

HOUSING

Overview

The majority of homes in the City of North Augusta are single-family detached units. The percentage of single-unit homes in the City is higher compared to the County, MSA, and State. The occupancy rate of households in North Augusta is also higher. However, vacancy rates have slightly increased in the City since 2010. Housing values have increased since 2010 throughout the region, suggesting that housing in the region is making a recovery from the 2008 housing market crash. The median housing value for North Augusta is much higher than the County and MSA, but is very similar to other larger municipalities in the region as well as the State.

Most homes in North Augusta and the surrounding area are owner occupied. However, the City has a smaller percentage of owner-occupied housing compared to the County, MSA, and State, and has also experienced a 1.7% increase in renter-occupied housing since 2010. The percentage of family households in the City has increased significantly since 2010, and is relatively similar to the County, MSA, and State. In 2010, 60.5% of households were family households, while 66.2% of households were family households in 2019. Although the average household size has increased since 2010, there are still fewer people per household in North Augusta than the County, MSA, and State. This is likely due to the smaller family size that North Augusta experiences compared to these other regions.

Table 2.1: Housing Overview

Description	North Augusta	Aiken County	Augusta MSA	South Carolina
Housing Units	10,794	76,776	258,018	2,286,826
Occupancy Rate	90.4%	88.0%	83.4%	84.0%
Housing Units by Units in Structure				
• 1-unit	76.2%	70.4%	71.5%	66.3%
• 2 or more units	22.7%	9.9%	14.8%	17.5%
• Mobile Homes	1.1%	19.7%	13.7%	16.2%
Median Housing Value	\$161,100	\$147,300	\$146,100	\$162,300
Housing Tenure				
• Owner Occupied	66.1%	73.3%	68.7%	69.9%
• Renter Occupied	33.9%	27.4%	32.9%	30.6%
Family Households	66.2%	67.5%	67.1%	65.6%
Non-family Households	33.8%	32.5%	32.9%	34.4%
Persons per Household	2.31	2.45	2.71	2.54

Source: US Census Bureau, American Community Survey 2015-2019

Housing Values

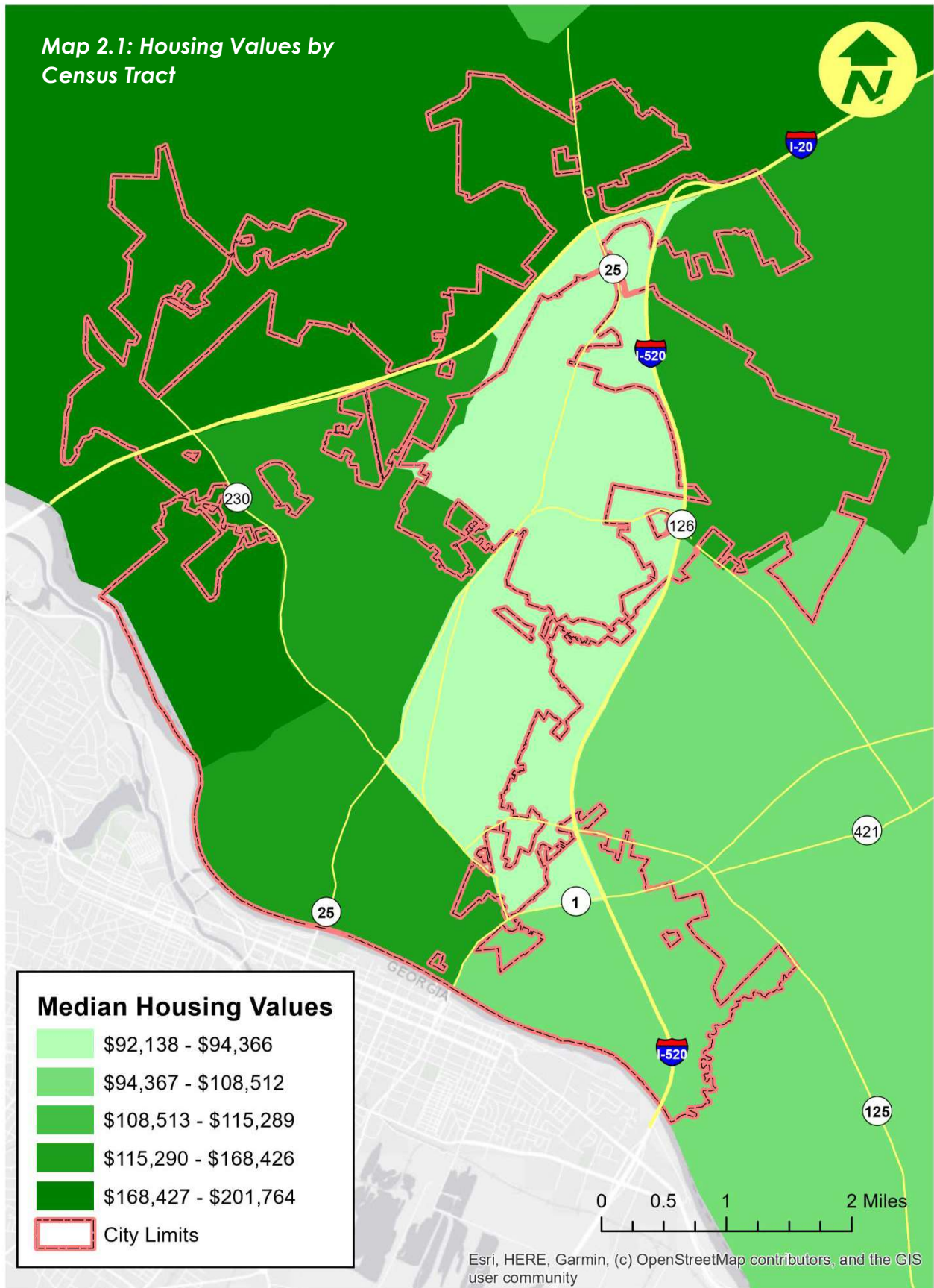
Housing values can vary significantly throughout a municipality. Housing in North Augusta is no exception. The majority of housing in North Augusta is between \$100,000 and \$200,000. Maps 2.1 and 2.2, on the previous pages, show the distribution of housing values throughout North Augusta at the Census tract and parcel level. Higher-income housing is located in the western part of the City as well as the northern tip of the City. Middle-income housing is located through the central and south-central region of the City along the river, as well as the northeastern tip of the City. Although the majority of high-end housing exists in the southwestern region of the City, several affluent neighborhoods exist in isolation from other housing in North Augusta. This includes the Hammonds Ferry neighborhood located in the southcentral region of the City along the riverfront, as well as the River Club and River North neighborhoods located in the southeaster region of the City along the riverfront.

Table 2.2: Estimated Owner-Occupied Housing Values (2019)

Owner-Occupied Value	Number of Houses	Percentage of Houses
Less than \$50,000	48	0.7%
\$50,000 to \$99,999	1,049	16.3%
\$100,000 to \$149,999	1,611	25.0%
\$150,000 to \$199,999	1,774	27.5%
\$200,000 to \$299,999	1,152	17.9%
\$300,000 to \$499,999	559	8.7%
\$500,000 to \$999,999	225	3.5%
\$1,000,000 or more	26	0.4%

Source: US Census Bureau, American Community Survey 2015-2019

Housing values in the region have been increasing at a consistent rate of approximately 2% each year since 2010, according to Census data. As of 2019, North Augusta has seen an approximate increase of 16% in its median housing value since 2010. These values are expected to continually increase throughout the coming years. Figure 2.1 below shows the region's median housing values from 2010 to 2019.



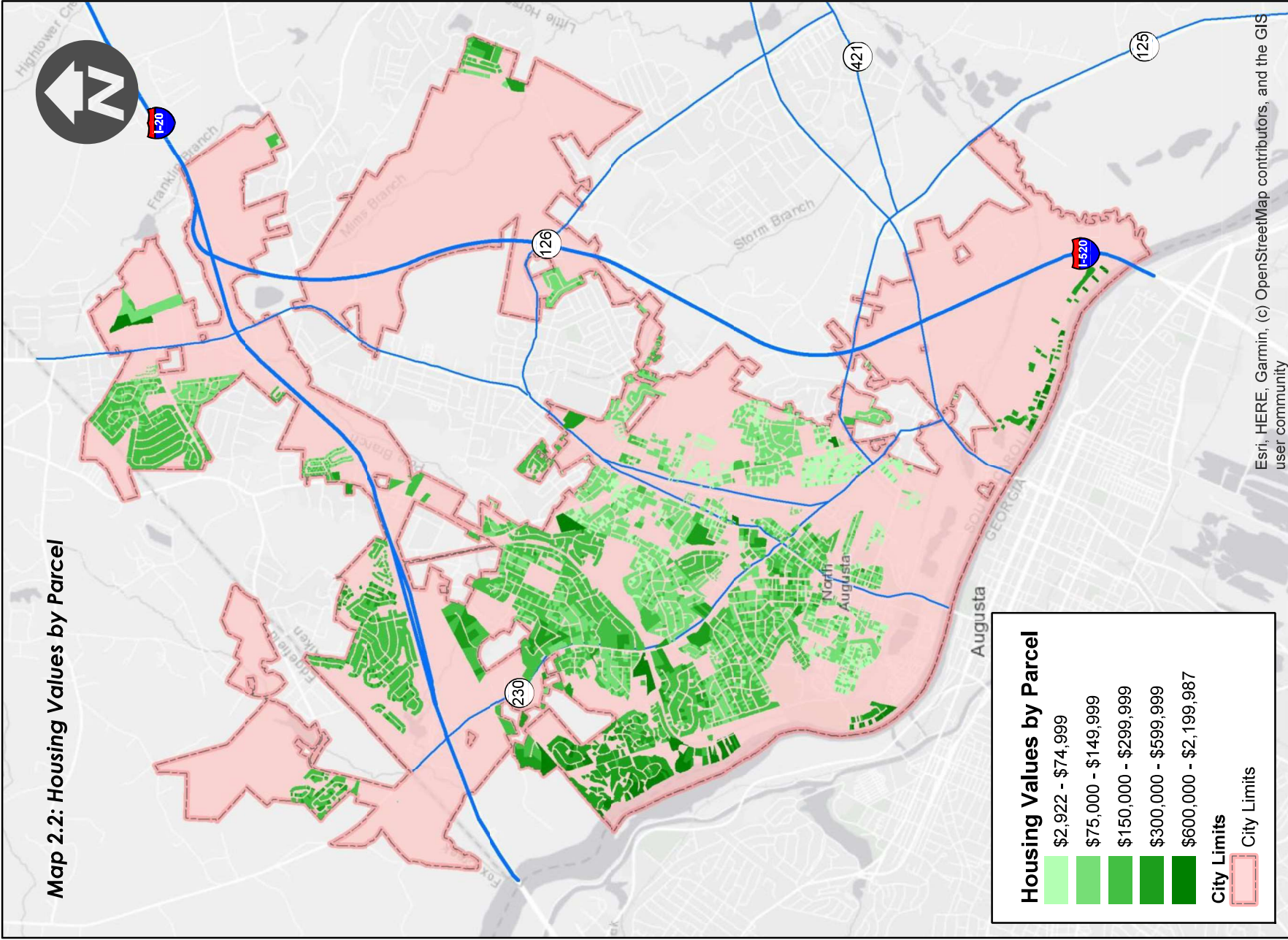
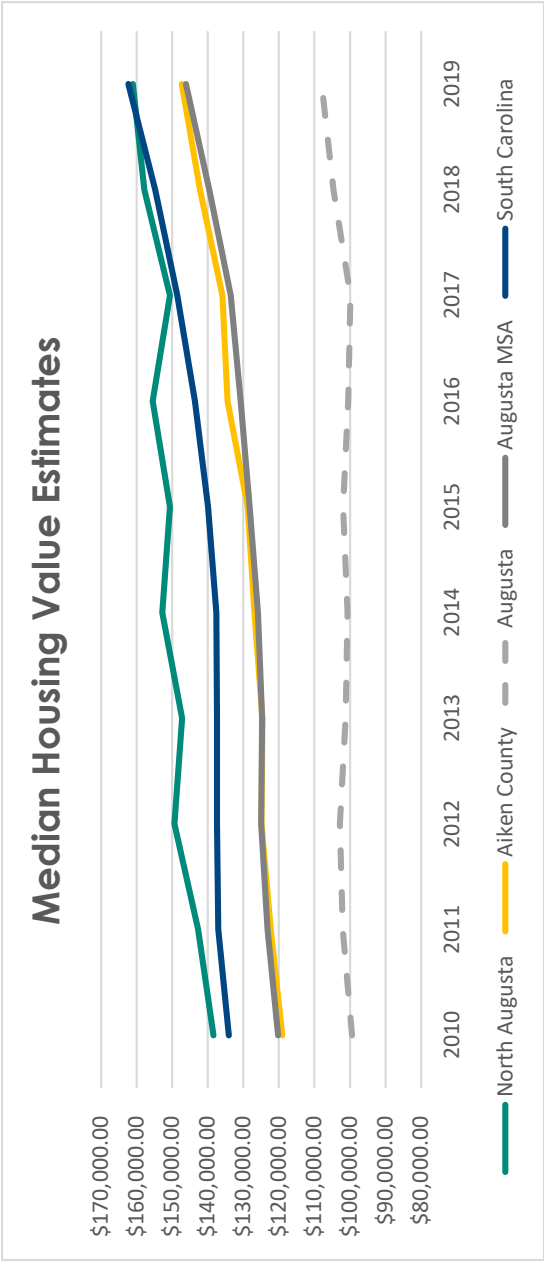
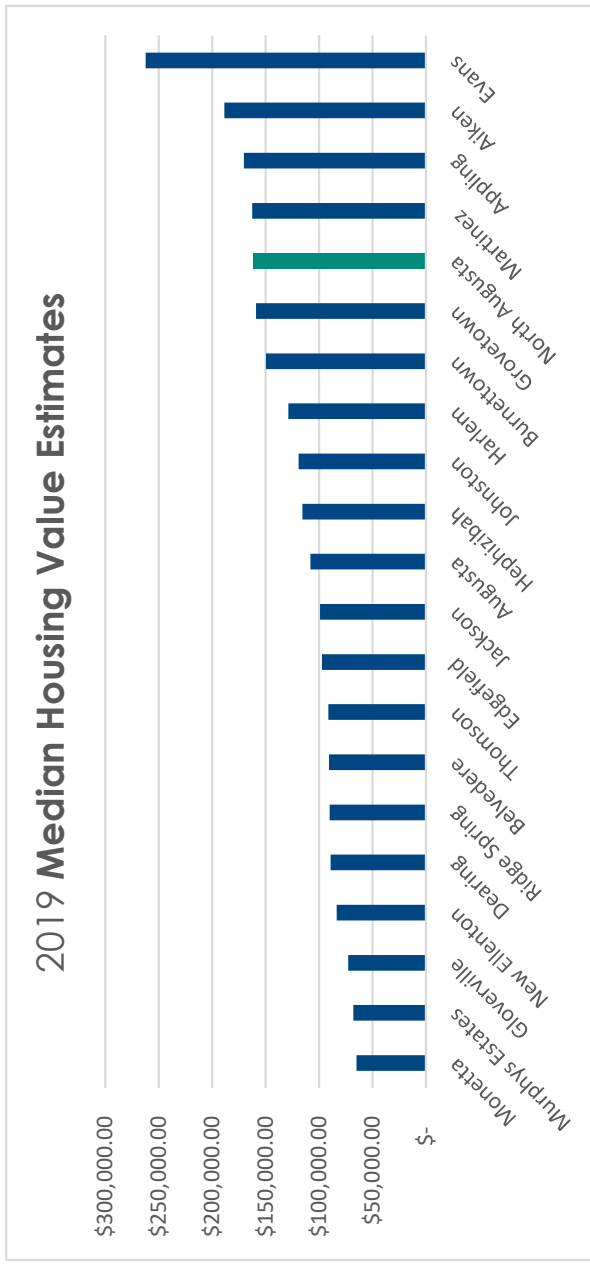


Figure 2.1: Median Housing Value Estimates by Region

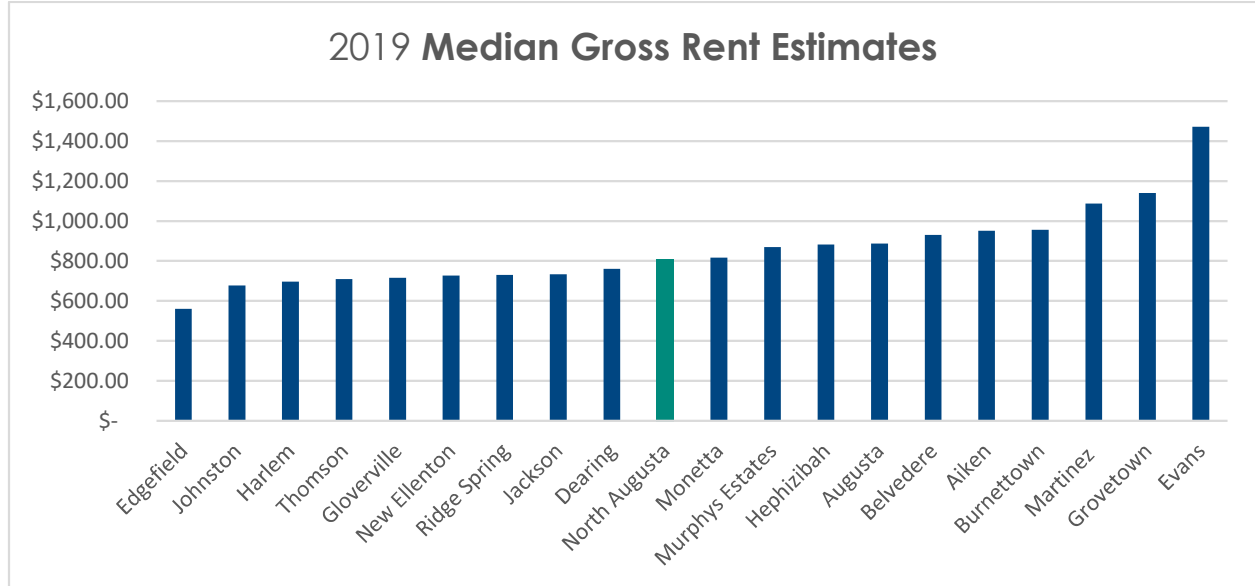


Source: US Census Bureau, American Community Survey 2010-2019

Figure 2.2: Median Housing Value Estimates by City (2019)



Source: US Census Bureau, American Community Survey 2015-2019

Figure 2.3: Median Rental Estimates by City (2019)

Source: US Census Bureau, American Community Survey 2015-2019

GOALS & STRATEGIES

2.1

REINVEST IN EXISTING NEIGHBORHOODS TO STRENGTHEN COMMUNITIES:

Commit funding to projects in the public realm to encourage infill development and redevelopment within existing neighborhoods.

- 2.1.1. Identify and categorize investments that need to be made in North Augusta's neighborhoods including sidewalk repair and expansion, lighting, landscaping, and wayfinding.
- 2.1.2. Establish a Neighborhood Improvement Program (NIP) for the continued investment in neighborhoods.
- 2.1.3. Encourage infill development on vacant and underdeveloped lots.
- 2.1.4. Preserve historic housing structures in downtown and surrounding neighborhoods.

- 2.1.5. Encourage more compact development patterns with higher quality design and building materials to increase and maintain property values.
- 2.1.6. Encourage live-work units in both residential and commercial areas.
- 2.1.7. Expand the definition and permissible size of accessory living units in residential areas of the city.

2.2

PROVIDE A MORE VARIED HOUSING STOCK TO ATTRACT AND RETAIN A MORE DIVERSE POPULATION:

Provide many different housing types to attract and retain the citizen population.

- 2.2.1. Promote mixed-income neighborhoods throughout North Augusta, especially in downtown and near employment centers.
- 2.2.2. Revise the zoning ordinance and map to incentivize a variety of housing types at higher densities, including multifamily, courtyard apartments, quadruplexes, duplexes, and accessory units, especially near Downtown and activity centers.

2.3

IMPROVE URBAN NEIGHBORHOODS:

Invest in improvements in neighborhoods surrounding downtown.

- 2.3.1. Improve pedestrian facilities in neighborhoods.
- 2.3.2. Make additional connections in existing street network.