

## ***Chapter 7: Housing***

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### **7.1 Overview**

In analyzing housing trends and conditions in the Town of Edisto Beach, 1990 and 2000 Census data and 2000-2002 building permit information collected by the Town were used. Because the Town is a seasonal resort community, reliable information on year-round occupancy is compromised by the fact that the Census data was collected in April, which is the off-season for the community.

Although now dated, Census data for the Town is useful for demonstrating trends, while the building permit information provides recent and specific details on the types of housing units that have been built since the Census data was collected. The 2003 update of the Town of Edisto Beach's Comprehensive Plan also included a windshield survey of the exterior conditions of all of the dwelling units in Edisto Beach. The results of the housing conditions survey should be utilized by the Town to track future growth and development as well as changes in housing conditions and maintenance levels to identify potential problems and also to ensure that future residential development maintains and enhances the unique physical character of Edisto Beach.

### **7.2 Housing Trends**

#### **Total Housing Units**

The 2000 Census data indicates that, like the rest of the Southeastern U.S. in the last ten years, the Town of Edisto Beach and Colleton County experienced an increase in the number of houses built, while the median cost of housing grew even more dramatically. The total number of housing units in the Town of Edisto Beach grew by 29.2 percent from 1990 to 2000. The number of housing units in Colleton County increased by 21.5 percent (Table 13).

**Table 13. Town of Edisto Beach & Colleton County Housing:  
Number of Units, Value, & Rent (1990-2000)**

<b>Town of Edisto Beach</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Total Housing Units	1,382	1,786	29.2
Median Home Value*	\$141,000	\$320,300	127.2
Median Gross Rent (monthly, off-season)	\$408	\$750	83.8
<b>Colleton County</b>			
Total Housing Units	14,926	18,129	21.5
Median Home Value*	\$47,400	\$73,200	54.4
Median Gross Rent (monthly, off-season)	\$177	\$405	128.8

Source: U.S. Census Bureau 1990 & 2000

\*Census reports only the value of owner occupied housing

Housing growth has continued since the Census, with a total of 169 building permits issued from 2001-2008. In 2006, the Town issued a total of 37 building permits: 17 for single-family homes and 20 were for duplexes. In 2007 and 2008, with a declining housing market, the number of building permits decreased to 24 and 21, respectively. Thirty permits were issued for single-family homes, ten for duplexes and five for multi-unit structures. There has been a gradual decline in the housing activity at Edisto Beach; in 2000 there were 53 total building permits issued. This indicates a -60.38 percent change in building permits from 2000-2008, which reflects the national economic trends regarding housing in late to 2007 to 2009.

**Table 14. Town of Edisto Beach Building Permits (2000-2002)**

<b>Town of Edisto Beach Building Permits 2006-2008</b>			
<b>Building Type</b>	<b>Building Permits 2006</b>	<b>Building Permits 2007</b>	<b>Building Permits 2008</b>
Single-family	17	18	12
Duplex	20	6	0
Multi-plex	0	0	5
<b>TOTAL</b>	<b>37</b>	<b>24</b>	<b>21</b>

Source: Town of Edisto Beach, 2009

## **Median Price**

From 1990-2000, the median home price in the Town more than doubled to \$320,300- a rate of 127 percent. Some of this increase was likely due to the overall growth in the economy in the 1990s, when second home sales peaked throughout the U.S. Census data is not available for the period after 2000, but anecdotal evidence shows that prices increased again during the “boom” years between 2000 and 2007. Since that time, prices have apparently declined, as they have throughout much of the U.S. The results of the 2010 Census will be available by early 2011 and should be used to update this section at that time. As the population ages and retirees choose to live permanently in what had been summer resorts, the demand for and cost of housing will probably also increase. The limited amount of available property on the island will also likely push housing costs further upward.

## **Housing Tenure**

Trends in home owner occupancy may be an indicator of whether an area is improving or declining; in Edisto Beach, it is more likely to be an indicator of an increase in the number of units owned as investments and rented to seasonal residents. As noted earlier, the Census collected owner and renter occupancy in April, months before peak vacation season, and this information is best used for reviewing off-season trends. From 1990 to 2000, the number of occupied units grew 105 percent, indicating that the number of fulltime residents doubled in just ten years (Table 15). It should also be noted that vacant housing was 88 percent of all housing in 1990 and 81.5 percent in 2000.

**Table 15. Town of Edisto Beach and Colleton County-  
Housing Units & Occupancy (1990-2000)**

<b>Town of Edisto Beach Housing</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Total Housing Units	1,382	1,786	29.2
Occupied	161	330	105
Vacant (off-season)	1,221	1,456	19.2
Owner Occupied	136	276	102.9
Renter Occupied	25	54	116
<b>Colleton County</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Total Housing Units	14,926	18,129	21.5
Occupied	12,040	14,470	20.2
Vacant (off-season)	2,886	3,659	26.8
Owner Occupied	9,560	11,612	21.5
Renter Occupied	2,480	2,858	15.2

Source: U.S. Census Bureau 1990 & 2000

### **7.3 Housing Survey**

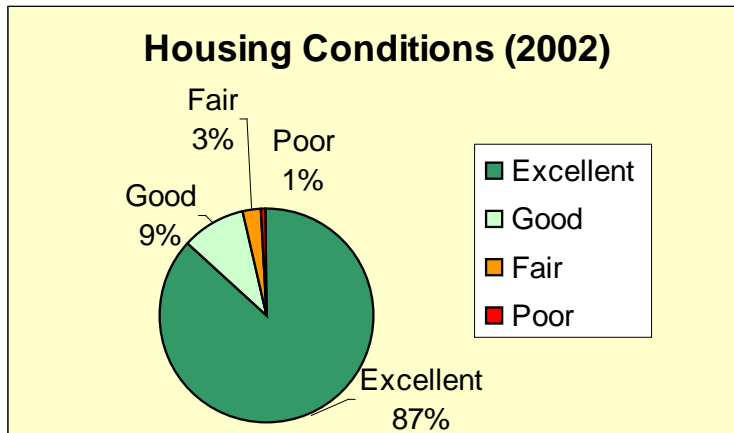
#### **Methodology and Approach**

During November through February, 2002-2003 a windshield survey of the exterior conditions of the houses in the Town of Edisto Beach was made. For purposes of that study, housing units included all single-family (site-built structures and manufactured homes) and multi-family units (apartments, condominiums, duplexes, and quadplexes). The survey represented nearly all of the units in the study area at the time; due to problems of access and visibility, it was not possible to achieve 100 percent coverage. It was conducted in the off-season, and the majority of the units were unoccupied. Because this study was done in 2003, it may be considered slightly out-of-date. Conditions on the ground have changed, as 157 permits were issued from 2004-2008, and other renovations, deterioration and tear downs may have occurred.

A copy of the survey data entry form, which was developed as an ACCESS database, is located in the Appendix. The complete database, including an entry for each property and a picture of each house surveyed, has been provided to the Town on a CD-ROM. Each entry in the database corresponds to a picture showing the condition of each home in order to assist Town staff to enforce the land and building ordinances. The Town should update the database in the near future in order to make it useful again.

Of the housing units surveyed, there were three manufactured homes, 50 multifamily units, and 1,502 single-family residential units. The survey indicated that 1,304 (87%) of the single-family houses needed little to no improvements (Chart 2) and were classified as being in “Excellent Condition.” There were 142 single-family housing units (9%) in “Good Condition” needing moderate improvements of 11 to 30 percent of the structure. An additional 44 single-family homes (3%) were categorized being in “Fair Condition” and needing major improvements to up to 50 percent of the unit. Only 12 single-family housing units (less than 1 % of the total housing stock) were judged to be in “Poor Condition,” which means they were dilapidated and needing major improvements to 51 percent or more of the structure.

**Chart 2. Town of Edisto Beach Housing Conditions**

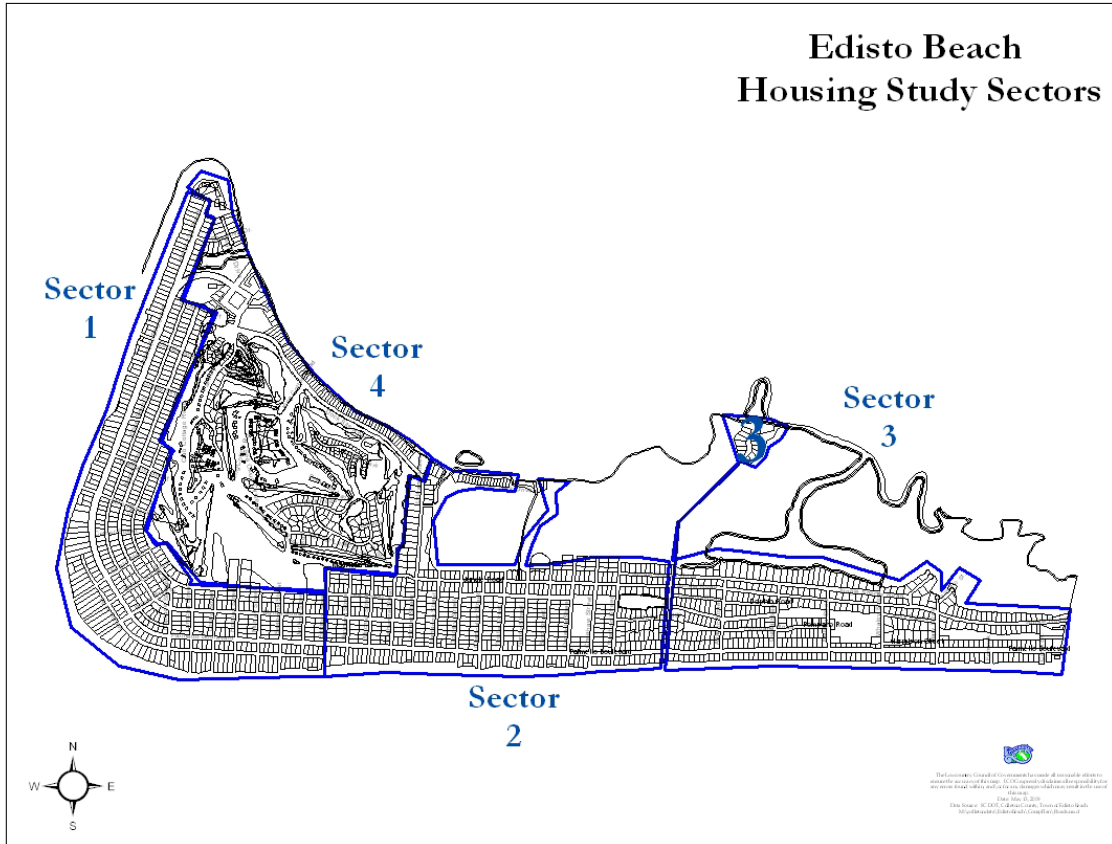


### **Sector 1- West End**

Sector 1 is located on the western side of the island (Map 5.1). The Sector includes part of Palmetto Boulevard up to the front beach and much of the housing up to the Ocean Ridge development. The study area ends at Yacht Club Road. The housing units include the Bay Point condominiums at the end of the island. Of the units evaluated in this sector, there are three manufactured homes and 387 single-family residences. Nine multifamily units in this sector were in excellent condition. The conditions of the single-family and manufactured housing units in Sector 1 follow:

<b>Sector 1 Single-family and Manufactured Housing Conditions</b>	
<b>Condition</b>	<b>Housing Units</b>
Excellent	342
Good	29
Fair	15
Poor	4
<b>Total</b>	<b>390</b>

Map 5.1, Sectors



**Sector 2- Middle Beach**

Sector 2 includes the middle section of the Town from Jungle Shores Drive to the front beach along Palmetto Boulevard (Map 5.1). This sector includes no manufactured homes, nine multifamily units, and 495 single-family homes. Eight multifamily units were in excellent condition and one was in good condition. The housing conditions for the single-family residences follow:

<b>Sector 2 Single-family Housing Conditions</b>	
<b>Condition</b>	<b>Housing Units</b>
Excellent	411
Good	63
Fair	18
Poor	3
<b>Total</b>	<b>495</b>

**Sector 3- East Entrance**

Sector 3 includes the entrance to the island and is primarily commercial and single-family residential (Map 5.1). The sector extends from the entrance to Portia Street and includes all of the homes between the beach off Palmetto Boulevard and the waterway on Jungle Shores Drive. There are no manufactured homes, three multi-family units and 296 single-family homes in this Sector. One of the multi-family units was in excellent condition and the other was in good condition. The housing conditions of the single-family residential units follow:

<b>Sector 3 Single-family Housing Conditions</b>	
<b>Condition</b>	<b>Housing Units</b>
Excellent	233
Good	48
Fair	10
Poor	5
<b>Total</b>	<b>296</b>



### **Sector 4- Ocean Ridge**

Sector 4 includes the planned unit development (PUD) of Ocean Ridge, the houses along Dock Site Road, and the units up to Yacht Club Road (Map 5.1). As of November 2002 Ocean Ridge alone included 222 single-family residences, 98 duplexes, 371 condominiums. There are no manufactured housing units in the sector, 30 multifamily units and 321 single-family homes. All of the multi-family units were in excellent condition. The conditions of the single-family housing units follow:

<b>Sector 4 Single-family and Duplex Housing Conditions</b>	
<b>Condition</b>	<b>Housing Units</b>
Excellent	318
Good	2
Fair	1
Poor	0
<b>Total</b>	<b>321</b>

### **Goal**

- Provide for safe, adequate, and diverse housing

### **Recommendations**

- Ensure development is compatible with existing uses and design standards.
- Ensure that the Town's zoning ordinance allows for a variety of housing types, striving for a diverse housing stock.
- Remove unusable housing units and other structures to provide infill lots for more residential development.
- Require that all new residential developments within the Town are connected to public water, and that they have adequate roads and drainage.
- Conduct another housing study to keep the information up-to-date.
- Require all new or significantly improved homes to improve the sidewalk adjacent to their lot.