

City of Sumter Housing Study

Public Meeting
February 7th, 2019



RKG

Image Source: Hyatt

CITY OF
Sumter
SOUTH CAROLINA
INVEST. INVITE. SERVE.

Agenda

Project Background

Demographics

Economics

Housing

Gaps and Barriers

Questions

Project Background

Purpose

To analyze the housing market in Sumter and recommend ways to overcome identified gaps and barriers.

- Identify housing supply/demand balance
- Identify gaps and barriers
- Recommend policy and implementation actions steps to address identified gaps and barriers

Process

Data Analysis

- Current Status
- Projected Change

Stakeholders Interviews

- Multiple Viewpoints
- Qualitative Data

Engagement with Public

- Information Sharing
- Feedback

Strategy Development

- Goals and Recommendations

Analysis

1 Existing Conditions

- Demographic Profiles
- Employment
- Incomes
- Key Industry Sectors

2 Household Composition

- Households sizes
- Growth & Change

3 Housing Market Assessment

- Owner-Occupied Housing
- Renter-Occupied Housing

4 Housing Demand Trends

- Population
- Households

5 Housing Supply Factors

- New construction and absorption
- Home sales information
- Affordability analysis

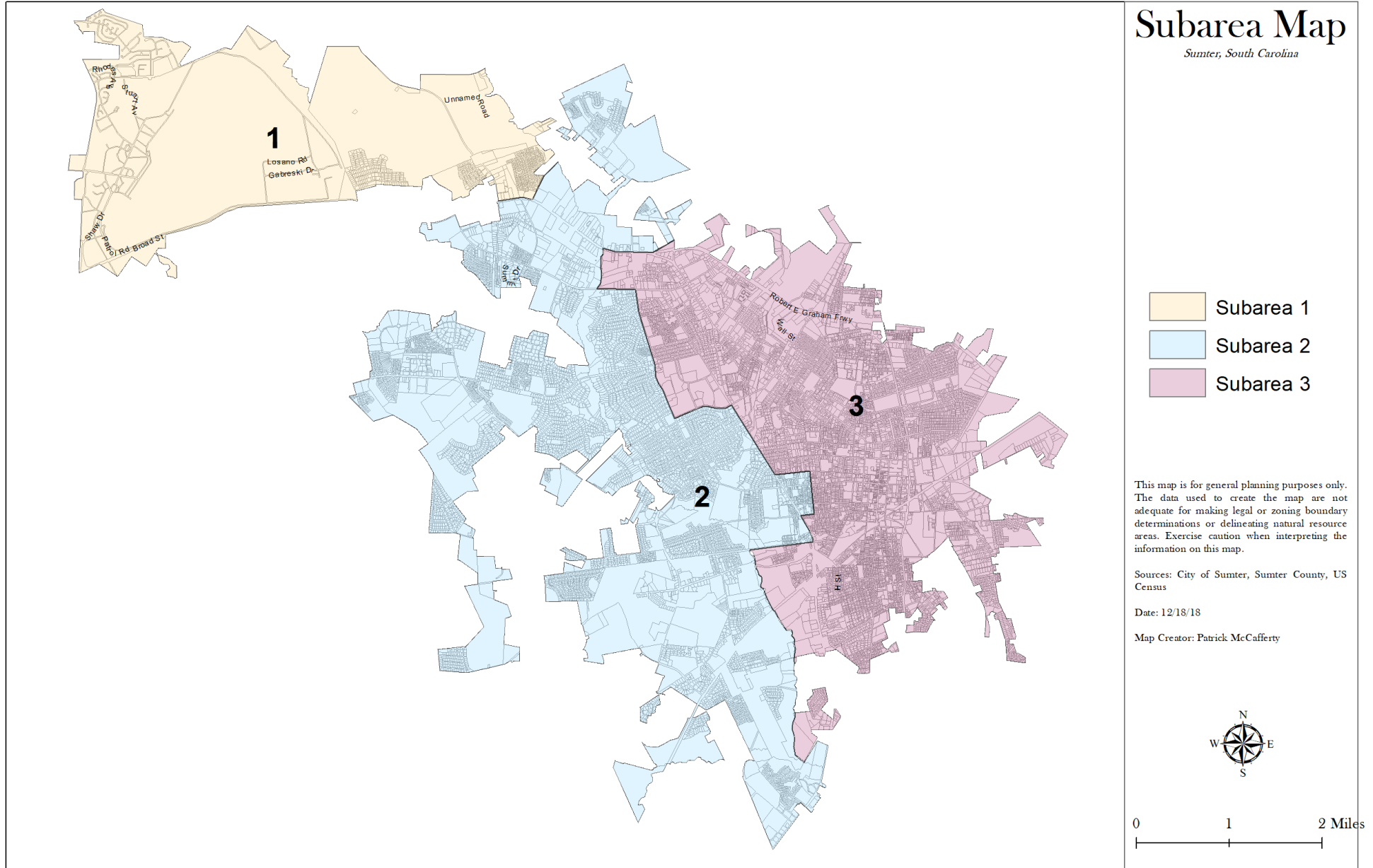
6 Gaps and Barriers

7 Strategies

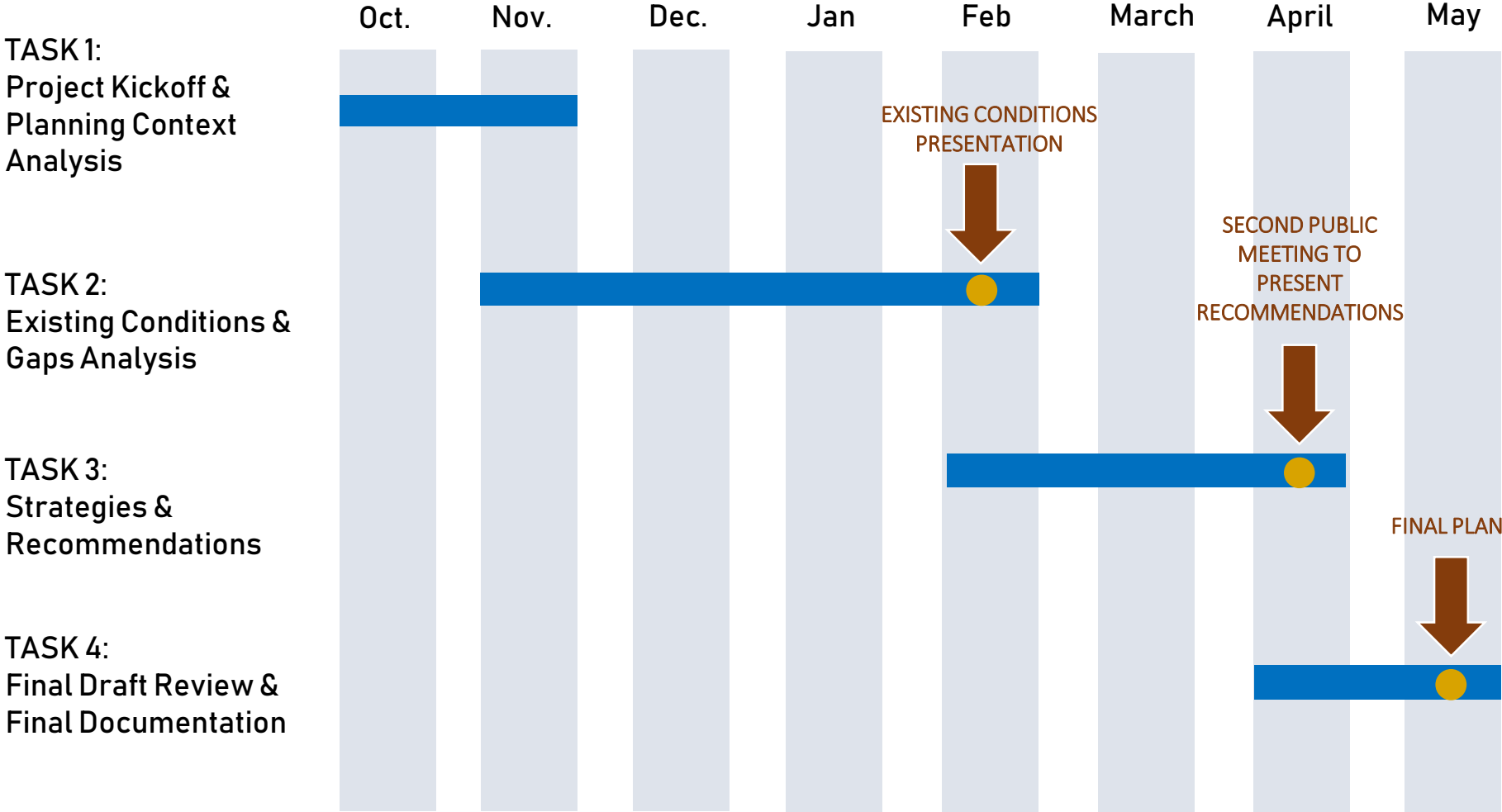
Study Areas

1. City-Wide Analysis

2. Subareas



Project Calendar

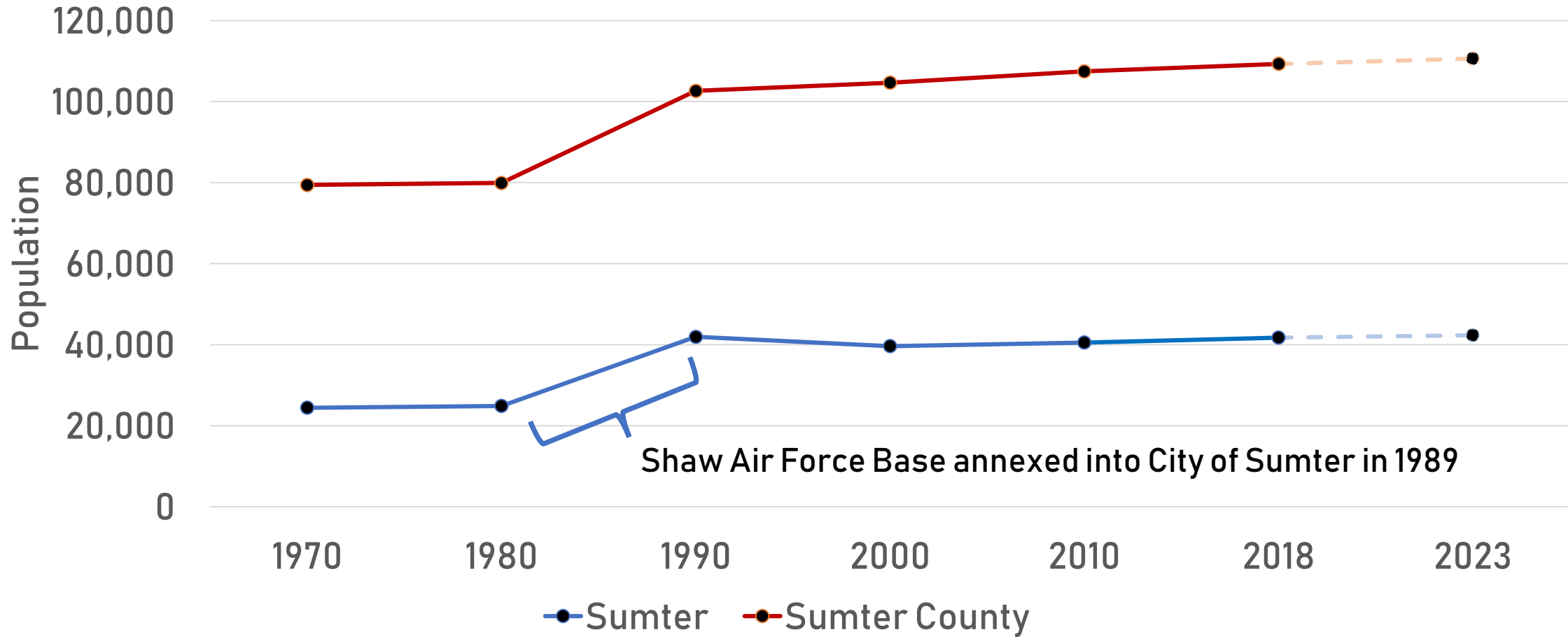


Demographic Trends

Change in Total Population

Population Change, 1970 - 2023

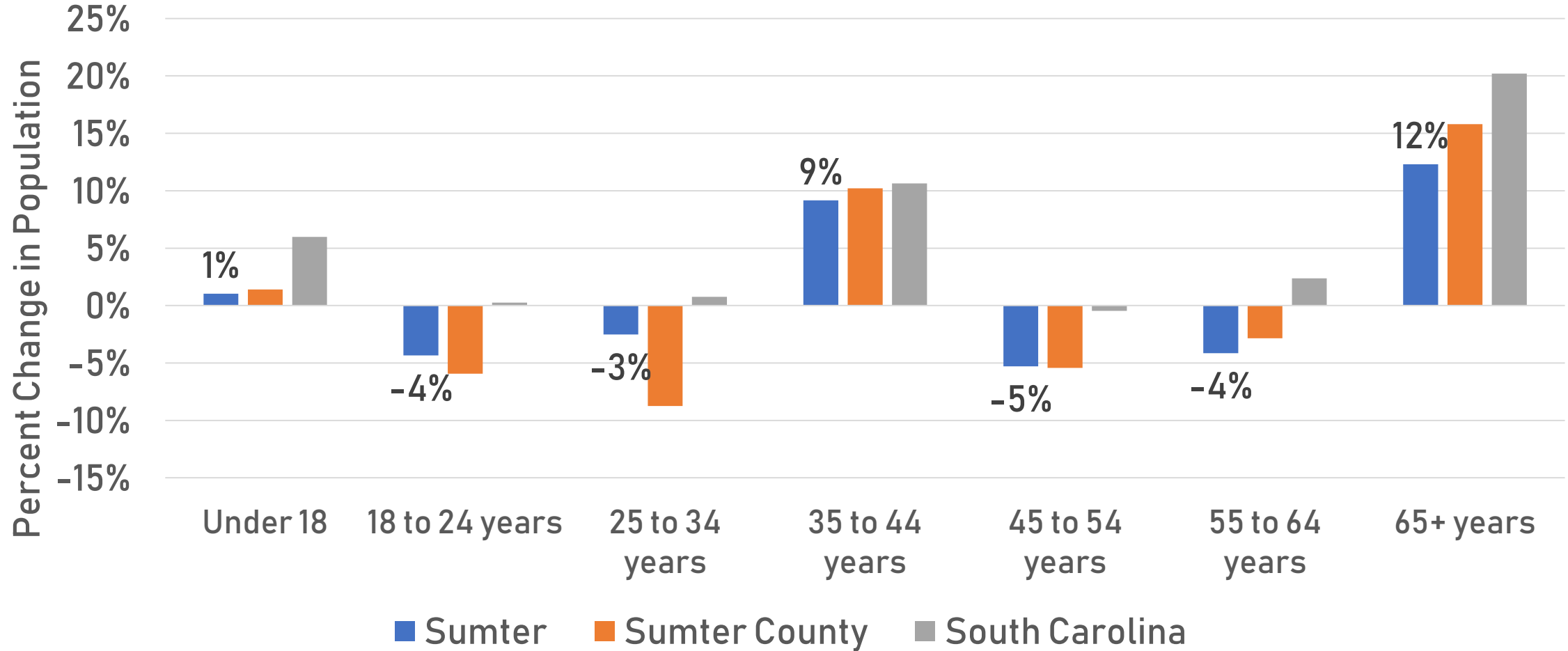
Source: NHGIS, ESRI



Projected Change in Age Groups

Percent Change in Population by Age, 2018 - 2023

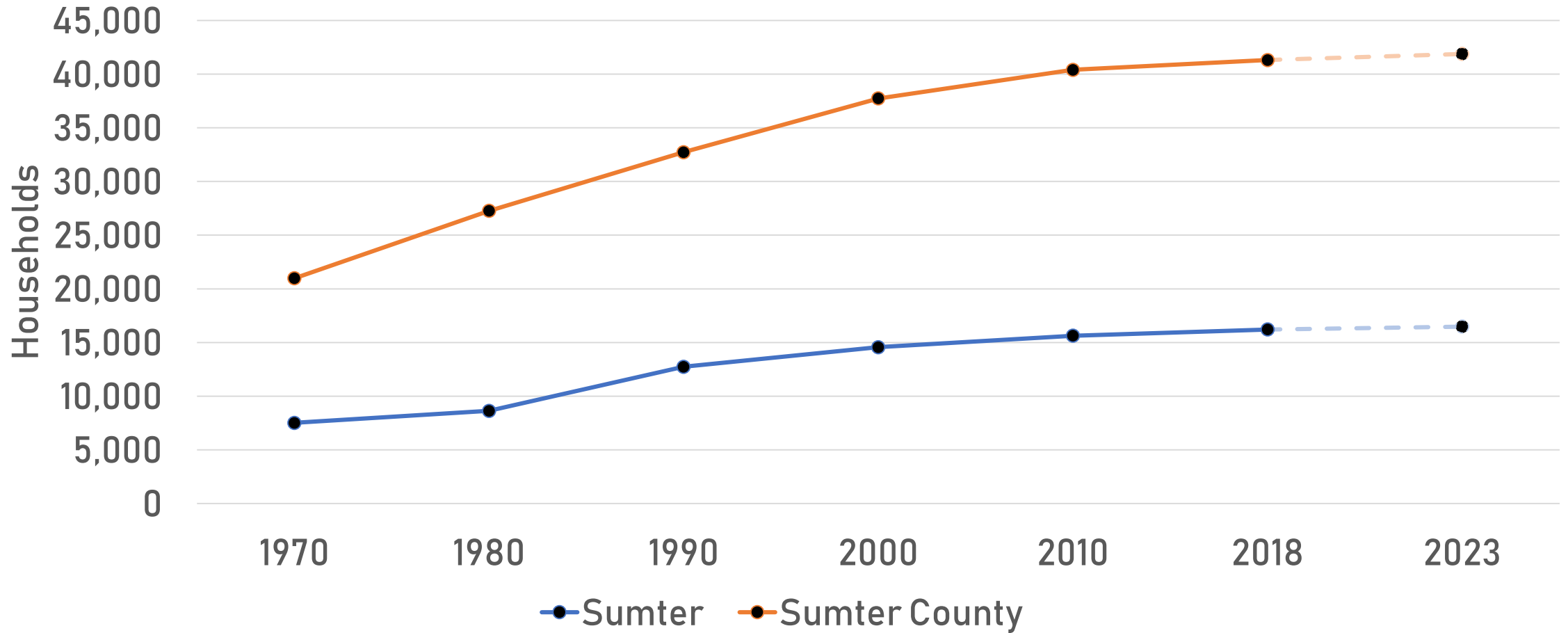
Source: ESRI



Change in Households

Historical Households, 1970 - 2022

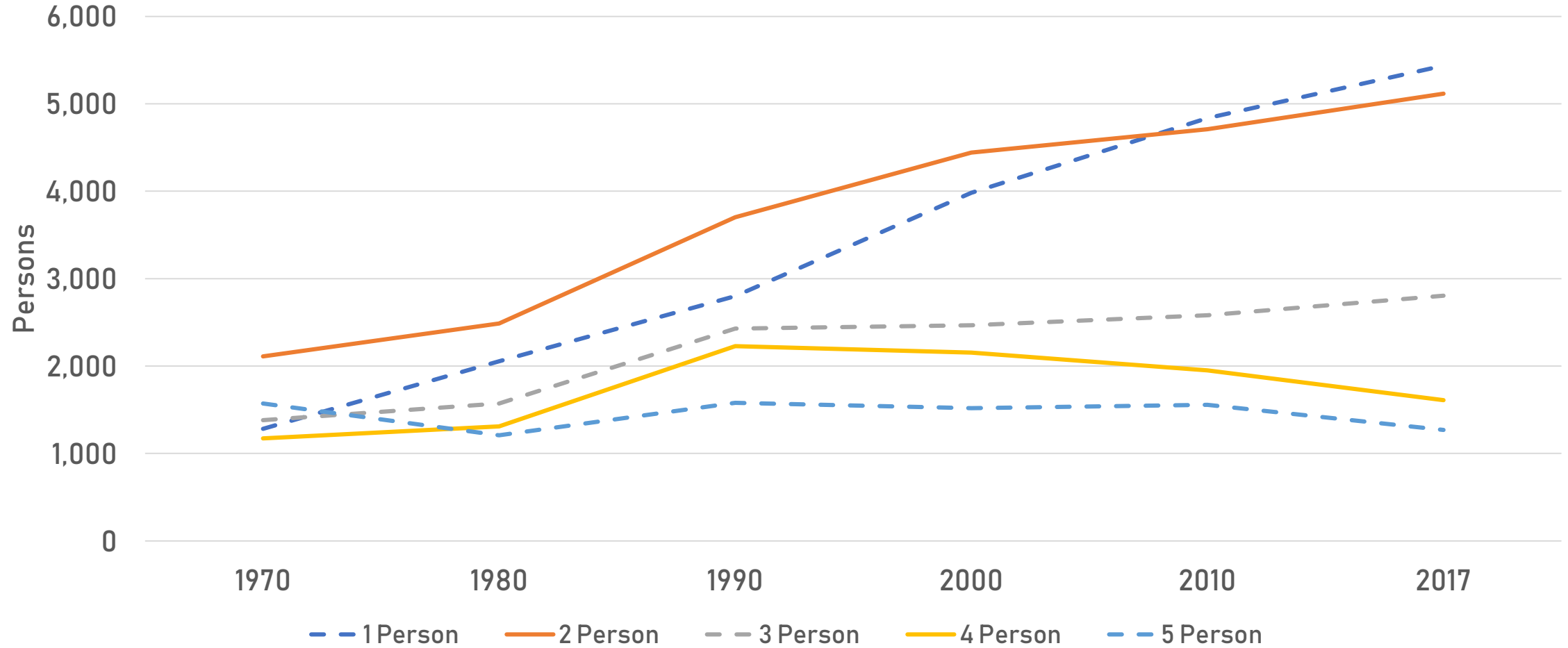
Source: NHGIS, ESRI



Change in Household Composition

Persons per Household, 1970-2017

Source: NHGIS



Economic Trends

Sumter County Economic Summary

SUMTER COUNTY OVERALL EMPLOYMENT

44,300 TOTAL JOBS

6% JOB GROWTH SINCE 2011

AVERAGE EARNINGS OF \$50,000



Continental
The Future in Motion



LARGEST COUNTY EMPLOYMENT SECTORS

GOVERNMENT – 11,900

MANUFACTURING – 6,700

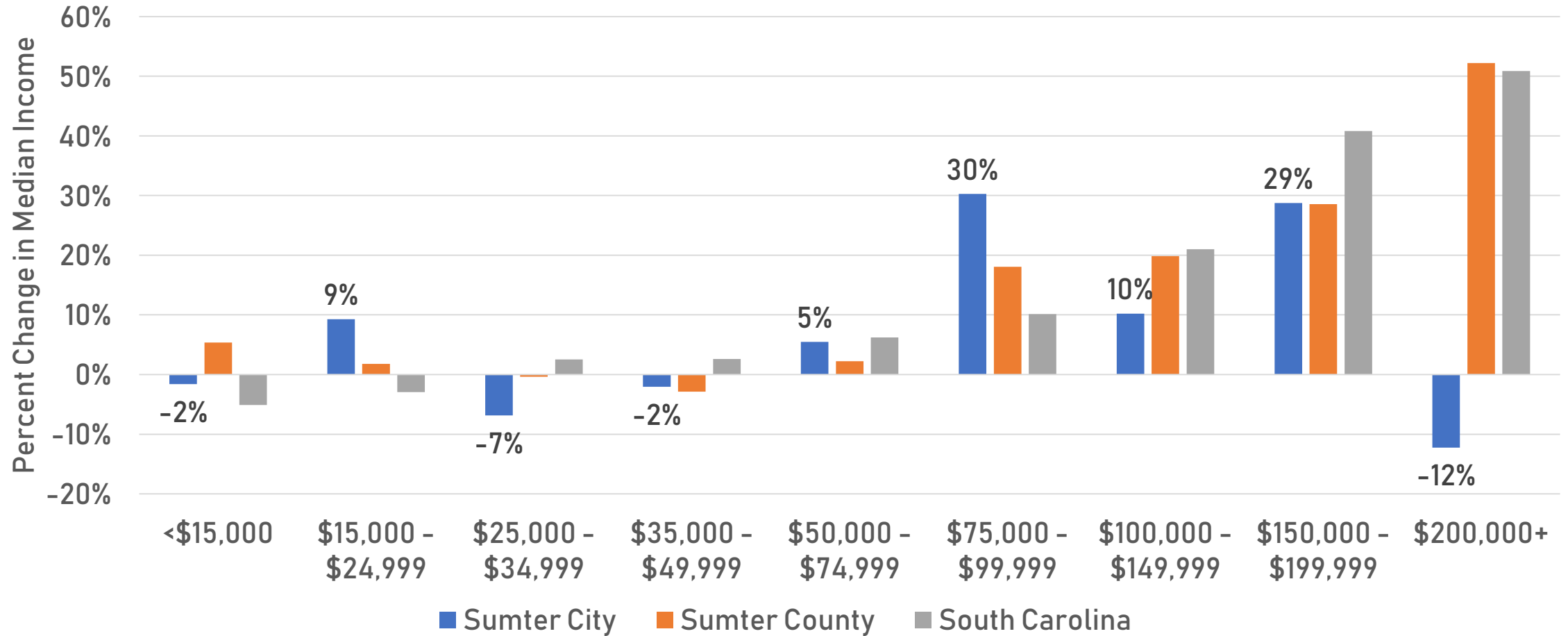
HEALTHCARE – 6,000

RETAIL TRADE – 4,450

ACCOMMODATIONS & FOOD – 3,570

Median Income

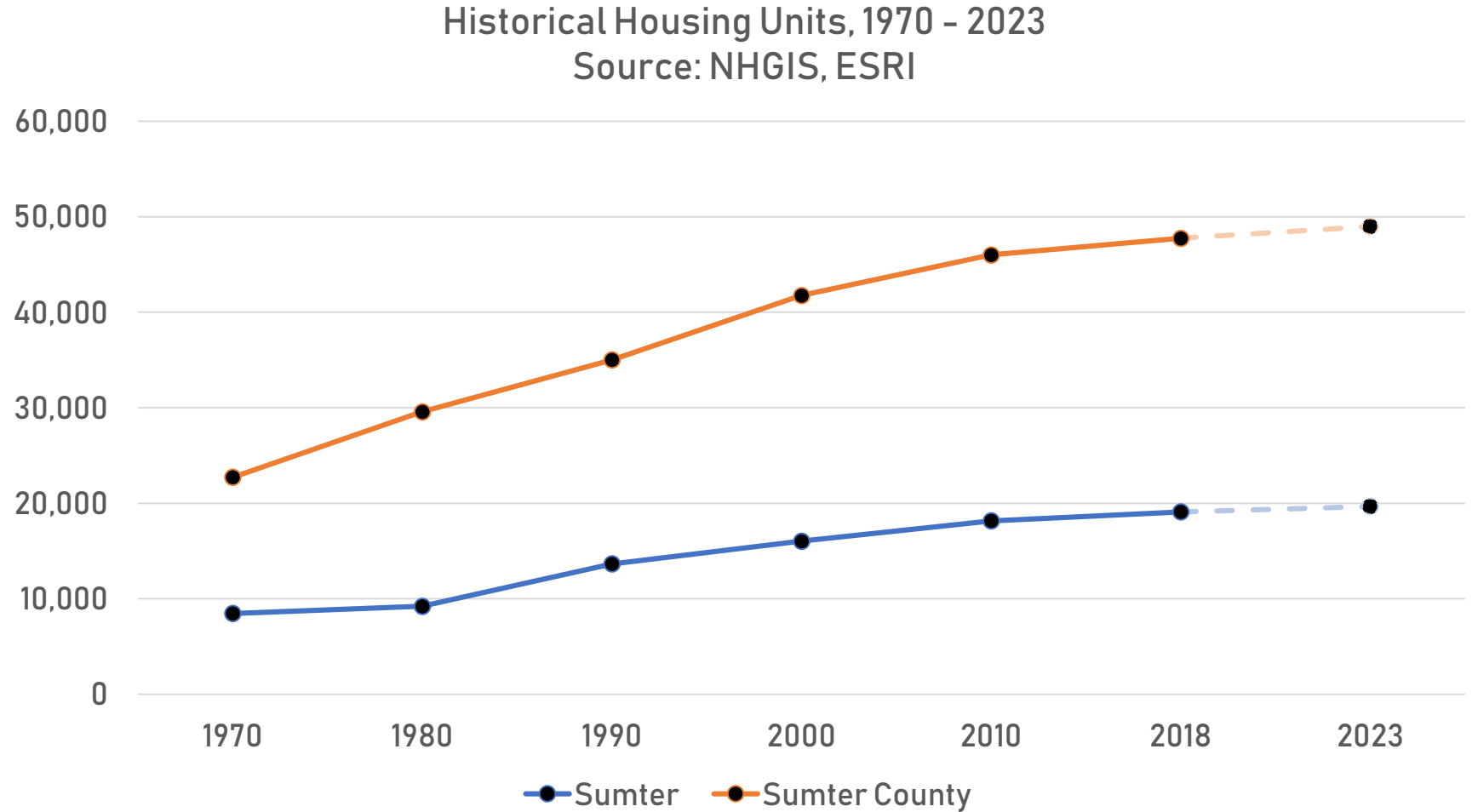
Change in Median Household Income, 2011-2017
Source: ACS



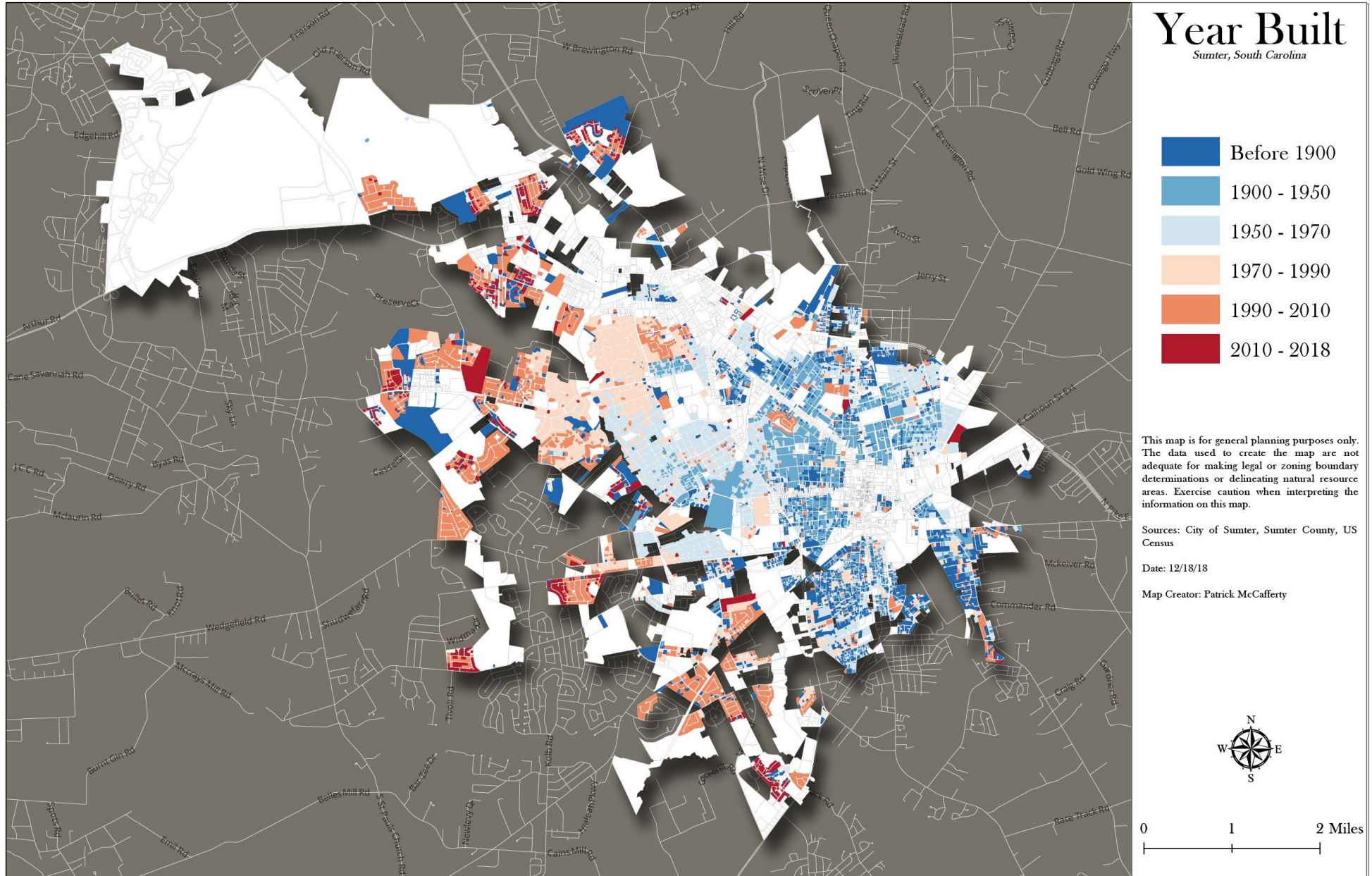
Housing Trends

Change in Housing Units

Between 1970 and 2000, there were just over 8,100 housing units added.

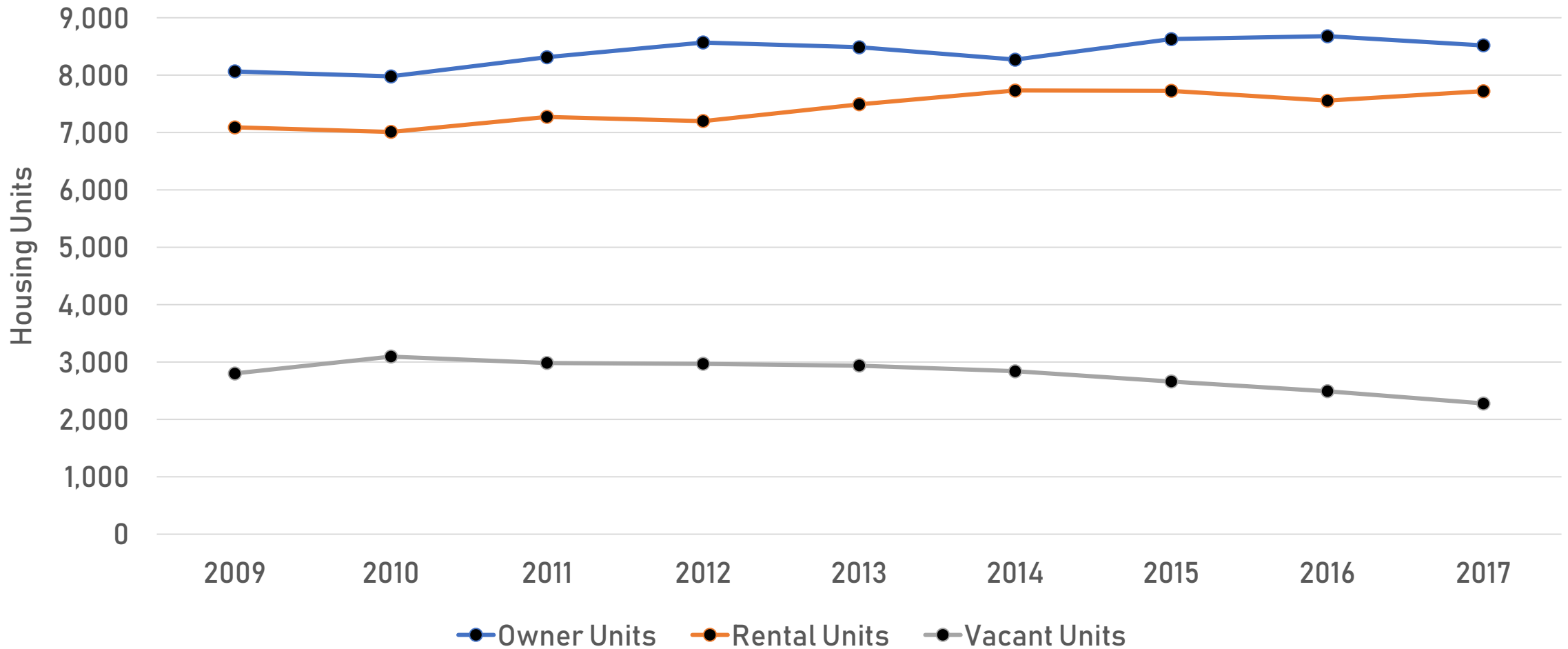


Growth of Housing



Housing Tenure

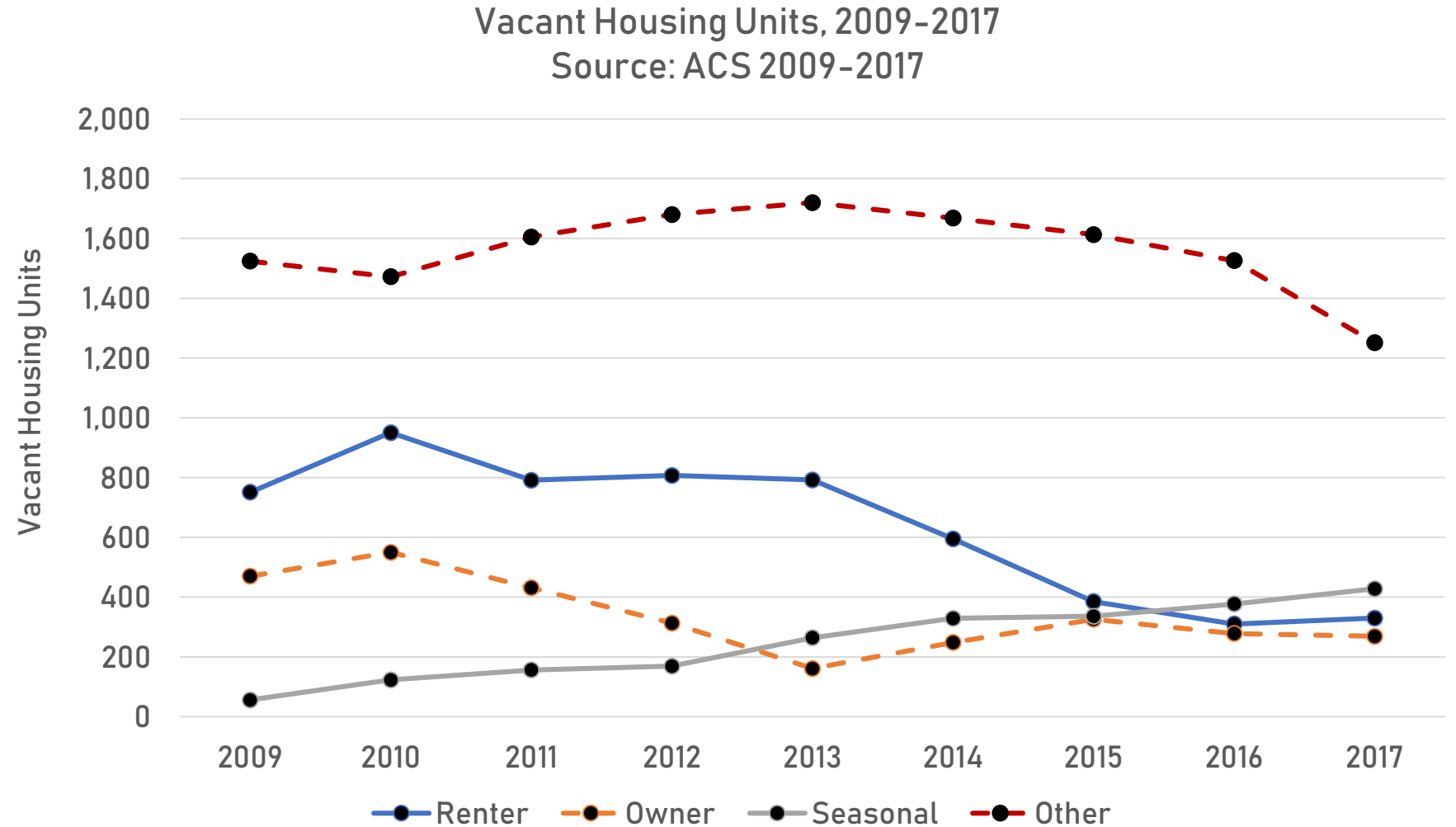
Housing by Tenure, 2009-2017
Source: ACS 2011-2017



Existing Vacant Units

Overall vacancy has declined since 2013, but it is still high.

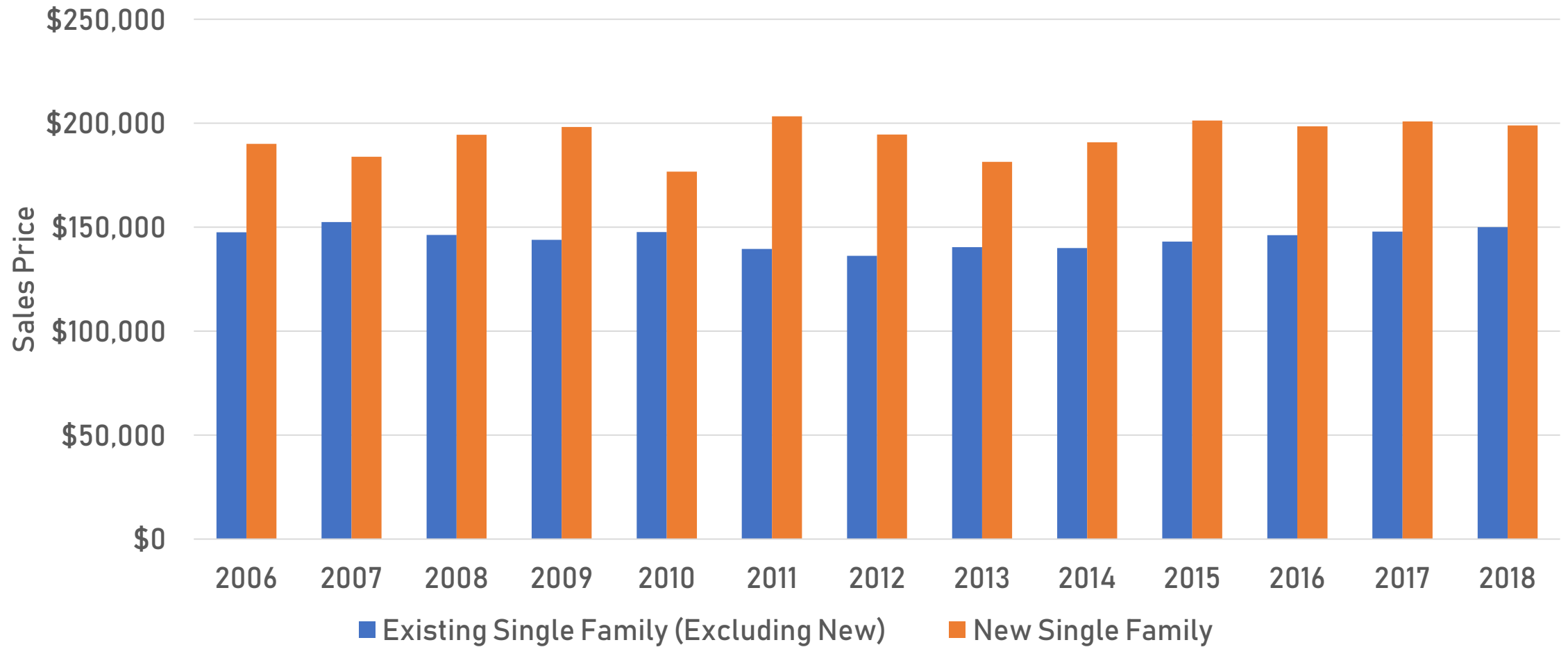
City-wide vacancy was 14% in 2017. That means 1 in 7 housing units are vacant.



Owner-Occupied Housing

Single Family Home Prices

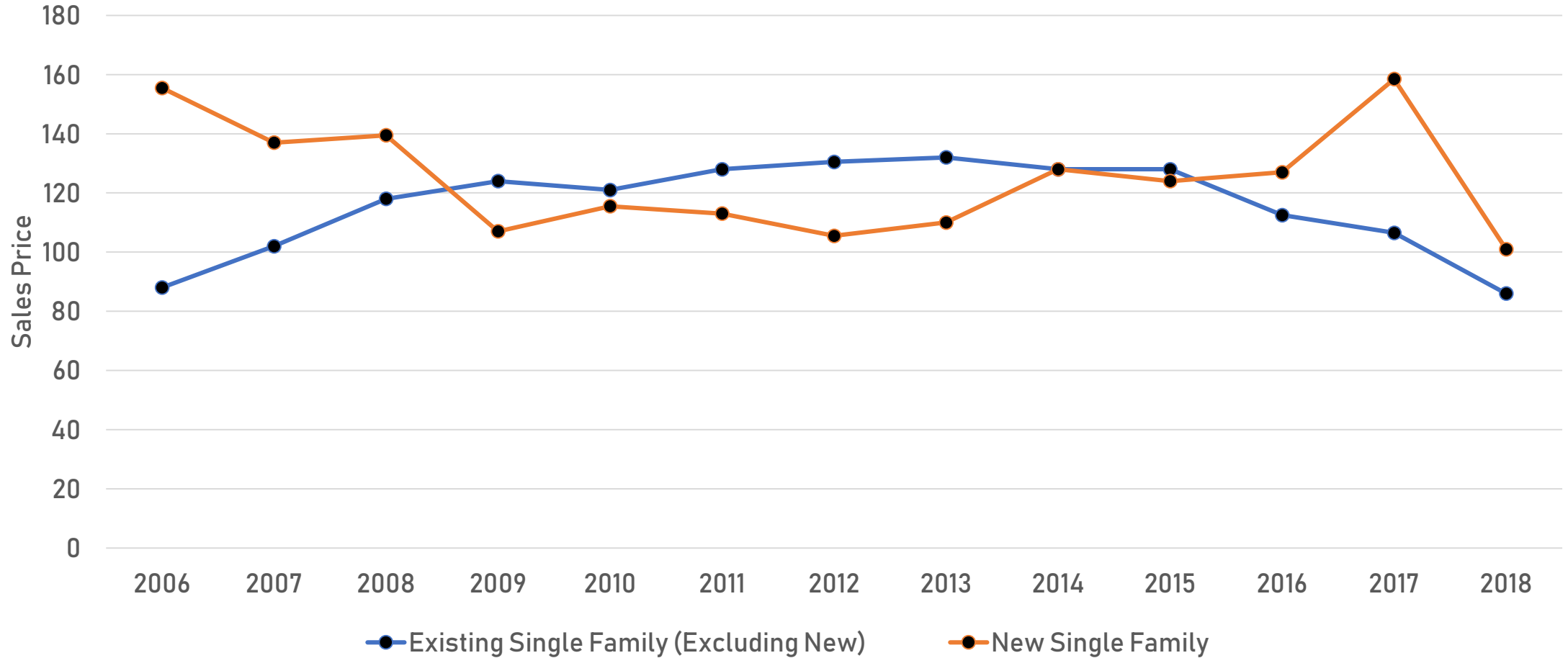
City of Sumter Housing Sales Prices
Source: MLS, 2006 - 2018



Single Family Home Days on the Market

City of Sumter Single Family Homes Days on Market

Source: MLS, 2006 - 2018



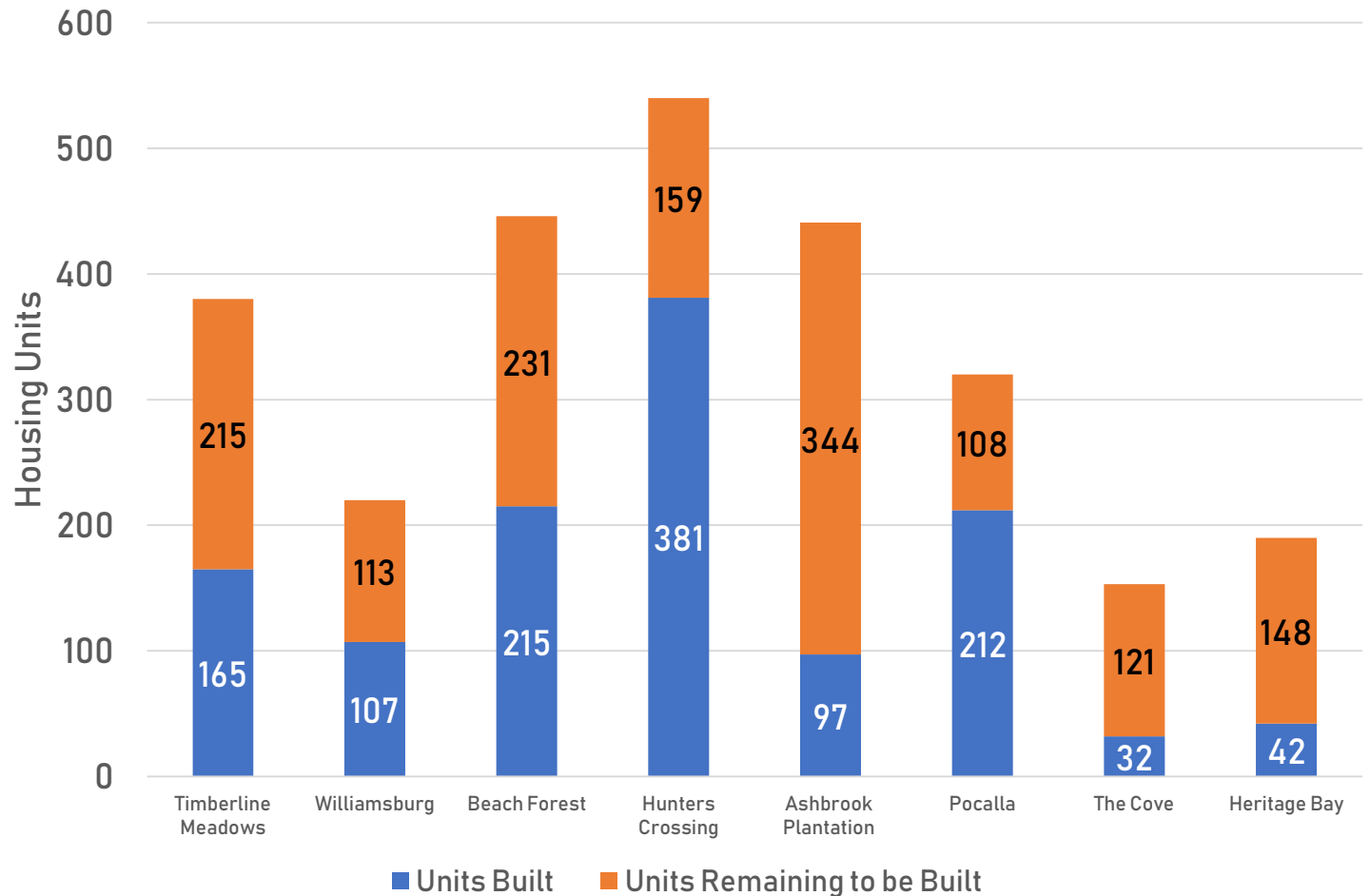
Single Family Subdivision Development

Within these 8 subdivisions, 2,690 units have been approved but only 47% have been constructed.

There are 1,439 units approved but not yet constructed.

The City approves about 150 single-family permits per year, which means there is close to a 10 year supply of single-family homes already approved in Sumter.

Permitted Subdivisions and Construction Completion
Source: Sumter Planning Department



Renter-Occupied Housing

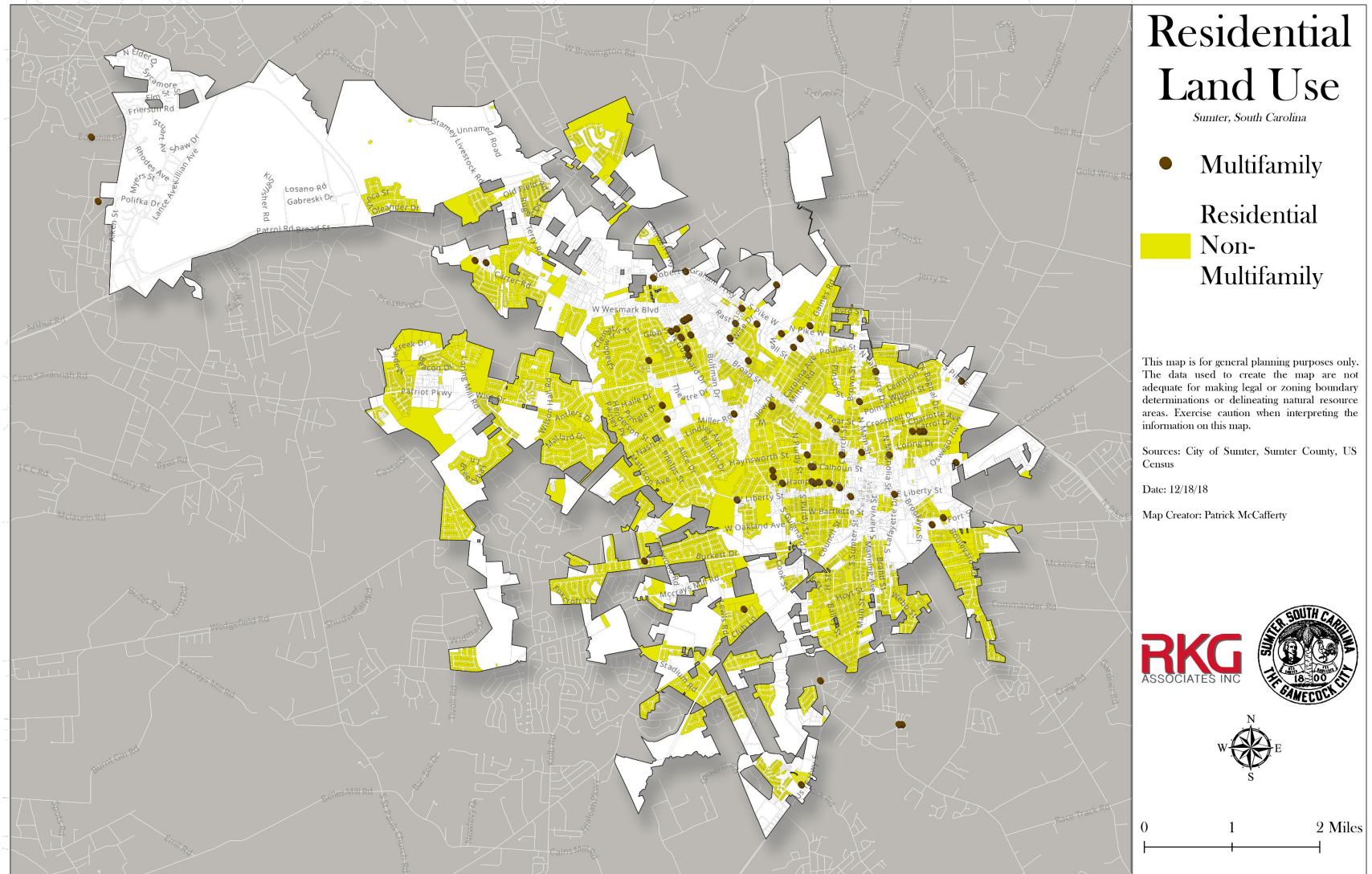
Rental Housing

City has a mix of rental housing types that include:

- Single family (46%)
- Multi-family (50%)
- Trailer (4%)

Affordable rental housing options are available through the Sumter Housing Authority and complexes constructed using LIHTC funding.

Market rate rentals are also being constructed with 350 new units at the Retreat at Sumter.



Rental Housing

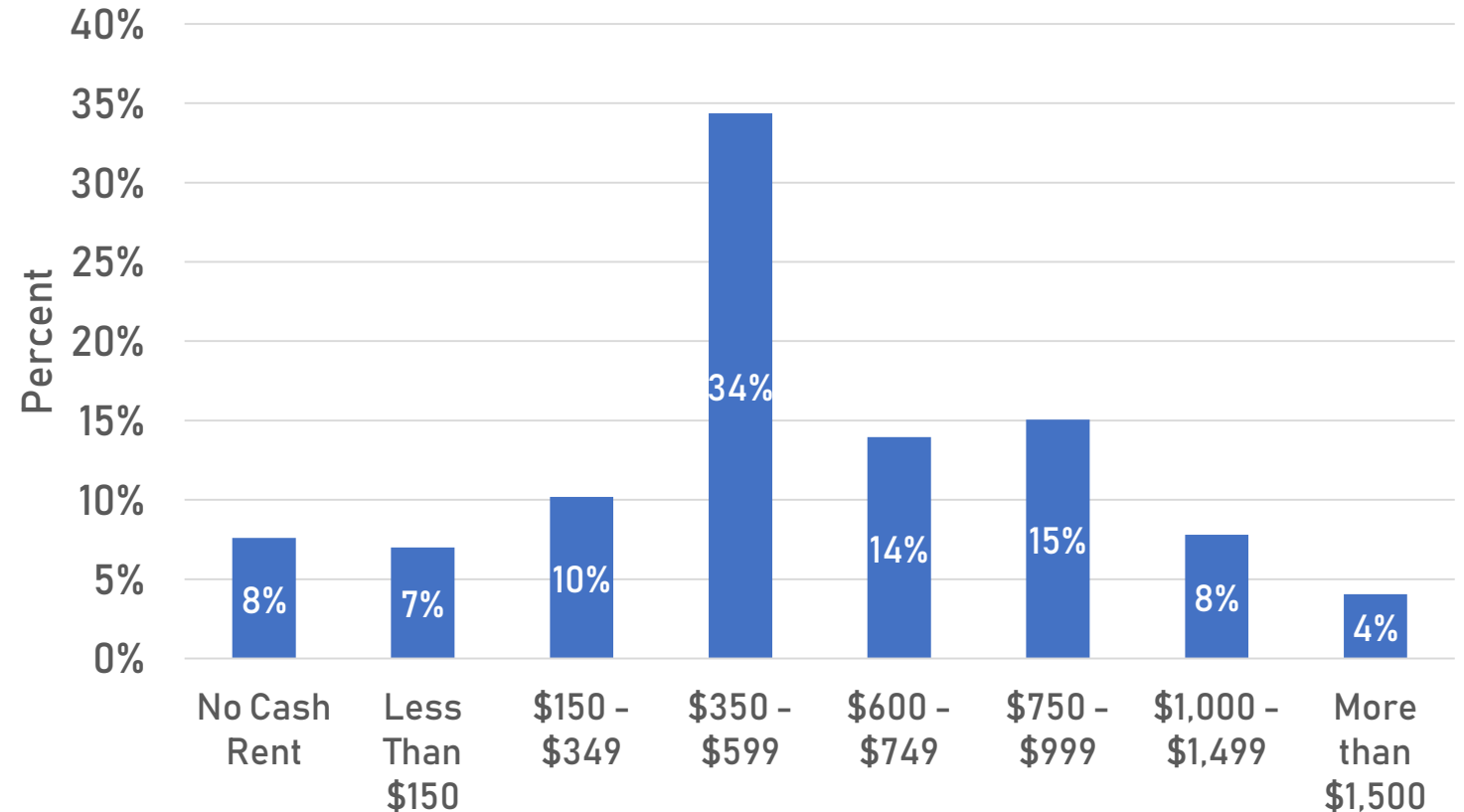
Basic Allowance for Housing (BAH) provides military personnel with monthly stipends between \$900 - \$1,900, depending on rank.

Single family homes rented exclusively to military members removes ownership units from the marketplace.

Rent distribution reflects LIHTC units, and rental properties that are not well maintained and command lower rents.

Monthly Gross Rent in Sumter

Source: ACS 2017



Barriers and Gaps

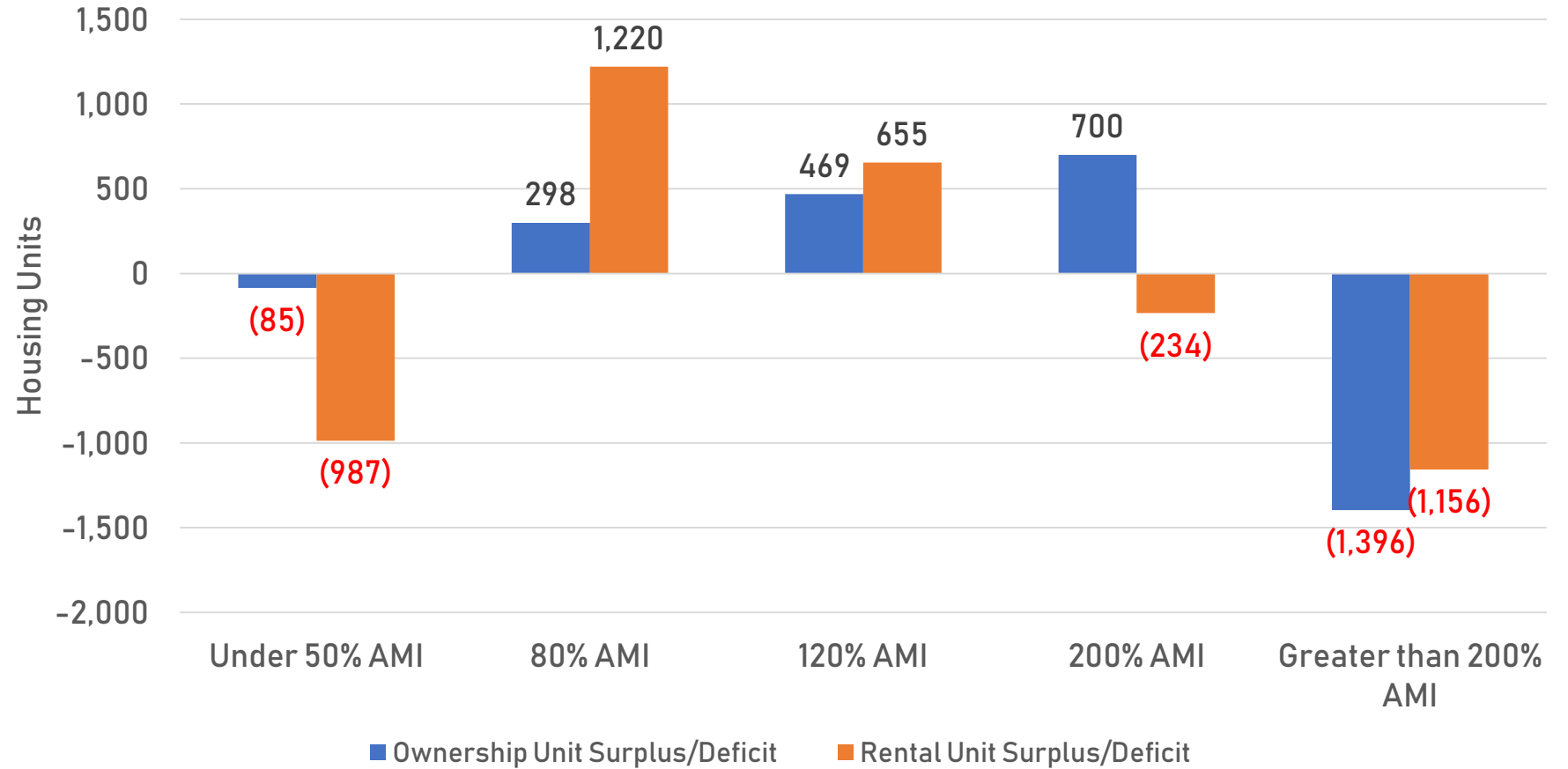
Ownership and Rental Housing Gap

Demand is strong and growing for affordable rental units and rental and ownership units for higher income households.

Supply of housing priced for households at 80% to 120% of AMI is high, therefore higher income households are buying down and lower income households are buying up.

Gap in Available Ownership and Rental Units by Income

Source: ACS, HUD, RKG



Gaps in the Market

Unit Size and Mixed-Use Development

- New apartment construction focused around 2BR and 3BR units, 1BR units in shorter supply.
- Lack of downtown mixed-use development with residential over commercial.
- Lack of multi-family condominium units across the city.

Rehabilitation of Older Homes and Neighborhoods

- Some neighborhoods have significant vacancy and blight challenges.
- Piecemeal redevelopment is difficult in these neighborhoods.
- Rehabilitation costs and financing are a hurdle.

Small-Scale Development Capacity

- Local developers were impacted by Great Recession.
- Sumter market has attracted tract builders from out-of-town.

Sumter Housing Authority

- Growth in demand for affordable housing.
- Existing affordable housing stock not sufficient to meet demand, voucher program oversubscribed.

Questions?