



**Greenville
County**

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MEMORANDUM

DATE: June 1, 2018
TO: County Council
FROM: Joe Kernell
SUBJECT: Affordable Housing Permit Fees

Please find attached a proposed program policy to reduce the cost of permit fees for the construction of affordable housing within the County. This program was formulated at the request of Councilman Ennis Fant to review ways to encourage the construction of affordable housing units within the County.

The proposed program's purpose is to encourage developers and builders to develop affordably priced housing units in the unincorporated area of Greenville County, by offering a 50% reduction of Building, Land Disturbance, Encroachment, Zoning, Subdivision and Floodplain permitting fees on an eligible project. Eligible housing projects are defined as single-family residential detached and single-family residential attached such as a condominium or townhome. The homes within the project shall be listed and sold as owner-occupied and the homes shall be listed and sold for a price not to exceed \$160,000.

This item is included on the Planning and Development Committee agenda on June 4, 2018.

Greenville County Affordable Housing Permit Fee Waiver Program

In order to encourage developers and builders to develop affordably priced housing units in the unincorporated area of Greenville County, the County will offer a 50% reduction of Building, Land Disturbance, Encroachment, Zoning, Subdivision and Floodplain permitting fees on an eligible project.

In order to qualify for the reduction, the project must meet the following criteria:

- Eligible housing projects are defined as single-family residential detached and single-family residential attached such as a condominium or townhome. The homes within the project shall be listed and sold as owner-occupied. The homes shall be listed and sold for a price not to exceed \$160,000.
- Eligible housing projects also includes the preservation of and renovation of existing affordable housing stocks including single family as specified above as well as rental units.
- Applicant must apply for and receive approval of the 50% reduction of County permit fees at the time the permit application(s) is/are made for the project. Supporting documentation of housing type, design and cost shall be provided as part of the application. An affidavit shall accompany the request and must be completed by the applicant at the time the permitting is handled in order to receive the reduction of the fees.
- The project must be located in the unincorporated area of Greenville County close to public transportation and/or places of employment where affordable housing is needed to provide a ready workforce.
- The reduction in fees only applies to units that meet the affordability requirements and not to the entire development if some of the units in a development are market rate.
- Eligible sales are arm's length transaction where the housing unit is sold to an owner/occupant for no more than \$160,000.