

**City**  
Explained<sup>Inc.</sup>

# Housing Affordability Analysis

In Support of the Development  
Impact Fee Study Update Report

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Fort Mill, SC



**Final Document**

February 10, 2020

The South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Title 6, Article 9, Chapter 1) requires preparation of a report that estimates the effect of imposing development impact fees on the affordability of housing in the jurisdiction. This analysis must be presented to Town Council prior to the adoption of a development impact fee ordinance that includes fees for residential development. The housing affordability analysis that follows considers the effect of impact fees updated in 2020 for parks and recreation, fire protection, municipal facilities and equipment on affordable housing in the Town of Fort Mill.

The discussion is organized under eight general headings: maximum allowable impact fee, definition of affordable housing, personal income profile, housing supply, cost of homeownership, cost of renting, cost burden analysis, and conclusion.

### **Maximum Allowable Impact Fee**

Maximum allowable impact fees are presented in the *Development Impact Fee Study Update Report for Fort Mill*. Typically, Town Council will apply a discount rate to the maximum allowable impact fees presented in the report to provide a reasonable fee for continued residential and non-residential investment, or to ensure impact fees collected do not exceed the cost of providing capital facilities identified to accommodate new development. The amount of the discount rate is solely a policy decision for Town Council.

The *Development Impact Fee Study Update Report for Fort Mill* recommends a discount rate be applied to the maximum allowable impact fees presented in the report. Specific discount rates have not been established for the three categories at this time. Therefore, this analysis assumes the most conservative condition (i.e., maximum allowable impact fee amounts) for assessing the effect of proposed impact fees on affordable housing in Fort Mill. It is expected that the cost burden analysis presented in this report would improve with the adoption of a discount rate by Town Council.

### **Definition of Affordable Housing**

The South Carolina Development Impact Fee Act defines affordable housing as “housing affordable to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the government entity”. The Act is silent on a preferred methodology for examining housing affordability for families whose income does not exceed 80 percent of the median income. This analysis assumes a cost burden ratio of 30 percent to calculate housing affordability for these families, which is consistent with criteria used by the US Housing and Urban Development Department (HUD).

### **Personal Income Profile**

Personal income and wealth represent the ‘purchasing power’ of residents in the Town of Fort Mill to secure housing. Real estate developers study income levels and income patterns to make development decisions, such as whether to build for-sale or rental housing. Residents’ income and personal wealth also have a significant impact on the transition to homeownership.

Compensation in the Town of Fort Mill is represented by household income, which includes all wages, tips, and bonuses earned from employment, as well as retirement income earned from a pension plan or retirement account.

Households include all residents living in the home, related or unrelated. Average household income is reported by place of residence, which represents the purchasing power for employees that reside in the Town of Fort Mill.

The median annual household income reported for the Town of Fort Mill is \$71,436 (US Census Bureau, 2013-2017 American Community Survey, Table B19013). Annual household income assumed for a family making 80 percent of the reported median is \$57,149 (i.e.,  $\$71,436 \times 0.80 = \$57,149$ ). Monthly household income for these families is \$4,762 (i.e.,  $\$57,149 / 12 \text{ months} = \$4,762$ ).

## Housing Supply

Housing unit estimates for the Town of Fort Mill are published by the US Census Bureau. Current data estimates there are 5,580 total housing units in town (US Census Bureau, 2013-2017 American Community Survey, Table DP04). 5,366 of these units are reported occupied, and 214 of these units are reported vacant. The preference for housing types and neighborhood styles varies across the jurisdiction. This section focuses on two general housing categories: owner-occupied homes and renter-occupied homes.

### *Owner-Occupied Homes*

Owner-occupied homes are occupied by the owner of the unit. They are site-built homes, typically purchased using a mortgage. Owner-occupied homes represent the dominant housing type in Fort Mill. Current data estimates there are 3,517 owner-occupied homes in town (US Census Bureau, 2013-2017 American Community Survey, Table DP04). This represents approximately 66 percent of all occupied housing units reported (i.e.,  $3,517 / 5,366 = 66\%$ ).

Housing unit estimates for the Town of Fort Mill report 50 for-sale homes are available for new residents (US Census Bureau, 2013-2017 American Community Survey, Table B25004)\*. This includes unoccupied or vacant homes for sale (46), sold units not yet occupied (0), and units used for seasonal, recreational, or occasional uses (4). These homes represent 0.89-percent of the total housing units reported in town. None of these homes would be subject to development impact fees at the time of sale.

*Note:*

\* = There were 115 housing units listed as "other vacant" in the American Community Survey that were not identified as either owner-occupied homes or rental homes. These homes would also be available to new residents. These homes represent 2.06% of the total housing units reported in the town.

### *Renter-Occupied Homes*

A rental home is occupied by a tenant through lease agreement, which gives the tenant the right to use the rental property for a period of time, usually one calendar year. Current data estimates there are 1,849 occupied rental homes in Fort Mill (US Census Bureau, 2013-2017 American Community Survey, Table DP04). This represents approximately 34 percent of all housing units in the town (i.e.,  $1,849 / 5,366 = 34\%$ ).

Housing unit estimates for Fort Mill report 49 rental homes are available for new residents (US Census Bureau, 2013-2017 American Community Survey, Table B25004)\*. This includes unoccupied site-built homes, mobile homes, apartments, townhomes, etc. for rent or rented units not yet occupied. These homes represent 0.88-percent of the total housing units in the town. None of these homes would be subject to development impact fees at the time of sale.

Note:

\* = There were 115 housing units listed as "other vacant" in the American Community Survey that were not identified as either owner-occupied homes or rental homes. These homes would also be available to new residents. These homes represent 2.06% of the total housing units reported in the town.

## **Cost of Homeownership**

The cost of owning a home is represented by ten general categories: purchase price; Town development impact fees; school development impact fee; mortgage payment; property tax; storm water management fee; solid waste collection fee; water, sewer and electric utilities; telephone, cable and internet utilities; and homeowners insurance. Costs within the ten general categories may vary depending on the size, condition, and location of a home in the town. Data and assumptions used for the analysis are summarized below.

### *Purchase Price*

The median home value was used to estimate the purchase price of a home. The American Community Survey estimates the median value of a home in the Town of Fort Mill is \$222,700. (US Census Bureau, 2013-2017 American Community Survey, Table B25077).

### *Town Development Impact Fees (Current System)*

The Town of Fort Mill collects development impact fees for three categories — parks and recreation, fire protection, and municipal facilities and equipment — on all new residential dwelling units built in Fort Mill. The purchase price of a home used for the housing affordability analysis assumed the influence of all three impact fee categories applicable to residential development were already reflected (presumably incorporated by the developer) in the purchase price of a home since the Town's development impact fee system was adopted in 2014.

### *School Development Impact Fee*

York County School District 4 collects a development impact fee for all new residential dwelling units built in Fort Mill. The fee increased in 2018 from \$2,500 per single-family home to \$18,158 per single-family home. The influence of the increased fee amount (i.e., \$15,658 per home) was not assumed in the current estimate for the purchase price of a home because the fee amount was adopted by York County Council in 2018. Therefore, this analysis assumes the most conservative condition (i.e., 100% of the increased fee amount is passed on to the home buyer) for increasing the purchase price of a home to reflect the influence of the school's updated development impact fee (i.e., \$222,700 + \$15,658 = \$238,358).

### *Mortgage Payment*

A conventional, fixed-rate 30-year mortgage was assumed to estimate typical monthly costs of principle and interest on a home loan. The down payment for a loan was assumed to be 20 percent of the purchase price (i.e., \$238,358 x 20% = \$47,671). The loan amount for the mortgage was determined by subtracting the down payment from the purchase price (i.e., \$238,358 - \$47,671 = \$190,687). An interest rate of 3.438-percent (APR) was assumed for the

home purchase based on a survey of competitive interest rates in the region ([www.bankrate.com](http://www.bankrate.com)). Based on the loan amount of \$190,687, the monthly payment on a 30-year fixed mortgage is \$849.90.

#### *Property Tax*

The Town of Fort Mill collects property tax using a millage rate of 0.2872 (quoted from the York County Assessor's Office website) per \$1,000 of value for residential properties. An assessment ratio of 4-percent is applied to the full property value (per State Law) for calculating tax payments on properties that have been domiciled (i.e., declaring the property as the owner's primary legal residence). For this analysis, annual property taxes for a home valued at \$238,358 were assumed to be \$2,738 (i.e.,  $\$238,358 \times 0.04 \times 0.2872 = \$2,738$ ). A monthly estimate for property taxes is \$228.19 (i.e.,  $\$2,738 / 12 = \$228.19$ ).

#### *Storm Water Management Fee*

The Town of Fort Mill collects an annual storm water management fee for the operation and maintenance of the Town's storm water management system. The analysis assumes a fee of \$72 per year for a residential dwelling unit in accordance with the Town's Storm Water Management Ordinance (adopted June 23, 2014).

#### *Solid Waste Collection Fee*

The Town of Fort Mill collects an annual solid waste collection fee for curbside trash pickup and recycling services. The analysis assumes a fee of \$228 per year in accordance with the Town's 2018-2019 Utility Rate Schedule.

#### *Water, Sewer & Electric Utilities*

The Town of Fort Mill collects water and sewer utility fees to offset costs for the draw and distribution of water and the collection and treatment of sanitary sewer waste in the town. This analysis assumes a fee of \$35.84 per month for residential water service and \$49.80 per month for residential sewer service in accordance with the Town's Annual Budget, Appendix A – Fee Schedule for Fiscal Year 2018-2019. Monthly electric costs for a home were estimated to be \$110.10 per month ( $\$0.0984 \text{ per KWh} \times 1,119 \text{ KWh per month used on average} = \$110.10$ ) ([www.electricitylocal.com/states/south-carolina/fort-mill/](http://www.electricitylocal.com/states/south-carolina/fort-mill/)).

#### *Telephone, Cable & Internet Utilities*

Comporium provides telephone, cable, and internet service in Fort Mill. Their website publishes a promotional one-year cost of \$144.99 per month for combined cable, telephone, and internet service for new customers ([www.comporium.com](http://www.comporium.com)).

#### *Homeowners Insurance*

Homeowners insurance provides financial protection against natural disasters. It generally insures the home and the items within it. The price of homeowners insurance varies, influenced by the location of the home, deductible levels, and the insurance company providing the policy. The average cost of homeowners insurance in Fort Mill was estimated to be \$1,356 per year ([www.insurance.com/south-carolina-homeowners-insurance](http://www.insurance.com/south-carolina-homeowners-insurance)).

### *Monthly Payment*

Based on the forgoing, the monthly payment for a home of median value in the Town of Fort Mill was estimated to be \$1,556.82 for the baseline condition. A worksheet for estimating the monthly homeowner payment is included in an appendix of the report.

### **Cost of Renting**

The cost of renting a home was estimated using information published by the US Census Bureau. The median gross rent (including all utilities and rental insurance) in the Town of Fort Mill was estimated at \$927 (US Census Bureau, 2013-2017 American Community Survey, Table B25064).

The Town of Fort Mill collects development impact fees for three categories — parks and recreation, fire protection, and municipal facilities and equipment — on all new residential dwelling units built in Fort Mill. The median gross rent of a home used for the housing affordability analysis assumed the influence of all three impact fee categories applicable to residential development were already reflected (presumably incorporated by the property owner) in the median gross rent of a home since the Town's development impact fee system was adopted in 2014.

York County School District 4 collects a development impact fee for all new residential dwelling units built in Fort Mill. The fee increased in 2018 from \$2,500 per multifamily home to \$12,020 per multifamily home. The influence of the increased fee amount (i.e., \$9,520 per home) was not assumed in the current estimate for median gross rent of a home because the fee amount was adopted by York County Council in 2018. Therefore, this analysis assumes the most conservative condition (i.e., 100% of the increased fee amount is passed on to the renter) for increasing the median gross rent assumption. The monthly increase assumes a 36-month payback period for the property owner to recoup his or her school impact fee (i.e.,  $\$927 + \$264 = \$1,191$ ).

### **Cost Burden Analysis**

Cost burden for affordable housing is measured as the ratio between payments for housing (including property taxes, fees, utilities, and insurance) and reported gross household income (US Housing and Urban Development Department, 2009). A cost burden analysis for the Town of Fort Mill was prepared for residents that purchase homes and residents that rent homes.

The South Carolina Development Impact Fee Act defines affordable housing as "housing affordable to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the government entity". Annual household income assumed for a family making 80 percent of the reported median in Fort Mill is \$57,149. Monthly household income for these families is \$4,762 (i.e.,  $\$57,149 / 12 \text{ months} = \$4,762$ ). A cost burden ratio of 30 percent was used to calculate housing affordability for the town (US Housing and Urban Development Department, 2009).

*Scenario 1: Baseline Condition (Existing Impact Fees Collected)*

Table 1 summarizes the cost burden analysis for residents purchasing or renting a home in Fort Mill with the influence of the existing development impact fees (cost and category) included. More information on average monthly household income and the cost of homeownership or renting a home is provided earlier in the report.

**Table 1: Cost Burden Analysis with No Town Impact Fees**

Condition	Monthly Income	Monthly Cost ^	Cost Burden
Owner-Occupied	\$4,762	\$1,557	32.70%
Renter-Occupied	\$4,762	\$1,191	25.00%

Note:

^ = calculations for the monthly cost of an owner-occupied housing unit are summarized in the appendix of the report.

Based on Table 1, owner-occupied housing in the Town of Fort Mill is not affordable to families whose income does not exceed 80 percent of the median income. Renter-occupied housing remains affordable to Town residents using the same cost burden threshold.

*Scenario 2: Anticipated Condition (Update to Existing Town Development Fees Collected)*

Scenario 2 considers the cost burden for residents purchasing or renting a home in Fort Mill with the influence of the updated development impact fees included. Maximum allowable impact fees are presented in Chapter 5 of the *Development Impact Fee Study Update Report for Fort Mill*. It is assumed a discount rate will be applied to these fees in the future (see discussion on page 1 of this report). However, the analysis assumes the most conservative condition — maximum allowable impact fee amounts — for assessing the effect of updated development impact fee amounts on affordable housing in Fort Mill. The cost burden analysis presented in this report is expected to improve with the adoption of a discount rate by Town Council. Table 2 summarizes maximum allowable impact fee information from the *Development Impact Fee Study Update Report for Fort Mill* (Chapter 5).

**Table 2: Maximum Allowable Impact Fees**

Ownership Category	Max. Allowable Impact Fee
<b>Parks &amp; Recreation</b>	
Owner-Occupied	\$1,491
Renter-Occupied	\$1,139
<b>Fire Protection</b>	
Owner-Occupied	\$578
Renter-Occupied	\$441
<b>Municipal Facilities &amp; Equipment</b>	
Owner-Occupied	\$1,070
Renter-Occupied	\$817
<b>All Impact Fees Combined</b>	
Owner-Occupied	\$3,139
Renter-Occupied	\$2,397

Table 3 summarizes the cost burden analysis for residents purchasing or renting a home with the potential increase caused by the Town’s proposed development impact fees.

**Table 3: Cost Burden Analysis with Town Impact Fees**

Condition	Monthly Income	Monthly Cost ^	Cost Burden
Owner-Occupied @	\$4,762	\$1,563	32.80%
Renter-Occupied #. %	\$4,762	\$1,234	25.90%

Notes:

^ = calculations for the monthly cost of an owner-occupied housing unit are summarized in the appendix of the report.

@ = owner-occupied development impact fees increase from \$1,822.39 per unit for all three categories in the existing condition (scenario one, discount rates applied in the currently-adopted ordinance) to \$3,139.00 per unit for all three categories in the proposed condition (scenario two, assuming maximum allowable dollar amounts). The analysis for Table 3 assumed the difference (\$1,316.61) for evaluating development impact fee increases reported in the *Development Impact Fee Study Update Report for Fort Mill* (Chapter 5).

# = renter-occupied development impact fees increase from \$846.84 per unit for all three categories in the existing condition (scenario one, discount rates applied in the currently-adopted ordinance) to \$2,397.00 per unit for all three categories in the proposed condition (scenario two, assuming maximum allowable dollar amounts). The analysis for Table 3 assumed the difference (\$1,550.16) for evaluating development impact fee increases reported in the *Development Impact Fee Study Update Report for Fort Mill* (Chapter 5).

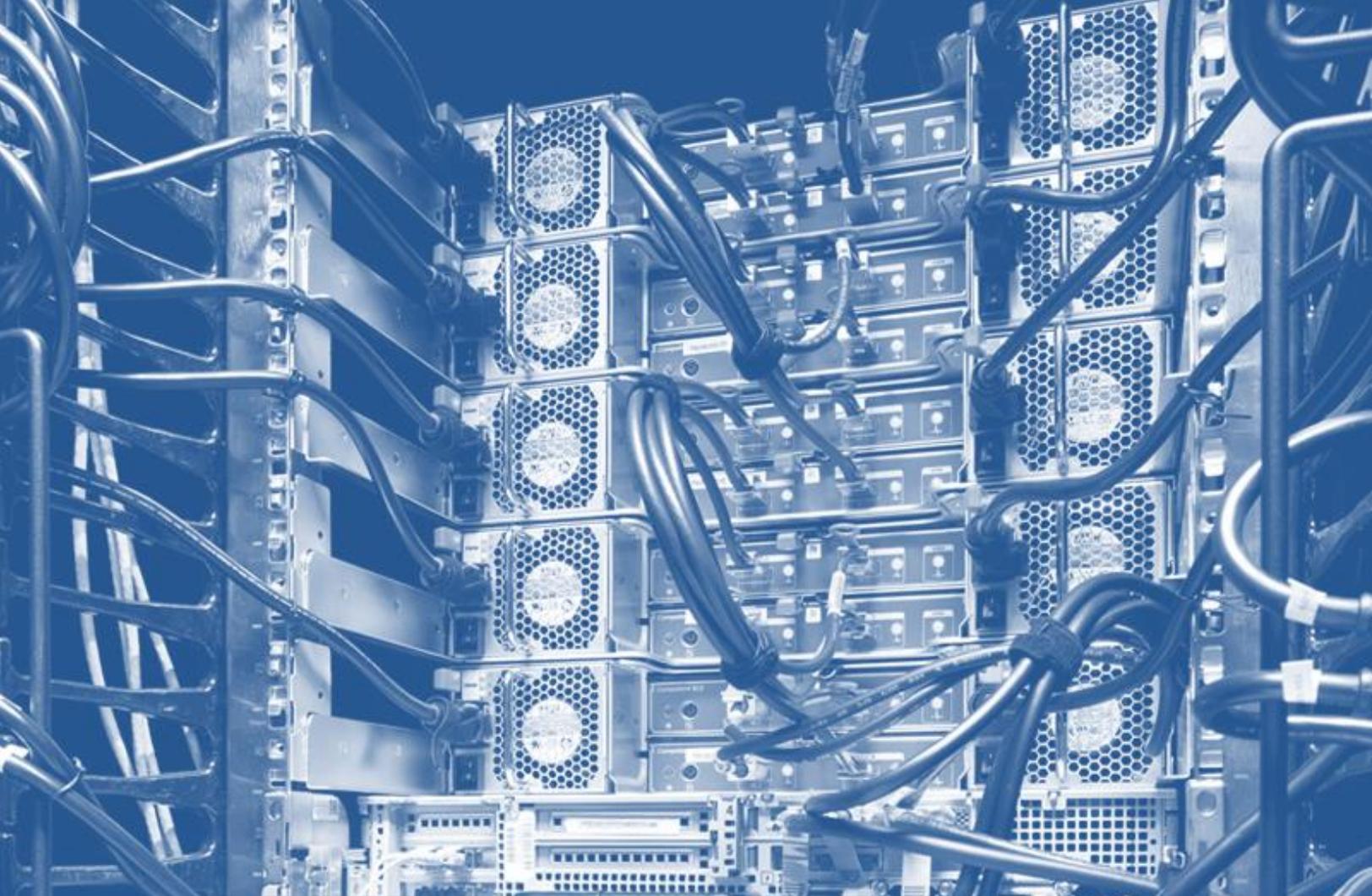
% = the monthly cost for rental housing assumes a 36-month payback period for the property owner to recoup his or her impact fees.

Based on Table 3, owner-occupied housing in the Town of Fort Mill continues to be unaffordable for families whose income does not exceed 80 percent of the median income assuming the proposed development impact fee increases added to the purchase price (methodology described in the notes for Table 3). Renter-occupied housing remains affordable to Town residents with the proposed development impact fee increases added using the same cost burden threshold.

**Conclusion**

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on the affordability of housing in the jurisdiction. Based on this analysis, the cost burden to purchase a home in Fort Mill for “families whose incomes do not exceed 80-percent of the median income” exceeds the 30-percent threshold established by the US Housing and Urban Development Department for both the current and new development impact fee system scenarios. The increase in cost burden attributed to the development impact fee increases — assuming the worst-case condition, maximum allowable fees applied — is approximately 0.10% (absolute change) for purchasing a home.

The increase in cost burden attributed to the development impact fee increases — assuming worst-case condition, maximum allowable fees applied — is approximately 0.90% (absolute change) for renting a home (assuming a 36-month payback period for the property owner). However, renter-occupied housing remains affordable to “families whose incomes do not exceed 80 percent of the median income” under both scenarios.



# Appendix



B19013

**MEDIAN HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)**

Universe: Households

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Fort Mill town, South Carolina	
	Estimate	Margin of Error
Median household income in the past 12 months (in 2017 inflation-adjusted dollars)	71,436	+/-5,212

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25004

VACANCY STATUS

Universe: Vacant housing units

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

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Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Fort Mill town, South Carolina	
	Estimate	Margin of Error
Total:	214	+/-140
For rent	49	+/-79
Rented, not occupied	0	+/-19
For sale only	46	+/-67
Sold, not occupied	0	+/-19
For seasonal, recreational, or occasional use	4	+/-8
For migrant workers	0	+/-19
Other vacant	115	+/-84

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

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8. An '(X)' means that the estimate is not applicable or not available.



B25064

**MEDIAN GROSS RENT (DOLLARS)**

Universe: Renter-occupied housing units paying cash rent  
2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Fort Mill town, South Carolina	
	Estimate	Margin of Error
Median gross rent	927	+/-47

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

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B25077

**MEDIAN VALUE (DOLLARS)**

Universe: Owner-occupied housing units  
2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Fort Mill town, South Carolina	
	Estimate	Margin of Error
Median value (dollars)	222,700	+/-14,679

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

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Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

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DP04

## SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Fort Mill town, South Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	5,580	+/-246	5,580	(X)
Occupied housing units	5,366	+/-204	96.2%	+/-2.4
Vacant housing units	214	+/-140	3.8%	+/-2.4
Homeowner vacancy rate	1.3	+/-1.9	(X)	(X)
Rental vacancy rate	2.6	+/-4.0	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
Total housing units	5,580	+/-246	5,580	(X)
1-unit, detached	3,668	+/-228	65.7%	+/-3.5
1-unit, attached	634	+/-145	11.4%	+/-2.5
2 units	187	+/-76	3.4%	+/-1.3
3 or 4 units	400	+/-125	7.2%	+/-2.2
5 to 9 units	334	+/-104	6.0%	+/-1.9
10 to 19 units	132	+/-89	2.4%	+/-1.6
20 or more units	168	+/-114	3.0%	+/-2.0
Mobile home	57	+/-52	1.0%	+/-0.9
Boat, RV, van, etc.	0	+/-19	0.0%	+/-0.6
<b>YEAR STRUCTURE BUILT</b>				
Total housing units	5,580	+/-246	5,580	(X)
Built 2014 or later	364	+/-115	6.5%	+/-2.0
Built 2010 to 2013	540	+/-117	9.7%	+/-2.0
Built 2000 to 2009	1,590	+/-187	28.5%	+/-3.1
Built 1990 to 1999	1,020	+/-162	18.3%	+/-2.9
Built 1980 to 1989	552	+/-119	9.9%	+/-2.1
Built 1970 to 1979	489	+/-129	8.8%	+/-2.2
Built 1960 to 1969	223	+/-73	4.0%	+/-1.3
Built 1950 to 1959	363	+/-110	6.5%	+/-2.0
Built 1940 to 1949	207	+/-71	3.7%	+/-1.3

Subject	Fort Mill town, South Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1939 or earlier	232	+/-78	4.2%	+/-1.4
<b>ROOMS</b>				
Total housing units	5,580	+/-246	5,580	(X)
1 room	43	+/-42	0.8%	+/-0.7
2 rooms	10	+/-17	0.2%	+/-0.3
3 rooms	471	+/-121	8.4%	+/-2.2
4 rooms	963	+/-234	17.3%	+/-3.9
5 rooms	1,067	+/-199	19.1%	+/-3.5
6 rooms	663	+/-162	11.9%	+/-2.8
7 rooms	543	+/-135	9.7%	+/-2.5
8 rooms	606	+/-146	10.9%	+/-2.6
9 rooms or more	1,214	+/-145	21.8%	+/-2.6
Median rooms	5.9	+/-0.3	(X)	(X)
<b>BEDROOMS</b>				
Total housing units	5,580	+/-246	5,580	(X)
No bedroom	53	+/-44	0.9%	+/-0.8
1 bedroom	348	+/-102	6.2%	+/-1.8
2 bedrooms	1,561	+/-246	28.0%	+/-3.9
3 bedrooms	1,869	+/-202	33.5%	+/-3.3
4 bedrooms	1,280	+/-189	22.9%	+/-3.5
5 or more bedrooms	469	+/-116	8.4%	+/-2.1
<b>HOUSING TENURE</b>				
Occupied housing units	5,366	+/-204	5,366	(X)
Owner-occupied	3,517	+/-221	65.5%	+/-3.4
Renter-occupied	1,849	+/-199	34.5%	+/-3.4
Average household size of owner-occupied unit	2.78	+/-0.13	(X)	(X)
Average household size of renter-occupied unit	2.52	+/-0.21	(X)	(X)
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Occupied housing units	5,366	+/-204	5,366	(X)
Moved in 2015 or later	821	+/-180	15.3%	+/-3.4
Moved in 2010 to 2014	1,989	+/-234	37.1%	+/-3.9
Moved in 2000 to 2009	1,602	+/-197	29.9%	+/-3.6
Moved in 1990 to 1999	576	+/-108	10.7%	+/-2.0
Moved in 1980 to 1989	201	+/-83	3.7%	+/-1.5
Moved in 1979 and earlier	177	+/-56	3.3%	+/-1.0
<b>VEHICLES AVAILABLE</b>				
Occupied housing units	5,366	+/-204	5,366	(X)
No vehicles available	247	+/-115	4.6%	+/-2.1
1 vehicle available	1,562	+/-218	29.1%	+/-3.8
2 vehicles available	2,672	+/-244	49.8%	+/-4.3
3 or more vehicles available	885	+/-153	16.5%	+/-2.9
<b>HOUSE HEATING FUEL</b>				
Occupied housing units	5,366	+/-204	5,366	(X)
Utility gas	3,289	+/-247	61.3%	+/-3.4
Bottled, tank, or LP gas	69	+/-41	1.3%	+/-0.8
Electricity	1,974	+/-177	36.8%	+/-3.4
Fuel oil, kerosene, etc.	9	+/-14	0.2%	+/-0.3
Coal or coke	0	+/-19	0.0%	+/-0.6
Wood	25	+/-36	0.5%	+/-0.7
Solar energy	0	+/-19	0.0%	+/-0.6
Other fuel	0	+/-19	0.0%	+/-0.6
No fuel used	0	+/-19	0.0%	+/-0.6

Subject	Fort Mill town, South Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>SELECTED CHARACTERISTICS</b>				
Occupied housing units	5,366	+/-204	5,366	(X)
Lacking complete plumbing facilities	33	+/-32	0.6%	+/-0.6
Lacking complete kitchen facilities	34	+/-29	0.6%	+/-0.5
No telephone service available	183	+/-88	3.4%	+/-1.6
<b>OCCUPANTS PER ROOM</b>				
Occupied housing units	5,366	+/-204	5,366	(X)
1.00 or less	5,290	+/-221	98.6%	+/-1.0
1.01 to 1.50	55	+/-49	1.0%	+/-0.9
1.51 or more	21	+/-26	0.4%	+/-0.5
<b>VALUE</b>				
Owner-occupied units	3,517	+/-221	3,517	(X)
Less than \$50,000	74	+/-61	2.1%	+/-1.7
\$50,000 to \$99,999	204	+/-64	5.8%	+/-1.8
\$100,000 to \$149,999	757	+/-149	21.5%	+/-4.0
\$150,000 to \$199,999	494	+/-142	14.0%	+/-4.0
\$200,000 to \$299,999	862	+/-149	24.5%	+/-4.1
\$300,000 to \$499,999	723	+/-125	20.6%	+/-3.4
\$500,000 to \$999,999	376	+/-91	10.7%	+/-2.5
\$1,000,000 or more	27	+/-24	0.8%	+/-0.7
Median (dollars)	222,700	+/-14,679	(X)	(X)
<b>MORTGAGE STATUS</b>				
Owner-occupied units	3,517	+/-221	3,517	(X)
Housing units with a mortgage	2,901	+/-224	82.5%	+/-3.2
Housing units without a mortgage	616	+/-117	17.5%	+/-3.2
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
Housing units with a mortgage	2,901	+/-224	2,901	(X)
Less than \$500	63	+/-47	2.2%	+/-1.6
\$500 to \$999	565	+/-126	19.5%	+/-3.8
\$1,000 to \$1,499	911	+/-156	31.4%	+/-4.3
\$1,500 to \$1,999	594	+/-121	20.5%	+/-4.4
\$2,000 to \$2,499	328	+/-85	11.3%	+/-2.9
\$2,500 to \$2,999	299	+/-99	10.3%	+/-3.2
\$3,000 or more	141	+/-50	4.9%	+/-1.8
Median (dollars)	1,445	+/-81	(X)	(X)
Housing units without a mortgage	616	+/-117	616	(X)
Less than \$250	48	+/-36	7.8%	+/-5.5
\$250 to \$399	268	+/-88	43.5%	+/-11.3
\$400 to \$599	194	+/-70	31.5%	+/-9.8
\$600 to \$799	64	+/-32	10.4%	+/-5.4
\$800 to \$999	29	+/-26	4.7%	+/-4.2
\$1,000 or more	13	+/-15	2.1%	+/-2.4
Median (dollars)	392	+/-58	(X)	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	2,895	+/-223	2,895	(X)
Less than 20.0 percent	1,547	+/-197	53.4%	+/-5.4
20.0 to 24.9 percent	480	+/-129	16.6%	+/-4.3
25.0 to 29.9 percent	262	+/-91	9.1%	+/-3.0
30.0 to 34.9 percent	216	+/-94	7.5%	+/-3.1
35.0 percent or more	390	+/-121	13.5%	+/-4.1

Subject	Fort Mill town, South Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	6	+/-10	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	616	+/-117	616	(X)
Less than 10.0 percent	339	+/-92	55.0%	+/-10.0
10.0 to 14.9 percent	135	+/-73	21.9%	+/-10.6
15.0 to 19.9 percent	69	+/-33	11.2%	+/-5.0
20.0 to 24.9 percent	36	+/-27	5.8%	+/-4.6
25.0 to 29.9 percent	0	+/-19	0.0%	+/-5.5
30.0 to 34.9 percent	6	+/-10	1.0%	+/-1.6
35.0 percent or more	31	+/-22	5.0%	+/-3.5
Not computed	0	+/-19	(X)	(X)
<b>GROSS RENT</b>				
Occupied units paying rent	1,773	+/-206	1,773	(X)
Less than \$500	197	+/-105	11.1%	+/-5.9
\$500 to \$999	872	+/-161	49.2%	+/-7.5
\$1,000 to \$1,499	581	+/-142	32.8%	+/-6.8
\$1,500 to \$1,999	66	+/-54	3.7%	+/-3.0
\$2,000 to \$2,499	57	+/-41	3.2%	+/-2.3
\$2,500 to \$2,999	0	+/-19	0.0%	+/-2.0
\$3,000 or more	0	+/-19	0.0%	+/-2.0
Median (dollars)	927	+/-47	(X)	(X)
No rent paid	76	+/-59	(X)	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,740	+/-206	1,740	(X)
Less than 15.0 percent	244	+/-114	14.0%	+/-6.3
15.0 to 19.9 percent	310	+/-113	17.8%	+/-6.1
20.0 to 24.9 percent	226	+/-110	13.0%	+/-6.0
25.0 to 29.9 percent	171	+/-90	9.8%	+/-5.1
30.0 to 34.9 percent	101	+/-60	5.8%	+/-3.6
35.0 percent or more	688	+/-168	39.5%	+/-8.7
Not computed	109	+/-66	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

**YORK COUNTY ORDINANCE 2818**

**AN ORDINANCE AMENDING THE CODE OF THE COUNTY OF YORK ESTABLISHING AND ADOPTING A PUBLIC EDUCATION FACILITIES IMPACT FEE ("IMPACT FEE"), IN ITS ENTIRETY, TO BE IMPOSED ON ALL NEW RESIDENTIAL DEVELOPMENT IN THE FORT MILL NO. 4 SCHOOL DISTRICT PURSUANT TO ORDINANCE NO. 2718: IMPACT FEE PROCEDURES, AND THE INTERGOVERNMENTAL AGREEMENT BETWEEN YORK COUNTY ("COUNTY"), AND THE FORT MILL SCHOOL DISTRICT TO ENSURE THAT PUBLIC EDUCATION FACILITIES WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED FOR PUBLIC EDUCATION FACILITIES EXPECTED TO BE GENERATED FROM THE SCHOOL CHILDREN IN NEW RESIDENTIAL DEVELOPMENTS IN THE SCHOOL DISTRICT, BASED ON THE DISTRICT'S LEVEL OF SERVICE STANDARDS AND CAPITAL IMPROVEMENTS PLAN, AND TO ASSIGN THE COSTS OF SUCH PUBLIC EDUCATION FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW RESIDENTIAL DEVELOPMENT WITH AN ESTABLISHED IMPACT FEE FOR A SINGLE FAMILY DETACHED DWELLING UNIT AT \$18,158.00 AND AN ESTABLISHED IMPACT FEE FOR A MULTI-FAMILY DWELLING UNIT AT \$12,020.00 TO PROVIDE FOR A PUBLIC HEARING, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.**

**BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:**

**SECTION 1. Legislative findings.**

As an incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following legislative findings:

1.1 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Sections 4-9-30 (14), and (17), S.C. Code Ann., as amended, and to specifically exercise such powers as authorized under the Development Impact Fees Statute, S.C. Code Ann. Section 6-1-910, et seq., and specifically through Section 6-1-930.

1.2 Council finds that:

- a. York County ("County") has experienced rapid population growth and development for the past 50 years, and projections indicate that the growth will continue at a rapid rate into the future; and
- b. The County has recently experienced the impacts on public facilities resulting from major, large-scale development proposals; and
- c. York County is served by four (4) school districts as follows: York School District No. 1, Clover School District No. 2, Rock Hill School District No. 3, and Fort Mill School District No. 4; and
- d. Population and growth projections for the Fort Mill School District No. 4 indicate a need for two (2) new elementary schools and one (1) elementary school site, one (1) new middle school and one (1) new middle school site, one (1) new high school, and one flex combo school site by year 2024; and

- e. Fort Mill School District No. 4 has defined level of service standards by school type (elementary, middle, and high school), school site sizes, and minimum square feet of school buildings per student; and
- f. These level of service standards and the projected residential development and student generation rates for the District identify future public education public facility needs; and
- g. The cost of public education facilities (school buildings and land) for the District is significant and expensive; and
- h. If bonds, backed only by property taxes are used to finance the new public education facilities (school buildings and land) needed to meet the demand generated by new residential development, they would be largely paid for by existing residents of the School District, who have already paid for the public education facilities needed to serve them; and
- i. The County finds that it is fair and equitable for new residential development in Fort Mill School District No. 4 to fund new public education facilities, in part, through a proportionate share public education impact fee; and
- j. Because all new residential development in the District generates a demand for public education facilities based on the same student generation rate (elementary school - 0.248 students per single-family detached dwelling unit and 0.168 students per multifamily dwelling unit, middle school- 0.118 students per single-family detached dwelling unit and 0.078 students per multifamily dwelling unit, high school - 0.146 students per single-family detached dwelling unit and 0.094 students per multifamily dwelling unit), the public education facilities impact fee shall be imposed uniformly within the District on all new dwelling units, as established by the student generation rates, regardless of size or density; and
- k. The public education facilities impact fee shall be imposed uniformly on all new dwelling units within the School District, regardless of the location of the residential development within the District; and
- l. Because non-residential development does not directly generate school children, the public education facilities impact fee shall not be imposed on such development; and
- m. The County Council having given ample consideration to the provision and financing of public education facilities, and having consulted with the Fort Mill School District Board, it hereby finds and declares that the establishment and adoption of the public education facility impact fee imposed on new residential development is proportionate, and based on a capital improvements plan for the School District that is based on the system improvements needed to provide public education facilities to accommodate new residential development, and current costs to provide the system improvements; and
- n. The County and the Fort Mill School District are empowered to execute an intergovernmental agreement on the subject of public education facilities impact fees; and
- o. Because the County is authorized to impose and collect public education facilities impact fees within the School District, but only the School District is authorized to construct public education facilities, the intergovernmental agreement shall provide for the transfer of public education facilities impact fee revenues from the County to the Fort Mill School District; and

- p. The intergovernmental agreement, this Ordinance, and Ordinance 2718: Impact Fee Procedures, ensure that the public education facilities impact fee monies collected and transferred to the School District are spent for public education facilities identified in the Fort Mill School District's capital improvement plan that are designed to serve new residential development.

1.3 In consideration of the foregoing, the Council deems it advisable to adopt this public education facilities impact fee pursuant to Ordinance 2718: Impact Fee Procedures, and the intergovernmental agreement with the Fort Mill School District, as hereinafter set forth.

**SECTION 2. Code of York County Amended.**

Chapter 153.75, et seq., of the York County Code of Ordinances, SCHOOL FACILITIES, is hereby amended in its entirety in the particulars established below, with direction to the Code Editor to make such sequential numbering in the Code Book to conform the adopted changes to the exiting text of the Code of Ordinances:

**“SECTION I. ADOPTION AND IMPOSITION OF PUBLIC EDUCATION FACILITIES IMPACT FEES.**

Pursuant to Ordinance No. 2718: Impact Fee Procedures, its terms, procedures, and processes, as set out in Sections I through X, which are incorporated and adopted herein by reference, *mutatis mutandis*, the intergovernmental agreement between the County and the Fort Mill School District, this Ordinance, and other applicable provisions of the County Code, this public education facilities impact fee shall be adopted and imposed on all new residential development in the County located in the Fort Mill School District, in accordance with Attachment A: The Fort Mill School District Public Education Facilities Impact Fee Schedule, which is attached hereto and incorporated herein by reference.

**SECTION II. DEFINITIONS.**

- A. **Reference to Impact Fee Procedures.** Terms which are defined in Ordinance No. 2718: Impact Fee Procedures, and which are used herein shall have the meanings given in the Impact Fee Procedures, unless another meaning is plainly intended.
- B. **Reference to York County Code.** Terms which are defined in the York County Code and which are used herein shall have the meanings given in the York County Code, unless another meaning is plainly intended.
- C. **This Ordinance.** For purposes of this Ordinance, the following words and terms shall have the meanings set forth herein, unless another meaning is clearly indicated.
  - 1. **Adopted Level of Service (LOS) Standard:** Means and refers to the amount of public education facilities (buildings and land) needed to accommodate an elementary, middle, and high school student as established in *School Impact Fee Study and Capital Improvement Plan* prepared for the Fort Mill School District by TischlerBise (dated April 18, finalized June 14, 2018), which is incorporated herein by reference.

2. **County:** Means and refers to York County, a political subdivision of the State of South Carolina, possessing all powers available generally to counties in South Carolina.
3. **County Council:** Means and refers to the elected governing body of York County.
4. **Dwelling Unit:** Means and refers to either single-family detached or multi-family units.
5. **Individual Assessment of Development Impact:** A study prepared by a fee payor, calculating the cost of capital improvements for public education facilities required to serve the fee payor's proposed development, that is based on the established level of service standards, the service units and unit construction costs, and methodology identified in *School Impact Fee Study and Capital Improvement Plan* prepared for the Fort Mill School District by TischlerBise (dated April 18, finalized June 14, 2018), which is incorporated herein by reference. The Assessment shall be performed in compliance with any standards for such studies established by this Ordinance.
6. **Intergovernmental Agreement:** Means and refers to an agreement executed by the County and the Fort Mill School District for the collection of public education facilities impact fees by the County, and the transfer of the fee revenues from the County and to the School District, and for the expenditure of said revenues by the School District for public education facilities, as herein defined, to accommodate new residential development.
7. **Non-Residential Development:** Means and refers to all development other than a dwelling unit.
8. **Public Education Facilities:** Means and refers to the buildings and land for elementary, middle, and high schools (including the planning, design, engineering, and construction of the school buildings and associated playgrounds and recreation areas, parking, lighting, landscaping, sidewalks, internal streets, access roads and driveways; the costs associated with the acquisition of land; site preparation costs; and costs associated with the construction of new, or additions to or expansions of elementary, middle, and high school buildings; all of which constitute system improvements for public education facilities.)
9. **Public Education Facilities Impact Fee:** Means and refers to the fees imposed on new residential development on a proportionate share basis as a condition of development approval, which has been calculated to defray the costs of system improvements for the needed public education facilities identified in a capital improvements plan which is needed to accommodate new residential development, based on the level of service standard for the Fort Mill School District.
10. **Residential Development:** Means and refers to the development of one (1) or more dwelling units.
11. **School Board:** Means and refers to the elected governing body of the Fort Mill School District No. 4.
12. **School District or Fort Mill School District:** Means the Fort Mill School District No. 4.
13. **Student Generation Rate (SGR):** Means and refers to the number of elementary, middle and high school students generated by a typical dwelling unit in the Fort Mill School District. The student generation rate is used by the School District for planning, capital improvements programming, the development of a capital improvement plan, and the development of proportionate share public education impact fees.

**SECTION III. ESTABLISHMENT OF PUBLIC EDUCATION FACILITIES IMPACT FEE SERVICE AREA AND PUBLIC EDUCATION IMPACT FEE DISTRICT.**

The public education facilities impact fee shall be imposed and calculated within the service area for the Fort Mill School District. The service area and Public Education Impact Fee District for the Fort Mill School District is coterminous with the School District boundaries. Impact fees collected within the district shall be spent within the district.

**SECTION IV. IMPOSITION OF PUBLIC EDUCATION FACILITIES IMPACT FEE.**

- A. The public education facilities impact fee shall be imposed on all new residential development in the Fort Mill School District, unless the residential development is exempted or a waiver is granted by

the County pursuant to Ordinance No. 2718: Impact Fee Procedures. If an exemption or waiver is granted, the impact fees which otherwise would have been due shall be provided by the School District, using funds available from sources other than public education impact fees.

- B. Residential development in the unincorporated County shall pay the fees at the time of issuance of a building permit. Residential development in the City of Tega Cay and the Town of Fort Mill shall pay the fees prior to issuance of a building permit but not before the building permit application has been submitted to the city or town and the city or town has reviewed and approved the application. Fees shall be paid to the Customer Service Representative in the County's Development Services Division. A building permit for residential development shall not be issued in Fort Mill or Tega Cay without confirmation, in writing, from the Customer Service Representative that the Fort Mill School District public education impact fees have been paid in accordance with this Ordinance.

#### **SECTION V. CALCULATION OF PUBLIC EDUCATION FACILITIES IMPACT FEE.**

- A. The County shall calculate the applicable public education facilities impact fees due from a proposed residential development in accordance with the procedure set forth in Ordinance 2718: Impact Fee Procedures, the intergovernmental agreement, this Ordinance, and *School Impact Fee Study and Capital Improvement Plan* prepared for the Fort Mill School District by TischlerBise (dated April 18, finalized June 14, 2018). The impact fee amount for the School District is established in Attachment A: Fort Mill School District Public Education Facilities Impact Fee Schedule, which is attached hereto and incorporated herein by reference.
- B. The following general procedure shall be followed by the County upon receipt of an application for a building permit for new residential development:
  - 1. identify the number and type of dwelling units in the proposed new residential development; and
  - 2. multiply the number of dwelling units by the impact fee per the type of dwelling unit.
- C. In lieu of calculating the amount(s) of impact fees by reference to Attachment A, a feepayor may request that the amount of the required impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.
  - 1. If a feepayor requests the use of an Individual Assessment of Development Impact, the feepayor shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this Ordinance, at the feepayor's expense.
  - 2. Each Individual Assessment of Development Impact shall be based on the same level of service standards and system improvement costs for capital improvements for public education facilities used in *School Impact Fee Study and Capital Improvement Plan* prepared for the Fort Mill School District by TischlerBise (dated April 18, finalized June 14, 2018), and shall document the relevant methodologies and assumptions used.
  - 3. Each Individual Assessment of Development Impact shall be submitted to the Director or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating public education facilities impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for capital improvements for public education facilities created by the proposed new development than the applicable fees in Attachment A, then the impact fees due under this Ordinance shall be calculated according to such assessment.
  - 4. The decision of the Director regarding the Individual Assessment of Development Impact shall be final. A feepayor may appeal the Director's decision pursuant to the appeal procedures identified in Ordinance 2718: Impact Fee Procedures.

**SECTION VI. TRUST FUND ESTABLISHED.**

The County hereby establishes a segregated Public Education Facilities Impact Fee Trust Fund Account. All public education facilities impact fees collected by the County for the Fort Mill Public Education Facilities Impact Fees shall be placed in the Trust Fund Account, until transferred to the School District for expenditure on public education facilities as herein defined. The Trust Fund shall be an interest-bearing account and all interest earned and accruing to the account shall become funds of the account, subject to the same limitations and restrictions on use and expenditure of funds that are applicable to public education facilities impact fee funds.

**SECTION VII. LIMITATIONS ON USE AND EXPENDITURE OF PUBLIC EDUCATION FACILITIES IMPACT FEE FUNDS.**

Public education facilities impact fee funds (and interest) shall be transferred by the County to the Fort Mill School District in accordance with the intergovernmental agreement, and then used by the School District solely and exclusively for public education facilities as defined herein.

**SECTION VIII. SUNSET.**

This Impact Fee Ordinance specifically adopted for public education-related public facilities in the Fort Mill School District shall be terminated upon enactment and operation of an alternative and equivalent revenue source. These sources may include, but not be limited to, a specified sales tax, gas tax, and/or a proportionally equitable mobile home property tax. Upon termination of this Ordinance, all revenue generated for specified improvements shall be retained by the County for two (2) years or until the School District requests a distribution of funds, whichever occurs sooner. The County shall refund any funds remaining in the Trust Fund after two years to any fee payor requesting a refund.”

**SECTION 3. Public Hearing Required.**

The York County Council shall conduct a public hearing after publishing a notice of the date, time and place of such hearing at least thirty (30) days in advance of such hearing before final legislative action is taken for the adoption of this ordinance

**SECTION 4. Severability.**

The provisions of this ordinance are hereby declared to be severable, and if any provision or section of this ordinance is declared to be unconstitutional or unenforceable by the final order of a court of competent jurisdiction, such declaration shall not affect the constitutionality, legality or enforceability of any other section or provision of this ordinance, which shall be deemed severable, valid, enforceable and effective.

**SECTION 5. Liberal Construction.**

The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes in the interest of furthering, promoting and protecting the public health, safety, and welfare.

**SECTION 6. Repeal of inconsistent sections and ordinances.**

All sections of the York County Code of Ordinances and all York County ordinances in conflict with this ordinance are hereby amended to the extent of such conflict.

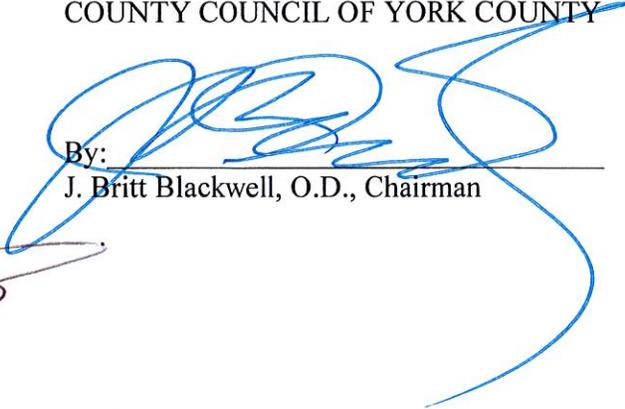
**SECTION 7. Savings Clause.** Ordinance 7396 remains in full force and effect, notwithstanding the adoption of this Ordinance; however, the imposition and collection of fees under Ordinance 7396 are hereby suspended during any period in which the fee imposed by this Ordinance is being collected.

**SECTION 8. Effective date.**

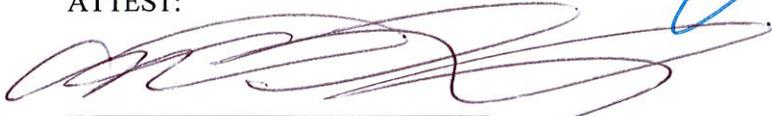
- A. This Ordinance shall become effective immediately upon its adoption,
- B. Applications for new residential development submitted and reviewed and approved prior to the Effective Date shall be processed pursuant to Ordinance 7396 "School Facilities Impact Fee."

ADOPTED this 16 day of July 2018

COUNTY COUNCIL OF YORK COUNTY

By:   
J. Britt Blackwell, O.D., Chairman

ATTEST:

  
William P. Shanahan, Jr., County Manager

First Reading: May 21, 2018  
Second Reading: June 27, 2018  
Public Hearing: June 27, 2018  
Third Reading: July 16, 2018

ATTACHMENT A

FORT MILL SCHOOL DISTRICT  
PUBLIC EDUCATION FACILITIES IMPACT FEE SCHEDULE<sup>1</sup>

<u>Residential Use (Dwelling Unit)</u>	<u>Impact Fee</u>
Single-Family Detached Dwelling Unit	\$18,158.00
Multifamily Dwelling Unit	\$12,020.00

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<sup>1</sup> The public education facilities impact fees for Fort Mill School District No. 4 are based on *School Impact Fee Study and Capital Improvement Plan* prepared for the Fort Mill School District by TischlerBise (dated April 18, finalized June 14, 2018), which is incorporated herein by reference.

## Town of Fort Mill, SC Development Impact Fee Ordinance

### EXHIBIT A - DEVELOPMENT IMPACT FEE SCHEDULE

LAND USE CATEGORY		UNIT	P/HH	ESR	ITE CODE	TRIPS	TOTAL (ALL CATEGORIES)	
Residential Uses							MAX FEE	DISC FEE
Single Family (Attached or Detached)	DU	2.69	-	210	9.52	\$ 3,454.31	\$ 1,822.39	
Multi-Family (>2 Dwelling Units)	DU	1.25	-	220	6.65	\$ 1,826.74	\$ 846.84	
Townhome/Condominium	DU	2.69	-	230	5.81	\$ 3,085.05	\$ 1,822.39	
Mobile Home	DU	3.66	-	240	4.99	\$ 3,907.37	\$ 2,479.54	

[https://fortmillsc.gov/vertical/Sites/%7B8894D93CD-8531-44A3-AD07-5FA5073B2BDF%7D/uploads/Impact\\_Fee\\_Ordinance\\_-\\_Exhibit\\_A.pdf](https://fortmillsc.gov/vertical/Sites/%7B8894D93CD-8531-44A3-AD07-5FA5073B2BDF%7D/uploads/Impact_Fee_Ordinance_-_Exhibit_A.pdf)

[Advertiser disclosure](#)

# Current Mortgage and Refinance Rates for January 2020

Use our national survey of lenders to find the right mortgage rate for you.

Mortgage type	ZIP code	Purchase price
<b>Purchase</b>	<b>29715</b>	<b>\$ 238,358</b>
Down payment	Credit score	Loan term
<b>\$ 47,672</b>	<b>740+</b>	<b>30 year</b>

### What are you looking for?



Low upfront costs



First time home buyer



FHA loan



Quick closing



Veteran / Military



Low monthly payment

[Advanced options](#)

Showing results for: Single-family home, 30 year fixed mortgages with all points options. [Edit](#)

Featured lenders (6) All results (29)

"Featured lenders" are select members of our lending network who consistently appear on our rate table and offer a variety of product options.

LENDER	RATE	APR	MO. PAYMENT	UPFRONT COSTS	MATCH	AS OF JANUARY 10, 2020
 NMLS #423112 (877) 230-2725 ★★★★★ 16 Reviews	<b>3.250%</b>	<b>3.438%</b>	<b>\$830</b>	<b>\$4,434</b>	Great match	NEXT <a href="#">More information</a> <input type="checkbox"/> Compare
 NMLS #402606 (877) 388-6756 ★★★★★ 6 Reviews	<b>3.250%</b>	<b>3.447%</b>	<b>\$830</b>	<b>\$4,650</b>	Great match	NEXT <a href="#">More information</a> <input type="checkbox"/> Compare
						<a href="#">Back to top</a>

# Housing Affordability Analysis in Support of Development Impact Fee Study Update in Fort Mill

## Cost of Homeownership Worksheet

	Monthly Payment Calculation	
	Scenario 1 (Existing Impact Fees)	Scenario 2 (Proposed Impact Fees)
Purchase Price <sup>A</sup>	\$238,358.00	\$239,674.61
Down Payment <sup>B</sup>	\$47,671.00	\$47,935.00
Loan Amount <sup>C</sup>	\$190,687.00	\$191,739.61
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate <sup>D</sup>	3.44%	3.44%
Monthly Interest <sup>E</sup>	0.3%	0.3%
Monthly Payment <sup>F</sup>	\$849.90	\$854.59
Property Tax (per month) <sup>G</sup>	\$228.19	\$229.45
Storm Water Management Fee <sup>H</sup>	\$6.00	\$6.00
Solid Waste Collection Fee <sup>I</sup>	\$19.00	\$19.00
Water, Sewer & Electric Utilities <sup>J</sup>	\$195.74	\$195.74
Telephone, Cable & Internet Utilities <sup>K</sup>	\$144.99	\$144.99
Homeowners Insurance <sup>L</sup>	\$113.00	\$113.00
<b>Monthly Cost</b>	<b>\$1,556.82</b>	<b>\$1,562.77</b>

**Notes:**

A = Purchase price begins with the median value for a home in Fort Mill published by the US Census Bureau (\$222,700) and the addition of the School Impact Fee increase approved in 2018 (\$15,658). The increase in development impact fees reported in the Fort Mill Development Impact Fee Study Update Report (the difference, proposed minus existing values) were added to the purchase price of a home for Scenario 2.

B = Down payment assumed to be 20% of the purchase price.

C = Loan amount equals purchase price minus down payment.

D = Interest rate based on survey of competitive rates in the region ([www.bankrate.com](http://www.bankrate.com)).

E = Yearly interest rate divided by 12 months.

F = Monthly payment assumed for 30-year mortgage at 3.44% interest rate.

G = Property tax estimated using information from the York County Assessors Office website. Assumed residence was domiciled as the head of household's primary residence. Value increased in Scenario 2 to reflect increase to purchase price associated with the increased development impact fees.

H = Annual Storm Water Management Fee for Fort Mill (\$72) divided by 12 months.

I = Annual Solid Waste Collection Fee for Fort Mill (\$228) divided by 12 months.

J = Average individual monthly utility rates for a residential dwelling unit assumed as follows: Water - \$35.84 per month, Sewer - \$49.80 per month, and Electric - \$110.10 per month.

K = Average individual monthly rates for a residential dwelling unit assumed as follows: Promotional bundle for basic cable, phone, and internet (\$144.99)

L = Homeowner insurance based on survey of competitive rates in the region ([www.insurance.com/south-carolina-homeowners-insurance](http://www.insurance.com/south-carolina-homeowners-insurance)).

# City Explained<sup>Inc.</sup>

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