

## Community Issues (aka Future Initiatives)

Beyond the umbrella of goals to be accomplished, citizen input and the Plan Forum's discussion led to the identification of several specific issues that must be addressed to protect and enhance the character of the Town in the future. For several of these, the Town is in a position where lack of attention will inevitably lead to lost opportunities; however, immediate attention and commitment to addressing these issues will yield benefits for years to come. These issues address many of the preceding goals and are wide-reaching in their potential impacts on the community.

These Community Issues are:

1. The Urban Corridor Overlay District
2. **Housing Diversity & Affordability**
3. Settlement Communities
4. The Cultural Core
5. The Mount Pleasant Way
6. Financial Health/Resilience
7. Open Space Network

### *2 - Housing Diversity & Affordability*

Another key issue in the Town is the lack of diversity in the housing stock – in terms of both price and housing style. This affects younger adults looking for their first home, workers in various sectors in the economy, and the increasing number of seniors looking for opportunities to down-size yet still reside within the community.

Thus, the Plan supports the idea of providing “lifecycle housing” to better meet the needs of residents at all points in their lifecycle. In addition, plan policies stress a need to find opportunities to provide “workforce housing” to support local employers and provide housing opportunities that would also minimize traffic congestion through shortened commutes and strengthened transit options.

### Recommendations

1. Support the provision of a variety of housing types to meet the housing needs of the town’s changing demographics.
2. Facilitate the provision of lifecycle housing through ordinance amendments that provide opportunities

---

***Lifecycle Housing** – housing opportunities for persons and families at various points in their lives, including young professionals, traditional nuclear families, extended families, empty nesters and retirees.*

***Attainable Housing** – housing that costs no more than 30% of a household’s gross, pre-tax income.*

***Workforce Housing** – housing that is affordable by those earning up to 120% of the Charleston/North Charleston MSA’s median income.*

***Missing Middle Housing** - consists of multi-unit housing types such as duplexes, fourplexes, bungalow courts, and mansion apartments that are not bigger than a large house that provide diverse housing choices*

***Inclusionary zoning** – is a housing tool that links the production of attainable housing to the production of market-rate housing. These policies either require or encourage new residential developments to make a certain percentage of the housing units attainable by low- or moderate-income residents.*

---

## COMP PLAN-A-DAY “COMMUNITY ISSUES – HOUSING DIVERSITY & AFFORDABILITY”

for the construction of missing middle housing types and encourage accessory dwelling units where allowed by covenants and deed restrictions.

3. Encourage the provision of lifecycle housing through ordinance amendments that require 20% of all new housing units developed or redeveloped in the Town to fit lifecycle criteria.
4. Investigate opportunities for ordinance amendments and incentives to promote inclusionary zoning practices to increase the supply of housing units which meet the definition of workforce housing.
5. Incorporate a modest amount of lifecycle, workforce, and/or attainable housing in Town hubs as they redevelop over time. Maximum of 20% of project land area, or a small number of multi-family units in mixed-use buildings.
6. Investigate opportunities to allow all neighborhoods and areas with allowed residential uses to accommodate lifecycle and workforce housing options as appropriate based on the development type and zoning for the area.

**DRAFT COMPREHENSIVE PLAN REFERENCE: P. 29 (P. 3-7)**

<https://www.tompsc.com/DocumentCenter/View/29786/TCDraftPlanReduced>