarily or permanently affixed to real estate, and comprised of one or more components, that meet the *National Manufactured Home Construction and Safety Standard Act* (42 U.S.C. §§ 5401 *et seq.*), commonly known as the HUD Code." Manufactured or "mobile" homes manufactured before June 15, 1976, may not be moved into the County, but can continue to be occupied and used in the location where they are currently located or moved to another permanent location, on property owned by the same owner, within the County.

Manufactured homes account for nearly one-in-four Newberry County housing units, a slightly lower percentage than in 2010 when 26% of housing units were manufactured homes. By comparison, only 15.8% of housing statewide is manufactured housing. Manufactured homes comprise a larger percentage of housing units in the municipalities of Peak (37%), Prosperity (26%), and Silverstreet (20%). The City of Newberry has 265 manufactured homes (5.7%).

Table 3-8 lists the 22 manufactured home parks within Newberry County, including the size and number of lots in each park. The *Newberry County Zoning Ordinance* defines a Manufactured Home Park as "a lot providing rented parking space for five or more manufactured homes used for dwelling units, including service buildings and facilities." A minimum area of eight acres is required for manufactured home parks and the maximum allowed density is five units per acre. Each unit space must total at least 7,500 square feet in area, with at least 2,500 square feet of common open space required for each acre in a park.

Table 3-8. Manufactured Home Parks in Newberry County

NAME	JURISDICTION	SIZE	# OF LOTS
BeBe Way	County	7 acres	9
Chaplin	County	6 acres	15
Cherlynn Mobile Home Park	Newberry	6 acres	22
Craig Webber	County	166 acres	12
Dehart Mobile Home Park	County	53 acres	7
Fox Run	County	28 acres	100
Franklin	County	11 acres	16
Fred's	County	10 acres	10
Fulmer	County	7 acres	12
Gateway Trailer Court	County	96 acres	50
Hawkins Court	County	6 acres	8
K's Rentals LLC	County	16 acres	14
Koon's	County	> 1 acre	4
Metts Trail Park	Little Mountain	4 acres	9
Newberry Estates	County	15 acres	30
Orchard Park Trail	County	50 acres	11
Plantation Mobile Homes	County	1 acre each lot	12
R & N	County	2 acres	19
Saluda River Resort	County	20 acres	97
Shealy Brothers	County	3 acres	4
Frog Level Mobile Home Park	Prosperity	19 acres	31
White's	County	44 acres	142

Source: Newberry County, March 2022

Construction costs for multi-family development are generally less per housing unit. Savings from lower construction costs are passed on to buyers of condominium units and renters, making this housing type generally a less expensive alternative for residents. Only 4.8% of the County's housing stock is multi-family, low when compared to the 15.3% of housing units statewide. Most of the County's multi-family housing (761 units) is in smaller developments of 3 to 19 units.

While multi-family housing constitutes a very small percentage of the housing stock in most of the County's municipalities, it comprises more than 16% of housing units in Newberry (770 units) and Little Mountain (32 units). All multi-family units in Little Mountain and 670 of the units in the City of Newberry are in smaller developments of less than 20 units.

Table 3-9. Apartment Complexes in Newberry County

COMPLEX NAME	LOCATION	HOUSING UNITS
Bethlehem Gardens (NHA)	926 Suber Drive, Newberry	60
Brookside Manor	1871 Brookside Drive, Newberry	42
College Park	3013 College Park, Newberry	24
Drayton Village	700 Center Street, Newberry	16
E. Gordon Able (NHA)	3589 Grant Avenue, Newberry	55

COMPLEX NAME	LOCATION	HOUSING UNITS
Grant Homes (NHA)	3589 Grant Avenue, Newberry	200
Heritage Square	2604 Myrtle Street, Newberry	52
Holly Hall	763 Pope Street, Newberry	16
Indian Hills	250 Friendly Villa, Newberry	60
Indian Land	1728 Indian Land Drive, Newberry	52
Johnstone Street	1934 Johnstone Street, Newberry	4
Magnolia Manor	960122 Nance Street, Newberry	14
Miller Street	635 South Main Street, Prosperity	22
Nance Forest	175 Nance Forest Drive, Newberry	74
Newberry Arms	186 Newberry Arms, Newberry	60
Newberry Green	411 Monroe Street, Newberry	44
Newberry Senior Housing	1306 Hunt Street, Newberry	35
Oakland Mill	942 Fair Street, Newberry	12
Palmetto Pointe	First Street, Newberry	48
Pebblebrook	5000 Pebblebrook Drive, Newberry	50
Pineridge	125 Pine Street, Prosperity	24
Pope Terrace	2031 Shelly Street, Newberry	12
Regency Woods	2061 Smith Road, Newberry	40
The Old Hotel	1200 Main Street, Newberry	9
The Standard on Main	1530 Main Street, Newberry	11
Town Square	148 N. Main Street, Prosperity	6
Tremont	1139 Copeland Street, Newberry	36
Vincent Place	Vincent Place Drive, Newberry	12
TOTAL		1,114

*Table may not include a complete listing of existing facilities

Source: Newberry County, March 2022

A multi-family inventory reveals that there are 29 apartment complexes within the County, providing a total of 1,114 housing units (Table 3-9). Nearly one-third of these housing units (315 units) are within three apartment complexes owned and managed by the Newberry Housing Authority (NHA). The NHA is a self-governing public agency that provides public housing and housing assistance, as well as related programs and activities, for the residents of Newberry County.

An estimate of the size of housing units can be obtained from an examination of the median number of rooms per occupied housing unit. Median housing unit size in Newberry County is 5.5 rooms, slightly less than the statewide median of 5.7 rooms. Housing unit size is larger in some of the municipalities, with medians of 6.9 rooms in Pomaria, 6.3 rooms in Little Mountain. Silverstreet has the smallest median of 5.1 rooms.



3.5. Housing Age and Condition

Newberry County housing is older when compared to housing statewide, with a median year built of 1981 (Table 3-10). The County's municipalities generally have older housing stock, with median construction years ranging from 1953 in Whitmire and 1961 in Newberry to 1978 in Prosperity and 1979 in Little Mountain.

Table 3-10. Year Housing Units Built

JURISDICTION	TOTAL UNITS	2010 OR LATER		1980 TO 2009		1979 OR EARLIER		MEDIAN YEAR BUILT
		#	%	#	%	#	%	
NEWBERRY COUNTY	18,363	973	5.3%	8,347	45.5%	9,043	49.2%	1981
Little Mountain	198	24	12.1%	71	35.9%	103	52.0%	1979
Newberry (City)	4,632	202	4.4%	1,321	28.5%	3,109	67.1%	1961
Peak	35	0	0.0%	14	40.0%	21	60.0%	1973
Pomaria	47	0	0.0%	10	21.3%	37	78.7%	1972
Prosperity	558	0	0.0%	257	46.1%	301	53.9%	1978
Silverstreet	64	3	4.7%	12	18.8%	49	76.6%	1965
Whitmire	883	6	0.7%	109	12.3%	768	87.0%	1953
SOUTH CAROLINA	2,319,112	228,824	9.9%	1,242,304	53.6%	847,984	36.6%	1989

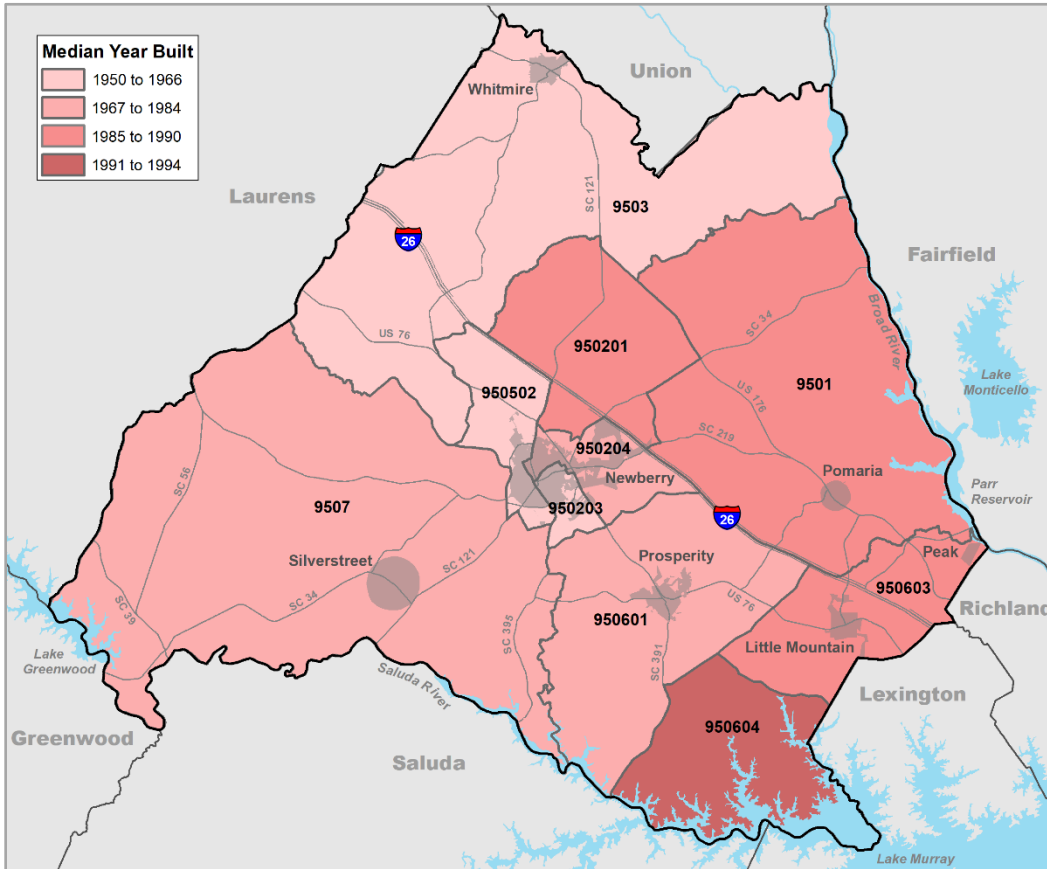
Source: U.S. Census Bureau, 2016-2020 ACS

Nearly half (49.2%) of Newberry County's housing stock (9,043 units) was built more than four decades ago (1979 or earlier), including 2,441 homes that were built on or before 1939. Almost 46% of homes (8,347 units) were constructed between 1980 and 2009. Only 5.3% of housing units (973 units) were built after 2010, with 402 of these newer units constructed in 2014 or later.

As illustrated in Map 3-4, Census tracts with older housing include 950203 (1950), 950502 (1958), and 9503 (1966). Tracts 950203 and 950502 include portions of the City of Newberry, while 9503 includes the northern area of the County. Six tracts have a median year built in the early to mid-1980s. The tract with the newest median housing age is 950604, which borders Lake Murray and Lexington County.



Map 3-4. Median Year Homes Built by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

Several factors are used to evaluate housing condition. Housing units that lack complete plumbing or kitchen facilities can generally be considered substandard. Based on these criteria, the quality of housing in Newberry County is slightly below that of the State, with 173 units lacking plumbing facilities (1.2% of all units) and 190 units (1.3%) lacking complete kitchen facilities. In comparison, less than one-third of a percent of housing units statewide lack complete plumbing facilities and just over one-half of a percent lack complete kitchen facilities. Housing within dormitories or similar group housing that offer common kitchen and bathing facilities are the exception and are not included in the data provided in Table 3-11.

Table 3-11. Selected Housing Characteristics for Occupied Units

JURISDICTION	TOTAL OCCUPIED UNITS	WITH NO VEHICLE AVAILABLE		LACKING PLUMBING		LACKING COMPLETE KITCHEN	
		#	%	#	%	#	%
Newberry County	14,976	1,041	7.0%	173	1.2%	190	1.3%
South Carolina	1,961,481	118,599	6.0%	5,729	0.3%	12,727	0.6%

Source: U.S. Census Bureau, 2016-2020 ACS

Vehicle ownership is another indicator of household economic resources. Vehicle ownership, while considered a necessity by most, is a luxury to persons of limited means, particularly in an area where few options for alternative transportation are available. Of the occupied housing units in

Newberry, 1,041 units (7%) have no vehicle available to the occupants. This is slightly higher than the State, where 6% of housing units lack access to a vehicle. This percentage nears 19% in the City of Newberry, which includes housing units occupied by Newberry College students, as well as College staff. The College is easily accessible from several residential areas of the City by walking or bicycling, which reduces the need for vehicles among these residents.

3.6. Housing Occupancy and Tenure

More than 18.4% of Newberry County housing units are vacant. While this percentage is high compared with the State rate of 15.4%, it has decreased from the 19.8% rate in the previous decade. Nearly three-in-four County homes are occupied by the homeowner, a slight increase from 73.1% in 2010. In comparison, only 68% of homes statewide are owner-occupied.

Table 3-12. Housing Occupancy and Tenure

JURISDICTION	2010		2020	
	#	%	#	%
TOTAL HOUSING UNITS	17,790	100.0%	18,363	100.0%
Occupied HU	14,266	80.2%	14,976	81.6%
Owner-Occupied HU	10,427	73.1%	11,221	74.9%
Renter-Occupied HU	3,839	26.9%	3,755	25.1%
Vacant HU	3,524	19.8%	3,387	18.4%

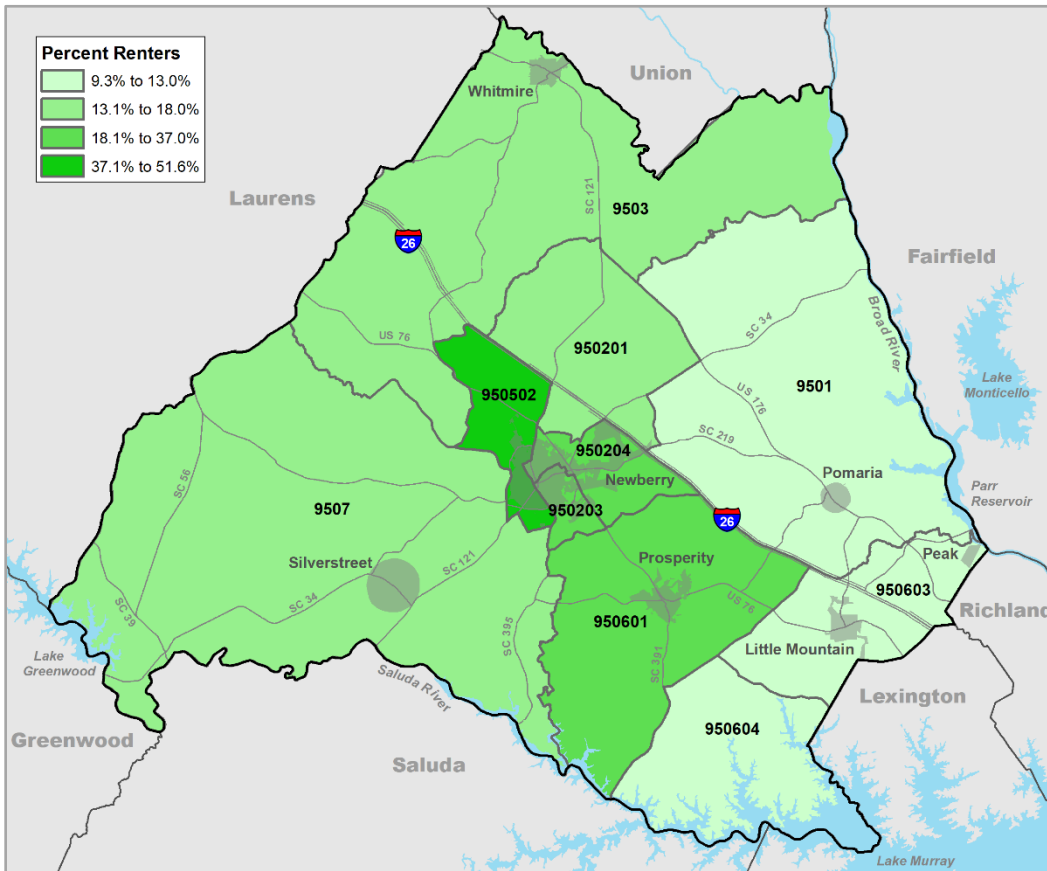
Sources: U.S. Census Bureau, 2006-2010 and 2016-2020 ACS

As illustrated in Map 3-5, the highest concentration of rental housing is found in Census tract 950502 at 51.6%. This area includes the western portion of the City of Newberry and the Newberry County Housing Authority's Grant Homes complex. Tracts 950204 (36.9%) and 950203 (35.6%) that include eastern portions of the City and tract 950601 (30.4%) that includes Prosperity also have comparatively high percentages of renter-occupied units.

The area of the County with the highest concentration of owner-occupied units, and lowest percentage of renters at 9.3%, is tract 9501. This tract includes Pomaria and borders Fairfield County. Other tracts with low percentages of renters are tract 950604 at 10.5% and tract 950603 at 12.6%. These adjacent tracts border Lake Murray and Peak and Little Mountain near the high-growth counties of Lexington and Richland.



Map 3-5. Percentage Renters of Occupied Housing Units by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

Average household size is an indication of the number of persons, whether related or unrelated, that live in a dwelling unit. The average number of persons per housing unit in Newberry County is 2.48, slightly lower than the statewide average of 2.53 (Table 3-13). The average for owner-occupied units is also lower for the County at 2.46 persons than for the State at 2.55 occupants. Unlike the State, where owner-occupied units have a larger household size than renter-occupied units, the average number of persons residing in rental units in Newberry County is significantly higher at 2.55 than in owner-occupied units.

Table 3-13. Average Household Size of Occupied Housing Units

TENURE	NEWBERRY COUNTY	SOUTH CAROLINA
TOTAL PERSONS PER UNIT	2.48	2.53
Owner-Occupied	2.46	2.55
Renter-Occupied	2.55	2.46

Source: U.S. Census Bureau, 2016-2020 ACS

The Census defines a householder as the person in whose name a housing unit is owned or rented. Adults aged 65 or older are the householder for nearly one-third of all housing units (4,877 units) in the County, higher than the State percentage of 28.7% (Table 3-14). The percentage of County householders between the ages of 35 to 54 years mirrors the state at nearly 34%. Adults aged 55 to 64 comprise more than 20% of all County householders.

Seniors aged 65 and older account for nearly 38% of householders living in owner-occupied units, while only 17.3% of senior householders are in rental units. Householders aged 35 to 54 comprise the highest percentage of renters in the County at 39.5% and the second highest percentage of homeowners at 31.9%.

Table 3-14. Age of Householder by Tenure

HOUSEHOLDER AGE BY TENURE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL ALL OCCUPIED UNITS	14,976	100.0%	1,961,481	100.0%
15 to 24 years	339	2.3%	66,820	3.4%
25 to 34 years	1,680	11.2%	280,149	14.3%
35 to 54 years	5,060	33.8%	664,950	33.9%
55 to 64 years	3,020	20.2%	385,639	19.7%
65+ years	4,877	32.6%	563,923	28.7%
OWNER OCCUPIED UNITS	11,221	74.9%	1,375,391	70.1%
15 to 24 years	61	0.5%	12,981	0.9%
25 to 34 years	886	7.9%	126,170	9.2%
35 to 54 years	3,578	31.9%	453,462	33.0%
55 to 64 years	2,467	22.0%	301,999	22.0%
65+ years	4,229	37.7%	480,779	35.0%
RENTER OCCUPIED UNITS	3,755	25.1%	586,090	29.9%
15 to 24 years	278	7.4%	53,839	9.2%
25 to 34 years	794	21.1%	153,979	26.3%
35 to 54 years	1,482	39.5%	211,488	36.1%
55 to 64 years	553	14.7%	83,640	14.3%
65+ years	648	17.3%	83,144	14.2%

Source: U.S. Census Bureau, 2016-2020 ACS

Newberry County is a more diverse community in terms of race. As detailed in Table 3-15, nearly two-thirds (64.7%) of Newberry County householders are white, 31.6% are black, and 3.6% are of other races. Nearly 5% are Hispanic. By comparison, nearly 70% of households statewide are white, more than one-in-four are black, and 4.7% are of other races. Four percent of South Carolina residents are Hispanic.

More than half (54.6%) of City of Newberry residents are black, 39.9% are white, and 5.4% are of other races. The towns of Prosperity and Peak also have higher percentages of black residents at 48.3% and 44.3%, respectively. Whitmire has the largest percentage of persons of other races at 7.3%.

The City of Newberry has the largest municipal Hispanic population in the County at 125 persons. This equates to only 3% of the City's total population. Hispanic residents tend to live in the unincorporated areas of the County and comprise a much smaller percentage of municipal populations.

Table 3-15. Race of Householder for Occupied Housing Units

JURISDICTION	TOTAL UNITS	HOUSEHOLDER RACE						HISPANIC*	
		WHITE		BLACK		OTHER		#	%
		#	%	#	%	#	%		
NEWBERRY COUNTY	14,976	9,695	64.7%	4,737	31.6%	544	3.6%	730	4.9%
Little Mountain	141	127	90.1%	14	9.9%	0	0.0%	7	5.0%
Newberry (City)	4,099	1,637	39.9%	2,240	54.6%	222	5.4%	125	3.0%
Peak	29	15	51.7%	14	48.3%	0	0.0%	0	0.0%
Pomaria	42	31	73.8%	11	26.2%	0	0.0%	0	0.0%
Prosperity	449	249	55.5%	199	44.3%	1	0.2%	7	1.6%
Silverstreet	53	44	83.0%	9	17.0%	0	0.0%	0	0.0%
Whitmire	673	511	75.9%	113	16.8%	49	7.3%	10	1.5%
SOUTH CAROLINA	1,961,481	1,365,017	69.6%	503,410	25.7%	93,054	4.7%	77,697	4.0%

*Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Source: U.S. Census Bureau, 2016-2020 ACS

3.7. Housing Costs and Value

The cost of housing in a community is an influential factor in relocation decisions. While it is attractive to have affordable housing available, it is equally important to offer a choice of housing types and sizes. The “trickle-down” effect – or the process of residents buying or moving into more expensive housing when their financial situations allow and freeing less expensive housing for persons with lower incomes – only works when there is an adequate range of homes available. Conversely, older residents are often looking to “downsize” by moving into housing that is smaller, requires less maintenance, and is generally less expensive than their previous home. Quality housing that meets these diverse economic and social needs is essential to a balanced and sustainable housing mix within a community.

The median value of owner-occupied housing units in Newberry County is \$118,500. This is \$51,600 lower than the statewide median of \$170,100 (Table 3-16). Median housing values among the County’s municipalities vary widely from a high of \$193,800 in Little Mountain to a low of \$36,800 in Whitmire – a stark difference of \$157,000.

Gross rent is defined as the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, kerosene, and wood) if these costs are paid by the renter or paid for the renter by another party. Median monthly gross rent in Newberry County at \$776 is significantly lower than the State median of \$918. Median gross rents vary among the municipalities, from \$675 in Little Mountain and Peak to \$950 in Pomaria.



Table 3-16. Median Value and Gross Rent of Occupied Housing Units

JURISDICTION	OWNER-OCCUPIED HOUSING UNITS		RENTER-OCCUPIED HOUSING UNITS	
	MEDIAN YEAR BUILT	MEDIAN VALUE	MEDIAN YEAR BUILT	MEDIAN MONTHLY GROSS RENT
NEWBERRY COUNTY	1982	\$118,500	1977	\$776
Little Mountain	1977	\$193,800	1973	\$675
Newberry (City)	1955	\$100,700	1969	\$788
Peak	1996	--*	1939	\$675
Pomaria	1970	\$135,400	1968	\$950
Prosperity	1978	\$116,200	2000	\$679
Silverstreet	1965	\$150,000	1973	--*
Whitmire	1952	\$ 36,800	1955	\$690
SOUTH CAROLINA	1991	\$170,100	1986	\$918

*Data not available for the Town of Peak or Silverstreet

Source: U.S. Census Bureau, 2016-2020 ACS

A more detailed analysis reveals that values of owner-occupied homes in Newberry County are comparatively lower than those of the State (Table 3-17). One-in-five County homes are valued in the lowest category of \$50,000 or less, compared to only 10.7% of units valued at this level statewide. The percentage of County homes valued from \$50,000 to \$99,000 is also higher at 22.5% when compared to the State at only 15.4%. Fewer County homes are in the middle and more expensive price ranges, as the gap widens with higher price ranges. Only 2.4% of homes in Newberry County (270 homes) are valued from \$500,000 to \$999,999 and less than one-half of a percent (44 homes) are valued at one million or greater.

The local housing market is dominated by lower-priced homes, with nearly 61% of the housing stock valued at less than \$150,000. This indicates a possible shortage of homes in the middle value ranges in the Newberry County housing market, making it difficult for families seeking homes in these ranges to enter the market. This can be a barrier for employers seeking to attract management and professionals to the area, particularly for new industry and health care providers.

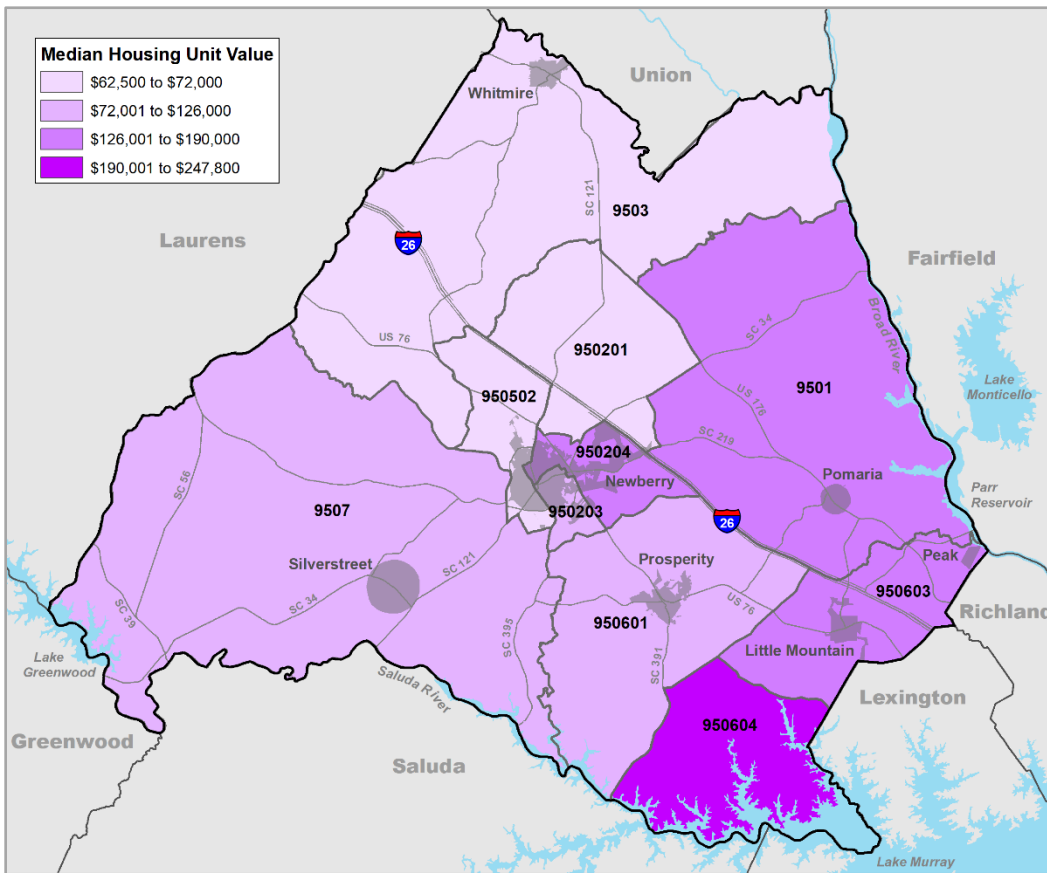
Table 3-17. Housing Values - Owner-occupied Housing Units

HOUSING UNIT VALUE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL OCCUPIED UNITS	11,221	100.0%	1,375,391	100.0%
Less than \$50,000	2,338	20.8%	147,583	10.7%
\$50,000 to \$99,999	2,521	22.5%	211,250	15.4%
\$100,000 to \$149,000	1,934	17.2%	220,685	16.0%
\$150,000 to \$199,999	1,561	13.9%	227,679	16.6%
\$200,000 to \$299,999	1,535	13.7%	264,249	19.2%
\$300,000 to \$499,999	1,018	9.1%	197,846	14.4%
\$500,000 to \$999,999	270	2.4%	83,763	6.1%
\$1,000,000 or more	44	0.4%	22,336	1.6%

Source: U.S. Census Bureau, 2016-2020 ACS

Census tracts with the lowest median home value for owner-occupied units are 950502 (\$62,500) that includes the western portion of the City of Newberry, 9503 (\$62,700) in the northern area of the County that includes Whitmire, and 950201 (\$71,400) north of I-26 in the center of the County. The tract with the highest median home value is 950604 (\$247,800) that borders Lake Murray. Median home values are also comparatively higher in tracts 950603 (\$189,100) that includes Little Mountain and Peak and borders Lexington and Richland counties, 950204 (\$168,900) that includes a portion of the City of Newberry and is bordered by I-26, and 9501 (\$148,000) that includes Pomaria and borders Fairfield County.

Map 3-6. Median Housing Value for Occupied Housing Units by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

An examination of recent Consolidated Multiple Listing Service (MLS) data for Newberry County reveals an increasingly strong market for sellers (Table 3-18). Sales prices have increased since 2016, with a corresponding decrease in the difference between listed price and actual sale price each year through 2020. Average days on the market was the lowest in ten years in 2021 at only 44 days. These are all indications that while available housing stock is somewhat limited in terms of type, overall demand continues to drive prices up and time on the market down.

Table 3-18. Residential Housing Units - MLS Listings Summary for Newberry County

YEAR	# HOUSING UNITS		AVERAGE PRICE		DIFFERENCE - AVERAGE SALE AND LISTED PRICES	AVERAGE DAYS ON THE MARKET
	LISTED	SOLD	LISTED PRICE	SALE PRICE		
2012	165	139	\$132,984	\$ 95,232	-\$37,752	125
2013	212	186	\$128,345	\$ 98,918	-\$29,427	146
2014	213	187	\$142,510	\$113,156	-\$29,354	125
2015	231	205	\$145,157	\$119,410	-\$25,747	146
2016	235	209	\$138,747	\$113,688	-\$25,059	90
2017	220	195	\$148,160	\$121,092	-\$27,068	77
2018	256	230	\$154,512	\$131,116	-\$23,396	88
2019	220	194	\$173,535	\$150,665	-\$22,870	67
2020	230	204	\$159,950	\$146,950	-\$13,000	67
2021	259	233	\$203,310	\$187,562	-\$15,748	44

Source: Consolidated Multiple Listing Service, April 2022

Compared to renters statewide, Newberry County residents pay less for monthly gross rent (Table 3-19). Nearly 16% of County residents pay less than \$500 a month for rent. This is a higher percentage than the statewide percentage of only 9.4%. More than half of County renters pay between \$500 and \$999 a month in gross rent as compared with 44% of renters statewide. Twenty-one percent of County renters (793 units) spend more than \$1,000 on monthly gross rent, with the majority paying from \$1,000 to \$1,499 per month. This is a much lower percentage than renters statewide in this price range at 37.5%.

Table 3-19. Monthly Gross Rent for Renter-Occupied Units

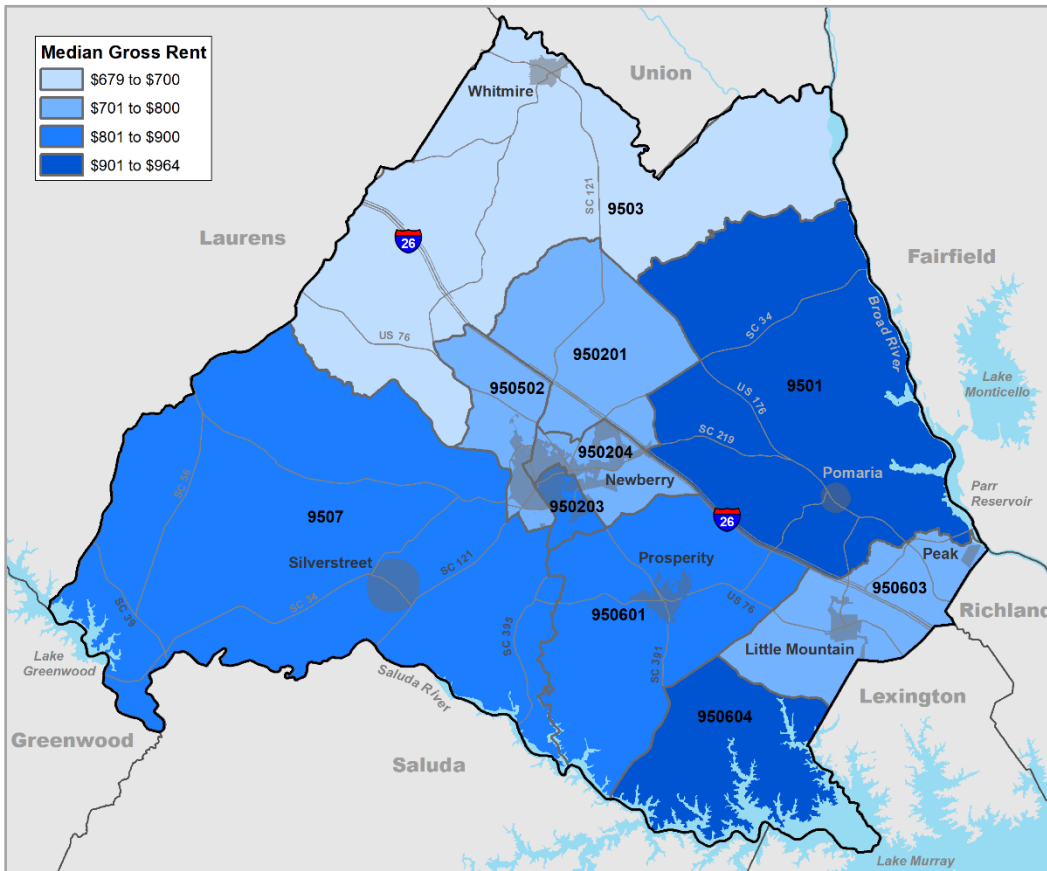
HOUSING UNIT VALUE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL OCCUPIED UNITS	3,755	100.0%	586,090	100.0%
Less than \$500	590	15.7%	54,926	9.4%
\$500 to \$999	1,997	53.2%	257,266	43.9%
\$1,000 to \$1,499	696	18.5%	159,235	27.2%
\$1,500 to \$1,999	81	2.2%	42,959	7.3%
\$2,000 to \$2,499	16	0.4%	10,772	1.8%
\$2,500 or more	0	0.0%	7,319	1.2%
No cash rent	375	10.0%	53,613	9.1%

Source: U.S. Census Bureau, 2016-2020 ACS

As illustrated in Map 3-7, the Census Tract with the lowest median gross rent for occupied units in Newberry County is 9503 at only \$679 per month. This tract includes the northern area of the County and the Town of Whitmire. The tract with the highest median monthly gross rent of \$964 is 950604 that borders Lake Murray. Median gross rent is also comparatively higher in tract 9501 that includes Pomaria and borders Fairfield County at \$946 per month.



Map 3-7. Median Gross Rent by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

3.8. Residential Energy Costs

While rent or mortgage payments represent the largest share of monthly housing costs, additional expenses such as electricity, heating fuel, and water and sewer charges can also play a major role in affordability. Heating and cooling comprise more than 46% of energy usage in a typical new single-family home and can represent an even greater percentage of energy usage in older housing units that lack adequate insulation, weatherproofing, and thermal windows and doors. Homes constructed in the County prior to 2002 were built to much less stringent efficiency standards. This is particularly true for homes built prior to the mid-1970s and manufactured homes built before 1977.

In an effort to reduce residential energy usage, a mandatory statewide building code was enacted in 1997 that includes the Council of American Building Officials' *Model Energy Code*. The Energy Code establishes minimum insulation standards and requires double-paned or storm windows. Newberry County adopted the *International Residential Code (IRC)* in 2002, which included minimum energy efficiency standards. In 2005, South Carolina jurisdictions including Newberry County began specific enforcement of the *International Energy Code*.

As profiled in Table 3-9, much of the housing stock within the County was built before the adoption of the Energy Code. Older homes generally have lower values and rent for less, making them attractive to families and individuals with low and moderate incomes. Unfortunately, the

lower rents and mortgage payments are sometimes offset by the additional cost of heating and cooling an older, less energy-efficient structure. A family may move into an older home because of the appeal of lower rent but may be forced to move because they simply cannot afford the higher electric or heating fuel bills. However, as detailed in the *Community Facilities Element*, Newberry County residents benefit from reasonable electric rates.

3.9. Housing Affordability

Affordability is a key factor in the housing market. The cost of housing must be in sync with local household incomes if a community is to meet future housing needs. Lending institutions generally base affordability on housing costs not exceeding 2.5 times the gross household income. This translates to about 30% of household income available for gross housing expenses. HUD defines gross housing expenses to include utilities for renters and mortgage payments, utilities, taxes, and insurance for homeowners. Under HUD criteria, a housing unit is considered *affordable* if its gross cost does not exceed 30% of the occupant's income. Conversely, a household is considered *cost-burdened* if its occupants are paying more than 30% of their income for housing costs.

Median costs for homeowners with a mortgage comprise only 20.1% of household income in Newberry County – well within the definition of affordable housing and slightly higher than the statewide percentage of 19.9% (Table 3-20). County homeowners without a mortgage spend only 10.9% of their household income on housing costs. While detailed data is not available for the Town of Peak, median costs for homeowners in the other County municipalities are also well below 30%. The exception is Whitmire, where homeowners with a mortgage spend more than 50% of their income for housing.

Cost burden is more prevalent among County renters than homeowners. Median gross rent comprises 31.5% of household income countywide, as compared to 29.7% statewide. Median gross rent exceeds 30% of household income in the City of Newberry (34.4%) and Prosperity (50%) but falls below 30% in the other municipalities. This data is unavailable for the Town of Silverstreet.

Table 3-20. Owner and Renter Costs as a Percentage of Household Income

JURISDICTION	MEDIAN SELECTED OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME				MEDIAN GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
	WITH A MORTGAGE		WITHOUT A MORTGAGE		\$	%
	\$	%	\$	%		
NEWBERRY COUNTY	\$1,101	20.1%	\$344	10.9%	\$776	31.5%
Little Mountain	\$1,417	16.3%	\$373	15.9%	\$675	14.0%
Newberry (City)	\$1,041	26.9%	\$388	14.4%	\$788	34.4%
Peak	--*	--*	--*	≤10.0%	\$675	21.5%
Pomaria	\$981	20.0%	\$336	10.4%	\$950	17.5%
Prosperity	\$1,271	18.8%	\$374	10.9%	\$679	50.0%+
Silverstreet	\$967	19.2%	\$414	≤10.0%	--*	--*
Whitmire	\$719	50.0%+	\$279	11.7%	\$690	25.2%
SOUTH CAROLINA	\$1,265	19.9%	\$377	10.0%	\$918	29.7

*Data not available

Source: U.S. Census Bureau, 2016-2020 ACS

Additional data on housing costs as a percentage of household income provide insight into local housing affordability. Among those living in homes in Newberry County, 1,859 (16.6% of all owner-occupied housing units) live in homes that cost more than they can comfortably afford, lower than the percentage statewide at 19% (Table 3-21). Twenty-seven percent of County homeowners (1,331 housing units) pay mortgages and associated housing costs totaling 30% or more of their income, compared to 25.1% of State homeowners. Among County homeowners without a mortgage, only 8.4% (528 housing units) are cost-burdened. Nearly 46% of County renters are cost-burdened, spending more than 30% of their monthly income on rent and utilities, higher than the statewide percentage of 43.7%.

However, of greater concern are the 807 homeowners (7.2% of all homeowners) and 933 renters (24.8% of all renters) in Newberry County who spend more than half of their household incomes on housing costs (2016-2020 ACS). A significant percentage of County residents are paying more than they can afford for housing, with many of these paying considerably more than they can afford. Households with such significant housing cost must sometimes delay purchase of essentials such as food, health care, and medications in order to remain in their homes. This problem is exacerbated by rising prices on basic necessities such as health care, food, and fuel.

Table 3-21. Housing Units (HU) Paying more than 30% of Household Income for Selected Monthly Homeowner Costs or Gross Rent

JURISDICTION	SELECTED MONTHLY COSTS – OWNER OCCUPIED HU						GROSS RENT – RENTER-OCCUPIED HU	
	ALL OWNER-OCCUPIED HU		WITH A MORTGAGE		WITHOUT A MORTGAGE		#	%
	#	%	#	%	#	%		
Newberry County	1,859	16.6%	1,331	27.0%	528	8.4%	1,718	45.8%
South Carolina	261,872	19.0%	198,872	25.1%	63,000	10.8%	25,6079	43.7%

Source: U.S. Census Bureau, 2016-2020 ACS

Newberry County residents would also benefit from housing options that allow them to “age in place,” remaining in the community throughout the various stages of life. This concept requires housing that accommodates a variety of ages, prices, and lifestyles. Young families need affordable options near schools, employment centers, recreation, and activities. College students and young professionals generally prefer higher density housing options with amenities and in proximity to employment, recreation, and entertainment. Older residents need housing options that can accommodate limited mobility and are near essential healthcare services and transportation, with an option to transition to nearby assisted living or nursing care if needed. Most residents also seek housing with convenient access to essential services such as grocery stores and shopping.

A more detailed analysis of housing affordability on the county level is provided by the *National Low Income Housing Coalition* (NLIHC). The Coalition works to end the affordable housing crisis in America by providing up-to-date information to the public, formulating policy, and educating the public on housing need and strategies. One of the obstacles that the NLIHC targets is raising awareness among the general public on the extent of the affordability problem in their own communities.

The NLIHC produces an annual publication entitled *Out of Reach* in an effort to disseminate this information to policy makers and advocates. *Out of Reach* contains income and rental housing cost data by state, metropolitan area, and county. For each geographic area, the report calculates the income that renter households need in order to afford housing, estimates the number of households that cannot afford to pay the local Fair Market Rent (FMR), and projects what such households would need to earn in order to pay the rent and maintain housing costs at no more than 30% of their incomes.

2021 NLIHC data reveals that it can be difficult for persons of low and moderate incomes to afford housing in Newberry County. An extremely low-income Newberry County householder earning \$16,470 (30% of the area median income of \$54,900) can afford a monthly rent of no more than \$518, while the Fair Market Rent (FMR) for a two-bedroom housing unit is \$603 in Newberry County.

According to data from the latest NLIHC *Out of Reach* report, a Newberry County resident earning the 2021 Federal Minimum Wage of \$7.25 per hour must work 84 hours per week, 52 weeks per year, to afford a two-bedroom unit at the County's FMR (Table 3-22). Alternatively, such households must include 2.1 minimum wage earners working 40 hours a week year-round in order to make a two-bedroom FMR affordable. For a household with two workers in the labor force this may be attainable, but for single parents living alone these required work hours are all but impossible to meet. A Newberry County resident would have to earn \$8.04 more per hour than the minimum wage, or \$15.29 per hour, for 40 hours a week, 52 weeks a year, to afford a two-bedroom unit at the area FMR. This earning level is 211% of the 2021 Federal Minimum Wage.

Monthly Supplemental Security Income (SSI) payments were estimated to be \$794 for individual residents of Newberry County in 2021. If SSI represents an individual's sole source of income, a County resident on SSI can only afford a monthly rent of \$238. The local FMR for a one-bedroom apartment is more than double that amount at \$603.

Table 3-22. Maximum Affordable Housing Cost

LOCATION	HOUSING WAGE				WORK HOURS PER WEEK AT FEDERAL MIN. WAGE NEEDED TO AFFORD		NUMBER OF FULL TIME JOBS AT FEDERAL MIN. WAGE NEEDED TO AFFORD	
	HOURLY WAGE NEEDED TO AFFORD (@ 40 HOURS/WEEK)		AS % OF FEDERAL MIN. WAGE (\$7.25/HOUR)		ONE BEDRM FMR	TWO BEDRM FMR	ONE BEDRM FMR	TWO BEDRM FMR
	ONE BEDRM FMR	TWO BEDRM FMR	ONE BEDRM FMR	TWO BEDRM FMR				
Newberry County	\$11.60	\$15.29	160%	211%	64	84	1.6	2.1
South Carolina	\$15.50	\$18.08	214%	249%	86	100	2.1	2.5

Source: National Low Income Housing Coalition, "Out of Reach," 2021

The U.S. Department of Housing and Urban Development (HUD) defines low and moderate income (LMI) households as those with incomes below 80% of median family income (MFI). Using this definition, more than 44% of residents in Newberry County (2,235 people) are considered by HUD to be LMI – slightly higher than the percentage statewide at 43% (Table 3-23). Seventy

percent of the residents of the Town of Peak (35 people) and 55% of City of Newberry residents (5,075 people) are LMI.

Table 3-23. Persons of Low- and Moderate Income

CENSUS TRACT	LMI PERSONS	PERCENTAGE LMI
NEWBERRY COUNTY	16,170	44.33%
Little Mountain	20	7.69%
Newberry (City)	5,075	55.16%
Peak	35	70.0%
Pomaria	25	25.0%
Prosperity	380	35.51%
Silverstreet	50	31.25%
Whitmire	655	48.34%
SOUTH CAROLINA	1,949,674	43.02%

Source: U.S. HUD Low and Moderate-Income Summary Data, 2021

Income data at the Census tract level enables communities to determine the location of areas with at least 51% of households having low or moderate incomes. Table 3-24 lists the numbers and percentages of low- and moderate-income residents for each Census Tract. Map 3-8 illustrates the locations of two tracts with high concentrations (51% or more) of persons with low and moderate incomes. Nearly 58% of residents in tract 950502, which includes the western portion of the City of Newberry, have low and moderate incomes along with 56% of tract 950201 residents.

Table 3-24. Persons of Low- and Moderate-Income by Census Tract*

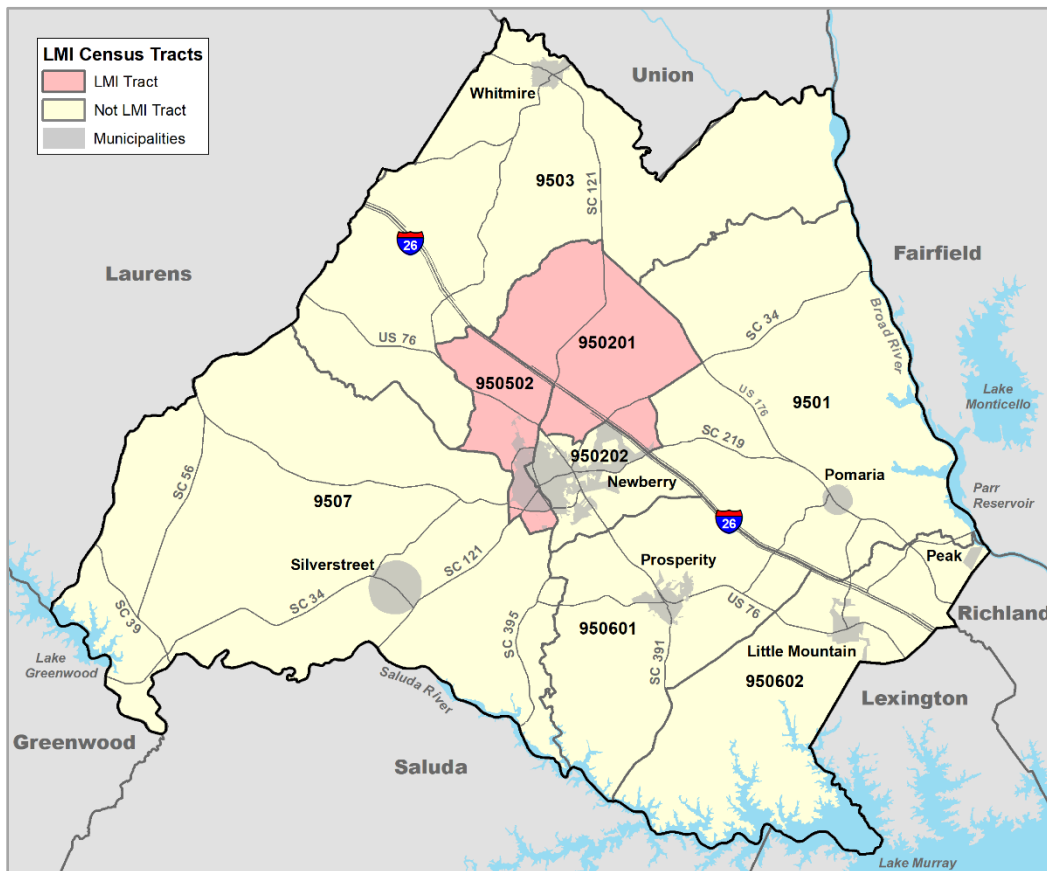
CENSUS TRACT	LMI PERSONS	PERCENTAGE LMI
9501	1,000	27.6%
950201	1,690	56.3%
950202	2,620	44.4%
9503	1,530	46.8%
950502	3,035	57.6%
950601	1,900	42.0%
950602	2,150	34.8%
9507	2,235	47.0%

* Based on 2010 Census tracts

Source: U.S. HUD Low and Moderate-Income Summary Data, 2021



Map 3-8. Concentrations of Low- and Moderate-Income Persons*



* Based on 2010 Census tracts

Source: U.S. HUD Low and Moderate-Income Summary Data, 2021

3.10. Public and Assisted Housing Programs

Many Newberry County residents lack the means to afford market housing prices or rents. Several programs are in place to assist them in obtaining adequate, safe, and affordable housing.

3.10.1. Newberry Housing Authority

The Newberry Housing Authority (NHA) is a local, self-governing public agency created in 1971 to provide public housing and housing assistance for the residents of Newberry County. The Housing Authority is operated by a seven-member Board of Commissioners appointed by the Mayor and City Council for five-year terms. The mission of the NHA is to ensure safe, decent, and affordable housing, create resident opportunities for achieving self-sufficiency and economic independence, and assure fiscal integrity by all program participants.

NHA owns and manages three public housing developments, including Bethlehem Gardens (on Suber Drive) with 60 housing units, Grant Homes (on Grant Avenue) with 200 housing units, and E. Gordon Able (on Grant Avenue) with 55 housing units. Tenants are required to pay 30% of their income toward the rent. Eligibility is primarily income-based using a priority rating system that also considers factors such as if the applicant is a veteran, elderly, or a displaced family.

The Housing Authority also administers the *Housing Choice Voucher Program* for Newberry County, which provides subsidies for privately-owned housing for eligible applicants. Eligibility is primarily based on income as established by HUD and adjusted annually.

In 2002, the NHA established a non-profit housing organization, *Affordable Housing Community Services*, to secure HOME funding through the South Carolina State Housing Finance and Development Authority (SCSHFDA) for the construction of Vincent Place, a 12-unit affordable housing development located on Vincent Place Drive. HOME funds are available for the acquisition, rehabilitation, conversion, and new construction of rental housing serving persons at or below 80% of the area median income. All HOME-based housing and rental assistance must be targeted to low-income families.

In addition, the NHA provides and sponsors a number of programs and activities for their clients including on-site childcare and a tutoring enrichment program. Many of the Housing Authority programs and activities are provided at the Clara D. Wertz Activity Center, located on the NHA property on Grant Avenue. The 12,750 square foot facility houses a gymnasium, a kitchen, two classrooms, and a computer room.

3.10.2. Public Housing Assistance

There are 19 assisted housing developments in the City of Newberry, supported by various types of funding assistance. A total of 942 assisted housing units are available within these developments to qualified residents of the Newberry area. The rent for assisted units is set at a price that is affordable to low-income households. Assistance varies from project-to-project and includes public housing; Section 8 rental subsidies for low and very low-income households; financing incentives to developers for building multi-family rental units for low and moderate income families; and the provision of tax credits to developers of multi-family rental units who provide affordable housing for low-income families in 20% or more of their units.

The Newberry Housing Authority administers the *Housing Choice Voucher (HVC) Program* (formerly known as the *Section 8 Rental Assistance Program*) for the County of Newberry. *Housing Choice* provides subsidies for privately-owned housing for eligible applicants. Eligibility is based primarily on income as established and adjusted annually by HUD. Housing Choice Vouchers can be used to subsidize rent for a home or apartment on the private rental market (tenant-based). As of May 2022, the Newberry Housing Authority provides housing assistance to approximately 530 families in the Newberry service area through public housing and Housing Choice vouchers.

The NHA is allocated 235 Housing Choice vouchers but is financially able to assist only 195 families in Newberry County as of May 2022. The HCV Program was also allocated 40 Mainstream vouchers for households with at least one disabled person aged 18 to 62. Vouchers have been provided to 20 people as of May 2022. Housing Authority vouchers cannot be used in project-based apartment complexes. The Housing Authority accepts new applications for public housing and HCV assistance through an online application portal found at www.newberryhousing.org.

In addition, the South Carolina Regional Housing Authority owns and manages the Miller Street Apartments in Prosperity. The public housing complex includes 22 housing units.

3.10.3. Assisted Housing

In addition to public housing developments, there are 18 subsidy-assisted multi-family housing developments in Newberry County (Table 3-25). An estimated 924 multi-family housing units are occupied by residents who receive some form of financial assistance. The rent for most of these units is set at a price that is affordable to low-income households. Assistance varies from project-to-project, as well as family-to-family as listed below.

- Housing Choice (Section 8) Voucher rent subsidies for low- and very low-income households.
- Financing incentives to developers for building multi-family rental units for low- and moderate-income families.
- The provision of tax credits to developers of multi-family rental units who provide affordable housing for low-income families in 20% or more of their units.

Among assisted rental units, 191 of the units are specifically allocated to elderly or individuals with physical disabilities.

Table 3-25. Inventory of Assisted Rental Housing for Newberry County

COMPLEX NAME	ASSISTANCE TYPE	TOTAL UNITS	ASSISTED UNITS	FAMILY UNITS		ELDERLY OR DISABLED UNITS	
				#	% OF ASSISTED	#	% OF ASSISTED
Bethlehem Gardens 926 Suber Dr., Newberry	NHA	60	60	57	95.0%	0	0.0%
Brookside Manor 1871 Brookside Dr., Newberry	USDA Rural Dev.	42	42	0	0.0%	42	100.0%
Drayton Village 700 Center St., Newberry	HUD Sec. 202	16	16	0	0.0%	16	100.0%
E. Gordon Able 3589 Grant Ave., Newberry	NHA	55	55	52	94.5%	3	5.5%
Grant Homes 3589 Grant Ave., Newberry	NHA	200	200	168	84.0%	32	16.0%
Heritage Square 2604 Myrtle St., Newberry	USDA Rural Dev.	52	52	50	96.2%	3	5.8%
Indian Hills Apts. 250 Friendly Villa, Newberry	USDA Rural Dev.	60	60	60	100.0%	0	0.0%
Miller Street Apts. 635 South Main St., Newberry	SCRHA	22	22	22	100.0%	0	0.0%
Nance Forest Apts. 175 Nance Forest Dr., Newberry	Sec. 8	74	74	70	94.6%	4	5.4%
Newberry Arms 186 Newberry Arms, Newberry	Sec. 8	60	60	24	40.0%	12	20.0%
Newberry Green Apts. 411 Monroe St., Newberry	LIHTC	44	44	44	100.0%	0	0.0%
Newberry Senior Housing 1306 Hunt St., Newberry	Tax Credits, CDBG funds	35	35	0	0.0%	35	100.0%
Palmetto Pointe First St., Newberry	LIHTC	48	48	48	100.0%	0	0.0%
Pebblebrook Apts. 5000 Pebblebrook Dr., Newberry	LIHTC	50	50	50	100.0%	0	0.0%
Pineridge Apts. 125 Pine St., Prosperity	USDA Rural Dev.	24	18	18	100.0%	0	0.0%
Regency Woods Apts. 2061 Smith Rd., Newberry	HUD Sec. 202	40	40	0	0.0%	40	100.0%
Tremont Apts. 1139 Copeland St., Newberry	USDA Rural Dev.	36	36	34	94.4%	2	5.6%
Vincent Place Vincent Place Dr., Newberry	HOME, SCDMH	12	12	10	83.3%	2	16.7%
TOTAL		930	924	707	76.5%	191	20.7%

*Table may not include a complete listing of existing facilities

Sources: Newberry Housing Authority, May 2022; U.S. HUD LIHTC Database, May 2022; USDA Rural Development Multi-family Housing Rentals, May 2022; Affordable Housing Online, May 2022

3.10.4. State and Federal Housing Authority Programs

Several housing ownership and development programs are provided through the South Carolina State Housing Finance and Development Authority (SCSHFDA) and its partners. These programs include:

The SCSHFDA's *Homebuyer Program* offers competitive fixed interest rate mortgage loans to low-to-moderate income families and individuals who are first-time homebuyers for down payment assistance and closing costs. The maximum home price limit is \$325,000. In "targeted" counties such as Newberry County the borrower must not own a home or have any ownership interest in a home at the time of closing. Down payment assistance is offered with a zero percent interest rate and no monthly payments. It serves as a second lien with 10 to 20-year terms based on the borrower(s) total household income. The lien is forgiven for borrower(s) who remain in the home for the full term.

Administered by the SCSHFDA, the *SC Mortgage Tax Credit* provides a federal income tax credit to qualified homebuyers of up to \$2,000 per calendar year. The program allows the homebuyer to reduce the amount of federal income taxes owed by allowing a federal income tax credit for interest paid on the mortgage loan. The Tax Credit is available to the homebuyer for the life of the mortgage loan as long as the homebuyer lives in the home and the MCC has not been revoked. It may be used with Fannie Mae, Freddie Mac, conventional, fixed rate, adjustable rate, Federal Housing Authority (FHA), U.S. Department of Veterans Affairs (VA), and Rural Development financing through the U.S. Department of Agriculture (USDA).

SCSHFDA's *Palmetto Home Advantage* program offers conventional, FHA, VA, and USDA loan options for first-time, move-up, and repeat buyers. There are no first-time home buyer requirements or sale price limits for new and existing homes. The program offers forgivable down payment assistance of 0%, 3%, or 4% of the loan amount. For FHA, VA, and USDA financing options the income limit for borrowers is \$115,000 on both one and two-unit owner-occupied properties. The income limit does not include total household income and is not dependent on family size. Conventional financing options offer up to 97% of loan to value on one-unit properties and 95% loan to value on Fannie Mae two-unit properties. Maximum borrower income limit is 80% of area median income as determined by Fannie Mae or Freddie Mac.

The *Palmetto Heroes Program* is available to teachers, first responders and community service personnel in the fields of law enforcement, corrections, firefighting, emergency medical services and health care, as well as active-duty military, members of the S.C. Army National Guard, S.C. Air National Guard and Veterans of the U.S. Armed Forces. The program offers FHA, VA, USDA, and conventional financing with a reduced fixed interest rate and enhanced \$10,000 Down Payment Assistance. All approved Lending Partners are eligible to participate. Borrowers must have a fully executed sales contract for the purchase of a home prior to locking the interest rate.

County First is a rural initiative providing potential homebuyers in underserved communities such as Newberry County with additional resources when local economic conditions make homeownership difficult. Funding is available for both first-time and move-up borrowers. The program includes up to \$8,500 forgivable down payment assistance and special fixed rate financing for FHA, Conventional, USDA, or VA mortgages.



The *Housing Tax Credit* or *Low-Income Housing Tax Credit Program (LIHTC)* provides an incentive for development of multi-family rental housing. Developments that may qualify for credits include new construction, acquisition with rehabilitation, and rehabilitation and adaptive reuse. Owners of and investors in qualifying developments can use the credit as a dollar-for-dollar reduction of federal income tax liability. Allocations of credits are used to leverage public, private, and other funds to keep rents affordable. A development must have at least 20% of its units occupied by households earning at or below 50% of the area median income, or 40% of its units occupied by households earning at or below 60% of the area median income to be eligible for tax credits. Income limits are adjusted based on household size. Maximum rents are set for each unit size based on 30% of the maximum allowable income for specified household size in the area. Utilities paid by the tenant are counted as part of the maximum rent.

3.10.5. USDA Rural Development Housing Programs

The U.S. Department of Agriculture (USDA) administers several housing programs in the rural areas of Newberry County through the Rural Development program. Rural housing is a major component of the Rural Development mission with a commitment to assisting families and individuals in South Carolina with their need for decent, safe, sanitary, and affordable housing. Single-Family Housing (SFH) programs administered by the USDA offer homeownership and home improvement loans and grants for individuals and families in rural areas. Multi-Family Housing (MFH) programs include *Multi-family Housing Direct Loans* that provide financing for rental housing for low-income, elderly, or disabled individuals and families; *Multi-family Housing Loan Guarantees* designed to work with private sector lenders to increase the supply of affordable housing for LMI individuals and families; *Off- and On-Farm Labor Direct Loans and Grants* that provide affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers; *Multi-family Housing Preservation and Revitalization* loan restructuring for existing rental and farm labor housing to help improve and preserve safe and affordable housing; and *Multi-family Housing Rental Assistance* that provides payments to owners of USDA-financed rural rental or farm labor housing on behalf of low-income tenants unable to pay their full rent.

3.10.6. Veterans Administration

The U.S. Department of Veterans Affairs (VA) guarantees home loans to service members, veterans, and eligible surviving spouses for site-built and manufactured housing through the South Carolina VA office. There is no down payment required as long as the sales price is at or below the home's appraised value and no loan limit. Loans are made by private lenders and can be used for the purchase or construction of a home, home repair or improvement, or home refinancing. The home must be the primary place of residence for the veteran. Veterans applying for loans using these programs must obtain a *Certificate of Eligibility* from the VA, must have enough income to pay the mortgage payments and other associated costs of owning a home, and must have a good credit record.

3.11. Affordable Housing Obstacles and Opportunities

The *South Carolina Priority Investment Act of 2007* requires local governments to analyze regulatory requirements that act as barriers to affordable housing and to analyze the use of

market-based incentives that may be offered to encourage the development of affordable housing. The Act defines affordable housing as:

"...in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or associations fees, if any, constitute no more than 28% of the annual household income for a household earning no more than 80% of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development and, in the case of dwelling units for rent, housing for which the rent and utilities constitute not more than 30% of the area median income, by household size, for the metropolitan statistical area."

As detailed in *Section 3.9 – Public and Assisted Housing Programs*, multiple State and Federal programs provide housing assistance to County residents, as well as financial assistance and incentives to developers of affordable housing. Newberry County's regulatory requirements and procedures are also generally conducive to the development of affordable housing, as evidenced by a number of conditions. Nineteen of the County's apartment complexes, providing 942 assisted units, were built under Federal programs that require the provision of housing units that are affordable to persons of low- and moderate-incomes. However, most of the multi-family housing in the County, particularly newer developments, is located within the City of Newberry. Multi-family housing in the unincorporated area of the County is restricted to the General Residential (RG) zoning district.

Manufactured homes, widely considered a viable affordable housing option, comprise nearly one-fourth of all housing units in the County (Table 3-7). More than one-in-three permits in Newberry County are for manufactured homes (Table 3-4). There are 22 manufactured home parks, providing 142 manufactured home spaces, in the County. Manufactured homes are allowed on individual properties throughout much of the County but are much more restricted within the municipalities. Manufactured home parks are limited to the RG zoning district.

While water and sewer service are unavailable in most of the County, wells and septic tanks can be a less expensive alternative to publicly provided water and sewer service over time. However, the lack of water and sewer service requires the initial expense of well and septic tank installation which can add to development costs. Lot sizes must also be larger to accommodate septic tank requirements.

Overall, housing data reveals median homeowner costs for homeowners with a mortgage are only 20% of household income in Newberry County – well within the definition of affordable housing and similar to median costs statewide. Median value for County owner-occupied housing units is \$51,600 below median value statewide. More than 43% of owner-occupied homes in the County are valued at less than \$99,999. Newberry County renters pay a median monthly gross rent of \$776 – much lower than the median gross rent statewide at \$918.

However, the disparity between housing cost and income for a significant segment of Newberry County residents, particularly renters, poses a potential barrier to affordable housing. More than one-in-four County homeowners with mortgages and almost half of renters are cost-burdened, spending more than 30% of their incomes on housing and associated costs.

Opportunities to address housing affordability in Newberry County include efforts to raise the incomes of County residents, reduce residential development costs, and encourage the development of affordable housing options in appropriate locations. Economic and workforce development efforts that focus on raising the earnings potential of residents to better afford available housing are key. These efforts include recruiting businesses that offer higher paying employment opportunities with increased advancement opportunities, combined with providing advanced training to prepare Newberry County residents to fill and retain such jobs. Reviewing permit and subdivision application, review, and inspection procedures to seek ways to further streamline the process could help to lower development costs. Staff and County leaders can encourage residential developers to consider the development of housing options that are affordable to a wide range of residents in a number of ways ranging from the provision of information on local requirements and available programs to providing incentives such as density increases or reductions in certain requirements in exchange for the inclusion of affordable units.

The expansion of water and sewer service can reduce initial residential construction and development costs and enable smaller residential lot sizes in appropriate areas. These conditions can in turn make residential development more attractive to prospective developers and less expensive for potential buyers or persons who inherit or are given individual properties by family members. Increased availability of water and sewer can also encourage the location of new industries and businesses and provide additional jobs and increased investment in the community.

As in many communities, the cost of land can be an impediment to affordable housing in Newberry County, particularly in the areas along Lake Murray and Lake Greenwood and near the City of Newberry. However, land prices in other areas of the County, particularly in more rural areas, tend to be lower. In addition, land prices in Newberry County are generally much less than in neighboring Lexington and Richland counties.

3.12. Housing for Special Needs Populations

Special needs populations – the elderly, persons with disabilities, persons with chronic illnesses, individuals and families in crisis, and the homeless – often have special housing needs. These specialized housing needs can be met in the form of nursing homes, assisted living facilities, emergency and crisis shelters, halfway houses and group quarters, and temporary homeless shelters.

3.12.1. Senior Citizens and Persons with Disabilities

Nearly one-fifth of Newberry County residents (7,573 people) are aged 65 and older. As detailed in the *Population Element*, nearly 6,000 County residents are disabled, and of these, nearly half (2,785 people) are aged 65 and older. As the population of Newberry County ages and baby boomers seek alternative housing options, the availability of appropriate housing for older residents becomes increasingly important. Housing options for younger persons with disabilities are also needed. There are several types of housing available for the elderly and persons with disabilities, representing a range of assistance and care options in the County.

Nursing homes are facilities that provide nursing or convalescent care for two or more persons unrelated to the licensee. A nursing home provides long-term care of chronic conditions or short-

term convalescent or rehabilitative care of remedial ailments for which medical and nursing care are necessary. The Division of Health Licensing of the South Carolina Department of Health and Environmental Control (SCDHEC) lists two facilities in Newberry County, providing space for up to 264 residents.

Community Residential Care Facilities, also referred to as *Assisted Living Facilities*, offer room and board for two or more persons unrelated to the licensee. These facilities are designed to accommodate the changing needs and preferences of residents; maximize the dignity, autonomy, privacy, independence, and safety of residents; and encourage family and community involvement. There are three community residential care facilities in Newberry County, providing a total of 95 housing units.

Intermediate Care Facilities (ICF/IID) serve four or more individuals with intellectual disabilities or with related conditions. These facilities provide health or rehabilitative services on a regular basis to individuals whose developmental and physical conditions require services including room, board, and active treatment for their disabilities or related conditions. ICF/IIDs provide a protected residential setting with ongoing evaluation, planning, 24-hour supervision, and coordination and integration of health and rehabilitative services to help each individual function at full potential. There is one Intermediate Care Facility for individuals with intellectual disabilities in Newberry County, providing space for twelve residents.

The *Community Training Home-II Model (CTH II)* offers residents the opportunity to live in a homelike environment in the community under the supervision of qualified and trained staff. Care, skills training, and supervision are provided according to individualized needs. No more than four people live in each residence. There are eleven Community Training Homes for individuals with intellectual disabilities in Newberry County, providing space for 44 residents.

Table 3-26 lists the Nursing Homes, Community Residential Care Facilities and Intermediate Residential Care Facilities currently located in Newberry County.

Table 3-26. Nursing Homes and Assisted Care Facilities in Newberry County

FACILITY NAME	ADDRESS	TOTAL
NURSING HOMES	2 FACILITIES	264 BEDS
J.F. Hawkins Nursing Home	1330 Kinard Street, Newberry	118 beds
White Oak Manor – Newberry	2555 Kinard Street, Newberry	146 beds
COMMUNITY RESIDENTIAL CARE FACILITY	3 FACILITIES	95 UNITS
Open Arms Community Care	324 Meadowlark Road, Little Mountain	15 units
Palmetto Gardens	425 South Wheeler Ave., Prosperity	30 units
Springfield Place Residential Care	2006 Springfield Cir., Newberry	50 units
INTERMEDIATE CARE FACILITY	1 FACILITY	12 BEDS
H.A. McCullough Community Residence	2600 Holloway St., Newberry	12 beds
COMMUNITY TRAINING HOME II	11 FACILITIES	44 BEDS
Adelaide	2128 Adelaide Street, Newberry	4 beds
Brown	2109 Brown Street, Newberry	4 beds
Byrd	111 Byrd Street, Prosperity	4 beds
Circle	411 Circle Drive, Prosperity	4 beds

FACILITY NAME	ADDRESS	TOTAL
Conifer	190 Conifer Drive, Prosperity	4 beds
Hunter	2307 Nance Street, Newberry	4 beds
Leland	2209 Leland Avenue, Newberry	4 beds
Old Jolly	1388 Old Jolly Street Road, Prosperity	4 beds
Roberts	1505 Johnstone Street, Newberry	4 beds
Trent	1417 Trent Street, Newberry	4 beds
Williams Wood	150 Williams Wood Drive, Prosperity	4 beds

*Table may not include a complete listing of existing facilities

Sources: S.C. DHEC, Division of Health Licensing, 2022; Newberry County DSNB, 2022

3.12.2. Homeless and Victims of Domestic Violence

Most homeless individuals and families in Newberry County tend to either double-up with friends or family or gravitate to more structured shelter and support services found in larger urban areas such as the City of Columbia. This makes it difficult to get an accurate picture of the true extent of homelessness in the County. Data provided by SDNC through the McKinney-Vento Act reveals that 79 homeless students were enrolled in the 2022-2023 school year – a 65% increase from the previous year.

Cost burden and overcrowding data, as well as income and poverty data detailed in the *Population Element*, point to a significant local number of precariously housed families and individuals who are at risk for homelessness. Many of these households are only one rent payment or unexpected expense away from housing loss.

Emergency shelter assistance for Newberry County homeless families and individuals primarily through regional providers centered outside the County. In cases of natural disaster, shelter and assistance are provided through the *American Red Cross* and the *Salvation Army* as needed. As part of the statewide *Shelter Management Plan*, SCDHEC has designated the Newberry County Memorial Hospital as the Special Medical Need Shelter (SMNS) in Newberry County for evacuees with medical conditions during disaster events such as hurricanes.

Domestic violence is defined as aggravated assault, simple assault, and intimidation involving victims and offenders who are related to one another. The vast majority of victims of domestic violence are women and children. Victims of domestic violence also comprise a substantial portion of the homeless and near homeless population. Unfortunately, it is widely recognized that most cases of family violence go unreported, with far more families in turmoil than the data indicates.

Abused women and children do not have current access to a shelter within the County. These services and safe temporary housing in Lexington and Richland Counties are available through *Sistercare*. Sistercare is a private, non-profit agency providing shelter, services, and advocacy to battered women and their children in a five-county region that includes Newberry County. The program sheltered 210 battered women and children in 2020. The average shelter stay is 30 days. The agency operates three shelters in Richland and Lexington counties to accommodate domestic violence survivors and their children. Assistance with transitional housing is also available for clients. Sistercare also operates a satellite office with professional counseling staff in Newberry County to give domestic violence victims greater access to critically needed services.

In addition to these public providers, numerous faith-based efforts in Newberry County provide a critical safety net of community-based assistance through emergency financial assistance with electric bills, rent, and other essentials for residents in need.

3.13. Goals, Objectives and Implementation Strategies

The following table summarizes actions to be undertaken in the coming decade to achieve the goals and objectives identified in the Housing element. Element goals are broad-based ideals intended to guide the future of the community, while objectives elaborate the goals to outline the framework and provide the basis for the more detailed and measurable plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation, as well as a time frame for completion.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 3.1. Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of County residents		
OBJECTIVE 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and housing preferences		
<i>STRATEGY 3.1.1.1.</i> Seek to accommodate housing options throughout the County to include single-family homes, town homes, patio homes, multi-family developments, and manufactured homes in appropriate areas.	Newberry County, Municipalities, Residential Developers, Special Needs Housing Providers	Ongoing
<i>STRATEGY 3.1.1.2.</i> Review land use plans and development regulations to ensure compatibility with a variety of housing options and residential development types.	Newberry County, Municipalities	2024
OBJECTIVE 3.1.2. Ensure that new residential development preserves and enhances the character of the community and surrounding areas		
<i>STRATEGY 3.1.2.1.</i> Review and update the Subdivision Regulations to address identified issues, improve efficiency and effectiveness, and promote quality development.	Newberry County, Participating Municipalities	2024
<i>STRATEGY 3.1.2.2.</i> Explore ways to encourage and promote quality residential development that enhances and protects the character, scale, and safety of the community and surrounding areas.	Newberry County, Participating Municipalities, Residential Developers	2028
<i>STRATEGY 3.1.2.3.</i> Explore ways to encourage and enable innovative residential development design, including development options that incorporate enhancements such as landscaped/natural buffers and/or setbacks, passive recreation, sidewalks, bike lanes, etc.	Newberry County, Participating Municipalities, Residential Developers	2028
GOAL 3.2. Promote opportunities for safe, decent, and affordable housing for all residents		
OBJECTIVE 3.2.1. Promote programs that encourage and support homeownership in new and existing neighborhoods		
<i>STRATEGY 3.2.1.1.</i> Encourage programs that provide assistance and education on the responsibilities and requirements of homeownership to potential homeowners.	USDA Rural Development, S.C. Dept. of Commerce, Financial Institutions, Newberry County, Municipalities,	Ongoing



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 3.2.1.2.</i> Encourage the development of affordable housing for low- and middle-income families.	USDA Rural Development, S.C. Dept. of Commerce, Residential Developers, Newberry County, Municipalities, Special Needs Housing Providers	Ongoing
<i>STRATEGY 3.2.1.3.</i> Promote the expansion and upgrade of water and sewer infrastructure and facilities to increase opportunities for new residential development and improve service for existing residential areas.	Newberry County, Municipalities, Water and Sewer Providers, S.C. Dept. of Commerce (CDBG)	Ongoing
<i>STRATEGY 3.2.1.4.</i> Review proposed amendments to land use and development regulations and other relevant requirements or procedures for possible obstacles or opportunities for the provision of affordable housing options for low- and middle-income families.	Newberry County, Municipalities, Special Needs Housing Providers	Ongoing
OBJECTIVE 3.2.2. Promote safety, appearance, and cohesiveness of residential development throughout the County		
<i>STRATEGY 3.2.2.1.</i> Continue to enforce existing codes to address unlicensed or inoperative vehicles, trash and dumping, and dilapidated and unsafe structures.	Newberry County, Municipalities	Ongoing
<i>STRATEGY 3.2.2.2.</i> Encourage residents to take an active role in promoting code and regulation compliance in their neighborhoods.	Newberry County, Municipalities, Neighborhood Associations	Ongoing
<i>STRATEGY 3.2.2.3.</i> Encourage the development of neighborhood associations.	Newberry County, Municipalities	Ongoing