



*City of Clemson*  
PLANNING & CODES ADMINISTRATION

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MEMO TO:                   Clemson Planning Commission Members

FROM:                     Sharon Richardson, Planning & Codes Director

SUBJECT:                 Proposed Zoning Text Amendment --- 2012-R-11, Affordable Housing  
Analysis

DATE:                     June 4, 2012

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In 2007, the South Carolina General Assembly amended the Comprehensive Planning Enabling Act of 1994 to add the priority investment element (PIE) to the required components of the comprehensive plan. Included in this amendment was the requirement that each jurisdiction evaluate its local regulatory program to determine if their standards create barriers to the provision of affordable housing in the subject jurisdiction. When the city's PIE was prepared and adopted last year, this section was inadvertently left out of the document. A draft of the required analysis has been prepared and is being submitted for review/recommendation by the Commission prior to being forwarded to the City Council for adoption.

As was discussed at the Commission's workshop of June 4, 2012, the affordable housing analysis looked at the existing housing market in the City of Clemson, as well as, several factors that influence the availability of affordable housing. The main factors identified were the lack of undeveloped land inside the current corporate limits, the low-density/large-lot pattern of development that largely predated the city's regulatory program, and the impact of rental housing geared toward the student population. Based on this review, the analysis concluded that, while there is a lack of affordable dwellings in Clemson, the regulatory program has not significantly contributed to this problem.

The draft of this analysis has been placed on the Commission's agenda for recommendation to City Council. Please let me know if you have any questions regarding this document in preparation for the meeting.