

NOTICE OF CHANGES TO ELIGIBLE AREA MAPS FOR USDA RURAL DEVELOPMENT HOUSING PROGRAMS

USDA Rural Development is conducting a review of all areas under its jurisdiction to identify areas that no longer qualify as rural for housing programs. The last rural area reviews were performed in 2012-2013 using the 2010 census data. This review, which is done every five years, will utilize the 2015 American Community Survey (ACS) data.

Based on the 2015 ACS data and rural area guidance located in Handbook [HB-1-3550, Chapter 5](#), the rural eligibility designation is under review for the following areas:

South Carolina

Areas that have been annexed by ineligible cities/towns may become ineligible in the following locations:

- City of Lexington, SC: The areas annexed since the last review
- City of Florence, SC: The areas annexed since the last review
- Irmo, SC: Newly annexed places, is located in an MSA but only has a population of 11,704. New area to be considered ineligible because of annexation - Must consider contiguous areas
- Rock Hill SC: Newly annexed area on the Southwest and North of the city
- Simpsonville, SC: Proposed new ineligible areas based on annexations,
- Summerville, SC: All newly annexed areas since last review to include Area Near Hwy 17 and Rose Drive; Western side of Summerville to include Knightsville and annexations near Hwy 61.

Areas that are being considered for ineligibility (data suggests changing from rural to non-rural) are in the following locations:

- Beaufort, SC: The study will include population density to determine if still eligible.
- Bluffton, SC: The study will include population density to determine if still eligible
- City of Conway: The study will include city limits and densely settled areas immediately adjacent (The Agency will be studying to determine if the non-commuter student population may be deducted from total population in order to keep the area eligible),
- City of Greer, SC: The study will include newly annexed area.
- Clemson SC: The study will include city limits and densely settled areas immediately adjacent (The Agency will be studying to determine if the non-commuter student population may be deducted from total population in order to keep the area eligible),
- Five Forks, SC: is largely ineligible and has annexed areas, The study will include increase population and densely settled areas immediately adjacent.
- Fort Mill, SC: include city limits and density settled areas immediate adjacent.
- Gaffney, SC: The study will include city limits and densely settled areas immediately adjacent. These areas may meet the criteria for Grandfathering as rural in character.

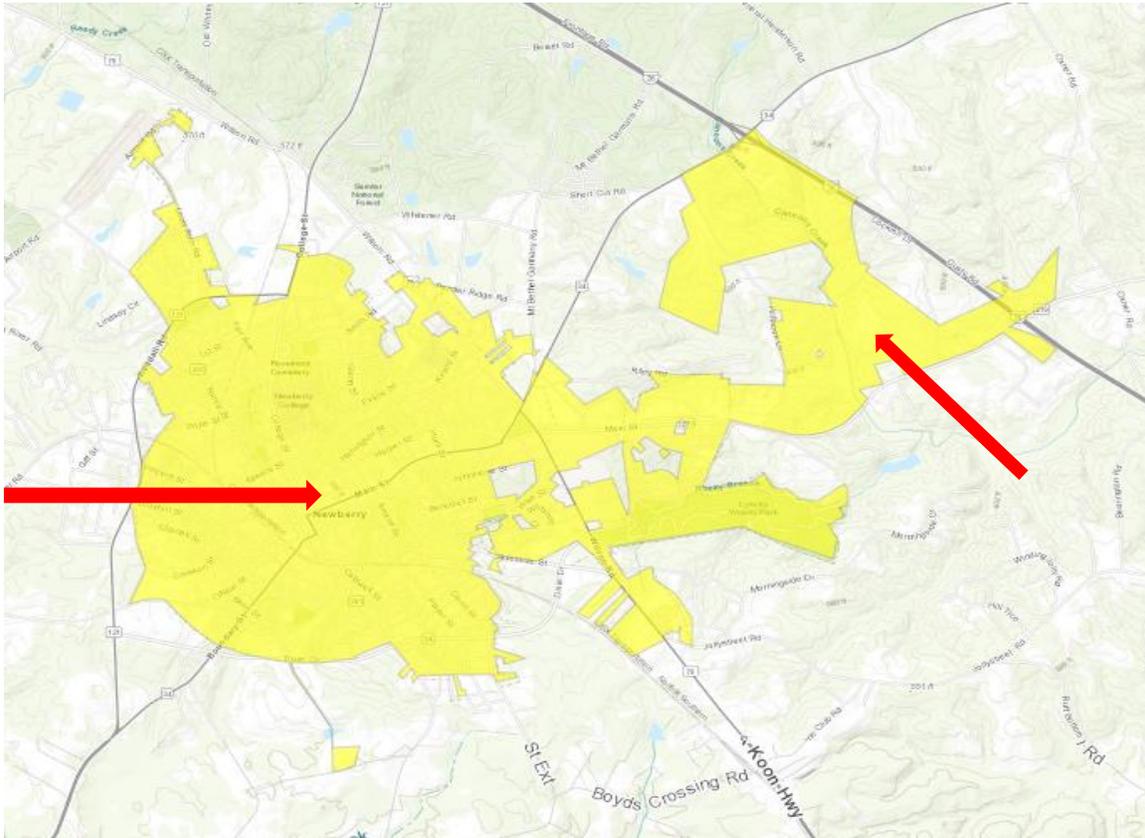
- Gantt, SC: The study will include city limits and densely settled areas immediately adjacent. These areas may meet the criteria for Grandfathering as rural in character.
- Lake Wylie, SC: The study will include city limits and densely settled areas immediately adjacent. These areas may meet the criteria for Grandfathering as rural in character.
- Newberry, SC: The study will include city limits and densely settled areas immediately adjacent (The Agency will be studying to determine if the non-commuter student population may be deducted from total population in order to keep the area eligible)
- North Augusta, SC: The area is already ineligible study will include determining if newly annexed area will also become ineligible.
- North Myrtle Beach, SC: The study will include city limits and densely settled areas immediately adjacent. These areas may meet the criteria for Grandfathering as rural in character.
- Port Royal, Beaufort and Bluffton, SC: The study will include population density to determine if still eligible
- Socastee, SC: is currently ineligible and has annexed new area – but its total population is less than 35,000, is located near a resort town of Myrtle Beach can it be grandfathered in based on section 520.

The following areas are being considered for new eligibility (proposed to change from non-rural to rural):

- Anderson, SC: This town may meet the criteria for Grandfathering as rural again, therefore the area will be studied.
- Orangeburg, SC: This town may meet the criteria for Grandfathering as rural again, therefore the area will be studied.
- Greenwood, SC: This town may meet the criteria for Grandfathering as rural again, therefore the area will be studied.

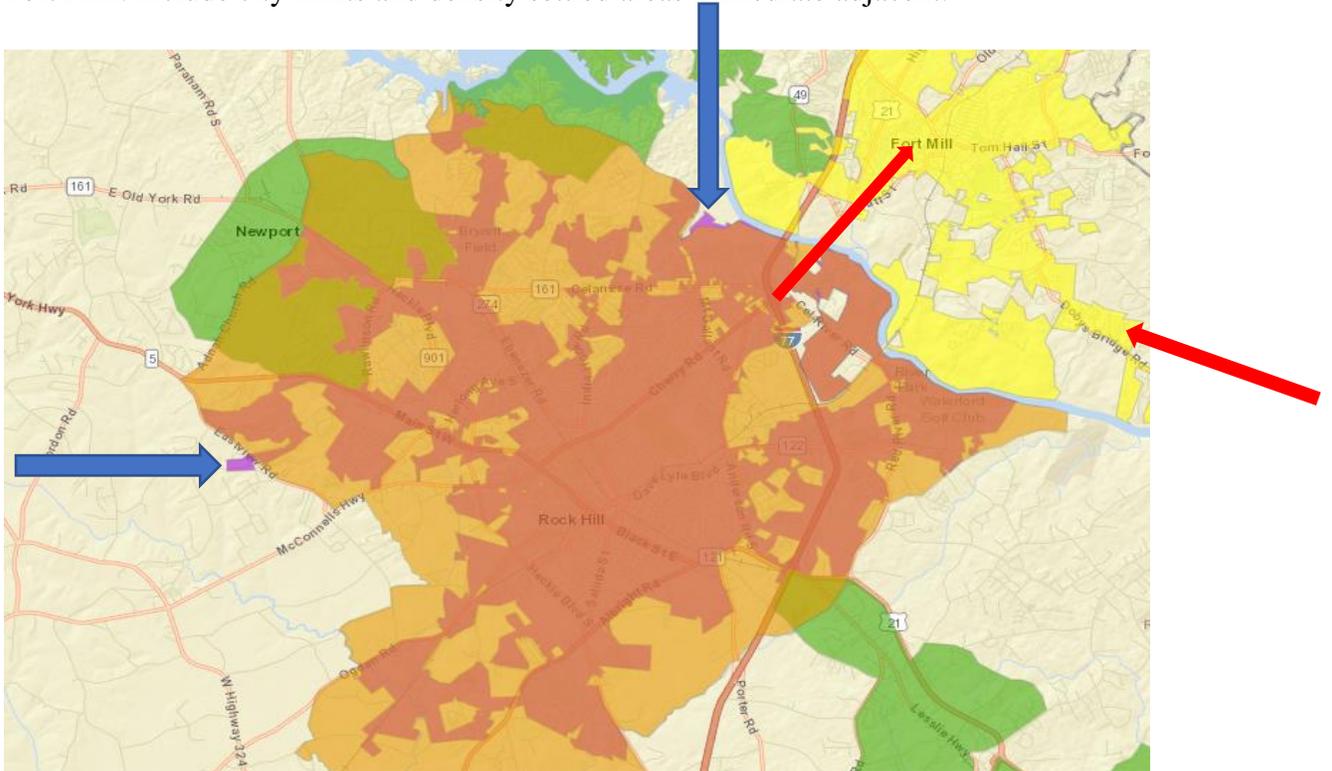
The public shall have 90 days from the date of this public notice to submit comments regarding the potential loss of eligibility for Rural Development housing programs. Comments should be sent to RD.SCCO3.SFHDirect@sc.usda.gov. For details, or to leave comment about specific changes, please also contact the South Carolina Rural Development Housing Program staff at (803) 253-3085.

Newberry SC: Population greater than 10,000, Must make a determination for continued eligibility because population is over 10,000

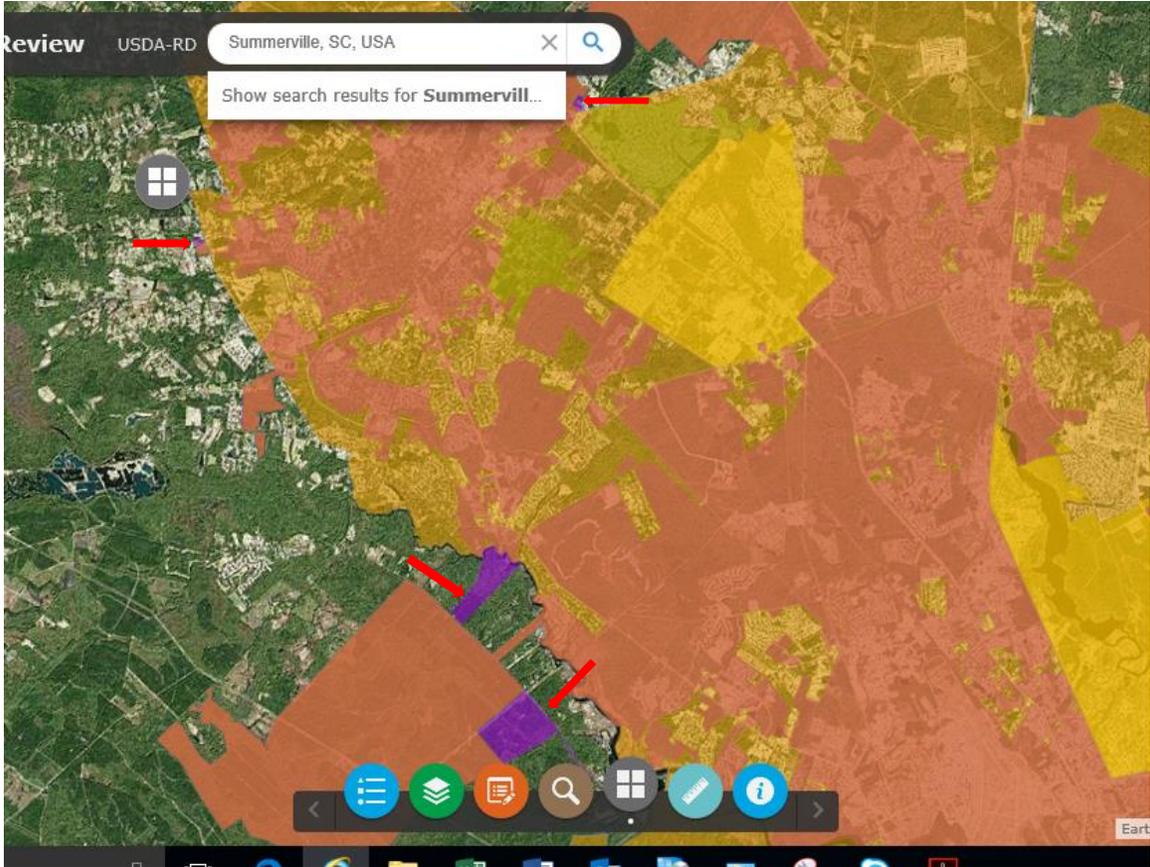


Rock Hill SC: Newly annexed area on the South-West and North of the city

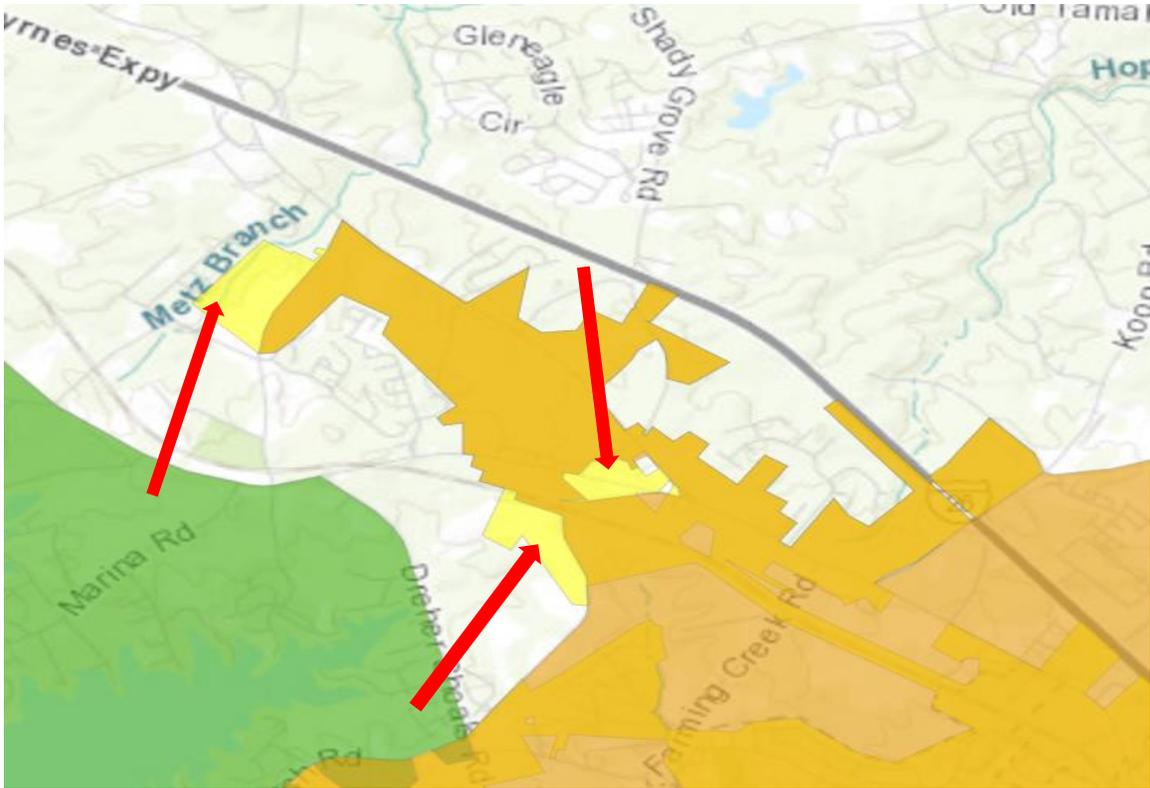
Fort Mill: include city limits and density settled areas immediate adjacent.



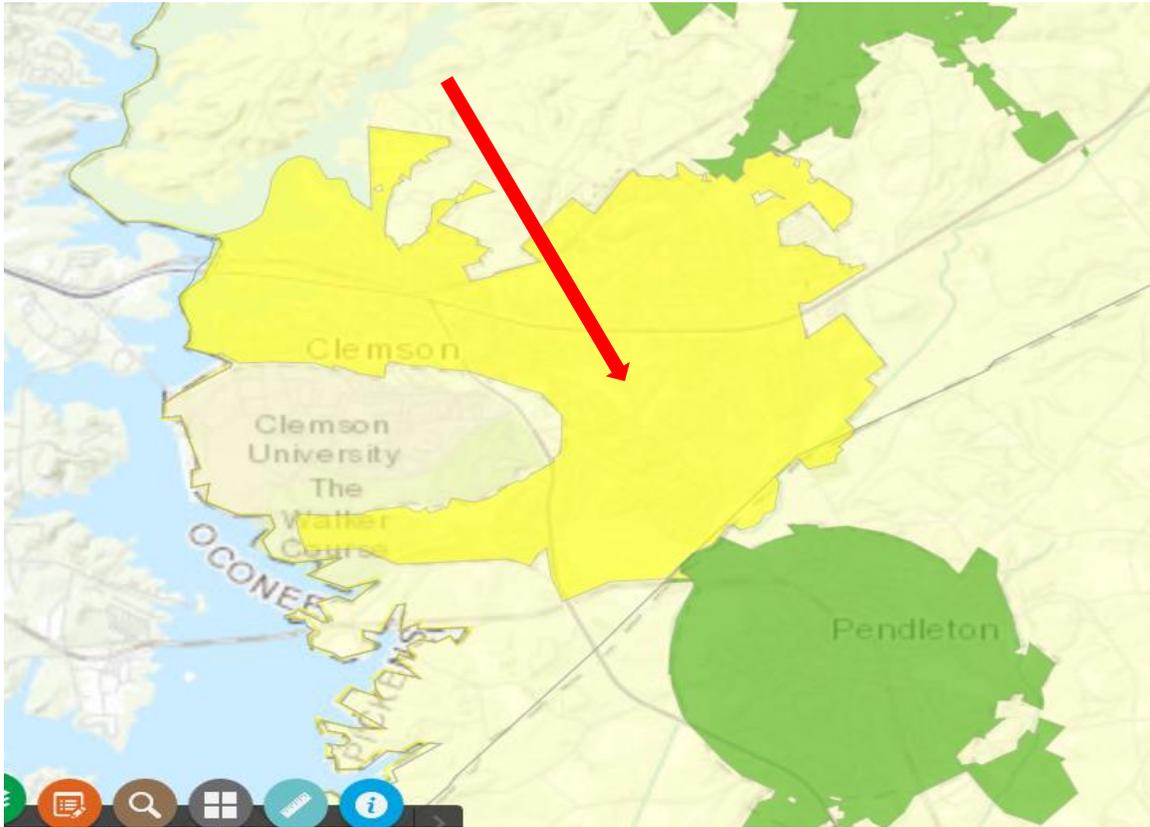
Summerville: All newly annexed areas since last review to include: Near Hwy 17 and Rose Drive, West side of Summerville to include Knightsville and area near Hwy 61.



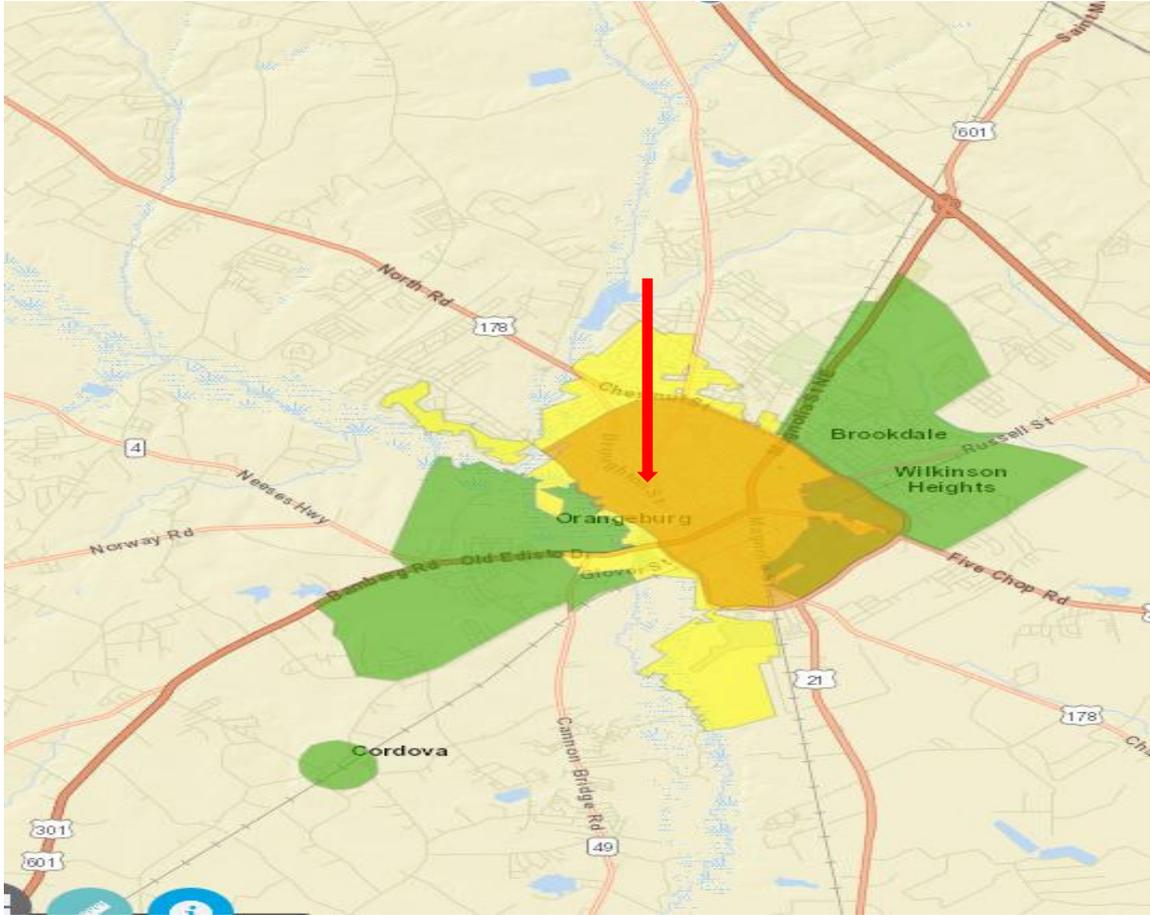
Irmo SC: Newly annexed places, - Must consider contiguous areas to include newly annexed areas



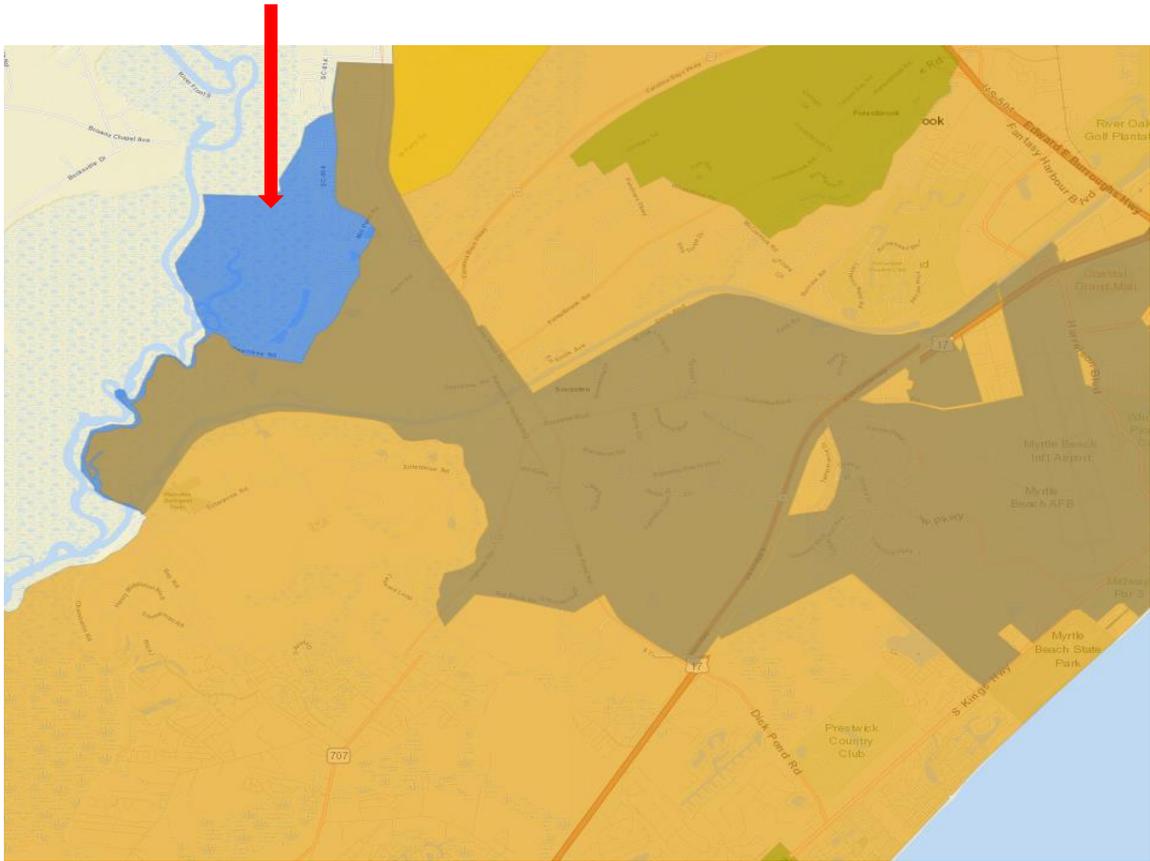
Clemson has a population of 14,664 but is in an MSA does it meet the requirement of rural area based on item 3 - is in an MSA?



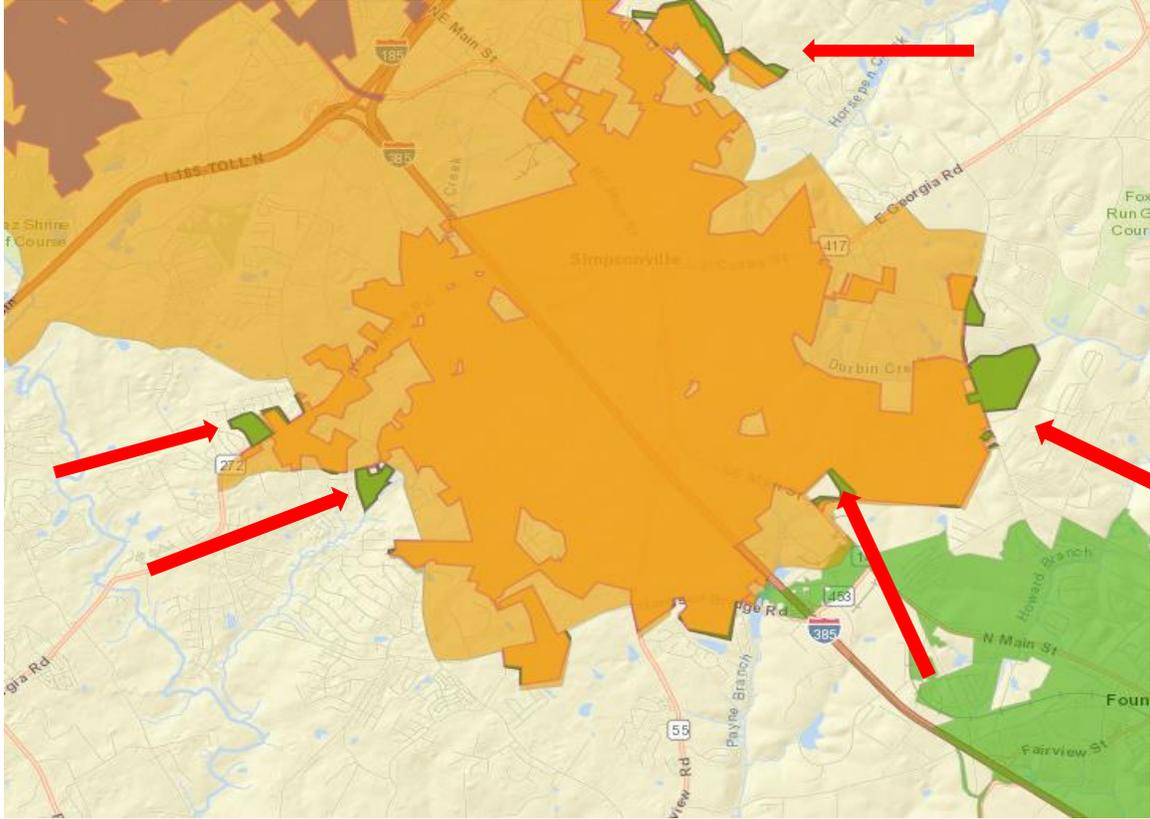
Orangeburg has a population of 13,685 and is not associated with an MSA, currently not eligible.



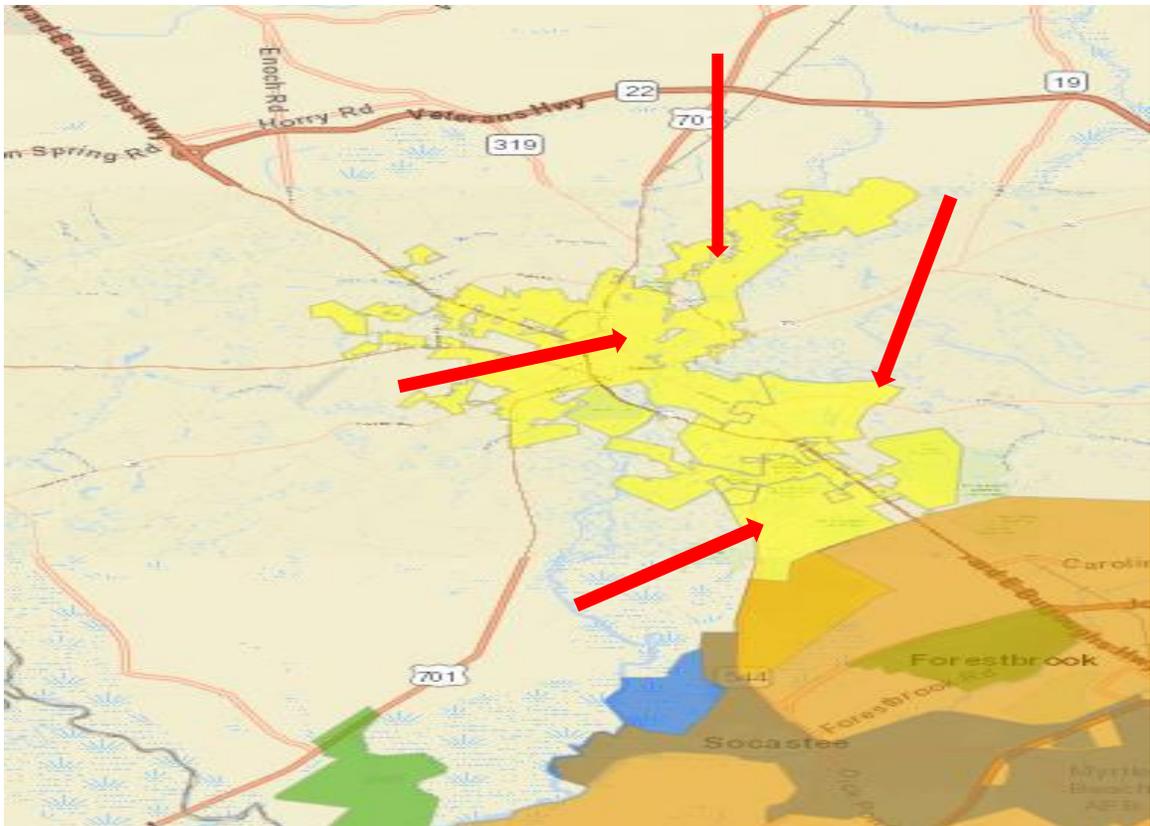
Socastee is currently ineligible and has annexed new area



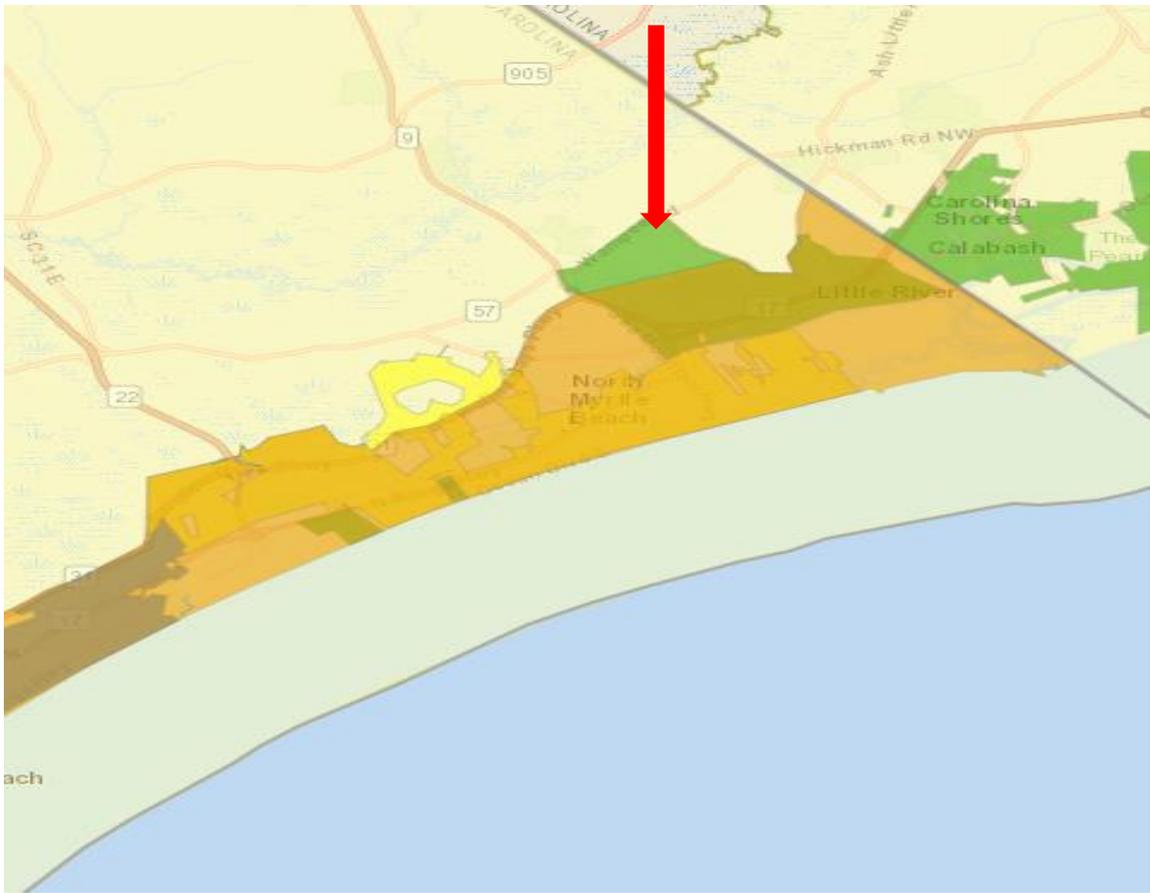
Simpsonville and Five Forks: Proposed new ineligible areas based on annexations, Both are largely ineligible and have annexed new area.



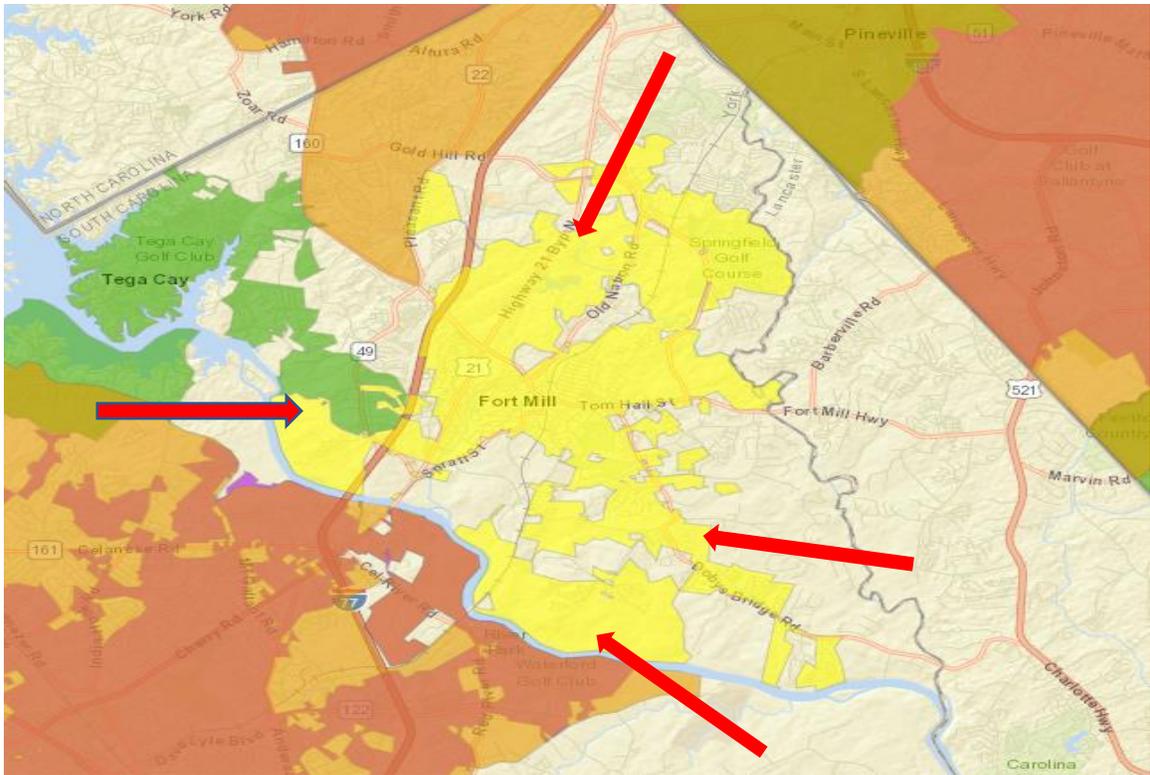
Conway is currently eligible but has a growing population of 19,356 and is in an MSA.



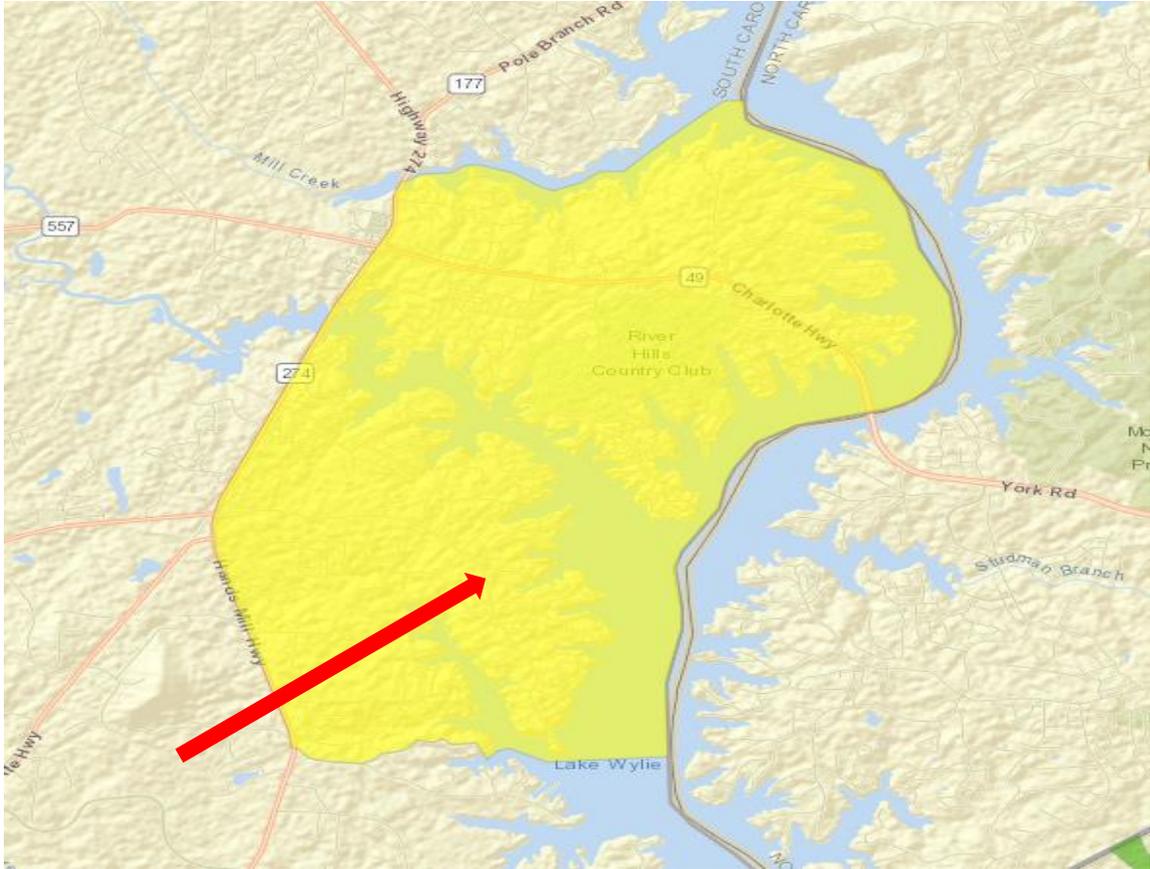
North Myrtle Beach is not eligible, is located within an MSA and has a growing population of 14,824 increased by 1072, since 2015 and has annexed new area.



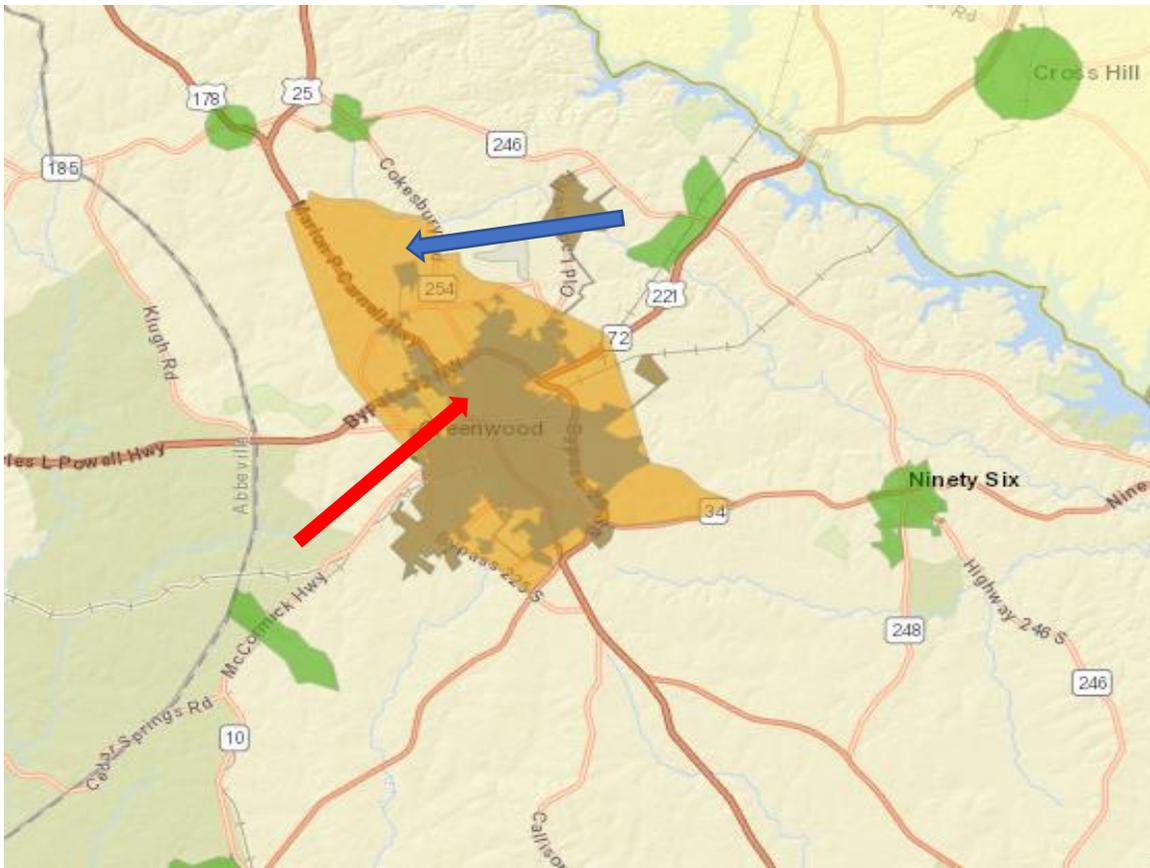
Fort Mill is growing and has a population of 12,525, is currently eligible, and is in an MSA.



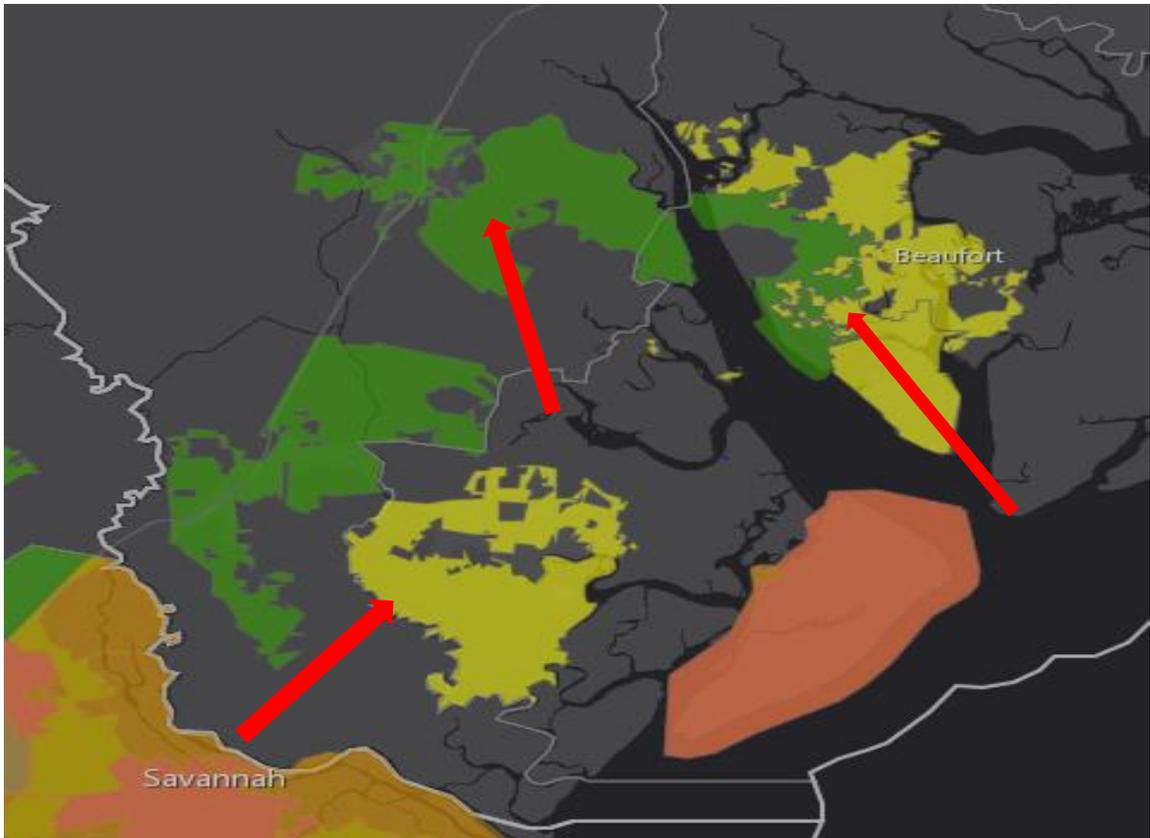
Lake Wylie is a semi resort area has a population of 10738 and is in an MSA.



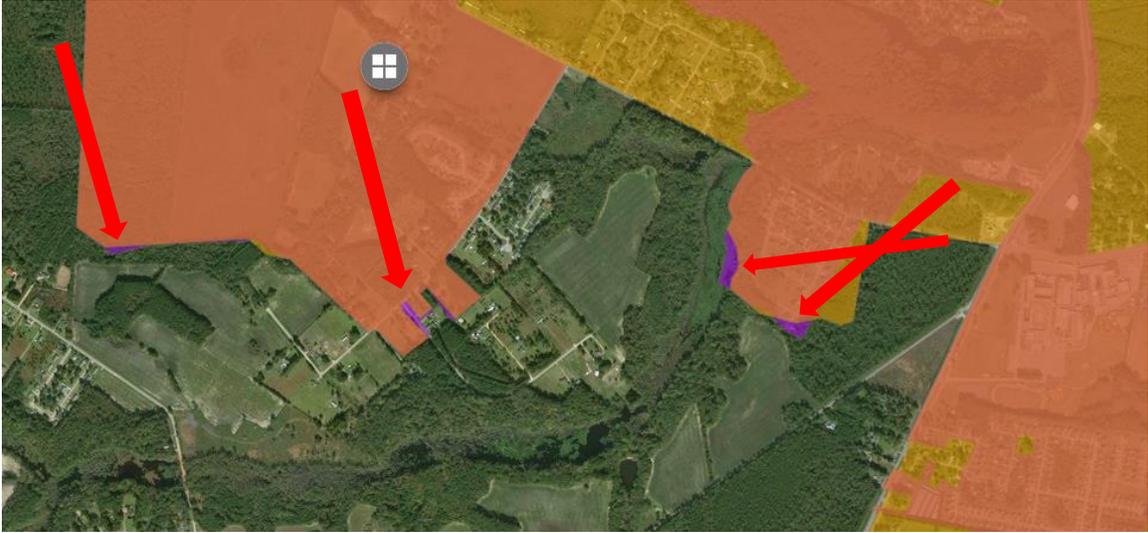
Greenwood is not in an MSA – has a population of 23,254



Beaufort has a population of 12839 and is a resort area
Port Royal has a population of 11,513 and is a resort area
Bluffton has a population of 14, 607 and is a resort area
All three are located within an MSA



Florence SC: Newly annexed areas of the city of Florence on the south side.



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