

Housing Element



This Element Considers:

Current and projected housing conditions and needs in Oconee County. It includes analysis of existing housing by age and condition, owner and renter occupancy, location, type, and affordability. Also contains projections about housing needs to accommodate the existing and future populations as identified in the population and economic elements.



Goals

1. Continue to evaluate and update land development and subdivision regulations

Implementation Strategies:

Review effectiveness of Land Development and Subdivision Regulations annually, with amendments adopted as needed.

Goals

2. Work to develop public utility systems that serve existing housing, provide service to needed future development, and direct growth into areas suitable for development.

Implementation Strategies:

Adopt and implement the elements of the Infrastructure Master Plan.

Assist municipalities in obtaining funding for expansion of utility services into underserved areas.

Coordinate planning for infrastructure upgrades with all water and sewer service providers.

Goals

3. Expand affordable housing options for lower-income families by such means as possible (this may include obtaining grants for redevelopment of vacant older housing stock and encouraging the increase of multi-housing units)

Implementation Strategies:

- Provide appropriate assistance to public and private entities seeking funding to develop and rehabilitate high-quality, low cost housing.
- Review and amend Land Development and Subdivision Regulations as needed to facilitate development of high-quality, low cost housing.

Goals

4. Encourage development in a manner that preserves prime forest and agricultural lands

Implementation Strategies:

Review and Amend Land Development and Subdivision Regulations as needed to facilitate development that preserves prime forest and agricultural lands

Provide appropriate assistance to groups and individuals attempting to preserve prime forest and agricultural lands.

Goals

5. Work to protect the safety and welfare of all housing occupants

Implementation Strategies:

Adopt and enforce substandard housing regulations

Goals

6. Work to protect property values.

Implementation Strategies:

Adopt and enforce substandard housing regulations.

Review and amend land development and subdivision regulations as needed.

Adopt additional land use regulations needed to protect property values.

Additional Issues to Consider

- Affordable Housing MUST Receive Consideration in Comprehensive Plan
- Impact of Current Economic Situation on Long-Term Viability of Housing Stock
- Impact of Changing Code Requirements on Future Development