

**SOUTH CAROLINA
COMPREHENSIVE HOUSING NEEDS
ASSESSMENT
2003 Annual Update**

**Volume II
County Profiles
Chapter II**

Final Report

**Sponsored by the
South Carolina State Housing Finance
And Development Authority**

October 2003

**South Carolina
Comprehensive Housing Needs Assessment
2003 Annual Update**

**Volume II
County Profiles
Chapter II**

Final Report

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South Carolina State Housing
Finance and Development Authority**

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Greenville County

Greenville County's population changed by 18.57 percent, from 320,167 in 1990 to 379,616 in 2000. It represented 9.46 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 11718 persons, 391,334 in July 2002.

Of the total households in Greenville County, homeowners comprised 68.18 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.54 percent in 1990 to 2.36 percent in 2000, and renter vacancy rate changed from 9.09 percent in 1990 to 10.22 percent in 2000. Housing units in urban areas of the county changed by 33,008 persons, and in rural areas by -1,850 persons between 1990 and 2000¹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 23.1.

TABLE 23.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| Subject | SOUTH CAROLINA | | GREENVILLE COUNTY | |
|---|----------------|-----------|-------------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 320,167 | 379,616 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 131,645 | 162,803 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 122,878 | 149,556 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 81,320 | 101,971 |
| Homeownership Rate | 69.86 | 72.21 | 66.18 | 68.18 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.54 | 2.36 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 41,558 | 47,585 |
| Renter Vacancy Rate | 11.49 | 12.01 | 9.09 | 10.22 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 4,157 | 5,419 |
| For sale | 15,186 | 21,955 | 1,271 | 2,462 |
| Rented or sold, not occupied | 13,691 | 15,930 | 697 | 1,027 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 668 | 1,217 |
| For migrant workers | 360 | 420 | 13 | 12 |
| Other vacant | 37,806 | 53,137 | 1,961 | 3,110 |
| Total Vacant | 166,111 | 219,816 | 8,767 | 13,247 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | 100,703 | 135,660 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 2,097 | 148 |
| Rural; Farm | 17,086 | 13,656 | 479 | 332 |
| Rural; Non-farm | 606,887 | 666,731 | 28,366 | 26,663 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Greenville County had an average of 2.59 persons per household, and renter-occupied units an average of 2.21 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 36.31 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 23.2.

¹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 23.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| Subject | SOUTH CAROLINA | | GREENVILLE COUNTY | |
|---------------------------------------|----------------|-----------------|-------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 101,971 | 47,585 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 21,937 | 18,177 |
| 2-person | 403,375 | 118,155 | 37,293 | 13,382 |
| 3-person | 204,199 | 72,676 | 18,330 | 7,470 |
| 4-person | 168,089 | 49,616 | 16,013 | 4,950 |
| 5 or more person | 98,068 | 36,558 | 8,398 | 3606 |
| Average Household size | 2.61 | 2.32 | 2.59 | 2.21 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 45 | 1,007 |
| 2-rooms | 7,193 | 29,729 | 464 | 3,557 |
| 3-rooms | 34,806 | 64,824 | 2,047 | 8,498 |
| 4-rooms | 110,567 | 133,284 | 8,762 | 15,613 |
| 5-rooms | 273,699 | 103,323 | 22,451 | 10,699 |
| 6-rooms | 282,379 | 53,158 | 24,817 | 5,156 |
| 7-rooms | 190,620 | 21,072 | 17,591 | 1,888 |
| 8-rooms | 111,735 | 8,826 | 12,536 | 775 |
| 9+ rooms | 95,834 | 4,326 | 13,258 | 392 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 86,944 | 14,051 |
| 1 unit attached | 17,320 | 16,521 | 2,250 | 1,463 |
| 2 units | 3,155 | 33,776 | 287 | 3,790 |
| 3-4 units | 4,981 | 43,186 | 465 | 3,630 |
| 5-9 units | 5,944 | 55,970 | 381 | 7,195 |
| 10-19 units | 2,800 | 28,382 | 193 | 5,403 |
| 20-49 units | 1,316 | 13,371 | 142 | 2,494 |
| 50 or more units | 1,775 | 21,101 | 130 | 4,634 |
| Mobile Home/Trailer | 238,054 | 68,258 | 11,089 | 4,917 |
| Boat, RV, van, etc. (1) | 886 | 303 | 90 | 8 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 138 | 1,225 |
| 1-Bedroom | 23,334 | 83,424 | 1,743 | 11,756 |
| 2-Bedrooms | 224,109 | 193,862 | 20,355 | 22,004 |
| 3-Bedrooms | 652,265 | 118,376 | 56,597 | 11,016 |
| 4-Bedrooms | 173,600 | 17,763 | 19,809 | 1,335 |
| 5-Bedrooms or more | 30,849 | 2,463 | 3,329 | 249 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 4,299 | 491 |
| 1995-1998 | 148,415 | 33,780 | 13,015 | 5,016 |
| 1990-1994 | 129,165 | 34,670 | 11,604 | 3,824 |
| 1980-1989 | 217,891 | 92,610 | 16,321 | 10,114 |
| 1970-1979 | 208,372 | 98,506 | 17,189 | 10,681 |
| 1960-1969 | 143,455 | 57,252 | 14,772 | 5,927 |
| 1950-1959 | 103,181 | 45,056 | 12,659 | 5,008 |
| 1940-1949 | 49,638 | 26,680 | 5,835 | 3,317 |
| 1939 or earlier | 64,338 | 30,473 | 6,277 | 3,207 |

(1) 1990 Census defined as "Other".

Total housing units in Greenville County changed by 31,158 dwellings between 1990 and 2000. Single-unit detached structures constituted 65.94 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 23.3.

TABLE 23.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | GREENVILLE COUNTY | |
|-------------------------|------------------|------------------|-------------------|----------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 86,074 | 107,357 |
| 1-unit, attached | 34,261 | 40,185 | 2,833 | 4,181 |
| 2 to 4 units | 42,358 | 43,607 | 8,464 | 9,445 |
| 5 to 19 units | 50,441 | 57,981 | 13,827 | 15,374 |
| 20 to 49 units | 66,909 | 77,598 | 4,704 | 3,033 |
| 50 or more units | 38,782 | 41,561 | 1,910 | 5,153 |
| Mobile Home/Trailer | 21,027 | 22,457 | 12,886 | 18,116 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 947 | 144 |
| Total | 1,424,155 | 1,753,670 | 131,645 | 162,803 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 32.63 percent of owner-occupied housing units, and 9.50 percent of renter-occupied units in Greenville County. Table 23.4, presents the number of units in the dwelling by household size and tenure.

TABLE 23.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| GREENVILLE COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 18,297 | 4,099 | 33,278 | 4,519 | 16,050 | 2,868 | 14,334 | 2,121 | 7,235 | 1,907 |
| 2 to 4 units | 468 | 3,303 | 192 | 2,001 | 60 | 1,121 | 27 | 604 | 5 | 391 |
| 5 to 19 units | 337 | 5,593 | 180 | 3,663 | 39 | 1,766 | 10 | 1,102 | 8 | 474 |
| 20 to 24 units | 86 | 1,293 | 56 | 703 | . | 211 | . | 167 | . | 120 |
| 50 or more units | 92 | 2,516 | 23 | 1,108 | . | 532 | 15 | 250 | . | 228 |
| Mobile Home/Trailer | 2,630 | 1,365 | 3,510 | 1,388 | 2,181 | 972 | 1,618 | 706 | 1,150 | 486 |
| Boat, RV, van, etc. (1) | 27 | 8 | 54 | . | . | . | 9 | . | . | . |
| Total | 21,937 | 18,177 | 37,293 | 13,382 | 18,330 | 7,470 | 16,013 | 4,950 | 8,398 | 3606 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 1.22 percent in 1990 to 1.49 percent in 2000, and renter-occupied units from 4.21 percent to 5.10 percent. Overcrowded units with incomplete plumbing facilities comprised 10.16 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 23.5.

TABLE 23.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| Subject | SOUTH CAROLINA | | GREENVILLE COUNTY | |
|---|----------------|-----------|-------------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 81,320 | 101,971 |
| 1.00 or less | 854,031 | 1,084,101 | 80,324 | 100,454 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 875 | 1,092 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 121 | 425 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 41,558 | 47,585 |
| 1.00 or less | 355,343 | 400,415 | 39,807 | 45,156 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 1,431 | 1,563 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 320 | 866 |
| Total occupied-units | 1,258,044 | 1,533,854 | 122,878 | 149,556 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 225 | 269 |
| 1.00 or less | 7,025 | 4,955 | 212 | 240 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 13 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | . | 29 |
| Renter-occupied Housing Units | 8,646 | 4,295 | 295 | 361 |
| 1.00 or less | 7,155 | 3,854 | 283 | 326 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 12 | 19 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | . | 16 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 520 | 630 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 1.83 percent owner-occupied units and 5.70 percent renter-occupied units. Homeowners in poverty suffered from 4.09 percent overcrowding, compared to 8.37 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 23.6.

TABLE 23.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| Subject | SOUTH CAROLINA | | GREENVILLE COUNTY | |
|--|----------------|---------|-------------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 78,331 | 42,054 |
| 1.00 or less | 817,756 | 349,147 | 76,898 | 39,658 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 1,021 | 1,530 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 412 | 866 |
| 65 years and over | 268,256 | 51,819 | 23,640 | 5,531 |
| 1.00 or less | 266,345 | 51,268 | 23,556 | 5,498 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 71 | 33 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 13 | . |
| Total occupied units | 1,107,619 | 426,235 | 101,971 | 47,585 |
| 1.00 or less | 1,084,101 | 400,415 | 100,454 | 45,156 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 1,092 | 1,563 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 425 | 866 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 5,609 | 9,366 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 181 | 491 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 58 | 365 |
| Total in poverty | 103,182 | 114,169 | 5,848 | 10,222 |

The total number of individuals in poverty in Greenville County changed by 18.91 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 23.7.

TABLE 23.7
POVERTY STATUS BY AGE, 1990 & 2000²
SOUTH CAROLINA VS GREENVILLE COUNTY

| AGE | SOUTH CAROLINA | | GREENVILLE COUNTY | |
|-------------------|----------------|---------|-------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 3,884 | 3,744 |
| 5 years | 11,063 | 10,403 | 546 | 652 |
| 6-11 years | 64,806 | 66,197 | 3,438 | 4,408 |
| 12-17 years | 57,494 | 58,222 | 3,109 | 3,796 |
| 18-64 years | 248,828 | 295,906 | 15,919 | 21,701 |
| 65-74 years | 42,296 | 31,507 | 2,827 | 2,208 |
| 75 years and over | 35,796 | 33,181 | 2,929 | 2,316 |
| Total | 517,793 | 547,869 | 32,652 | 38,825 |

Homeowners in poverty comprised 5.73 percent of owner-occupied households in Greenville county, and renters in poverty 21.48 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 1.49 percent of owner-occupied households, and 9.20 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 23.8.

TABLE 23.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| AGE GROUPS | SOUTH CAROLINA | | GREENVILLE COUNTY | |
|-------------|----------------|-----------------|-------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 154 | 1,755 |
| 25-34 years | 11,268 | 25,396 | 648 | 2,371 |
| 35-44 years | 17,496 | 21,903 | 872 | 2,009 |
| 45-54 years | 17,170 | 15,657 | 871 | 1,380 |
| 55-59 years | 9,254 | 5,482 | 520 | 577 |
| 60-64 years | 9,738 | 4,963 | 645 | 499 |
| 65-74 years | 16,713 | 8,270 | 944 | 877 |
| 75 years + | 18,079 | 8,756 | 1,194 | 754 |
| Total | 103,182 | 114,169 | 5,848 | 10,222 |

Greenville County's median family income changed from \$45,928 in 1990 to \$53,202 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 23.9, presents the 2000 Census data on families by income ranges.

TABLE 23.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| FAMILY INCOME | SOUTH CAROLINA | GREENVILLE COUNTY |
|-------------------------------------|----------------|-------------------|
| Less than \$10,000 | 76,639 | 5,587 |
| \$10,000-\$19,999 | 119,963 | 8,699 |
| \$20,000-\$34,999 | 213,815 | 18,955 |
| \$35,000-\$49,999 | 201,370 | 17,656 |
| \$50,000-\$79,999 | 241,243 | 23,398 |
| \$80,000-\$99,999 | 114,775 | 12,613 |
| \$100,000-\$149,999 | 73,186 | 10,226 |
| \$150,000 or more | 37,745 | 5,542 |
| Total | 1,078,736 | 102,676 |
| Median Family Income (2002 dollars) | \$46,749 | \$53,202 |

² Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Greenville County was \$50,210, and the median for renter-occupied households was \$26,676. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 23.10, presents households by tenure and household income ranges.

TABLE 23.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | GREENVILLE COUNTY | |
|-------------------------|----------------|-----------------|-------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 5,785 | 8,452 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 9,809 | 8,658 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 17,759 | 13,217 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 17,354 | 7,968 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 22,779 | 5,994 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 12,642 | 1,913 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 10,349 | 896 |
| \$150,000 or more | 39,213 | 3,456 | 5,494 | 487 |
| Total | 1,107,619 | 426,235 | 101,971 | 47,585 |
| Median Household Income | \$43,179 | \$23,855 | \$50,210 | \$26,676 |

According to the 2000 Census, 17.00 percent of Greenville County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 15.19 percent spent 50 percent³ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 14.44 percent of Greenville County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 7.81 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 23.11.

TABLE 23.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| GREENVILLE COUNTY | | | | |
| Less than 30 percent | 28,197 | 46,537 | 21,721 | 476 |
| 30 to 49.9 percent | 8,039 | 8,693 | 1,185 | 68,258 |
| 50 percent or more | 7,185 | 4,701 | 659 | 9,878 |
| Not computed | 3,874 | 279 | 5,360 | 5,360 |
| Total | 47,295 | 60,210 | 24,041 | 84,251 |
| Median gross rent/monthly costs | \$544 | \$983 | \$241 | . |

Homeowners in Greenville County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 14.32 in 1990 to

³ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 23.12-23.15).

17.80 in 2000, while homeowners aged 65 years and over changed from 15.02 in 1990 to 18.98 in 2000. Table 23.12, presents details of households by monthly owner-costs by household income and age.

TABLE 23.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁴ | | | | | |
|---|---|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| GREENVILLE COUNTY | | | | | | |
| Less than 20 percent | 29,305 | 35,921 | 11,176 | 13,064 | 40,481 | 48,985 |
| 20 to 24.9 percent | 7,733 | 9,907 | 1,680 | 1,841 | 9,413 | 11,748 |
| 25 to 29.9 percent | 4,213 | 6,425 | 1,040 | 1,100 | 5,253 | 7,525 |
| 30 to 34.9 percent | 2,437 | 3,219 | 619 | 864 | 3,056 | 4,083 |
| 35 percent or more | 4,488 | 8,185 | 1,853 | 2,970 | 6,341 | 11,155 |
| Not computed | 168 | 396 | 87 | 359 | 255 | 755 |
| Total | 48,344 | 64,053 | 16,455 | 20,198 | 64,799 | 84,251 |

Renters in Greenville County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 28.15 in 1990 to 30.65 in 2000, while renters aged 65 years and over changed from 47.98 in 1990 to 43.92 in 2000. Table 23.13, presents details of households by gross rent by income and age.

TABLE 23.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁵ | | | | | |
|---|--|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| GREENVILLE COUNTY | | | | | | |
| Less than 20 percent | 14,990 | 16,018 | 771 | 967 | 15,761 | 16,985 |
| 20 to 24.9 percent | 5,044 | 6,081 | 725 | 595 | 5,769 | 6,676 |
| 25 to 29.9 percent | 3,616 | 3,997 | 683 | 539 | 4,299 | 4,536 |
| 30 to 34.9 percent | 2,406 | 2,814 | 444 | 350 | 2,850 | 3,164 |
| 35 percent or more | 7,608 | 10,004 | 2,112 | 2,056 | 9,720 | 12,060 |
| Not computed | 1,910 | 2,903 | 592 | 971 | 2,502 | 3,874 |
| Total | 35,574 | 41,817 | 5,327 | 5,478 | 40,901 | 47,295 |

⁴ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁵ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 37.16 percent homeowners in Greenville County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 23.14.

TABLE 23.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| GREENVILLE COUNTY | | | | | | | | | |
| Less than 20 percent | 296 | 2,795 | 5,787 | 6,857 | 12,140 | 8,652 | 7,909 | 4,549 | 48,985 |
| 20 to 24.9 percent | 344 | 966 | 1,227 | 2,471 | 3,819 | 1,774 | 987 | 160 | 11,748 |
| 25 to 29.9 percent | 249 | 570 | 1,503 | 2,103 | 1,927 | 741 | 403 | 29 | 7,525 |
| 30 to 34.9 percent | 216 | 419 | 1,131 | 1,050 | 952 | 190 | 91 | 34 | 4,083 |
| 35 percent or more | 2,352 | 2,675 | 3,691 | 1,450 | 704 | 139 | 105 | 39 | 11,155 |
| Not computed | 670 | . | . | . | . | . | . | 85 | 755 |
| Total | 4,127 | 7,425 | 13,339 | 13,931 | 19,542 | 11,496 | 9,495 | 4,896 | 84,251 |

As per the 2000 Census, 37.01 percent renters in Greenville County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 23.15.

TABLE 23.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | or more | | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| GREENVILLE COUNTY | | | | | | | | | |
| Less than 20 percent | 300 | 649 | 2,984 | 5,058 | 5,047 | 1,746 | 1,201 | 16,985 | |
| 20 to 24.9 percent | 235 | 633 | 3,573 | 1,695 | 473 | 41 | 26 | 6,676 | |
| 25 to 29.9 percent | 422 | 877 | 2,566 | 573 | 90 | 8 | . | 4,536 | |
| 30 to 34.9 percent | 356 | 890 | 1,757 | 130 | 31 | . | . | 3,164 | |
| 35 percent or more | 5,279 | 5,006 | 1,655 | 112 | 8 | . | . | 12,060 | |
| Not computed | 1,819 | 570 | 617 | 339 | 290 | 99 | 140 | 3,874 | |
| Total | 8,411 | 8,625 | 13,152 | 7,907 | 5,939 | 1,894 | 1,367 | 47,295 | |

As per the 2000 Census, 6.46 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 23.16. The median value for a home in 2000 in the county was \$111,800, compared to \$94,900 in Wyoming.

TABLE 23.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|--------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| GREENVILLE COUNTY | | | | | | | | |
| Less than \$10,000 | 36 | 61 | 29 | 41 | 8 | . | . | 175 |
| \$10,000-\$29,999 | 377 | 387 | 448 | 161 | 119 | 56 | 34 | 1,582 |
| \$30,000-\$49,999 | 905 | 1,059 | 1,073 | 947 | 629 | 165 | 100 | 4,878 |
| \$50,000-\$79,999 | 1,148 | 2,408 | 3,749 | 3,266 | 3,024 | 772 | 470 | 14,837 |
| \$80,000-\$99,999 | 635 | 1,425 | 2,882 | 3,225 | 3,943 | 1,599 | 944 | 14,653 |
| \$100,000-\$199,999 | 799 | 1,728 | 4,457 | 5,541 | 9,964 | 6,797 | 6,167 | 35,453 |
| \$200,000 or more | 227 | 357 | 701 | 750 | 1,855 | 2,107 | 6,676 | 12,673 |
| Total | 4,127 | 7,425 | 13,339 | 13,931 | 19,542 | 11,496 | 14,391 | 84,251 |

As per the 2000 Census, 7.87 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 23.17.

TABLE 23.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|--------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| GREENVILLE COUNTY | | | | | | | | |
| Less than \$200 | 1,703 | 489 | 262 | 66 | 44 | 5 | 14 | 2,583 |
| \$200-\$399 | 2,202 | 2,049 | 1,870 | 590 | 389 | 106 | 119 | 7,325 |
| \$400-\$599 | 2,373 | 3,451 | 6,198 | 3,034 | 1,522 | 345 | 223 | 17,146 |
| \$600-\$799 | 991 | 1,531 | 3,230 | 2,909 | 2,298 | 644 | 298 | 11,901 |
| \$800-\$999 | 239 | 369 | 629 | 737 | 922 | 346 | 190 | 3,432 |
| \$1000+ | 145 | 182 | 346 | 232 | 474 | 354 | 411 | 2,144 |
| No Cash Rent | 758 | 554 | 617 | 339 | 290 | 94 | 112 | 2,764 |
| Total | 8,411 | 8,625 | 13,152 | 7,907 | 5,939 | 1,894 | 1,367 | 47,295 |

The median household income in Greenville County was \$40,986, compared to \$36,951 statewide. Table 23.18, presents further details of householders by age and household income.

TABLE 23.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS GREENVILLE COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| GREENVILLE COUNTY | | | | | | | | | | |
| Under 25 years | 1,281 | 1,350 | 2,444 | 1,355 | 648 | 186 | 55 | 17 | 7,336 | \$24,845 |
| 25-34 years | 1,760 | 2,745 | 6,913 | 5,857 | 6,630 | 2,456 | 1,585 | 486 | 28,432 | \$41,546 |
| 35-44 years | 2,034 | 2,525 | 6,048 | 6,092 | 8,431 | 4,206 | 3,175 | 1,513 | 34,024 | \$50,650 |
| 45-54 years | 1,832 | 2,336 | 4,801 | 4,736 | 6,347 | 4,231 | 3,772 | 1,967 | 30,022 | \$54,372 |
| 55-64 years | 2,094 | 2,198 | 3,882 | 3,224 | 3,805 | 2,422 | 1,906 | 1,234 | 20,765 | \$44,514 |
| 65-74 years | 2,360 | 3,136 | 3,818 | 2,404 | 1,917 | 792 | 546 | 536 | 15,509 | \$28,362 |
| 75 years + | 2,805 | 3,994 | 3,035 | 1,633 | 1,156 | 276 | 311 | 383 | 13,593 | \$19,992 |
| Total | 14,166 | 18,284 | 30,941 | 25,301 | 28,934 | 14,569 | 11,350 | 6,136 | 149,681 | \$40,986 |

As per the 2000 Census, civilian employed males aged 16 years comprised 51.70 percent of the labor force, and females 43.56 percent in Greenville County. About 69.89 percent of the male population 16 years and over and 47.17 percent females worked 35 or more hours per week. Employed males contributed to 26.90 percent of jobs to the manufacturing industry in the county, while employed females contributed 27.60 percent of jobs to the educational, health and social services. Further, males in the County held 22.04 percent of production, transportation, material & moving occupations in the county, while females held 36.31 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 23.19.

**TABLE 23.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS GREENVILLE COUNTY**

| Subject | SOUTH CAROLINA | | GREENVILLE COUNTY | |
|--|----------------|-----------|-------------------|---------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 141,894 | 154,356 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 216 | 17 |
| Civilian Employed | 955,764 | 868,936 | 102,299 | 86,190 |
| Civilian Un-employed | 53,659 | 59,836 | 4,170 | 5,008 |
| Total in Labor Force | 1,038,566 | 935,656 | 106,685 | 91,215 |
| Not in Labor Force | 449,088 | 690,706 | 35,209 | 63,141 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 99,173 | 72,812 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 10,980 | 22,341 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 2,863 | 5,076 |
| Did not work | 375,577 | 604,016 | 28,878 | 54,127 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 574 | 161 |
| Construction | 135,502 | 15,106 | 12,897 | 1,727 |
| Manufacturing | 229,789 | 124,597 | 27,522 | 12,943 |
| Wholesale Trade | 42,461 | 18,042 | 5,882 | 2,506 |
| Retail Trade | 103,533 | 114,071 | 11,533 | 11,729 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 6,099 | 1,783 |
| Information | 20,038 | 18,516 | 3,151 | 3,008 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 4,736 | 6,766 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 9,924 | 7,448 |
| Educational Health & Social Services | 74,498 | 265,210 | 6,791 | 23,792 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 6,166 | 7,792 |
| Other Services | 43,939 | 41,855 | 4,723 | 4,679 |
| Public Administration | 44,062 | 41,621 | 2,301 | 1,856 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 16,724 | 10,261 |
| Professional & Related Services | 128,066 | 196,766 | 16,437 | 19,244 |
| Sales & Office | 110,748 | 157,913 | 10,072 | 14,656 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 19,095 | 31,296 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 376 | 122 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 17,052 | 904 |
| | 235,563 | 110,908 | 22,543 | 9,707 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Greenville County, defined as the number of people working or actively seeking work, changed from 172,793 in 1990 to 195,084 in 2002. The unemployment rate for the County, at 4.40 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 23.20, provides annual labor force details for the years 1990-2002.

**TABLE 23.20
ANNUAL LABOR FORCE
GREENVILLE COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 172,793 | 166,370 | 6,423 | 3.70 |
| 1991 | 174,498 | 165,616 | 8,882 | 5.10 |
| 1992 | 176,805 | 167,746 | 9,059 | 5.10 |
| 1993 | 179,539 | 169,837 | 9,702 | 5.40 |
| 1994 | 180,769 | 173,571 | 7,198 | 4.00 |
| 1995 | 184,586 | 179,966 | 4,620 | 2.50 |
| 1996 | 184,164 | 178,159 | 6,005 | 3.30 |
| 1997 | 191,090 | 186,576 | 4,514 | 2.40 |
| 1998 | 195,237 | 191,297 | 3,940 | 2.00 |
| 1999 | 193,415 | 188,656 | 4,759 | 2.50 |
| 2000 | 199,567 | 195,787 | 3,780 | 1.90 |
| 2001 | 198,396 | 192,243 | 6,153 | 3.10 |
| 2002 | 195,084 | 186,527 | 8,557 | 4.40 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Greenville County recorded 284,428 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$11,380,450,000 and real per capita income was \$29,439 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$34,682 in 2001, while South Carolina's average earnings per job was \$30,861. Table 23.21, provides further annual data for years 1969 through 2001.

TABLE 23.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
GREENVILLE COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|------------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 2,803,460 | 105,578 | -145,246 | 344,049 | 200,034 | 3,096,719 | 13,140 | 120,057 | 23,351 |
| 1970 | 2,882,731 | 107,991 | -156,584 | 361,522 | 234,728 | 3,214,406 | 13,297 | 124,676 | 23,122 |
| 1971 | 3,002,460 | 117,028 | -182,569 | 373,486 | 261,234 | 3,337,582 | 13,458 | 127,056 | 23,631 |
| 1972 | 3,314,455 | 134,030 | -234,448 | 388,569 | 276,685 | 3,611,230 | 14,133 | 135,727 | 24,420 |
| 1973 | 3,642,664 | 169,435 | -282,588 | 436,017 | 311,070 | 3,937,727 | 15,156 | 146,095 | 24,934 |
| 1974 | 3,816,984 | 184,517 | -336,084 | 459,958 | 354,015 | 4,110,357 | 15,381 | 152,635 | 25,007 |
| 1975 | 3,495,651 | 167,687 | -296,933 | 449,338 | 449,877 | 3,930,246 | 14,560 | 142,582 | 24,517 |
| 1976 | 3,771,662 | 178,377 | -331,009 | 468,751 | 447,924 | 4,178,951 | 15,571 | 149,432 | 25,240 |
| 1977 | 3,928,638 | 183,816 | -364,551 | 492,364 | 445,480 | 4,318,115 | 15,688 | 155,010 | 25,344 |
| 1978 | 4,216,359 | 200,074 | -411,950 | 534,270 | 449,998 | 4,588,604 | 16,497 | 163,553 | 25,780 |
| 1979 | 4,436,490 | 219,244 | -468,133 | 583,469 | 476,666 | 4,809,248 | 16,960 | 169,941 | 26,106 |
| 1980 | 4,551,886 | 227,965 | -508,535 | 664,468 | 526,904 | 5,006,758 | 17,313 | 173,062 | 26,302 |
| 1981 | 4,572,243 | 249,273 | -532,793 | 763,948 | 564,717 | 5,118,842 | 17,452 | 175,717 | 26,020 |
| 1982 | 4,435,308 | 248,689 | -531,851 | 825,240 | 597,400 | 5,077,408 | 17,176 | 173,378 | 25,582 |
| 1983 | 4,600,633 | 261,457 | -559,933 | 882,075 | 606,921 | 5,268,239 | 17,706 | 176,821 | 26,019 |
| 1984 | 4,953,757 | 283,673 | -612,606 | 1,000,935 | 602,965 | 5,661,379 | 18,882 | 186,112 | 26,617 |
| 1985 | 5,227,282 | 315,047 | -666,001 | 1,077,161 | 653,426 | 5,976,820 | 19,758 | 192,181 | 27,200 |
| 1986 | 5,544,234 | 345,814 | -731,523 | 1,131,442 | 684,116 | 6,282,454 | 20,619 | 199,140 | 27,841 |
| 1987 | 5,915,860 | 366,228 | -796,464 | 1,175,977 | 695,453 | 6,624,599 | 21,541 | 206,523 | 28,645 |
| 1988 | 6,353,930 | 407,081 | -871,013 | 1,266,001 | 717,270 | 7,059,106 | 22,601 | 218,052 | 29,140 |
| 1989 | 6,582,891 | 430,795 | -919,229 | 1,327,933 | 755,223 | 7,316,023 | 23,119 | 224,869 | 29,274 |
| 1990 | 6,881,471 | 448,382 | -1,001,041 | 1,485,278 | 802,861 | 7,720,187 | 23,987 | 230,055 | 29,912 |
| 1991 | 6,719,828 | 449,278 | -974,531 | 1,428,885 | 869,494 | 7,594,399 | 23,307 | 225,986 | 29,736 |
| 1992 | 6,791,204 | 446,939 | -930,526 | 1,422,982 | 947,455 | 7,784,177 | 23,583 | 223,941 | 30,326 |
| 1993 | 7,094,198 | 469,494 | -966,431 | 1,438,533 | 982,418 | 8,079,225 | 24,097 | 233,950 | 30,324 |
| 1994 | 7,434,598 | 497,978 | -985,606 | 1,528,325 | 1,018,400 | 8,497,739 | 24,905 | 240,933 | 30,858 |
| 1995 | 7,878,818 | 531,466 | -1,032,858 | 1,650,221 | 1,058,157 | 9,022,872 | 25,975 | 252,591 | 31,192 |
| 1996 | 8,250,243 | 548,275 | -1,119,002 | 1,755,904 | 1,103,910 | 9,442,780 | 26,631 | 261,715 | 31,524 |
| 1997 | 8,532,196 | 570,163 | -1,162,158 | 1,844,990 | 1,138,608 | 9,783,474 | 27,087 | 268,749 | 31,748 |
| 1998 | 9,070,334 | 601,306 | -1,175,489 | 2,106,357 | 1,168,426 | 10,568,322 | 28,722 | 275,257 | 32,952 |
| 1999 | 9,631,591 | 632,361 | -1,316,709 | 1,982,337 | 1,195,861 | 11,086,071 | 28,973 | 283,800 | 33,938 |
| 2000 | 10,068,404 | 653,806 | -1,415,485 | 2,213,574 | 1,239,798 | 11,452,484 | 30,055 | 291,358 | 34,557 |
| 2001 | 9,864,410 | 654,208 | -1,379,806 | 2,216,902 | 1,333,152 | 11,380,450 | 29,439 | 284,428 | 34,682 |

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Greenville County changed from 1,404 in 1980 to 3,194 in 2002. Total units also changed from 2,752 in 1980 to 3,299 in 2002. Additional details of permit activity and per unit valuations are given in Table 23.22.

TABLE 23.22
BUILDING PERMITS AND VALUATION⁶
GREENVILLE COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 1,404 | 46 | 204 | 1,098 | 2,752 | 80.25 |
| 1981 | 948 | 42 | 118 | 513 | 1,621 | 80.81 |
| 1982 | 714 | 24 | 26 | 781 | 1,545 | 77.80 |
| 1983 | 1,262 | 74 | 104 | 1,050 | 2,490 | 88.09 |
| 1984 | 1,210 | 62 | 45 | 1,503 | 2,820 | 97.11 |
| 1985 | 1,109 | 66 | 33 | 1,313 | 2,521 | 100.18 |
| 1986 | 1,311 | 240 | 14 | 538 | 2,103 | 104.39 |
| 1987 | 1,459 | 62 | . | 96 | 1,617 | 103.91 |
| 1988 | 1,568 | 68 | 18 | 921 | 2,575 | 106.78 |
| 1989 | 1,473 | 58 | 7 | 790 | 2,328 | 103.07 |
| 1990 | 1,534 | 86 | 4 | 1,086 | 2,710 | 104.34 |
| 1991 | 1,548 | 74 | 4 | 14 | 1,640 | 103.77 |
| 1992 | 1,833 | 64 | 7 | 25 | 1,929 | 102.36 |
| 1993 | 2,185 | 34 | . | 168 | 2,387 | 101.35 |
| 1994 | 2,521 | 104 | 7 | 687 | 3,319 | 99.18 |
| 1995 | 2,479 | 166 | 8 | 580 | 3,233 | 95.47 |
| 1996 | 2,837 | 62 | 19 | 1,238 | 4,156 | 90.02 |
| 1997 | 2,725 | 128 | 26 | 451 | 3,330 | 93.34 |
| 1998 | 3,243 | 54 | 9 | 15 | 3,321 | 92.65 |
| 1999 | 3,597 | 14 | 12 | 414 | 4,037 | 89.39 |
| 2000 | 2,822 | 36 | 3 | 550 | 3,411 | 93.04 |
| 2001 | 3,088 | 58 | 3 | 110 | 3,259 | 93.25 |
| 2002 | 3,194 | 6 | 43 | 56 | 3,299 | 94.50 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Greenville County would change by 119,184 persons from 379,616 in 2000 to 498,800 in 2025, as seen in Table 23.23.

TABLE 23.23
B&CB POPULATION FORECAST
GREENVILLE COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | GREENVILLE COUNTY |
|------|----------------|-------------------|
| 2000 | 4,012,012 | 379,616 |
| 2005 | 4,154,900 | 395,760 |
| 2010 | 4,387,780 | 420,900 |
| 2015 | 4,618,440 | 446,460 |
| 2020 | 4,849,980 | 472,450 |
| 2025 | 5,077,400 | 498,800 |

The household forecast indicates a total change of 63,939 homeowners in the county from 101,977 in 2000 to 165,916 in 2025. Renters, on the other hand, would change by 12,191 households from 47,579 in 2000 to 59,770 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 5,291 households for householders having incomes from 31-50 percent of MFI; and to change by 9,308 households for those at

⁶Data Source: U.S. Bureau of Census.

51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 1,715 households for renters having incomes from 31-50 percent of MFI; and to change some 2,551 households for those at 51-80 percent of MFI. Table 23.24, provides further details of the household forecast by tenure and income.

TABLE 23.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
GREENVILLE COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|---------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 101,977 | 7,151 | 8,438 | 14,847 | 8,111 | 63,430 |
| 2005 | 109,869 | 7,704 | 9,091 | 15,996 | 8,739 | 68,339 |
| 2010 | 122,805 | 8,612 | 10,162 | 17,879 | 9,768 | 76,385 |
| 2015 | 136,460 | 9,569 | 11,292 | 19,867 | 10,854 | 84,879 |
| 2020 | 150,843 | 10,578 | 12,482 | 21,961 | 11,998 | 93,825 |
| 2025 | 165,916 | 11,635 | 13,729 | 24,155 | 13,197 | 103,200 |
| Renters | | | | | | |
| 2000 | 47,579 | 9,867 | 6,696 | 9,956 | 4,601 | 16,460 |
| 2005 | 49,300 | 10,224 | 6,938 | 10,316 | 4,767 | 17,056 |
| 2010 | 51,921 | 10,767 | 7,307 | 10,864 | 5,020 | 17,962 |
| 2015 | 54,539 | 11,310 | 7,675 | 11,412 | 5,273 | 18,868 |
| 2020 | 57,157 | 11,853 | 8,044 | 11,960 | 5,527 | 19,774 |
| 2025 | 59,770 | 12,395 | 8,411 | 12,507 | 5,779 | 20,678 |

Greenwood County

Greenwood County's population changed by 11.25 percent, from 59,567 in 1990 to 66,271 in 2000. It represented 1.65 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 1190 persons, 67,461 in July 2002.

Of the total households in Greenwood County, homeowners comprised 69.28 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.60 percent in 1990 to 1.79 percent in 2000, and renter vacancy rate changed from 7.72 percent in 1990 to 8.28 percent in 2000. Housing units in urban areas of the county changed by 7,284 persons, and in rural areas by -3,776 persons between 1990 and 2000⁷. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 24.1.

TABLE 24.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| Subject | SOUTH CAROLINA | | GREENWOOD COUNTY | |
|---|----------------|-----------|------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 59,567 | 66,271 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 24,735 | 28,243 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 22,730 | 25,729 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 15,717 | 17,825 |
| Homeownership Rate | 69.86 | 72.21 | 69.15 | 69.28 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.60 | 1.79 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 7,013 | 7,904 |
| Renter Vacancy Rate | 11.49 | 12.01 | 7.72 | 8.28 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 587 | 714 |
| For sale | 15,186 | 21,955 | 256 | 325 |
| Rented or sold, not occupied | 13,691 | 15,930 | 226 | 214 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 351 | 445 |
| For migrant workers | 360 | 420 | 3 | . |
| Other vacant | 37,806 | 53,137 | 582 | 816 |
| Total Vacant | 166,111 | 219,816 | 2,005 | 2,514 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 8,806 | 16,090 |
| Rural; Farm | 17,086 | 13,656 | 360 | 255 |
| Rural; Non-farm | 606,887 | 666,731 | 15,569 | 11,898 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Greenwood County had an average of 2.49 persons per household, and renter-occupied units an average of 2.48 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 34.00 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 24.2.

⁷ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 24.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| Subject | SOUTH CAROLINA | | GREENWOOD COUNTY | |
|---------------------------------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 17,825 | 7,904 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 4,218 | 2,536 |
| 2-person | 403,375 | 118,155 | 6,736 | 1,931 |
| 3-person | 204,199 | 72,676 | 3,012 | 1,593 |
| 4-person | 168,089 | 49,616 | 2,485 | 1,079 |
| 5 or more person | 98,068 | 36,558 | 1,374 | 765 |
| Average Household size | 2.61 | 2.32 | 2.49 | 2.48 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 18 | 79 |
| 2-rooms | 7,193 | 29,729 | 106 | 534 |
| 3-rooms | 34,806 | 64,824 | 428 | 1,042 |
| 4-rooms | 110,567 | 133,284 | 2,153 | 2,814 |
| 5-rooms | 273,699 | 103,323 | 5,065 | 2,011 |
| 6-rooms | 282,379 | 53,158 | 4,604 | 918 |
| 7-rooms | 190,620 | 21,072 | 2,611 | 278 |
| 8-rooms | 111,735 | 8,826 | 1,576 | 135 |
| 9+ rooms | 95,834 | 4,326 | 1,264 | 93 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 14,331 | 3,163 |
| 1 unit attached | 17,320 | 16,521 | 336 | 375 |
| 2 units | 3,155 | 33,776 | 83 | 861 |
| 3-4 units | 4,981 | 43,186 | 84 | 1,044 |
| 5-9 units | 5,944 | 55,970 | 38 | 1,132 |
| 10-19 units | 2,800 | 28,382 | 18 | 223 |
| 20-49 units | 1,316 | 13,371 | 10 | 92 |
| 50 or more units | 1,775 | 21,101 | 21 | 328 |
| Mobile Home/Trailer | 238,054 | 68,258 | 2,904 | 686 |
| Boat, RV, van, etc. (1) | 886 | 303 | . | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 48 | 100 |
| 1-Bedroom | 23,334 | 83,424 | 338 | 1,543 |
| 2-Bedrooms | 224,109 | 193,862 | 4,772 | 3,778 |
| 3-Bedrooms | 652,265 | 118,376 | 9,671 | 2,182 |
| 4-Bedrooms | 173,600 | 17,763 | 2,541 | 252 |
| 5-Bedrooms or more | 30,849 | 2,463 | 455 | 49 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 528 | 180 |
| 1995-1998 | 148,415 | 33,780 | 2,140 | 378 |
| 1990-1994 | 129,165 | 34,670 | 1,610 | 473 |
| 1980-1989 | 217,891 | 92,610 | 2,607 | 1,517 |
| 1970-1979 | 208,372 | 98,506 | 3,097 | 1,528 |
| 1960-1969 | 143,455 | 57,252 | 2,971 | 1,184 |
| 1950-1959 | 103,181 | 45,056 | 2,159 | 1,019 |
| 1940-1949 | 49,638 | 26,680 | 1,199 | 851 |
| 1939 or earlier | 64,338 | 30,473 | 1,514 | 774 |

(1) 1990 Census defined as "Other".

Total housing units in Greenwood County changed by 3,508 dwellings between 1990 and 2000. Single-unit detached structures constituted 67.16 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 24.3.

TABLE 24.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | GREENWOOD COUNTY | |
|-------------------------|------------------|------------------|------------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 17,472 | 18,969 |
| 1-unit, attached | 34,261 | 40,185 | 630 | 763 |
| 2 to 4 units | 42,358 | 43,607 | 2,227 | 2,389 |
| 5 to 19 units | 50,441 | 57,981 | 1,555 | 1,588 |
| 20 to 49 units | 66,909 | 77,598 | 154 | 143 |
| 50 or more units | 38,782 | 41,561 | 74 | 349 |
| Mobile Home/Trailer | 21,027 | 22,457 | 2,398 | 3,999 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 225 | 43 |
| Total | 1,424,155 | 1,753,670 | 24,735 | 28,243 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 32.84 percent of owner-occupied housing units, and 9.48 percent of renter-occupied units in Greenwood County. Table 24.4, presents the number of units in the dwelling by household size and tenure.

TABLE 24.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| GREENWOOD COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 3,375 | 866 | 5,853 | 749 | 2,459 | 831 | 1,939 | 566 | 1,041 | 526 |
| 2 to 4 units | 124 | 650 | 32 | 552 | 11 | 324 | . | 274 | . | 105 |
| 5 to 19 units | 22 | 565 | 14 | 344 | 20 | 267 | . | 122 | . | 57 |
| 20 to 24 units | . | 51 | 10 | 41 | . | . | . | . | . | . |
| 50 or more units | 21 | 191 | . | 67 | . | 35 | . | 6 | . | 29 |
| Mobile Home/Trailer | 676 | 213 | 827 | 178 | 522 | 136 | 546 | 111 | 333 | 48 |
| Boat, RV, van, etc. (1) | . | . | . | . | . | . | . | . | . | . |
| Total | 4,218 | 2,536 | 6,736 | 1,931 | 3,012 | 1,593 | 2,485 | 1,079 | 1,374 | 765 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 2.27 percent in 1990 to 1.71 percent in 2000, and renter-occupied units from 7.50 percent to 8.27 percent. Overcrowded units with incomplete plumbing facilities comprised 3.36 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 24.5.

TABLE 24.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| Subject | SOUTH CAROLINA | | GREENWOOD COUNTY | |
|---|----------------|-----------|------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 15,717 | 17,825 |
| 1.00 or less | 854,031 | 1,084,101 | 15,361 | 17,520 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 300 | 249 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 56 | 56 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 7,013 | 7,904 |
| 1.00 or less | 355,343 | 400,415 | 6,487 | 7,250 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 427 | 444 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 99 | 210 |
| Total occupied-units | 1,258,044 | 1,533,854 | 22,730 | 25,729 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 91 | 69 |
| 1.00 or less | 7,025 | 4,955 | 81 | 69 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 10 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | . | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 74 | 50 |
| 1.00 or less | 7,155 | 3,854 | 74 | 46 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | . | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | . | 4 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 165 | 119 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.29 percent owner-occupied units and 9.45 percent renter-occupied units. Homeowners in poverty suffered from 2.20 percent overcrowding, compared to 13.61 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 24.6.

TABLE 24.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| Subject | SOUTH CAROLINA | | GREENWOOD COUNTY | |
|--|----------------|---------|------------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 12,765 | 6,824 |
| 1.00 or less | 817,756 | 349,147 | 12,473 | 6,179 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 236 | 435 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 56 | 210 |
| 65 years and over | 268,256 | 51,819 | 5,060 | 1,080 |
| 1.00 or less | 266,345 | 51,268 | 5,047 | 1,071 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 13 | 9 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | . | . |
| Total occupied units | 1,107,619 | 426,235 | 17,825 | 7,904 |
| 1.00 or less | 1,084,101 | 400,415 | 17,520 | 7,250 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 249 | 444 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 56 | 210 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 1,331 | 2,038 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 22 | 213 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 8 | 108 |
| Total in poverty | 103,182 | 114,169 | 1,361 | 2,359 |

The total number of individuals in poverty in Greenwood County changed by 2.33 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 24.7.

TABLE 24.7
POVERTY STATUS BY AGE, 1990 & 2000⁸
SOUTH CAROLINA VS GREENWOOD COUNTY

| AGE | SOUTH CAROLINA | | GREENWOOD COUNTY | |
|-------------------|----------------|---------|------------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 995 | 1,050 |
| 5 years | 11,063 | 10,403 | 134 | 172 |
| 6-11 years | 64,806 | 66,197 | 1,209 | 902 |
| 12-17 years | 57,494 | 58,222 | 932 | 886 |
| 18-64 years | 248,828 | 295,906 | 4,002 | 4,827 |
| 65-74 years | 42,296 | 31,507 | 919 | 587 |
| 75 years and over | 35,796 | 33,181 | 682 | 656 |
| Total | 517,793 | 547,869 | 8,873 | 9,080 |

Homeowners in poverty comprised 7.64 percent of owner-occupied households in Greenwood county, and renters in poverty 29.85 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 1.46 percent of owner-occupied households, and 10.49 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 24.8.

TABLE 24.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| AGE GROUPS | SOUTH CAROLINA | | GREENWOOD COUNTY | |
|-------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 75 | 664 |
| 25-34 years | 11,268 | 25,396 | 131 | 393 |
| 35-44 years | 17,496 | 21,903 | 129 | 436 |
| 45-54 years | 17,170 | 15,657 | 112 | 241 |
| 55-59 years | 9,254 | 5,482 | 97 | 187 |
| 60-64 years | 9,738 | 4,963 | 181 | 70 |
| 65-74 years | 16,713 | 8,270 | 278 | 193 |
| 75 years + | 18,079 | 8,756 | 358 | 175 |
| Total | 103,182 | 114,169 | 1,361 | 2,359 |

Greenwood County's median family income changed from \$39,051 in 1990 to \$44,418 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 24.9, presents the 2000 Census data on families by income ranges.

TABLE 24.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| FAMILY INCOME | SOUTH CAROLINA | GREENWOOD COUNTY |
|-------------------------------------|----------------|------------------|
| Less than \$10,000 | 76,639 | 1,110 |
| \$10,000-\$19,999 | 119,963 | 2,180 |
| \$20,000-\$34,999 | 213,815 | 3,787 |
| \$35,000-\$49,999 | 201,370 | 3,616 |
| \$50,000-\$79,999 | 241,243 | 3,998 |
| \$80,000-\$99,999 | 114,775 | 1,689 |
| \$100,000-\$149,999 | 73,186 | 907 |
| \$150,000 or more | 37,745 | 527 |
| Total | 1,078,736 | 17,814 |
| Median Family Income (2002 dollars) | \$46,749 | \$44,418 |

⁸ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Greenwood County was \$40,525, and the median for renter-occupied households was \$21,835. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 24.10, presents households by tenure and household income ranges.

TABLE 24.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | GREENWOOD COUNTY | |
|-------------------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 1,444 | 1,870 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 2,382 | 1,751 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 3,688 | 1,891 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 3,421 | 1,240 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 3,824 | 787 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 1,678 | 179 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 860 | 100 |
| \$150,000 or more | 39,213 | 3,456 | 528 | 86 |
| Total | 1,107,619 | 426,235 | 17,825 | 7,904 |
| Median Household Income | \$43,179 | \$23,855 | \$40,525 | \$21,835 |

According to the 2000 Census, 15.23 percent of Greenwood County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 14.77 percent spent 50 percent⁹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 14.22 percent of Greenwood County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 6.98 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 24.11.

TABLE 24.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| GREENWOOD COUNTY | | | | |
| Less than 30 percent | 4,631 | 6,696 | 4,498 | 68 |
| 30 to 49.9 percent | 1,187 | 1,219 | 234 | 11,194 |
| 50 percent or more | 1,151 | 598 | 186 | 1,453 |
| Not computed | 823 | 57 | 784 | 784 |
| Total | 7,792 | 8,570 | 4,986 | 13,556 |
| Median gross rent/monthly costs | \$440 | \$787 | \$194 | . |

Homeowners in Greenwood County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 13.26 in 1990 to

⁹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 24.12-24.15).

16.13 in 2000, while homeowners aged 65 years and over changed from 18.82 in 1990 to 17.34 in 2000. Table 24.12, presents details of households by monthly owner-costs by household income and age.

TABLE 24.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹⁰ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| GREENWOOD COUNTY | | | | | | |
| Less than 20 percent | 5,603 | 5,600 | 2,144 | 2,870 | 7,747 | 8,470 |
| 20 to 24.9 percent | 1,160 | 1,429 | 369 | 294 | 1,529 | 1,723 |
| 25 to 29.9 percent | 572 | 768 | 281 | 233 | 853 | 1,001 |
| 30 to 34.9 percent | 348 | 510 | 145 | 155 | 493 | 665 |
| 35 percent or more | 782 | 1,007 | 509 | 565 | 1,291 | 1,572 |
| Not computed | 56 | 90 | 27 | 35 | 83 | 125 |
| Total | 8,521 | 9,404 | 3,475 | 4,152 | 11,996 | 13,556 |

Renters in Greenwood County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 33.36 in 1990 to 29.60 in 2000, while renters aged 65 years and over changed from 42.63 in 1990 to 32.58 in 2000. Table 24.13, presents details of households by gross rent by income and age.

TABLE 24.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹¹ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| GREENWOOD COUNTY | | | | | | |
| Less than 20 percent | 2,279 | 2,833 | 176 | 205 | 2,455 | 3,038 |
| 20 to 24.9 percent | 705 | 785 | 111 | 125 | 816 | 910 |
| 25 to 29.9 percent | 470 | 530 | 110 | 153 | 580 | 683 |
| 30 to 34.9 percent | 282 | 383 | 64 | 48 | 346 | 431 |
| 35 percent or more | 1,656 | 1,609 | 387 | 298 | 2,043 | 1,907 |
| Not computed | 417 | 590 | 210 | 233 | 627 | 823 |
| Total | 5,809 | 6,730 | 1,058 | 1,062 | 6,867 | 7,792 |

¹⁰ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹¹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 45.11 percent homeowners in Greenwood County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 24.14.

TABLE 24.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 or more | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| GREENWOOD COUNTY | | | | | | | | | |
| Less than 20 percent | 190 | 883 | 1,294 | 1,523 | 2,402 | 1,183 | 636 | 359 | 8,470 |
| 20 to 24.9 percent | 93 | 172 | 307 | 538 | 359 | 130 | 86 | 38 | 1,723 |
| 25 to 29.9 percent | 74 | 154 | 242 | 243 | 215 | 49 | 16 | 8 | 1,001 |
| 30 to 34.9 percent | 75 | 75 | 283 | 164 | 58 | 10 | . | . | 665 |
| 35 percent or more | 505 | 354 | 519 | 100 | 68 | 16 | 10 | . | 1,572 |
| Not computed | 109 | . | . | . | . | . | . | 16 | 125 |
| Total | 1,046 | 1,638 | 2,645 | 2,568 | 3,102 | 1,388 | 748 | 421 | 13,556 |

As per the 2000 Census, 52.14 percent renters in Greenwood County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 24.15.

TABLE 24.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-------------------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 or more | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| GREENWOOD COUNTY | | | | | | | | | |
| Less than 20 percent | 60 | 174 | 767 | 1,008 | 686 | 169 | 174 | 3,038 | |
| 20 to 24.9 percent | 78 | 185 | 529 | 100 | 18 | . | . | 910 | |
| 25 to 29.9 percent | 112 | 277 | 278 | 16 | . | . | . | 683 | |
| 30 to 34.9 percent | 53 | 262 | 101 | 8 | 7 | . | . | 431 | |
| 35 percent or more | 1,166 | 684 | 57 | . | . | . | . | 1,907 | |
| Not computed | 392 | 133 | 152 | 73 | 58 | 3 | 12 | 823 | |
| Total | 1,861 | 1,715 | 1,884 | 1,205 | 769 | 172 | 186 | 7,792 | |

As per the 2000 Census, 8.64 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 24.16. The median value for a home in 2000 in the county was \$81,200, compared to \$94,900 in Wyoming.

TABLE 24.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|-------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| GREENWOOD COUNTY | | | | | | | | |
| Less than \$10,000 | 24 | 8 | 4 | 12 | . | . | . | 48 |
| \$10,000-\$29,999 | 183 | 189 | 143 | 90 | 52 | 3 | 4 | 664 |
| \$30,000-\$49,999 | 230 | 437 | 524 | 415 | 263 | 32 | 26 | 1,927 |
| \$50,000-\$79,999 | 315 | 581 | 992 | 841 | 910 | 301 | 42 | 3,982 |
| \$80,000-\$99,999 | 148 | 180 | 390 | 589 | 674 | 322 | 129 | 2,432 |
| \$100,000-\$199,999 | 115 | 195 | 536 | 478 | 1,029 | 617 | 543 | 3,513 |
| \$200,000 or more | 31 | 48 | 56 | 143 | 174 | 113 | 425 | 990 |
| Total | 1,046 | 1,638 | 2,645 | 2,568 | 3,102 | 1,388 | 1,169 | 13,556 |

As per the 2000 Census, 12.10 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 24.17.

TABLE 24.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| GREENWOOD COUNTY | | | | | | | | |
| Less than \$200 | 332 | 108 | 62 | 25 | 3 | 6 | . | 536 |
| \$200-\$399 | 668 | 630 | 545 | 238 | 79 | 24 | 47 | 2,231 |
| \$400-\$599 | 543 | 653 | 902 | 679 | 346 | 44 | 34 | 3,201 |
| \$600-\$799 | 85 | 165 | 198 | 150 | 244 | 80 | 34 | 956 |
| \$800-\$999 | 51 | 17 | 25 | 32 | 24 | 15 | 11 | 175 |
| \$1000+ | 12 | 9 | . | 8 | 15 | . | 48 | 92 |
| No Cash Rent | 170 | 133 | 152 | 73 | 58 | 3 | 12 | 601 |
| Total | 1,861 | 1,715 | 1,884 | 1,205 | 769 | 172 | 186 | 7,792 |

The median household income in Greenwood County was \$34,475, compared to \$36,951 statewide. Table 24.18, presents further details of householders by age and household income.

TABLE 24.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS GREENWOOD COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| GREENWOOD COUNTY | | | | | | | | | | |
| Under 25 years | 436 | 417 | 401 | 259 | 105 | 23 | . | 15 | 1,656 | \$19,362 |
| 25-34 years | 312 | 496 | 1,183 | 930 | 966 | 267 | 141 | 32 | 4,327 | \$36,760 |
| 35-44 years | 365 | 539 | 1,251 | 1,019 | 1,355 | 479 | 194 | 128 | 5,330 | \$41,554 |
| 45-54 years | 307 | 438 | 873 | 1,057 | 1,050 | 567 | 300 | 187 | 4,779 | \$45,494 |
| 55-64 years | 461 | 507 | 752 | 650 | 620 | 303 | 211 | 118 | 3,622 | \$36,835 |
| 65-74 years | 620 | 760 | 679 | 519 | 329 | 159 | 64 | 71 | 3,201 | \$25,399 |
| 75 years + | 770 | 899 | 521 | 257 | 242 | 72 | 53 | 61 | 2,875 | \$15,789 |
| Total | 3,271 | 4,056 | 5,660 | 4,691 | 4,667 | 1,870 | 963 | 612 | 25,790 | \$34,475 |

As per the 2000 Census, civilian employed males aged 16 years comprised 48.51 percent of the labor force, and females 45.07 percent in Greenwood County. About 63.93 percent of the male population 16 years and over and 46.62 percent females worked 35 or more hours per week. Employed males contributed to 37.52 percent of jobs to the manufacturing industry in the county, while employed females contributed 34.84 percent of jobs to the educational, health and social services. Further, males in the County held 31.13 percent of production, transportation, material & moving occupations in the county, while females held 29.03 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 24.19.

**TABLE 24.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS GREENWOOD COUNTY**

| Subject | SOUTH CAROLINA | | GREENWOOD COUNTY | |
|--|----------------|-----------|------------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 23,482 | 27,689 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 54 | 3 |
| Civilian Employed | 955,764 | 868,936 | 15,655 | 14,546 |
| Civilian Un-employed | 53,659 | 59,836 | 916 | 1,104 |
| Total in Labor Force | 1,038,566 | 935,656 | 16,625 | 15,653 |
| Not in Labor Force | 449,088 | 690,706 | 6,857 | 12,036 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 15,012 | 12,909 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 1,868 | 3,375 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 548 | 919 |
| Did not work | 375,577 | 604,016 | 6,054 | 10,486 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 188 | 54 |
| Construction | 135,502 | 15,106 | 1,967 | 167 |
| Manufacturing | 229,789 | 124,597 | 5,873 | 3,488 |
| Wholesale Trade | 42,461 | 18,042 | 368 | 213 |
| Retail Trade | 103,533 | 114,071 | 1,610 | 1,688 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 910 | 164 |
| Information | 20,038 | 18,516 | 201 | 153 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 409 | 543 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 780 | 586 |
| Educational Health & Social Services | 74,498 | 265,210 | 1,340 | 5,068 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 753 | 1,304 |
| Other Services | 43,939 | 41,855 | 688 | 626 |
| Public Administration | 44,062 | 41,621 | 568 | 492 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 1,881 | 1,099 |
| Professional & Related Services | 128,066 | 196,766 | 2,051 | 3,286 |
| Sales & Office | 110,748 | 157,913 | 1,761 | 2,794 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 1,933 | 4,223 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 56 | 34 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 3,099 | 179 |
| | 235,563 | 110,908 | 4,874 | 2,931 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Greenwood County, defined as the number of people working or actively seeking work, changed from 30,531 in 1990 to 31,959 in 2002. The unemployment rate for the County, at 10.30 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 24.20, provides annual labor force details for the years 1990-2002.

**TABLE 24.20
ANNUAL LABOR FORCE
GREENWOOD COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 30,531 | 28,837 | 1,694 | 5.50 |
| 1991 | 30,463 | 28,290 | 2,173 | 7.10 |
| 1992 | 31,182 | 29,163 | 2,019 | 6.50 |
| 1993 | 31,889 | 29,526 | 2,363 | 7.40 |
| 1994 | 32,105 | 29,954 | 2,151 | 6.70 |
| 1995 | 33,304 | 31,583 | 1,721 | 5.20 |
| 1996 | 33,392 | 31,048 | 2,344 | 7.00 |
| 1997 | 34,428 | 32,721 | 1,707 | 5.00 |
| 1998 | 34,545 | 32,781 | 1,764 | 5.10 |
| 1999 | 33,387 | 31,094 | 2,293 | 6.90 |
| 2000 | 32,519 | 30,906 | 1,613 | 5.00 |
| 2001 | 31,892 | 29,263 | 2,629 | 8.20 |
| 2002 | 31,959 | 28,656 | 3,303 | 10.30 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Greenwood County recorded 39,520 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$1,609,604,000 and real per capita income was \$24,058 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$30,440 in 2001, while South Carolina's average earnings per job was \$30,861. Table 24.21, provides further annual data for years 1969 through 2001.

TABLE 24.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
GREENWOOD COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 649,220 | 24,097 | -88,688 | 54,684 | 46,763 | 637,881 | 12,366 | 28,957 | 22,420 |
| 1970 | 635,118 | 23,419 | -84,891 | 58,803 | 54,824 | 640,434 | 12,867 | 28,893 | 21,982 |
| 1971 | 636,532 | 24,492 | -80,757 | 61,655 | 61,445 | 654,384 | 12,882 | 28,860 | 22,056 |
| 1972 | 657,453 | 26,117 | -77,556 | 64,758 | 64,709 | 683,247 | 13,354 | 28,915 | 22,737 |
| 1973 | 701,495 | 31,762 | -79,853 | 72,084 | 72,571 | 734,535 | 13,984 | 30,123 | 23,288 |
| 1974 | 708,759 | 33,422 | -77,900 | 76,277 | 81,007 | 754,721 | 14,109 | 31,102 | 22,788 |
| 1975 | 649,767 | 30,237 | -63,350 | 76,508 | 100,034 | 732,722 | 13,532 | 29,360 | 22,131 |
| 1976 | 710,644 | 32,575 | -64,484 | 82,087 | 101,127 | 796,799 | 14,480 | 30,400 | 23,376 |
| 1977 | 718,357 | 32,405 | -60,197 | 88,129 | 101,004 | 814,888 | 14,552 | 30,623 | 23,458 |
| 1978 | 736,654 | 33,402 | -54,984 | 94,198 | 103,949 | 846,415 | 15,010 | 31,113 | 23,677 |
| 1979 | 756,885 | 35,523 | -53,343 | 100,331 | 109,122 | 877,471 | 15,414 | 31,575 | 23,971 |
| 1980 | 787,638 | 37,720 | -59,309 | 115,607 | 117,683 | 923,898 | 16,469 | 32,704 | 24,084 |
| 1981 | 778,014 | 40,410 | -58,974 | 128,711 | 123,844 | 931,185 | 16,371 | 32,971 | 23,597 |
| 1982 | 732,150 | 39,027 | -54,528 | 136,211 | 133,310 | 908,115 | 15,776 | 31,163 | 23,494 |
| 1983 | 768,709 | 41,891 | -61,041 | 150,130 | 137,025 | 952,932 | 16,556 | 31,888 | 24,107 |
| 1984 | 817,527 | 44,794 | -64,723 | 165,555 | 134,174 | 1,007,739 | 17,479 | 33,013 | 24,764 |
| 1985 | 788,779 | 44,914 | -56,537 | 180,671 | 145,918 | 1,013,917 | 17,399 | 31,695 | 24,887 |
| 1986 | 834,899 | 49,231 | -63,614 | 185,508 | 148,832 | 1,056,394 | 18,049 | 32,781 | 25,469 |
| 1987 | 882,560 | 51,504 | -67,905 | 185,977 | 147,605 | 1,096,732 | 18,670 | 33,833 | 26,086 |
| 1988 | 919,442 | 55,595 | -67,574 | 192,087 | 150,876 | 1,139,236 | 19,272 | 34,721 | 26,481 |
| 1989 | 906,353 | 56,247 | -65,176 | 216,883 | 158,565 | 1,160,378 | 19,432 | 34,924 | 25,952 |
| 1990 | 936,123 | 57,305 | -65,715 | 214,908 | 164,667 | 1,192,677 | 19,996 | 35,639 | 26,267 |
| 1991 | 921,966 | 57,370 | -65,321 | 212,708 | 178,331 | 1,190,313 | 19,706 | 34,362 | 26,831 |
| 1992 | 959,232 | 59,485 | -67,749 | 213,157 | 196,343 | 1,241,498 | 20,267 | 34,750 | 27,604 |
| 1993 | 988,013 | 61,554 | -69,965 | 215,463 | 200,549 | 1,272,506 | 20,487 | 35,883 | 27,534 |
| 1994 | 1,031,609 | 65,205 | -73,400 | 227,476 | 208,821 | 1,329,301 | 21,106 | 37,165 | 27,758 |
| 1995 | 1,098,308 | 70,155 | -79,952 | 227,895 | 217,475 | 1,393,571 | 21,871 | 39,408 | 27,870 |
| 1996 | 1,101,513 | 69,155 | -78,148 | 238,073 | 227,774 | 1,420,057 | 21,946 | 39,570 | 27,837 |
| 1997 | 1,188,771 | 74,714 | -85,259 | 255,114 | 233,210 | 1,517,122 | 23,344 | 40,810 | 29,129 |
| 1998 | 1,180,047 | 73,413 | -81,705 | 274,113 | 239,722 | 1,538,764 | 23,434 | 40,832 | 28,900 |
| 1999 | 1,204,544 | 73,855 | -80,151 | 258,437 | 247,098 | 1,556,073 | 23,558 | 40,478 | 29,758 |
| 2000 | 1,237,710 | 74,610 | -79,287 | 284,765 | 252,376 | 1,620,954 | 24,430 | 39,974 | 30,963 |
| 2001 | 1,202,982 | 72,991 | -76,052 | 282,932 | 272,733 | 1,609,604 | 24,058 | 39,520 | 30,440 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Greenwood County changed from 254 in 1980 to 208 in 2002. Total units also changed from 349 in 1980 to 262 in 2002. Additional details of permit activity and per unit valuations are given in Table 24.22.

TABLE 24.22
BUILDING PERMITS AND VALUATION¹²
GREENWOOD COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 254 | 10 | 16 | 69 | 349 | 74.33 |
| 1981 | 97 | 6 | 52 | 189 | 344 | 77.69 |
| 1982 | 100 | 14 | 64 | 68 | 246 | 79.06 |
| 1983 | 193 | 16 | 45 | 91 | 345 | 68.34 |
| 1984 | 244 | 20 | 63 | 202 | 529 | 62.08 |
| 1985 | 175 | 38 | 22 | 51 | 286 | 71.24 |
| 1986 | 208 | 16 | 20 | 67 | 311 | 79.28 |
| 1987 | 263 | 10 | 11 | 44 | 328 | 83.84 |
| 1988 | 279 | 10 | 18 | . | 307 | 98.03 |
| 1989 | 270 | 10 | 3 | 27 | 310 | 91.94 |
| 1990 | 195 | 10 | 28 | 103 | 336 | 91.09 |
| 1991 | 209 | 6 | 4 | 55 | 274 | 74.62 |
| 1992 | 252 | 40 | . | 12 | 304 | 77.19 |
| 1993 | 484 | 14 | 6 | 32 | 536 | 43.53 |
| 1994 | 283 | 32 | 27 | 102 | 444 | 86.10 |
| 1995 | 286 | 10 | 42 | 114 | 452 | 96.06 |
| 1996 | 355 | 4 | . | . | 359 | 97.57 |
| 1997 | 262 | 26 | 8 | . | 296 | 104.01 |
| 1998 | 264 | 10 | 62 | 97 | 433 | 96.20 |
| 1999 | 233 | 14 | 96 | 72 | 415 | 103.18 |
| 2000 | 196 | 16 | 43 | 129 | 384 | 97.78 |
| 2001 | 179 | 20 | 34 | 12 | 245 | 101.44 |
| 2002 | 208 | 2 | 4 | 48 | 262 | 124.46 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Greenwood County would change by 10,439 persons from 66,271 in 2000 to 76,710 in 2025, as seen in Table 24.23.

TABLE 24.23
B&CB POPULATION FORECAST
GREENWOOD COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | GREENWOOD COUNTY |
|------|----------------|------------------|
| 2000 | 4,012,012 | 66,271 |
| 2005 | 4,154,900 | 66,610 |
| 2010 | 4,387,780 | 69,240 |
| 2015 | 4,618,440 | 71,640 |
| 2020 | 4,849,980 | 74,290 |
| 2025 | 5,077,400 | 76,710 |

The household forecast indicates a total change of 4,804 homeowners in the county from 17,811 in 2000 to 22,615 in 2025. Renters, on the other hand, would change by 1,059 households from 7,918 in 2000 to 8,977 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 512 households for householders having incomes from 31-50 percent of MFI; and to change by 696 households for those at 51-80 percent

¹²Data Source: U.S. Bureau of Census.

of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 171 households for renters having incomes from 31-50 percent of MFI; and to change some 216 households for those at 51-80 percent of MFI. Table 24.24, provides further details of the household forecast by tenure and income.

TABLE 24.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
GREENWOOD COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 17,811 | 1,598 | 1,901 | 2,580 | 1,339 | 10,392 |
| 2005 | 17,909 | 1,607 | 1,911 | 2,595 | 1,347 | 10,449 |
| 2010 | 19,100 | 1,714 | 2,038 | 2,767 | 1,436 | 11,144 |
| 2015 | 20,204 | 1,813 | 2,156 | 2,927 | 1,519 | 11,789 |
| 2020 | 21,456 | 1,925 | 2,290 | 3,109 | 1,614 | 12,519 |
| 2025 | 22,615 | 2,029 | 2,413 | 3,276 | 1,701 | 13,196 |
| Renters | | | | | | |
| 2000 | 7,918 | 2,188 | 1,279 | 1,619 | 564 | 2,269 |
| 2005 | 7,958 | 2,199 | 1,285 | 1,627 | 566 | 2,280 |
| 2010 | 8,227 | 2,274 | 1,329 | 1,682 | 586 | 2,357 |
| 2015 | 8,470 | 2,341 | 1,368 | 1,732 | 603 | 2,427 |
| 2020 | 8,736 | 2,414 | 1,411 | 1,786 | 622 | 2,503 |
| 2025 | 8,977 | 2,481 | 1,450 | 1,835 | 639 | 2,572 |

Hampton County

Hampton County's population changed by 17.56 percent, from 18,191 in 1990 to 21,386 in 2000. It represented 0.53 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of -70 persons, 21,316 in July 2002.

Of the total households in Hampton County, homeowners comprised 78.14 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.65 percent in 1990 to 2.45 percent in 2000, and renter vacancy rate changed from 7.92 percent in 1990 to 7.40 percent in 2000. Housing units in urban areas of the county changed by 1,381 persons, and in rural areas by 143 persons between 1990 and 2000¹³. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 25.1.

TABLE 25.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| Subject | SOUTH CAROLINA | | HAMPTON COUNTY | |
|---|----------------|-----------|----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 18,191 | 21,386 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 7,058 | 8,582 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 6,322 | 7,444 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 4,705 | 5,817 |
| Homeownership Rate | 69.86 | 72.21 | 74.42 | 78.14 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.65 | 2.45 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 1,617 | 1,627 |
| Renter Vacancy Rate | 11.49 | 12.01 | 7.92 | 7.40 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 139 | 130 |
| For sale | 15,186 | 21,955 | 79 | 146 |
| Rented or sold, not occupied | 13,691 | 15,930 | 100 | 77 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 90 | 300 |
| For migrant workers | 360 | 420 | . | 1 |
| Other vacant | 37,806 | 53,137 | 328 | 484 |
| Total Vacant | 166,111 | 219,816 | 736 | 1,138 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 1,267 | 2,648 |
| Rural; Farm | 17,086 | 13,656 | 230 | 120 |
| Rural; Non-farm | 606,887 | 666,731 | 5,561 | 5,814 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Hampton County had an average of 2.70 persons per household, and renter-occupied units an average of 2.44 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 37.90 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 25.2.

¹³ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 25.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| Subject | SOUTH CAROLINA | | HAMPTON COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 5,817 | 1,627 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 1,344 | 577 |
| 2-person | 403,375 | 118,155 | 1,880 | 381 |
| 3-person | 204,199 | 72,676 | 1,005 | 267 |
| 4-person | 168,089 | 49,616 | 881 | 220 |
| 5 or more person | 98,068 | 36,558 | 707 | 182 |
| Average Household size | 2.61 | 2.32 | 2.70 | 2.44 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 5 | 19 |
| 2-rooms | 7,193 | 29,729 | 63 | 92 |
| 3-rooms | 34,806 | 64,824 | 271 | 197 |
| 4-rooms | 110,567 | 133,284 | 536 | 474 |
| 5-rooms | 273,699 | 103,323 | 1,512 | 391 |
| 6-rooms | 282,379 | 53,158 | 1,487 | 274 |
| 7-rooms | 190,620 | 21,072 | 959 | 97 |
| 8-rooms | 111,735 | 8,826 | 548 | 48 |
| 9+ rooms | 95,834 | 4,326 | 436 | 35 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 3,659 | 783 |
| 1 unit attached | 17,320 | 16,521 | 49 | 27 |
| 2 units | 3,155 | 33,776 | 2 | 71 |
| 3-4 units | 4,981 | 43,186 | 12 | 78 |
| 5-9 units | 5,944 | 55,970 | 7 | 116 |
| 10-19 units | 2,800 | 28,382 | 4 | 15 |
| 20-49 units | 1,316 | 13,371 | . | 26 |
| 50 or more units | 1,775 | 21,101 | . | 45 |
| Mobile Home/Trailer | 238,054 | 68,258 | 2,082 | 466 |
| Boat, RV, van, etc. (1) | 886 | 303 | 2 | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 52 | 28 |
| 1-Bedroom | 23,334 | 83,424 | 138 | 229 |
| 2-Bedrooms | 224,109 | 193,862 | 1,107 | 669 |
| 3-Bedrooms | 652,265 | 118,376 | 3,450 | 586 |
| 4-Bedrooms | 173,600 | 17,763 | 885 | 96 |
| 5-Bedrooms or more | 30,849 | 2,463 | 185 | 19 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 164 | 19 |
| 1995-1998 | 148,415 | 33,780 | 794 | 138 |
| 1990-1994 | 129,165 | 34,670 | 607 | 141 |
| 1980-1989 | 217,891 | 92,610 | 945 | 307 |
| 1970-1979 | 208,372 | 98,506 | 1,206 | 363 |
| 1960-1969 | 143,455 | 57,252 | 766 | 205 |
| 1950-1959 | 103,181 | 45,056 | 613 | 177 |
| 1940-1949 | 49,638 | 26,680 | 286 | 120 |
| 1939 or earlier | 64,338 | 30,473 | 436 | 157 |

(1) 1990 Census defined as "Other".

Total housing units in Hampton County changed by 1,524 dwellings between 1990 and 2000. Single-unit detached structures constituted 59.69 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 25.3.

**TABLE 25.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS HAMPTON COUNTY**

| UNITS IN STRUCTURE | SOUTH CAROLINA | | HAMPTON COUNTY | |
|-------------------------|------------------|------------------|----------------|--------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 4,883 | 5,123 |
| 1-unit, attached | 34,261 | 40,185 | 77 | 79 |
| 2 to 4 units | 42,358 | 43,607 | 154 | 178 |
| 5 to 19 units | 50,441 | 57,981 | 185 | 152 |
| 20 to 49 units | 66,909 | 77,598 | 24 | 26 |
| 50 or more units | 38,782 | 41,561 | . | 45 |
| Mobile Home/Trailer | 21,027 | 22,457 | 1,614 | 2,950 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 121 | 29 |
| Total | 1,424,155 | 1,753,670 | 7,058 | 8,582 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 23.33 percent of owner-occupied housing units, and 11.99 percent of renter-occupied units in Hampton County. Table 25.4, presents the number of units in the dwelling by household size and tenure.

**TABLE 25.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS HAMPTON COUNTY**

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| HAMPTON COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 887 | 292 | 1,357 | 195 | 616 | 100 | 470 | 124 | 378 | 99 |
| 2 to 4 units | 7 | 70 | 5 | 28 | 2 | 27 | . | 20 | . | 4 |
| 5 to 19 units | 7 | 40 | . | 28 | . | 27 | 2 | 26 | 2 | 10 |
| 20 to 24 units | . | 8 | . | 16 | . | . | . | . | . | 2 |
| 50 or more units | . | 13 | . | 8 | . | 20 | . | 2 | . | 2 |
| Mobile Home/Trailer | 443 | 154 | 518 | 106 | 387 | 93 | 409 | 48 | 325 | 65 |
| Boat, RV, van, etc. (1) | . | . | . | . | . | . | . | . | 2 | . |
| Total | 1,344 | 577 | 1,880 | 381 | 1,005 | 267 | 881 | 220 | 707 | 182 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 4.02 percent in 1990 to 3.68 percent in 2000, and renter-occupied units from 9.28 percent to 8.79 percent. Overcrowded units with incomplete plumbing facilities comprised 7.46 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 25.5.

TABLE 25.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000

| Subject | SOUTH CAROLINA | | HAMPTON COUNTY | |
|---|----------------|-----------|----------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 4,705 | 5,817 |
| 1.00 or less | 854,031 | 1,084,101 | 4,516 | 5,603 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 156 | 158 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 33 | 56 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 1,617 | 1,627 |
| 1.00 or less | 355,343 | 400,415 | 1,467 | 1,484 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 99 | 93 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 51 | 50 |
| Total occupied-units | 1,258,044 | 1,533,854 | 6,322 | 7,444 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 85 | 35 |
| 1.00 or less | 7,025 | 4,955 | 80 | 35 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 5 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | . | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 124 | 32 |
| 1.00 or less | 7,155 | 3,854 | 101 | 27 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 11 | 2 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 12 | 3 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 209 | 67 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 4.51 percent owner-occupied units and 10.15 percent renter-occupied units. Homeowners in poverty suffered from 7.49 percent overcrowding, compared to 9.89 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 25.6.

TABLE 25.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000

| Subject | SOUTH CAROLINA | | HAMPTON COUNTY | |
|--|----------------|---------|----------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 4,213 | 1,379 |
| 1.00 or less | 817,756 | 349,147 | 4,023 | 1,239 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 134 | 90 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 56 | 50 |
| 65 years and over | 268,256 | 51,819 | 1,604 | 248 |
| 1.00 or less | 266,345 | 51,268 | 1,580 | 245 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 24 | 3 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | . | . |
| Total occupied units | 1,107,619 | 426,235 | 5,817 | 1,627 |
| 1.00 or less | 1,084,101 | 400,415 | 5,603 | 1,484 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 158 | 93 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 56 | 50 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 951 | 583 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 55 | 35 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 22 | 29 |
| Total in poverty | 103,182 | 114,169 | 1,028 | 647 |

The total number of individuals in poverty in Hampton County changed by -14.27 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 25.7.

TABLE 25.7
POVERTY STATUS BY AGE, 1990 & 2000¹⁴
SOUTH CAROLINA VS HAMPTON COUNTY

| AGE | SOUTH CAROLINA | | HAMPTON COUNTY | |
|-------------------|----------------|---------|----------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 492 | 425 |
| 5 years | 11,063 | 10,403 | 107 | 61 |
| 6-11 years | 64,806 | 66,197 | 847 | 579 |
| 12-17 years | 57,494 | 58,222 | 720 | 575 |
| 18-64 years | 248,828 | 295,906 | 2,053 | 2,100 |
| 65-74 years | 42,296 | 31,507 | 486 | 288 |
| 75 years and over | 35,796 | 33,181 | 284 | 249 |
| Total | 517,793 | 547,869 | 4,989 | 4,277 |

Homeowners in poverty comprised 17.67 percent of owner-occupied households in Hampton county, and renters in poverty 39.77 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 4.69 percent of owner-occupied households, and 16.72 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 25.8.

TABLE 25.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| AGE GROUPS | SOUTH CAROLINA | | HAMPTON COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 22 | 91 |
| 25-34 years | 11,268 | 25,396 | 93 | 134 |
| 35-44 years | 17,496 | 21,903 | 180 | 138 |
| 45-54 years | 17,170 | 15,657 | 192 | 105 |
| 55-59 years | 9,254 | 5,482 | 85 | 29 |
| 60-64 years | 9,738 | 4,963 | 93 | 36 |
| 65-74 years | 16,713 | 8,270 | 196 | 56 |
| 75 years + | 18,079 | 8,756 | 167 | 58 |
| Total | 103,182 | 114,169 | 1,028 | 647 |

Hampton County's median family income changed from \$30,518 in 1990 to \$36,530 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 25.9, presents the 2000 Census data on families by income ranges.

TABLE 25.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| FAMILY INCOME | SOUTH CAROLINA | HAMPTON COUNTY |
|-------------------------------------|----------------|----------------|
| Less than \$10,000 | 76,639 | 611 |
| \$10,000-\$19,999 | 119,963 | 799 |
| \$20,000-\$34,999 | 213,815 | 1,304 |
| \$35,000-\$49,999 | 201,370 | 1,001 |
| \$50,000-\$79,999 | 241,243 | 1,013 |
| \$80,000-\$99,999 | 114,775 | 363 |
| \$100,000-\$149,999 | 73,186 | 160 |
| \$150,000 or more | 37,745 | 105 |
| Total | 1,078,736 | 5,356 |
| Median Family Income (2002 dollars) | \$46,749 | \$36,530 |

¹⁴ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Hampton County was \$31,982, and the median for renter-occupied households was \$18,268. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 25.10, presents households by tenure and household income ranges.

TABLE 25.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | HAMPTON COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 871 | 556 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 955 | 315 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 1,338 | 389 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 1,013 | 171 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 995 | 133 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 375 | 30 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 172 | 13 |
| \$150,000 or more | 39,213 | 3,456 | 98 | 20 |
| Total | 1,107,619 | 426,235 | 5,817 | 1,627 |
| Median Household Income | \$43,179 | \$23,855 | \$31,982 | \$18,268 |

According to the 2000 Census, 14.00 percent of Hampton County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 15.69 percent spent 50 percent¹⁵ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 16.23 percent of Hampton County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 13.74 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 25.11.

TABLE 25.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| ----- SOUTH CAROLINA ----- | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| ----- HAMPTON COUNTY ----- | | | | |
| Less than 30 percent | 783 | 1,075 | 1,458 | 47 |
| 30 to 49.9 percent | 223 | 254 | 190 | 2,533 |
| 50 percent or more | 250 | 215 | 79 | 444 |
| Not computed | 337 | 21 | 294 | 294 |
| Total | 1,593 | 1,565 | 1,774 | 3,339 |
| Median gross rent/monthly costs | \$370 | \$690 | \$253 | . |

Homeowners in Hampton County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 19.56 in 1990 to 19.65

¹⁵ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 25.12-25.15).

in 2000, while homeowners aged 65 years and over changed from 28.15 in 1990 to 26.70 in 2000. Table 25.12, presents details of households by monthly owner-costs by household income and age.

TABLE 25.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹⁶ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| HAMPTON COUNTY | | | | | | |
| Less than 20 percent | 1,166 | 1,381 | 464 | 629 | 1,630 | 2,010 |
| 20 to 24.9 percent | 241 | 205 | 100 | 105 | 341 | 310 |
| 25 to 29.9 percent | 122 | 121 | 82 | 92 | 204 | 213 |
| 30 to 34.9 percent | 118 | 106 | 47 | 71 | 165 | 177 |
| 35 percent or more | 259 | 322 | 219 | 239 | 478 | 561 |
| Not computed | 21 | 43 | 33 | 25 | 54 | 68 |
| Total | 1,927 | 2,178 | 945 | 1,161 | 2,872 | 3,339 |

Renters in Hampton County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 28.06 in 1990 to 27.23 in 2000, while renters aged 65 years and over changed from 38.76 in 1990 to 44.02 in 2000. Table 25.13, presents details of households by gross rent by income and age.

TABLE 25.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹⁷ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| HAMPTON COUNTY | | | | | | |
| Less than 20 percent | 395 | 507 | 59 | 25 | 454 | 532 |
| 20 to 24.9 percent | 146 | 117 | 16 | 23 | 162 | 140 |
| 25 to 29.9 percent | 105 | 98 | 10 | 13 | 115 | 111 |
| 30 to 34.9 percent | 28 | 69 | 24 | 12 | 52 | 81 |
| 35 percent or more | 314 | 301 | 76 | 91 | 390 | 392 |
| Not computed | 231 | 267 | 73 | 70 | 304 | 337 |
| Total | 1,219 | 1,359 | 258 | 234 | 1,477 | 1,593 |

¹⁶ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹⁷ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 72.22 percent homeowners in Hampton County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 25.14.

TABLE 25.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| HAMPTON COUNTY | | | | | | | | | |
| Less than 20 percent | 32 | 171 | 436 | 418 | 512 | 252 | 125 | 64 | 2,010 |
| 20 to 24.9 percent | 33 | 64 | 72 | 69 | 54 | 13 | 5 | . | 310 |
| 25 to 29.9 percent | 35 | 69 | 63 | 21 | 18 | 7 | . | . | 213 |
| 30 to 34.9 percent | 47 | 45 | 45 | 30 | 7 | 3 | . | . | 177 |
| 35 percent or more | 260 | 181 | 92 | 22 | 4 | 2 | . | . | 561 |
| Not computed | 66 | . | . | . | . | . | . | 2 | 68 |
| Total | 473 | 530 | 708 | 560 | 595 | 277 | 130 | 66 | 3,339 |

As per the 2000 Census, 65.12 percent renters in Hampton County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 25.15.

TABLE 25.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| HAMPTON COUNTY | | | | | | | | | |
| Less than 20 percent | 23 | 54 | 188 | 127 | 89 | 18 | 33 | 532 | |
| 20 to 24.9 percent | 16 | 37 | 75 | 9 | 3 | . | . | 140 | |
| 25 to 29.9 percent | 30 | 39 | 42 | . | . | . | . | 111 | |
| 30 to 34.9 percent | 26 | 41 | 12 | 2 | . | . | . | 81 | |
| 35 percent or more | 282 | 103 | 5 | 2 | . | . | . | 392 | |
| Not computed | 168 | 41 | 56 | 28 | 34 | 10 | . | 337 | |
| Total | 545 | 315 | 378 | 168 | 126 | 28 | 33 | 1,593 | |

As per the 2000 Census, 13.58 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 25.16. The median value for a home in 2000 in the county was \$62,300, compared to \$94,900 in Wyoming.

TABLE 25.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| HAMPTON COUNTY | | | | | | | | |
| Less than \$10,000 | 28 | 19 | 9 | 4 | 3 | 4 | . | 67 |
| \$10,000-\$29,999 | 123 | 78 | 90 | 60 | 37 | 9 | 7 | 404 |
| \$30,000-\$49,999 | 158 | 158 | 183 | 132 | 99 | 20 | 13 | 763 |
| \$50,000-\$79,999 | 99 | 174 | 211 | 186 | 229 | 76 | 49 | 1,024 |
| \$80,000-\$99,999 | 26 | 55 | 95 | 79 | 114 | 53 | 33 | 455 |
| \$100,000-\$199,999 | 31 | 44 | 113 | 82 | 108 | 95 | 71 | 544 |
| \$200,000 or more | 8 | 2 | 7 | 17 | 5 | 20 | 23 | 82 |
| Total | 473 | 530 | 708 | 560 | 595 | 277 | 196 | 3,339 |

As per the 2000 Census, 20.00 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 25.17.

TABLE 25.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS HAMPTON COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| HAMPTON COUNTY | | | | | | | | |
| Less than \$200 | 137 | 37 | 21 | 7 | 3 | 2 | 1 | 208 |
| \$200-\$399 | 198 | 123 | 135 | 49 | 28 | 6 | 15 | 554 |
| \$400-\$599 | 84 | 81 | 136 | 61 | 35 | 10 | 15 | 422 |
| \$600-\$799 | 17 | 29 | 30 | 19 | 21 | 2 | . | 118 |
| \$800-\$999 | 3 | . | . | 2 | 2 | . | 2 | 9 |
| \$1000+ | 9 | 4 | . | 2 | 3 | . | . | 18 |
| No Cash Rent | 97 | 41 | 56 | 28 | 34 | 8 | . | 264 |
| Total | 545 | 315 | 378 | 168 | 126 | 28 | 33 | 1,593 |

The median household income in Hampton County was \$28,369, compared to \$36,951 statewide. Table 25.18, presents further details of householders by age and household income.

TABLE 25.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS HAMPTON COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| HAMPTON COUNTY | | | | | | | | | | |
| Under 25 years | 72 | 58 | 89 | 42 | 22 | 2 | 3 | 2 | 290 | \$22,619 |
| 25-34 years | 143 | 141 | 352 | 236 | 157 | 26 | 18 | 17 | 1,090 | \$31,591 |
| 35-44 years | 177 | 213 | 384 | 298 | 344 | 119 | 20 | 18 | 1,573 | \$35,868 |
| 45-54 years | 247 | 233 | 323 | 257 | 305 | 148 | 57 | 27 | 1,597 | \$34,824 |
| 55-64 years | 217 | 177 | 224 | 170 | 203 | 76 | 48 | 30 | 1,145 | \$30,402 |
| 65-74 years | 277 | 238 | 194 | 143 | 80 | 26 | 29 | 14 | 1,001 | \$19,176 |
| 75 years + | 279 | 183 | 171 | 73 | 27 | 16 | 10 | 7 | 766 | \$13,618 |
| Total | 1,412 | 1,243 | 1,737 | 1,219 | 1,138 | 413 | 185 | 115 | 7,462 | \$28,369 |

As per the 2000 Census, civilian employed males aged 16 years comprised 48.13 percent of the labor force, and females 45.34 percent in Hampton County. About 48.67 percent of the male population 16 years and over and 43.08 percent females worked 35 or more hours per week. Employed males contributed to 27.63 percent of jobs to the manufacturing industry in the county, while employed females contributed 29.07 percent of jobs to the educational, health and social services. Further, males in the County held 32.52 percent of production, transportation, material & moving occupations in the county, while females held 31.80 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 25.19.

**TABLE 25.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS HAMPTON COUNTY**

| Subject | SOUTH CAROLINA | | HAMPTON COUNTY | |
|--|----------------|-----------|----------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 8,325 | 7,903 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 35 | 5 |
| Civilian Employed | 955,764 | 868,936 | 4,010 | 3,777 |
| Civilian Un-employed | 53,659 | 59,836 | 201 | 308 |
| Total in Labor Force | 1,038,566 | 935,656 | 4,246 | 4,090 |
| Not in Labor Force | 449,088 | 690,706 | 4,079 | 3,813 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 4,052 | 3,405 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 415 | 856 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 136 | 262 |
| Did not work | 375,577 | 604,016 | 3,722 | 3,380 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 225 | 42 |
| Construction | 135,502 | 15,106 | 604 | 59 |
| Manufacturing | 229,789 | 124,597 | 1,108 | 607 |
| Wholesale Trade | 42,461 | 18,042 | 128 | 78 |
| Retail Trade | 103,533 | 114,071 | 395 | 424 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 268 | 124 |
| Information | 20,038 | 18,516 | 73 | 30 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 82 | 180 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 271 | 187 |
| Educational Health & Social Services | 74,498 | 265,210 | 198 | 1,098 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 171 | 375 |
| Other Services | 43,939 | 41,855 | 178 | 242 |
| Public Administration | 44,062 | 41,621 | 309 | 331 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 336 | 292 |
| Professional & Related Services | 128,066 | 196,766 | 310 | 722 |
| Sales & Office | 110,748 | 157,913 | 588 | 863 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 477 | 1,201 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 103 | 11 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 892 | 37 |
| | 235,563 | 110,908 | 1,304 | 651 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Hampton County, defined as the number of people working or actively seeking work, changed from 7,688 in 1990 to 8,248 in 2002. The unemployment rate for the County, at 8.20 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 25.20, provides annual labor force details for the years 1990-2002.

**TABLE 25.20
ANNUAL LABOR FORCE
HAMPTON COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 7,688 | 7,286 | 402 | 5.20 |
| 1991 | 7,655 | 7,003 | 652 | 8.50 |
| 1992 | 7,841 | 7,163 | 678 | 8.60 |
| 1993 | 8,178 | 7,314 | 864 | 10.60 |
| 1994 | 8,239 | 7,433 | 806 | 9.80 |
| 1995 | 8,302 | 7,721 | 581 | 7.00 |
| 1996 | 8,416 | 7,796 | 620 | 7.40 |
| 1997 | 8,554 | 8,062 | 492 | 5.80 |
| 1998 | 8,756 | 8,306 | 450 | 5.10 |
| 1999 | 8,692 | 8,183 | 509 | 5.90 |
| 2000 | 8,521 | 8,100 | 421 | 4.90 |
| 2001 | 7,930 | 7,388 | 542 | 6.80 |
| 2002 | 8,248 | 7,575 | 673 | 8.20 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Hampton County recorded 8,162 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$427,847,000 and real per capita income was \$20,008 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$28,873 in 2001, while South Carolina's average earnings per job was \$30,861. Table 25.21, provides further annual data for years 1969 through 2001.

TABLE 25.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
HAMPTON COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 121,253 | 4,075 | 7,893 | 13,850 | 16,958 | 155,879 | 9,682 | 6,703 | 18,089 |
| 1970 | 123,108 | 4,193 | 7,863 | 14,745 | 20,590 | 162,113 | 10,224 | 6,868 | 17,925 |
| 1971 | 125,775 | 4,469 | 7,753 | 15,318 | 22,096 | 166,472 | 10,424 | 6,987 | 18,001 |
| 1972 | 135,734 | 4,997 | 7,734 | 16,123 | 23,600 | 178,193 | 11,191 | 7,204 | 18,841 |
| 1973 | 158,142 | 5,987 | 8,441 | 20,179 | 26,367 | 207,142 | 12,532 | 7,445 | 21,241 |
| 1974 | 151,657 | 5,829 | 8,609 | 22,189 | 30,681 | 207,308 | 12,205 | 7,397 | 20,503 |
| 1975 | 123,866 | 5,225 | 9,219 | 23,163 | 35,459 | 186,483 | 10,743 | 6,925 | 17,887 |
| 1976 | 131,769 | 5,604 | 9,405 | 24,241 | 36,816 | 196,627 | 11,542 | 6,871 | 19,178 |
| 1977 | 134,408 | 5,864 | 10,434 | 25,716 | 36,618 | 201,313 | 11,436 | 6,938 | 19,373 |
| 1978 | 153,550 | 6,652 | 16,488 | 26,680 | 38,188 | 228,254 | 12,757 | 7,240 | 21,209 |
| 1979 | 163,465 | 7,286 | 11,678 | 27,372 | 40,240 | 235,470 | 13,034 | 7,521 | 21,735 |
| 1980 | 142,436 | 7,021 | 11,807 | 31,293 | 45,279 | 223,794 | 12,279 | 7,187 | 19,819 |
| 1981 | 144,012 | 7,596 | 14,024 | 34,362 | 45,680 | 230,482 | 12,496 | 7,227 | 19,927 |
| 1982 | 137,327 | 7,522 | 10,777 | 35,201 | 45,326 | 221,110 | 12,005 | 6,963 | 19,722 |
| 1983 | 145,378 | 7,993 | 9,527 | 38,953 | 45,723 | 231,588 | 12,653 | 6,982 | 20,822 |
| 1984 | 158,000 | 8,481 | 12,322 | 43,957 | 45,689 | 251,488 | 13,839 | 7,075 | 22,332 |
| 1985 | 152,463 | 8,699 | 15,158 | 43,982 | 48,035 | 250,938 | 13,901 | 6,854 | 22,244 |
| 1986 | 156,279 | 9,423 | 16,412 | 47,251 | 49,062 | 259,580 | 14,161 | 6,965 | 22,438 |
| 1987 | 164,427 | 9,457 | 16,294 | 47,811 | 48,403 | 267,478 | 14,612 | 6,855 | 23,986 |
| 1988 | 172,135 | 10,284 | 15,926 | 49,366 | 48,981 | 276,124 | 15,175 | 7,211 | 23,871 |
| 1989 | 172,971 | 10,743 | 15,962 | 53,483 | 53,046 | 284,718 | 15,638 | 7,368 | 23,476 |
| 1990 | 171,235 | 10,448 | 20,162 | 51,225 | 56,690 | 288,863 | 15,818 | 7,345 | 23,313 |
| 1991 | 161,991 | 10,123 | 22,302 | 46,874 | 63,385 | 284,429 | 15,327 | 7,090 | 22,848 |
| 1992 | 162,519 | 10,256 | 23,545 | 46,146 | 69,871 | 291,825 | 15,401 | 7,127 | 22,803 |
| 1993 | 174,029 | 10,687 | 22,545 | 45,999 | 74,901 | 306,786 | 15,759 | 7,335 | 23,726 |
| 1994 | 194,608 | 11,730 | 21,533 | 48,580 | 79,046 | 332,036 | 16,801 | 7,618 | 25,546 |
| 1995 | 186,542 | 11,384 | 24,802 | 56,221 | 82,685 | 338,866 | 16,794 | 7,934 | 23,512 |
| 1996 | 198,953 | 11,843 | 24,635 | 56,219 | 86,762 | 354,726 | 17,353 | 8,209 | 24,236 |
| 1997 | 211,706 | 12,709 | 27,028 | 59,690 | 89,769 | 375,484 | 18,092 | 8,248 | 25,668 |
| 1998 | 217,773 | 13,202 | 30,078 | 65,260 | 91,778 | 391,687 | 18,618 | 8,326 | 26,156 |
| 1999 | 228,588 | 13,593 | 34,826 | 61,236 | 93,884 | 404,940 | 19,093 | 8,723 | 26,205 |
| 2000 | 234,733 | 13,582 | 37,011 | 65,602 | 96,147 | 419,911 | 19,650 | 8,567 | 27,400 |
| 2001 | 235,661 | 13,794 | 37,258 | 65,524 | 103,197 | 427,847 | 20,008 | 8,162 | 28,873 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Hampton County changed from 81 in 1980 to 33 in 2002. Total units also changed from 81 in 1980 to 33 in 2002. Additional details of permit activity and per unit valuations are given in Table 25.22.

TABLE 25.22
BUILDING PERMITS AND VALUATION¹⁸
HAMPTON COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 81 | . | . | . | 81 | 53.44 |
| 1981 | 55 | . | . | . | 55 | 65.40 |
| 1982 | 55 | 2 | . | . | 57 | 48.54 |
| 1983 | 52 | 2 | . | . | 54 | 57.78 |
| 1984 | 56 | . | . | . | 56 | 52.57 |
| 1985 | 53 | . | . | . | 53 | 44.88 |
| 1986 | 61 | . | . | 40 | 101 | 57.35 |
| 1987 | 44 | . | . | . | 44 | 45.37 |
| 1988 | 70 | . | . | . | 70 | 61.56 |
| 1989 | 60 | . | . | . | 60 | 43.85 |
| 1990 | 49 | . | 8 | 6 | 63 | 51.43 |
| 1991 | 51 | . | . | 24 | 75 | 51.47 |
| 1992 | 53 | 2 | . | . | 55 | 73.84 |
| 1993 | 57 | . | . | . | 57 | 68.02 |
| 1994 | 33 | 2 | . | . | 35 | 83.17 |
| 1995 | 22 | . | . | . | 22 | 93.82 |
| 1996 | 11 | . | . | . | 11 | 302.63 |
| 1997 | 11 | . | . | . | 11 | 296.84 |
| 1998 | 14 | . | . | . | 14 | 87.65 |
| 1999 | 23 | . | . | . | 23 | 83.91 |
| 2000 | 22 | . | . | . | 22 | 104.59 |
| 2001 | 29 | . | . | . | 29 | 91.35 |
| 2002 | 33 | . | . | . | 33 | 102.33 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Hampton County would change by 2,994 persons from 21,386 in 2000 to 24,380 in 2025, as seen in Table 25.23.

TABLE 25.23
B&CB POPULATION FORECAST
HAMPTON COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | HAMPTON COUNTY |
|------|----------------|----------------|
| 2000 | 4,012,012 | 21,386 |
| 2005 | 4,154,900 | 21,610 |
| 2010 | 4,387,780 | 22,370 |
| 2015 | 4,618,440 | 23,060 |
| 2020 | 4,849,980 | 23,900 |
| 2025 | 5,077,400 | 24,380 |

The household forecast indicates a total change of 1,375 homeowners in the county from 5,813 in 2000 to 7,188 in 2025. Renters, on the other hand, would change by 149 households from 1,631 in 2000 to 1,780 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 198 households for householders having incomes from 31-50 percent of MFI; and to change by 243 households for those at 51-80 percent of

¹⁸Data Source: U.S. Bureau of Census.

MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 23 households for renters having incomes from 31-50 percent of MFI; and to change some 26 households for those at 51-80 percent of MFI. Table 25.24, provides further details of the household forecast by tenure and income.

TABLE 25.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
HAMPTON COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|-------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 5,813 | 830 | 837 | 1,028 | 354 | 2,764 |
| 2005 | 5,901 | 842 | 850 | 1,043 | 360 | 2,806 |
| 2010 | 6,248 | 892 | 899 | 1,105 | 381 | 2,971 |
| 2015 | 6,566 | 937 | 945 | 1,161 | 400 | 3,123 |
| 2020 | 6,966 | 994 | 1,003 | 1,231 | 425 | 3,312 |
| 2025 | 7,188 | 1,026 | 1,035 | 1,271 | 438 | 3,418 |
| Renters | | | | | | |
| 2000 | 1,631 | 607 | 255 | 282 | 104 | 382 |
| 2005 | 1,644 | 612 | 257 | 284 | 105 | 385 |
| 2010 | 1,682 | 627 | 263 | 291 | 108 | 394 |
| 2015 | 1,717 | 639 | 269 | 297 | 110 | 402 |
| 2020 | 1,757 | 654 | 275 | 304 | 112 | 412 |
| 2025 | 1,780 | 663 | 278 | 308 | 114 | 417 |

Horry County

Horry County's population changed by 36.50 percent, from 144,053 in 1990 to 196,629 in 2000. It represented 4.90 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 9410 persons, 206,039 in July 2002.

Of the total households in Horry County, homeowners comprised 72.98 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 3.42 percent in 1990 to 3.25 percent in 2000, and renter vacancy rate changed from 37.27 percent in 1990 to 30.17 percent in 2000. Housing units in urban areas of the county changed by 25,645 persons, and in rural areas by 6,480 persons between 1990 and 2000¹⁹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 26.1.

TABLE 26.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS HORRY COUNTY

| Subject | SOUTH CAROLINA | | HORRY COUNTY | |
|---|----------------|-----------|--------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 144,053 | 196,629 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 89,960 | 122,085 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 55,764 | 81,800 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 38,305 | 59,699 |
| Homeownership Rate | 69.86 | 72.21 | 68.69 | 72.98 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 3.42 | 3.25 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 17,459 | 22,101 |
| Renter Vacancy Rate | 11.49 | 12.01 | 37.27 | 30.17 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 10,372 | 9,547 |
| For sale | 15,186 | 21,955 | 1,356 | 2,003 |
| Rented or sold, not occupied | 13,691 | 15,930 | 793 | 1,153 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 19,951 | 24,945 |
| For migrant workers | 360 | 420 | 50 | 64 |
| Other vacant | 37,806 | 53,137 | 1,674 | 2,573 |
| Total Vacant | 166,111 | 219,816 | 34,196 | 40,285 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | 36,714 | 85,568 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 23,986 | 777 |
| Rural; Farm | 17,086 | 13,656 | 1,150 | 860 |
| Rural; Non-farm | 606,887 | 666,731 | 28,110 | 34,880 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Horry County had an average of 2.43 persons per household, and renter-occupied units an average of 2.23 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 44.71 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 26.2.

¹⁹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 26.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS HORRY COUNTY

| Subject | SOUTH CAROLINA | | HORRY COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 59,699 | 22,101 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 13,891 | 7,188 |
| 2-person | 403,375 | 118,155 | 25,256 | 7,351 |
| 3-person | 204,199 | 72,676 | 9,680 | 3,539 |
| 4-person | 168,089 | 49,616 | 7,053 | 2,307 |
| 5 or more person | 98,068 | 36,558 | 3,819 | 1716 |
| Average Household size | 2.61 | 2.32 | 2.43 | 2.23 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 83 | 432 |
| 2-rooms | 7,193 | 29,729 | 651 | 1,421 |
| 3-rooms | 34,806 | 64,824 | 2,531 | 2,997 |
| 4-rooms | 110,567 | 133,284 | 7,800 | 7,620 |
| 5-rooms | 273,699 | 103,323 | 16,298 | 5,563 |
| 6-rooms | 282,379 | 53,158 | 15,736 | 2,602 |
| 7-rooms | 190,620 | 21,072 | 8,739 | 918 |
| 8-rooms | 111,735 | 8,826 | 4,744 | 399 |
| 9+ rooms | 95,834 | 4,326 | 3,117 | 149 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 38,558 | 5,897 |
| 1 unit attached | 17,320 | 16,521 | 1,464 | 1,016 |
| 2 units | 3,155 | 33,776 | 316 | 1,680 |
| 3-4 units | 4,981 | 43,186 | 881 | 2,435 |
| 5-9 units | 5,944 | 55,970 | 1,735 | 3,973 |
| 10-19 units | 2,800 | 28,382 | 1,312 | 1,795 |
| 20-49 units | 1,316 | 13,371 | 327 | 777 |
| 50 or more units | 1,775 | 21,101 | 440 | 277 |
| Mobile Home/Trailer | 238,054 | 68,258 | 14,571 | 4,235 |
| Boat, RV, van, etc. (1) | 886 | 303 | 95 | 16 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 264 | 563 |
| 1-Bedroom | 23,334 | 83,424 | 1,519 | 3,428 |
| 2-Bedrooms | 224,109 | 193,862 | 15,228 | 10,838 |
| 3-Bedrooms | 652,265 | 118,376 | 35,236 | 6,486 |
| 4-Bedrooms | 173,600 | 17,763 | 6,393 | 683 |
| 5-Bedrooms or more | 30,849 | 2,463 | 1,059 | 103 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 3,115 | 852 |
| 1995-1998 | 148,415 | 33,780 | 12,444 | 3,228 |
| 1990-1994 | 129,165 | 34,670 | 8,446 | 1,981 |
| 1980-1989 | 217,891 | 92,610 | 16,861 | 6,087 |
| 1970-1979 | 208,372 | 98,506 | 9,302 | 4,325 |
| 1960-1969 | 143,455 | 57,252 | 4,069 | 2,065 |
| 1950-1959 | 103,181 | 45,056 | 2,731 | 1,961 |
| 1940-1949 | 49,638 | 26,680 | 1,466 | 906 |
| 1939 or earlier | 64,338 | 30,473 | 1,265 | 696 |

(1) 1990 Census defined as "Other".

Total housing units in Horry County changed by 32,125 dwellings between 1990 and 2000. Single-unit detached structures constituted 44.71 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 26.3.

TABLE 26.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS HORRY COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | HORRY COUNTY | |
|-------------------------|------------------|------------------|---------------|----------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 37,464 | 54,586 |
| 1-unit, attached | 34,261 | 40,185 | 3,378 | 3,300 |
| 2 to 4 units | 42,358 | 43,607 | 6,355 | 8,599 |
| 5 to 19 units | 50,441 | 57,981 | 11,371 | 18,592 |
| 20 to 49 units | 66,909 | 77,598 | 4,537 | 5,180 |
| 50 or more units | 38,782 | 41,561 | 7,563 | 6,828 |
| Mobile Home/Trailer | 21,027 | 22,457 | 18,878 | 24,666 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 414 | 334 |
| Total | 1,424,155 | 1,753,670 | 89,960 | 122,085 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 30.23 percent of owner-occupied housing units, and 10.08 percent of renter-occupied units in Horry County. Table 26.4, presents the number of units in the dwelling by household size and tenure.

TABLE 26.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS HORRY COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| HORRY COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 7,995 | 1,648 | 18,045 | 2,227 | 6,512 | 1,191 | 5,043 | 1,126 | 2,427 | 721 |
| 2 to 4 units | 514 | 1,490 | 459 | 1,467 | 158 | 630 | 28 | 242 | 38 | 286 |
| 5 to 19 units | 1,563 | 2,267 | 1,211 | 2,101 | 172 | 789 | 71 | 410 | 30 | 201 |
| 20 to 24 units | 123 | 358 | 182 | 311 | 22 | 70 | . | 38 | . | . |
| 50 or more units | 240 | 120 | 200 | 80 | . | 77 | . | . | . | . |
| Mobile Home/Trailer | 3,426 | 1,305 | 5,113 | 1,155 | 2,809 | 782 | 1,899 | 485 | 1,324 | 508 |
| Boat, RV, van, etc. (1) | 30 | . | 46 | 10 | 7 | . | 12 | 6 | . | . |
| Total | 13,891 | 7,188 | 25,256 | 7,351 | 9,680 | 3,539 | 7,053 | 2,307 | 3,819 | 1716 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 2.55 percent in 1990 to 1.83 percent in 2000, and renter-occupied units from 4.57 percent to 5.66 percent. Overcrowded units with incomplete plumbing facilities comprised 14.44 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 26.5.

TABLE 26.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000
SOUTH CAROLINA VS Horry COUNTY

| Subject | SOUTH CAROLINA | | HORRY COUNTY | |
|---|----------------|-----------|--------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 38,305 | 59,699 |
| 1.00 or less | 854,031 | 1,084,101 | 37,329 | 58,606 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 696 | 735 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 280 | 358 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 17,459 | 22,101 |
| 1.00 or less | 355,343 | 400,415 | 16,661 | 20,851 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 604 | 791 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 194 | 459 |
| Total occupied-units | 1,258,044 | 1,533,854 | 55,764 | 81,800 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 319 | 260 |
| 1.00 or less | 7,025 | 4,955 | 251 | 235 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 31 | 6 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 37 | 19 |
| Renter-occupied Housing Units | 8,646 | 4,295 | 371 | 204 |
| 1.00 or less | 7,155 | 3,854 | 334 | 162 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 20 | 32 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 17 | 10 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 690 | 464 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.25 percent owner-occupied units and 6.19 percent renter-occupied units. Homeowners in poverty suffered from 4.33 percent overcrowding, compared to 9.42 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 26.6.

TABLE 26.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS Horry COUNTY

| Subject | SOUTH CAROLINA | | HORRY COUNTY | |
|--|----------------|---------|--------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 42,184 | 19,862 |
| 1.00 or less | 817,756 | 349,147 | 41,235 | 18,633 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 649 | 777 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 300 | 452 |
| 65 years and over | 268,256 | 51,819 | 17,515 | 2,239 |
| 1.00 or less | 266,345 | 51,268 | 17,371 | 2,218 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 86 | 14 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 58 | 7 |
| Total occupied units | 1,107,619 | 426,235 | 59,699 | 22,101 |
| 1.00 or less | 1,084,101 | 400,415 | 58,606 | 20,851 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 735 | 791 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 358 | 459 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 4,335 | 4,261 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 116 | 282 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 80 | 161 |
| Total in poverty | 103,182 | 114,169 | 4,531 | 4,704 |

The total number of individuals in poverty in Horry County changed by 9.35 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 26.7.

TABLE 26.7
POVERTY STATUS BY AGE, 1990 & 2000²⁰
SOUTH CAROLINA VS Horry COUNTY

| AGE | SOUTH CAROLINA | | HORRY COUNTY | |
|-------------------|----------------|---------|--------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 2,220 | 2,042 |
| 5 years | 11,063 | 10,403 | 411 | 468 |
| 6-11 years | 64,806 | 66,197 | 2,679 | 2,669 |
| 12-17 years | 57,494 | 58,222 | 2,369 | 2,384 |
| 18-64 years | 248,828 | 295,906 | 10,836 | 13,296 |
| 65-74 years | 42,296 | 31,507 | 1,561 | 1,239 |
| 75 years and over | 35,796 | 33,181 | 1,282 | 1,258 |
| Total | 517,793 | 547,869 | 21,358 | 23,356 |

Homeowners in poverty comprised 7.59 percent of owner-occupied households in Horry county, and renters in poverty 21.28 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 2.25 percent of owner-occupied households, and 8.80 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 26.8.

TABLE 26.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS Horry COUNTY

| AGE GROUPS | SOUTH CAROLINA | | HORRY COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 176 | 1,064 |
| 25-34 years | 11,268 | 25,396 | 565 | 1,137 |
| 35-44 years | 17,496 | 21,903 | 777 | 807 |
| 45-54 years | 17,170 | 15,657 | 631 | 678 |
| 55-59 years | 9,254 | 5,482 | 457 | 208 |
| 60-64 years | 9,738 | 4,963 | 475 | 200 |
| 65-74 years | 16,713 | 8,270 | 705 | 284 |
| 75 years + | 18,079 | 8,756 | 745 | 326 |
| Total | 103,182 | 114,169 | 4,531 | 4,704 |

Horry County's median family income changed from \$37,880 in 1990 to \$45,110 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 26.9, presents the 2000 Census data on families by income ranges.

TABLE 26.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS Horry COUNTY

| FAMILY INCOME | SOUTH CAROLINA | HORRY COUNTY |
|-------------------------------------|----------------|--------------|
| Less than \$10,000 | 76,639 | 2,915 |
| \$10,000-\$19,999 | 119,963 | 5,937 |
| \$20,000-\$34,999 | 213,815 | 12,511 |
| \$35,000-\$49,999 | 201,370 | 11,068 |
| \$50,000-\$79,999 | 241,243 | 12,500 |
| \$80,000-\$99,999 | 114,775 | 4,933 |
| \$100,000-\$149,999 | 73,186 | 3,459 |
| \$150,000 or more | 37,745 | 1,454 |
| Total | 1,078,736 | 54,777 |
| Median Family Income (2002 dollars) | \$46,749 | \$45,110 |

²⁰ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Horry County was \$40,898, and the median for renter-occupied households was \$26,481. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 26.10, presents households by tenure and household income ranges.

TABLE 26.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS HORRY COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | HORRY COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 4,054 | 3,332 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 6,702 | 4,592 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 14,115 | 6,533 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 11,849 | 3,626 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 12,658 | 2,857 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 5,172 | 596 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 3,474 | 443 |
| \$150,000 or more | 39,213 | 3,456 | 1,675 | 122 |
| Total | 1,107,619 | 426,235 | 59,699 | 22,101 |
| Median Household Income | \$43,179 | \$23,855 | \$40,898 | \$26,481 |

According to the 2000 Census, 20.06 percent of Horry County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 14.83 percent spent 50 percent²¹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 18.53 percent of Horry County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 9.42 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 26.11.

TABLE 26.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS HORRY COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| HORRY COUNTY | | | | |
| Less than 30 percent | 12,026 | 17,805 | 11,508 | 202 |
| 30 to 49.9 percent | 4,390 | 4,628 | 625 | 29,313 |
| 50 percent or more | 3,245 | 2,353 | 419 | 5,253 |
| Not computed | 2,222 | 185 | 2,772 | 2,772 |
| Total | 21,883 | 24,971 | 12,754 | 37,725 |
| Median gross rent/monthly costs | \$594 | \$903 | \$228 | . |

Homeowners in Horry County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 23.08 in 1990 to 22.40 in

²¹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 26.12-26.15).

2000, while homeowners aged 65 years and over changed from 20.23 in 1990 to 18.87 in 2000. Table 26.12, presents details of households by monthly owner-costs by household income and age.

TABLE 26.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS HORRY COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ²² | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| HORRY COUNTY | | | | | | |
| Less than 20 percent | 8,375 | 13,604 | 4,460 | 7,824 | 12,835 | 21,428 |
| 20 to 24.9 percent | 2,398 | 3,620 | 653 | 983 | 3,051 | 4,603 |
| 25 to 29.9 percent | 1,734 | 2,443 | 520 | 839 | 2,254 | 3,282 |
| 30 to 34.9 percent | 1,063 | 1,625 | 308 | 600 | 1,371 | 2,225 |
| 35 percent or more | 2,720 | 4,126 | 1,131 | 1,674 | 3,851 | 5,800 |
| Not computed | 99 | 258 | 41 | 129 | 140 | 387 |
| Total | 16,389 | 25,676 | 7,113 | 12,049 | 23,502 | 37,725 |

Renters in Horry County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 33.16 in 1990 to 34.22 in 2000, while renters aged 65 years and over changed from 40.99 in 1990 to 40.91 in 2000. Table 26.13, presents details of households by gross rent by income and age.

TABLE 26.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS HORRY COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ²³ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| HORRY COUNTY | | | | | | |
| Less than 20 percent | 4,546 | 6,508 | 321 | 439 | 4,867 | 6,947 |
| 20 to 24.9 percent | 2,173 | 2,727 | 171 | 181 | 2,344 | 2,908 |
| 25 to 29.9 percent | 1,617 | 1,967 | 195 | 204 | 1,812 | 2,171 |
| 30 to 34.9 percent | 1,110 | 1,343 | 115 | 157 | 1,225 | 1,500 |
| 35 percent or more | 3,902 | 5,390 | 649 | 745 | 4,551 | 6,135 |
| Not computed | 1,766 | 1,743 | 413 | 479 | 2,179 | 2,222 |
| Total | 15,114 | 19,678 | 1,864 | 2,205 | 16,978 | 21,883 |

²² Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

²³ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 36.83 percent homeowners in Horry County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 26.14.

TABLE 26.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS HORRY COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | SOUTH CAROLINA | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| HORRY COUNTY | | | | | | | | | |
| Less than 20 percent | 132 | 1,141 | 3,472 | 3,683 | 6,147 | 3,191 | 2,447 | 1,215 | 21,428 |
| 20 to 24.9 percent | 138 | 312 | 656 | 1,303 | 1,529 | 390 | 228 | 47 | 4,603 |
| 25 to 29.9 percent | 143 | 369 | 710 | 926 | 785 | 227 | 90 | 32 | 3,282 |
| 30 to 34.9 percent | 219 | 167 | 730 | 565 | 345 | 153 | 39 | 7 | 2,225 |
| 35 percent or more | 1,121 | 1,449 | 1,993 | 761 | 346 | 84 | 39 | 7 | 5,800 |
| Not computed | 378 | . | . | . | . | . | . | 9 | 387 |
| Total | 2,131 | 3,438 | 7,561 | 7,238 | 9,152 | 4,045 | 2,843 | 1,317 | 37,725 |

As per the 2000 Census, 28.61 percent renters in Horry County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 26.15.

TABLE 26.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS HORRY COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | |
| | SOUTH CAROLINA | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| HORRY COUNTY | | | | | | | | |
| Less than 20 percent | 81 | 292 | 1,267 | 1,963 | 2,278 | 581 | 485 | 6,947 |
| 20 to 24.9 percent | 56 | 261 | 1,420 | 880 | 284 | . | 7 | 2,908 |
| 25 to 29.9 percent | 67 | 393 | 1,243 | 411 | 57 | . | . | 2,171 |
| 30 to 34.9 percent | 78 | 412 | 926 | 66 | 18 | . | . | 1,500 |
| 35 percent or more | 2,106 | 2,740 | 1,218 | 52 | 19 | . | . | 6,135 |
| Not computed | 896 | 449 | 409 | 233 | 165 | 15 | 55 | 2,222 |
| Total | 3,284 | 4,547 | 6,483 | 3,605 | 2,821 | 596 | 547 | 21,883 |

As per the 2000 Census, 9.41 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 26.16. The median value for a home in 2000 in the county was \$119,700, compared to \$94,900 in Wyoming.

TABLE 26.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS Horry COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| Horry COUNTY | | | | | | | | |
| Less than \$10,000 | 49 | 38 | 8 | 5 | 17 | 7 | . | 124 |
| \$10,000-\$29,999 | 207 | 217 | 217 | 46 | 53 | 28 | 11 | 779 |
| \$30,000-\$49,999 | 198 | 253 | 308 | 226 | 183 | 48 | 11 | 1,227 |
| \$50,000-\$79,999 | 548 | 829 | 1,449 | 1,118 | 1,034 | 251 | 112 | 5,341 |
| \$80,000-\$99,999 | 304 | 678 | 1,491 | 1,472 | 1,668 | 529 | 222 | 6,364 |
| \$100,000-\$199,999 | 616 | 1,148 | 3,496 | 3,701 | 4,976 | 2,218 | 2,004 | 18,159 |
| \$200,000 or more | 209 | 275 | 592 | 670 | 1,221 | 964 | 1,800 | 5,731 |
| Total | 2,131 | 3,438 | 7,561 | 7,238 | 9,152 | 4,045 | 4,160 | 37,725 |

As per the 2000 Census, 7.76 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 26.17.

TABLE 26.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS Horry COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| Horry COUNTY | | | | | | | | |
| Less than \$200 | 425 | 157 | 105 | 44 | 12 | . | . | 743 |
| \$200-\$399 | 733 | 921 | 719 | 295 | 59 | 29 | 28 | 2,784 |
| \$400-\$599 | 926 | 1,613 | 2,392 | 999 | 619 | 118 | 82 | 6,749 |
| \$600-\$799 | 539 | 1,029 | 2,078 | 1,346 | 1,024 | 242 | 84 | 6,342 |
| \$800-\$999 | 166 | 273 | 625 | 582 | 639 | 105 | 153 | 2,543 |
| \$1000+ | 59 | 105 | 155 | 106 | 303 | 87 | 145 | 960 |
| No Cash Rent | 436 | 449 | 409 | 233 | 165 | 15 | 55 | 1,762 |
| Total | 3,284 | 4,547 | 6,483 | 3,605 | 2,821 | 596 | 547 | 21,883 |

The median household income in Horry County was \$36,215, compared to \$36,951 statewide. Table 26.18, presents further details of householders by age and household income.

TABLE 26.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS HORRY COUNTY

| AGE | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$79,999 | \$80,000-\$99,999 | \$100,000-\$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| HORRY COUNTY | | | | | | | | | | |
| Under 25 years | 705 | 974 | 1,568 | 710 | 313 | 87 | 24 | 9 | 4,390 | \$24,691 |
| 25-34 years | 905 | 1,749 | 3,891 | 3,117 | 2,749 | 555 | 364 | 103 | 13,433 | \$35,713 |
| 35-44 years | 1,095 | 1,982 | 4,020 | 3,082 | 3,738 | 1,468 | 896 | 386 | 16,667 | \$40,421 |
| 45-54 years | 996 | 1,694 | 3,030 | 2,750 | 3,362 | 1,616 | 1,250 | 576 | 15,274 | \$45,484 |
| 55-64 years | 1,164 | 1,495 | 2,863 | 2,349 | 2,518 | 1,092 | 926 | 411 | 12,818 | \$40,820 |
| 65-74 years | 1,128 | 1,906 | 3,219 | 2,400 | 2,168 | 745 | 353 | 225 | 12,144 | \$34,313 |
| 75 years + | 1,261 | 1,382 | 2,006 | 1,046 | 799 | 265 | 162 | 138 | 7,059 | \$26,042 |
| Total | 7,254 | 11,182 | 20,597 | 15,454 | 15,647 | 5,828 | 3,975 | 1,848 | 81,785 | \$36,215 |

As per the 2000 Census, civilian employed males aged 16 years comprised 50.64 percent of the labor force, and females 44.72 percent in Horry County. About 63.59 percent of the male population 16 years and over and 48.66 percent females worked 35 or more hours per week. Employed males contributed to 8.48 percent of jobs to the manufacturing industry in the county, while employed females contributed 23.87 percent of jobs to the educational, health and social services. Further, males in the County held 13.71 percent of production, transportation, material & moving occupations in the county, while females held 41.15 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 26.19.

**TABLE 26.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS HORRY COUNTY**

| Subject | SOUTH CAROLINA | | HORRY COUNTY | |
|--|----------------|-----------|--------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 77,127 | 82,414 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 42 | 33 |
| Civilian Employed | 955,764 | 868,936 | 51,814 | 45,763 |
| Civilian Un-employed | 53,659 | 59,836 | 2,066 | 2,638 |
| Total in Labor Force | 1,038,566 | 935,656 | 53,922 | 48,434 |
| Not in Labor Force | 449,088 | 690,706 | 23,205 | 33,980 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 49,048 | 40,100 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 7,188 | 11,470 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 1,508 | 2,092 |
| Did not work | 375,577 | 604,016 | 19,383 | 28,752 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 905 | 189 |
| Construction | 135,502 | 15,106 | 9,874 | 1,272 |
| Manufacturing | 229,789 | 124,597 | 4,395 | 2,504 |
| Wholesale Trade | 42,461 | 18,042 | 1,699 | 515 |
| Retail Trade | 103,533 | 114,071 | 7,175 | 8,120 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 2,463 | 698 |
| Information | 20,038 | 18,516 | 1,282 | 1,246 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 3,478 | 4,727 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 3,522 | 2,744 |
| Educational Health & Social Services | 74,498 | 265,210 | 2,968 | 10,922 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 9,994 | 9,608 |
| Other Services | 43,939 | 41,855 | 2,145 | 2,010 |
| Public Administration | 44,062 | 41,621 | 1,914 | 1,208 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 6,728 | 4,753 |
| Professional & Related Services | 128,066 | 196,766 | 5,231 | 8,846 |
| Sales & Office | 110,748 | 157,913 | 9,666 | 9,923 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 10,283 | 18,830 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 448 | 75 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 12,354 | 573 |
| | 235,563 | 110,908 | 7,104 | 2,763 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Horry County, defined as the number of people working or actively seeking work, changed from 74,298 in 1990 to 106,930 in 2002. The unemployment rate for the County, at 4.60 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 26.20, provides annual labor force details for the years 1990-2002.

**TABLE 26.20
ANNUAL LABOR FORCE
HORRY COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 74,298 | 69,665 | 4,633 | 6.20 |
| 1991 | 77,447 | 71,709 | 5,738 | 7.40 |
| 1992 | 81,212 | 75,009 | 6,203 | 7.60 |
| 1993 | 83,046 | 75,129 | 7,917 | 9.50 |
| 1994 | 85,103 | 79,008 | 6,095 | 7.20 |
| 1995 | 91,354 | 86,790 | 4,564 | 5.00 |
| 1996 | 93,724 | 88,612 | 5,112 | 5.50 |
| 1997 | 99,141 | 94,604 | 4,537 | 4.60 |
| 1998 | 102,343 | 98,484 | 3,859 | 3.80 |
| 1999 | 104,217 | 100,154 | 4,063 | 3.90 |
| 2000 | 105,626 | 101,833 | 3,793 | 3.60 |
| 2001 | 102,090 | 97,279 | 4,811 | 4.70 |
| 2002 | 106,930 | 102,029 | 4,901 | 4.60 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Horry County recorded 125,470 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$4,902,080,000 and real per capita income was \$24,293 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$26,636 in 2001, while South Carolina's average earnings per job was \$30,861. Table 26.21, provides further annual data for years 1969 through 2001.

TABLE 26.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
HORRY COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 601,447 | 17,331 | 5,363 | 81,677 | 60,155 | 731,311 | 10,569 | 32,578 | 18,462 |
| 1970 | 606,159 | 18,130 | 5,876 | 95,337 | 74,656 | 763,897 | 10,784 | 33,513 | 18,087 |
| 1971 | 692,732 | 21,240 | 4,495 | 105,357 | 82,468 | 863,811 | 11,465 | 36,778 | 18,836 |
| 1972 | 780,963 | 24,584 | 2,772 | 116,179 | 88,340 | 963,671 | 12,224 | 38,915 | 20,068 |
| 1973 | 858,116 | 31,202 | -978 | 133,941 | 98,385 | 1,058,262 | 12,914 | 41,574 | 20,641 |
| 1974 | 891,943 | 33,576 | -913 | 141,153 | 115,299 | 1,113,907 | 13,097 | 42,789 | 20,845 |
| 1975 | 897,131 | 34,926 | -9,147 | 143,761 | 144,040 | 1,140,860 | 12,957 | 44,523 | 20,150 |
| 1976 | 947,318 | 37,645 | -9,350 | 158,210 | 152,329 | 1,210,861 | 13,015 | 46,675 | 20,296 |
| 1977 | 983,327 | 39,781 | -13,673 | 175,629 | 150,875 | 1,256,375 | 13,416 | 49,449 | 19,886 |
| 1978 | 1,100,527 | 44,285 | -18,677 | 205,105 | 158,948 | 1,401,619 | 14,388 | 52,899 | 20,804 |
| 1979 | 1,094,822 | 47,803 | -21,795 | 234,887 | 173,405 | 1,433,516 | 14,425 | 54,886 | 19,947 |
| 1980 | 1,103,048 | 49,651 | -25,880 | 272,898 | 198,959 | 1,499,373 | 14,632 | 56,424 | 19,549 |
| 1981 | 1,153,804 | 55,623 | -23,292 | 315,190 | 214,347 | 1,604,426 | 15,088 | 58,389 | 19,761 |
| 1982 | 1,163,567 | 59,392 | -18,113 | 339,791 | 230,373 | 1,656,225 | 15,157 | 61,323 | 18,974 |
| 1983 | 1,270,190 | 65,872 | -1,252 | 379,311 | 239,156 | 1,821,533 | 15,874 | 65,144 | 19,498 |
| 1984 | 1,457,860 | 76,454 | -12,177 | 439,756 | 244,790 | 2,053,776 | 17,008 | 71,913 | 20,273 |
| 1985 | 1,569,924 | 86,002 | -22,462 | 495,001 | 272,990 | 2,229,451 | 17,621 | 73,823 | 21,266 |
| 1986 | 1,604,510 | 93,771 | -18,632 | 537,245 | 292,377 | 2,321,729 | 17,755 | 76,014 | 21,108 |
| 1987 | 1,760,686 | 99,206 | -15,398 | 564,678 | 301,143 | 2,511,904 | 18,616 | 77,904 | 22,601 |
| 1988 | 1,857,515 | 108,919 | -12,831 | 610,595 | 313,794 | 2,660,154 | 19,340 | 82,605 | 22,487 |
| 1989 | 1,905,504 | 115,810 | -9,333 | 555,814 | 351,733 | 2,687,908 | 19,121 | 84,944 | 22,432 |
| 1990 | 1,971,783 | 121,006 | -3,789 | 670,878 | 387,561 | 2,905,427 | 20,012 | 88,004 | 22,406 |
| 1991 | 1,988,507 | 124,403 | -6,380 | 671,276 | 409,589 | 2,938,590 | 19,567 | 88,161 | 22,555 |
| 1992 | 2,046,747 | 129,093 | -9,285 | 667,922 | 456,881 | 3,033,172 | 19,680 | 89,306 | 22,918 |
| 1993 | 2,011,896 | 131,494 | -11,607 | 678,059 | 478,976 | 3,025,830 | 19,896 | 90,126 | 22,323 |
| 1994 | 2,155,590 | 145,710 | -19,223 | 735,444 | 531,292 | 3,257,393 | 20,705 | 96,185 | 22,411 |
| 1995 | 2,368,371 | 161,511 | -31,225 | 785,767 | 564,967 | 3,526,370 | 21,485 | 105,029 | 22,550 |
| 1996 | 2,558,198 | 170,242 | -36,154 | 843,322 | 608,120 | 3,803,245 | 22,130 | 110,463 | 23,159 |
| 1997 | 2,760,534 | 184,594 | -45,752 | 910,803 | 645,471 | 4,086,462 | 22,820 | 117,337 | 23,527 |
| 1998 | 2,940,628 | 196,966 | -55,574 | 976,386 | 671,034 | 4,335,507 | 23,308 | 121,571 | 24,189 |
| 1999 | 3,227,466 | 212,240 | -74,252 | 940,900 | 698,671 | 4,580,544 | 23,878 | 125,615 | 25,693 |
| 2000 | 3,378,722 | 218,677 | -80,537 | 1,047,665 | 730,926 | 4,858,100 | 24,530 | 127,143 | 26,574 |
| 2001 | 3,342,074 | 220,707 | -76,255 | 1,058,798 | 798,171 | 4,902,080 | 24,293 | 125,470 | 26,636 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Horry County changed from 1,016 in 1980 to 2,432 in 2002. Total units also changed from 2,083 in 1980 to 4,017 in 2002. Additional details of permit activity and per unit valuations are given in Table 26.22.

**TABLE 26.22
BUILDING PERMITS AND VALUATION²⁴
HORRY COUNTY 1980-2002**

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 1,016 | 28 | 59 | 980 | 2,083 | 74.86 |
| 1981 | 874 | 30 | 71 | 2,829 | 3,804 | 68.17 |
| 1982 | 869 | 186 | 65 | 1,642 | 2,762 | 64.96 |
| 1983 | 1,578 | 158 | 91 | 3,988 | 5,815 | 65.31 |
| 1984 | 2,189 | 128 | 98 | 4,473 | 6,888 | 73.00 |
| 1985 | 1,784 | 40 | 56 | 2,552 | 4,432 | 66.58 |
| 1986 | 1,486 | 14 | 35 | 1,334 | 2,869 | 69.09 |
| 1987 | 1,273 | 14 | 69 | 1,253 | 2,609 | 72.66 |
| 1988 | 1,161 | 16 | 44 | 941 | 2,162 | 75.89 |
| 1989 | 1,130 | 20 | 43 | 643 | 1,836 | 78.81 |
| 1990 | 1,046 | 30 | 52 | 266 | 1,394 | 83.33 |
| 1991 | 964 | 14 | 86 | 240 | 1,304 | 87.27 |
| 1992 | 984 | 14 | 30 | 482 | 1,510 | 90.21 |
| 1993 | 1,195 | 6 | 8 | 411 | 1,620 | 90.68 |
| 1994 | 1,571 | 14 | 43 | 734 | 2,362 | 91.85 |
| 1995 | 1,940 | 30 | 23 | 1,210 | 3,203 | 91.73 |
| 1996 | 1,995 | 38 | 113 | 1,908 | 4,054 | 95.28 |
| 1997 | 2,122 | 28 | 183 | 2,187 | 4,520 | 99.96 |
| 1998 | 2,090 | 34 | 228 | 2,876 | 5,228 | 104.81 |
| 1999 | 2,149 | 26 | 229 | 2,369 | 4,773 | 114.78 |
| 2000 | 1,907 | 24 | 167 | 2,394 | 4,492 | 119.99 |
| 2001 | 2,030 | 34 | 63 | 2,141 | 4,268 | 117.22 |
| 2002 | 2,432 | 48 | 38 | 1,499 | 4,017 | 126.75 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Horry County would change by 118,371 persons from 196,629 in 2000 to 315,000 in 2025, as seen in Table 26.23.

**TABLE 26.23
B&CB POPULATION FORECAST
HORRY COUNTY 2000 THROUGH 2025**

| Year | SOUTH CAROLINA | HORRY COUNTY |
|------|----------------|--------------|
| 2000 | 4,012,012 | 196,629 |
| 2005 | 4,154,900 | 216,100 |
| 2010 | 4,387,780 | 240,590 |
| 2015 | 4,618,440 | 265,140 |
| 2020 | 4,849,980 | 290,050 |
| 2025 | 5,077,400 | 315,000 |

The household forecast indicates a total change of 82,674 homeowners in the county from 59,713 in 2000 to 142,387 in 2025. Renters, on the other hand, would change by 9,184 households from 22,087 in 2000 to 31,271 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 7,001 households for householders having incomes from 31-50 percent of MFI; and to change by 12,616 households for those at

²⁴Data Source: U.S. Bureau of Census.

51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 1,204 households for renters having incomes from 31-50 percent of MFI; and to change some 1,876 households for those at 51-80 percent of MFI. Table 26.24, provides further details of the household forecast by tenure and income.

TABLE 26.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
HORRY COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|---------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 59,713 | 4,891 | 5,056 | 9,112 | 4,909 | 35,745 |
| 2005 | 71,669 | 5,870 | 6,069 | 10,937 | 5,892 | 42,902 |
| 2010 | 87,727 | 7,185 | 7,428 | 13,387 | 7,213 | 52,514 |
| 2015 | 104,825 | 8,585 | 8,876 | 15,996 | 8,618 | 62,749 |
| 2020 | 123,136 | 10,085 | 10,427 | 18,790 | 10,124 | 73,710 |
| 2025 | 142,387 | 11,662 | 12,057 | 21,728 | 11,707 | 85,234 |
| Renters | | | | | | |
| 2000 | 22,087 | 3,678 | 2,893 | 4,510 | 2,138 | 8,867 |
| 2005 | 23,709 | 3,949 | 3,106 | 4,841 | 2,295 | 9,519 |
| 2010 | 25,669 | 4,275 | 3,363 | 5,242 | 2,484 | 10,306 |
| 2015 | 27,568 | 4,591 | 3,611 | 5,629 | 2,668 | 11,068 |
| 2020 | 29,440 | 4,903 | 3,857 | 6,012 | 2,849 | 11,820 |
| 2025 | 31,271 | 5,208 | 4,097 | 6,386 | 3,026 | 12,555 |

Jasper County

Jasper County's population changed by 33.52 percent, from 15,487 in 1990 to 20,678 in 2000. It represented 0.52 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 291 persons, 20,969 in July 2002.

Of the total households in Jasper County, homeowners comprised 77.76 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 0.82 percent in 1990 to 0.73 percent in 2000, and renter vacancy rate changed from 9.26 percent in 1990 to 7.88 percent in 2000. Housing units in urban areas of the county changed by 985 persons, and in rural areas by 873 persons between 1990 and 2000²⁵. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 27.1.

TABLE 27.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS JASPER COUNTY

| Subject | SOUTH CAROLINA | | JASPER COUNTY | |
|---|----------------|-----------|---------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 15,487 | 20,678 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 6,070 | 7,928 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 5,298 | 7,042 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 4,132 | 5,476 |
| Homeownership Rate | 69.86 | 72.21 | 77.99 | 77.76 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 0.82 | 0.73 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 1,166 | 1,566 |
| Renter Vacancy Rate | 11.49 | 12.01 | 9.26 | 7.88 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 119 | 134 |
| For sale | 15,186 | 21,955 | 34 | 40 |
| Rented or sold, not occupied | 13,691 | 15,930 | 73 | 64 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 147 | 233 |
| For migrant workers | 360 | 420 | 2 | 1 |
| Other vacant | 37,806 | 53,137 | 397 | 414 |
| Total Vacant | 166,111 | 219,816 | 772 | 886 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | . | 985 |
| Rural; Farm | 17,086 | 13,656 | 122 | 92 |
| Rural; Non-farm | 606,887 | 666,731 | 5,948 | 6,851 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Jasper County had an average of 2.72 persons per household, and renter-occupied units an average of 2.83 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 42.15 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 27.2.

²⁵ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 27.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS JASPER COUNTY

| Subject | SOUTH CAROLINA | | JASPER COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 5,476 | 1,566 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 1,154 | 480 |
| 2-person | 403,375 | 118,155 | 1,803 | 369 |
| 3-person | 204,199 | 72,676 | 1,008 | 221 |
| 4-person | 168,089 | 49,616 | 827 | 251 |
| 5 or more person | 98,068 | 36,558 | 684 | 245 |
| Average Household size | 2.61 | 2.32 | 2.72 | 2.83 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 16 | 21 |
| 2-rooms | 7,193 | 29,729 | 75 | 116 |
| 3-rooms | 34,806 | 64,824 | 277 | 221 |
| 4-rooms | 110,567 | 133,284 | 609 | 343 |
| 5-rooms | 273,699 | 103,323 | 1,310 | 341 |
| 6-rooms | 282,379 | 53,158 | 1,514 | 297 |
| 7-rooms | 190,620 | 21,072 | 791 | 148 |
| 8-rooms | 111,735 | 8,826 | 519 | 70 |
| 9+ rooms | 95,834 | 4,326 | 365 | 9 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 3,411 | 738 |
| 1 unit attached | 17,320 | 16,521 | 9 | 38 |
| 2 units | 3,155 | 33,776 | 5 | 41 |
| 3-4 units | 4,981 | 43,186 | 6 | 99 |
| 5-9 units | 5,944 | 55,970 | 20 | 108 |
| 10-19 units | 2,800 | 28,382 | . | 40 |
| 20-49 units | 1,316 | 13,371 | . | 29 |
| 50 or more units | 1,775 | 21,101 | . | 5 |
| Mobile Home/Trailer | 238,054 | 68,258 | 2,021 | 455 |
| Boat, RV, van, etc. (1) | 886 | 303 | 4 | 13 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 30 | 42 |
| 1-Bedroom | 23,334 | 83,424 | 240 | 262 |
| 2-Bedrooms | 224,109 | 193,862 | 933 | 496 |
| 3-Bedrooms | 652,265 | 118,376 | 3,411 | 636 |
| 4-Bedrooms | 173,600 | 17,763 | 679 | 119 |
| 5-Bedrooms or more | 30,849 | 2,463 | 183 | 11 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 236 | 7 |
| 1995-1998 | 148,415 | 33,780 | 906 | 98 |
| 1990-1994 | 129,165 | 34,670 | 696 | 117 |
| 1980-1989 | 217,891 | 92,610 | 931 | 339 |
| 1970-1979 | 208,372 | 98,506 | 1,399 | 299 |
| 1960-1969 | 143,455 | 57,252 | 536 | 214 |
| 1950-1959 | 103,181 | 45,056 | 352 | 188 |
| 1940-1949 | 49,638 | 26,680 | 243 | 130 |
| 1939 or earlier | 64,338 | 30,473 | 177 | 174 |

(1) 1990 Census defined as "Other".

Total housing units in Jasper County changed by 1,858 dwellings between 1990 and 2000. Single-unit detached structures constituted 58.34 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 27.3.

TABLE 27.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS JASPER COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | JASPER COUNTY | |
|-------------------------|------------------|------------------|---------------|--------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 4,255 | 4,625 |
| 1-unit, attached | 34,261 | 40,185 | 37 | 57 |
| 2 to 4 units | 42,358 | 43,607 | 98 | 154 |
| 5 to 19 units | 50,441 | 57,981 | 145 | 223 |
| 20 to 49 units | 66,909 | 77,598 | . | 29 |
| 50 or more units | 38,782 | 41,561 | . | 5 |
| Mobile Home/Trailer | 21,027 | 22,457 | 1,480 | 2,818 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 55 | 17 |
| Total | 1,424,155 | 1,753,670 | 6,070 | 7,928 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 22.79 percent of owner-occupied housing units, and 10.54 percent of renter-occupied units in Jasper County. Table 27.4, presents the number of units in the dwelling by household size and tenure.

TABLE 27.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS JASPER COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| JASPER COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 763 | 236 | 1,248 | 165 | 554 | 125 | 451 | 140 | 404 | 110 |
| 2 to 4 units | 5 | 45 | 3 | 19 | 3 | 23 | . | 11 | . | 42 |
| 5 to 19 units | 10 | 36 | 10 | 45 | . | 17 | . | 19 | . | 31 |
| 20 to 24 units | . | 10 | . | 9 | . | 2 | . | 1 | . | 7 |
| 50 or more units | . | . | . | 2 | . | . | . | 3 | . | . |
| Mobile Home/Trailer | 376 | 140 | 540 | 129 | 449 | 54 | 376 | 77 | 280 | 55 |
| Boat, RV, van, etc. (1) | . | 13 | 2 | . | 2 | . | . | . | . | . |
| Total | 1,154 | 480 | 1,803 | 369 | 1,008 | 221 | 827 | 251 | 684 | 245 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 4.72 percent in 1990 to 4.82 percent in 2000, and renter-occupied units from 9.01 percent to 12.07 percent. Overcrowded units with incomplete plumbing facilities comprised 5.32 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 27.5.

**TABLE 27.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000**

| Subject | SOUTH CAROLINA | | JASPER COUNTY | |
|---|----------------|-----------|---------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 4,132 | 5,476 |
| 1.00 or less | 854,031 | 1,084,101 | 3,937 | 5,212 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 107 | 144 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 88 | 120 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 1,166 | 1,566 |
| 1.00 or less | 355,343 | 400,415 | 1,061 | 1,377 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 59 | 124 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 46 | 65 |
| Total occupied-units | 1,258,044 | 1,533,854 | 5,298 | 7,042 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 69 | 62 |
| 1.00 or less | 7,025 | 4,955 | 48 | 62 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 9 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 12 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 48 | 32 |
| 1.00 or less | 7,155 | 3,854 | 35 | 27 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | . | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 13 | 5 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 117 | 94 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 6.28 percent owner-occupied units and 14.01 percent renter-occupied units. Homeowners in poverty suffered from 12.44 percent overcrowding, compared to 17.58 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 27.6.

**TABLE 27.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000**

| Subject | SOUTH CAROLINA | | JASPER COUNTY | |
|--|----------------|---------|---------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 4,028 | 1,349 |
| 1.00 or less | 817,756 | 349,147 | 3,775 | 1,160 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 133 | 124 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 120 | 65 |
| 65 years and over | 268,256 | 51,819 | 1,448 | 217 |
| 1.00 or less | 266,345 | 51,268 | 1,437 | 217 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 11 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | . | . |
| Total occupied units | 1,107,619 | 426,235 | 5,476 | 1,566 |
| 1.00 or less | 1,084,101 | 400,415 | 5,212 | 1,377 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 144 | 124 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 120 | 65 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 788 | 422 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 63 | 68 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 49 | 22 |
| Total in poverty | 103,182 | 114,169 | 900 | 512 |

The total number of individuals in poverty in Jasper County changed by 3.36 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 27.7.

TABLE 27.7
POVERTY STATUS BY AGE, 1990 & 2000²⁶
SOUTH CAROLINA VS JASPER COUNTY

| AGE | SOUTH CAROLINA | | JASPER COUNTY | |
|-------------------|----------------|---------|---------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 460 | 407 |
| 5 years | 11,063 | 10,403 | 78 | 74 |
| 6-11 years | 64,806 | 66,197 | 572 | 602 |
| 12-17 years | 57,494 | 58,222 | 544 | 372 |
| 18-64 years | 248,828 | 295,906 | 1,585 | 2,076 |
| 65-74 years | 42,296 | 31,507 | 287 | 178 |
| 75 years and over | 35,796 | 33,181 | 340 | 287 |
| Total | 517,793 | 547,869 | 3,866 | 3,996 |

Homeowners in poverty comprised 16.44 percent of owner-occupied households in Jasper county, and renters in poverty 32.69 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 4.42 percent of owner-occupied households, and 17.69 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 27.8.

TABLE 27.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS JASPER COUNTY

| AGE GROUPS | SOUTH CAROLINA | | JASPER COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 65 | 54 |
| 25-34 years | 11,268 | 25,396 | 87 | 147 |
| 35-44 years | 17,496 | 21,903 | 155 | 130 |
| 45-54 years | 17,170 | 15,657 | 147 | 41 |
| 55-59 years | 9,254 | 5,482 | 85 | 31 |
| 60-64 years | 9,738 | 4,963 | 76 | 34 |
| 65-74 years | 16,713 | 8,270 | 125 | 33 |
| 75 years + | 18,079 | 8,756 | 160 | 42 |
| Total | 103,182 | 114,169 | 900 | 512 |

Jasper County's median family income changed from \$29,780 in 1990 to \$38,891 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 27.9, presents the 2000 Census data on families by income ranges.

TABLE 27.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS JASPER COUNTY

| FAMILY INCOME | SOUTH CAROLINA | JASPER COUNTY |
|-------------------------------------|----------------|---------------|
| Less than \$10,000 | 76,639 | 522 |
| \$10,000-\$19,999 | 119,963 | 707 |
| \$20,000-\$34,999 | 213,815 | 1,214 |
| \$35,000-\$49,999 | 201,370 | 953 |
| \$50,000-\$79,999 | 241,243 | 1,115 |
| \$80,000-\$99,999 | 114,775 | 293 |
| \$100,000-\$149,999 | 73,186 | 219 |
| \$150,000 or more | 37,745 | 94 |
| Total | 1,078,736 | 5,117 |
| Median Family Income (2002 dollars) | \$46,749 | \$38,891 |

²⁶ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Jasper County was \$33,064, and the median for renter-occupied households was \$20,561. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 27.10, presents households by tenure and household income ranges.

TABLE 27.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS JASPER COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | JASPER COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 840 | 340 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 762 | 432 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 1,215 | 316 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 977 | 193 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 1,019 | 198 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 331 | 51 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 223 | 20 |
| \$150,000 or more | 39,213 | 3,456 | 109 | 16 |
| Total | 1,107,619 | 426,235 | 5,476 | 1,566 |
| Median Household Income | \$43,179 | \$23,855 | \$33,064 | \$20,561 |

According to the 2000 Census, 13.63 percent of Jasper County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 17.71 percent spent 50 percent²⁷ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 16.00 percent of Jasper County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 14.83 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 27.11.

TABLE 27.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS JASPER COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| JASPER COUNTY | | | | |
| Less than 30 percent | 704 | 1,226 | 1,051 | 33 |
| 30 to 49.9 percent | 207 | 287 | 106 | 2,277 |
| 50 percent or more | 269 | 266 | 38 | 393 |
| Not computed | 339 | 15 | 304 | 304 |
| Total | 1,519 | 1,794 | 1,228 | 3,022 |
| Median gross rent/monthly costs | \$493 | \$695 | \$253 | . |

Homeowners in Jasper County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 19.13 in 1990 to 20.35 in

²⁷ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 27.12-27.15).

2000, while homeowners aged 65 years and over changed from 31.23 in 1990 to 29.32 in 2000. Table 27.12, presents details of households by monthly owner-costs by household income and age.

TABLE 27.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS JASPER COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ²⁸ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| JASPER COUNTY | | | | | | |
| Less than 20 percent | 1,076 | 1,199 | 402 | 447 | 1,478 | 1,646 |
| 20 to 24.9 percent | 204 | 250 | 81 | 83 | 285 | 333 |
| 25 to 29.9 percent | 166 | 192 | 83 | 106 | 249 | 298 |
| 30 to 34.9 percent | 90 | 124 | 84 | 59 | 174 | 183 |
| 35 percent or more | 259 | 305 | 173 | 209 | 432 | 514 |
| Not computed | 29 | 38 | . | 10 | 29 | 48 |
| Total | 1,824 | 2,108 | 823 | 914 | 2,647 | 3,022 |

Renters in Jasper County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 32.13 in 1990 to 30.96 in 2000, while renters aged 65 years and over changed from 43.51 in 1990 to 33.65 in 2000. Table 27.13, presents details of households by gross rent by income and age.

TABLE 27.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS JASPER COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ²⁹ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| JASPER COUNTY | | | | | | |
| Less than 20 percent | 290 | 425 | 24 | 57 | 314 | 482 |
| 20 to 24.9 percent | 124 | 105 | 18 | 5 | 142 | 110 |
| 25 to 29.9 percent | 78 | 97 | 5 | 15 | 83 | 112 |
| 30 to 34.9 percent | 65 | 71 | 23 | 9 | 88 | 80 |
| 35 percent or more | 238 | 334 | 34 | 62 | 272 | 396 |
| Not computed | 148 | 276 | 27 | 63 | 175 | 339 |
| Total | 943 | 1,308 | 131 | 211 | 1,074 | 1,519 |

²⁸ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

²⁹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 62.27 percent homeowners in Jasper County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 27.14.

TABLE 27.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS JASPER COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | SOUTH CAROLINA | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| JASPER COUNTY | | | | | | | | | |
| Less than 20 percent | 20 | 108 | 281 | 310 | 496 | 235 | 155 | 41 | 1,646 |
| 20 to 24.9 percent | 46 | 58 | 63 | 64 | 82 | 20 | . | . | 333 |
| 25 to 29.9 percent | 28 | 45 | 112 | 77 | 23 | 13 | . | . | 298 |
| 30 to 34.9 percent | 18 | 40 | 66 | 34 | 16 | 9 | . | . | 183 |
| 35 percent or more | 279 | 97 | 78 | 42 | 18 | . | . | . | 514 |
| Not computed | 48 | . | . | . | . | . | . | . | 48 |
| Total | 439 | 348 | 600 | 527 | 635 | 277 | 155 | 41 | 3,022 |

As per the 2000 Census, 38.24 percent renters in Jasper County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 27.15.

TABLE 27.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS JASPER COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | |
| | SOUTH CAROLINA | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| JASPER COUNTY | | | | | | | | |
| Less than 20 percent | 10 | 43 | 84 | 115 | 150 | 51 | 29 | 482 |
| 20 to 24.9 percent | 5 | 17 | 74 | 11 | 3 | . | . | 110 |
| 25 to 29.9 percent | 6 | 44 | 50 | 12 | . | . | . | 112 |
| 30 to 34.9 percent | 7 | 38 | 29 | 6 | . | . | . | 80 |
| 35 percent or more | 175 | 210 | 11 | . | . | . | . | 396 |
| Not computed | 137 | 71 | 62 | 35 | 27 | . | 7 | 339 |
| Total | 340 | 423 | 310 | 179 | 180 | 51 | 36 | 1,519 |

As per the 2000 Census, 11.86 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 27.16. The median value for a home in 2000 in the county was \$77,600, compared to \$94,900 in Wyoming.

TABLE 27.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS JASPER COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| JASPER COUNTY | | | | | | | | |
| Less than \$10,000 | 9 | 13 | 3 | 4 | 1 | . | . | 30 |
| \$10,000-\$29,999 | 42 | 55 | 51 | 33 | 27 | . | . | 208 |
| \$30,000-\$49,999 | 135 | 34 | 66 | 57 | 39 | 6 | 2 | 339 |
| \$50,000-\$79,999 | 139 | 157 | 244 | 169 | 189 | 81 | 27 | 1,006 |
| \$80,000-\$99,999 | 43 | 41 | 96 | 77 | 109 | 51 | 19 | 436 |
| \$100,000-\$199,999 | 42 | 48 | 97 | 131 | 225 | 91 | 92 | 726 |
| \$200,000 or more | 29 | . | 43 | 56 | 45 | 48 | 56 | 277 |
| Total | 439 | 348 | 600 | 527 | 635 | 277 | 196 | 3,022 |

As per the 2000 Census, 15.71 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 27.17.

TABLE 27.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS JASPER COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| JASPER COUNTY | | | | | | | | |
| Less than \$200 | 50 | 22 | 15 | 2 | 7 | . | . | 96 |
| \$200-\$399 | 99 | 76 | 67 | 52 | 42 | 9 | 4 | 349 |
| \$400-\$599 | 62 | 135 | 101 | 54 | 50 | 17 | 2 | 421 |
| \$600-\$799 | 39 | 105 | 60 | 18 | 33 | 14 | 14 | 283 |
| \$800-\$999 | 17 | 4 | 5 | 16 | 15 | 11 | 2 | 70 |
| \$1000+ | 4 | 10 | . | 2 | 6 | . | 7 | 29 |
| No Cash Rent | 69 | 71 | 62 | 35 | 27 | . | 7 | 271 |
| Total | 340 | 423 | 310 | 179 | 180 | 51 | 36 | 1,519 |

The median household income in Jasper County was \$30,191, compared to \$36,951 statewide. Table 27.18, presents further details of householders by age and household income.

TABLE 27.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS JASPER COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| JASPER COUNTY | | | | | | | | | | |
| Under 25 years | 63 | 109 | 69 | 53 | 9 | 18 | 3 | . | 324 | \$17,727 |
| 25-34 years | 127 | 190 | 288 | 234 | 242 | 46 | 1 | 16 | 1,144 | \$33,125 |
| 35-44 years | 163 | 236 | 294 | 294 | 463 | 124 | 28 | 32 | 1,634 | \$40,273 |
| 45-54 years | 160 | 134 | 315 | 267 | 227 | 40 | 88 | 26 | 1,257 | \$36,681 |
| 55-64 years | 198 | 115 | 230 | 155 | 145 | 132 | 104 | 33 | 1,112 | \$37,031 |
| 65-74 years | 200 | 245 | 158 | 96 | 80 | 22 | 15 | 21 | 837 | \$18,948 |
| 75 years + | 250 | 136 | 164 | 82 | 59 | 6 | 7 | 13 | 717 | \$15,924 |
| Total | 1,161 | 1,165 | 1,518 | 1,181 | 1,225 | 388 | 246 | 141 | 7,025 | \$30,191 |

As per the 2000 Census, civilian employed males aged 16 years comprised 52.78 percent of the labor force, and females 43.23 percent in Jasper County. About 56.69 percent of the male population 16 years and over and 45.55 percent females worked 35 or more hours per week. Employed males contributed to 12.08 percent of jobs to the manufacturing industry in the county, while employed females contributed 25.25 percent of jobs to the educational, health and social services. Further, males in the County held 19.46 percent of production, transportation, material & moving occupations in the county, while females held 39.36 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 27.19.

**TABLE 27.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS JASPER COUNTY**

| Subject | SOUTH CAROLINA | | JASPER COUNTY | |
|--|----------------|-----------|---------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 8,324 | 7,370 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 5 | 21 |
| Civilian Employed | 955,764 | 868,936 | 4,743 | 3,885 |
| Civilian Un-employed | 53,659 | 59,836 | 135 | 219 |
| Total in Labor Force | 1,038,566 | 935,656 | 4,883 | 4,125 |
| Not in Labor Force | 449,088 | 690,706 | 3,441 | 3,245 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 4,719 | 3,357 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 400 | 931 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 118 | 166 |
| Did not work | 375,577 | 604,016 | 3,087 | 2,916 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 112 | 18 |
| Construction | 135,502 | 15,106 | 1,339 | 153 |
| Manufacturing | 229,789 | 124,597 | 573 | 292 |
| Wholesale Trade | 42,461 | 18,042 | 139 | 20 |
| Retail Trade | 103,533 | 114,071 | 454 | 717 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 268 | 79 |
| Information | 20,038 | 18,516 | 105 | 57 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 171 | 198 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 523 | 190 |
| Educational Health & Social Services | 74,498 | 265,210 | 118 | 981 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 425 | 647 |
| Other Services | 43,939 | 41,855 | 271 | 258 |
| Public Administration | 44,062 | 41,621 | 245 | 275 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 320 | 276 |
| Professional & Related Services | 128,066 | 196,766 | 232 | 647 |
| Services | 110,748 | 157,913 | 978 | 1,021 |
| Sales & Office | 155,086 | 304,638 | 589 | 1,529 |
| Farming, Fishing & Forestry | 8,604 | 2,075 | 70 | 3 |
| Construction, Extraction & Maintenance | 199,793 | 9,255 | 1,631 | 93 |
| Production, Transportation, Material & Moving | 235,563 | 110,908 | 923 | 316 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Jasper County, defined as the number of people working or actively seeking work, changed from 6,591 in 1990 to 9,556 in 2002. The unemployment rate for the County, at 4.50 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 27.20, provides annual labor force details for the years 1990-2002.

**TABLE 27.20
ANNUAL LABOR FORCE
JASPER COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 6,591 | 6,343 | 248 | 3.80 |
| 1991 | 6,640 | 6,332 | 308 | 4.60 |
| 1992 | 6,715 | 6,392 | 323 | 4.80 |
| 1993 | 6,967 | 6,460 | 507 | 7.30 |
| 1994 | 7,012 | 6,640 | 372 | 5.30 |
| 1995 | 7,395 | 7,056 | 339 | 4.60 |
| 1996 | 7,505 | 7,115 | 390 | 5.20 |
| 1997 | 7,921 | 7,624 | 297 | 3.70 |
| 1998 | 8,020 | 7,751 | 269 | 3.40 |
| 1999 | 8,074 | 7,782 | 292 | 3.60 |
| 2000 | 9,273 | 8,974 | 299 | 3.20 |
| 2001 | 8,936 | 8,610 | 326 | 3.60 |
| 2002 | 9,556 | 9,130 | 426 | 4.50 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Jasper County recorded 7,128 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$365,639,000 and real per capita income was \$17,553 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$23,573 in 2001, while South Carolina's average earnings per job was \$30,861. Table 27.21, provides further annual data for years 1969 through 2001.

TABLE 27.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
JASPER COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 51,849 | 1,652 | 30,274 | 6,413 | 11,503 | 98,387 | 8,631 | 3,396 | 15,268 |
| 1970 | 53,167 | 1,687 | 32,909 | 7,376 | 14,181 | 105,946 | 8,975 | 3,483 | 15,265 |
| 1971 | 55,798 | 1,791 | 36,602 | 8,036 | 15,412 | 114,056 | 9,917 | 3,603 | 15,486 |
| 1972 | 61,312 | 2,066 | 42,546 | 8,809 | 16,877 | 127,478 | 11,024 | 3,886 | 15,778 |
| 1973 | 67,153 | 2,536 | 49,385 | 9,047 | 18,891 | 141,941 | 11,438 | 4,160 | 16,143 |
| 1974 | 63,096 | 2,442 | 49,788 | 8,881 | 22,588 | 141,912 | 11,265 | 3,940 | 16,014 |
| 1975 | 61,661 | 2,325 | 48,687 | 9,457 | 29,314 | 146,794 | 11,320 | 3,918 | 15,738 |
| 1976 | 62,935 | 2,381 | 52,068 | 9,782 | 31,003 | 153,407 | 11,825 | 3,908 | 16,104 |
| 1977 | 65,123 | 2,478 | 55,413 | 10,292 | 29,763 | 158,114 | 11,377 | 3,998 | 16,289 |
| 1978 | 69,002 | 2,730 | 60,437 | 11,575 | 30,110 | 168,395 | 11,784 | 4,181 | 16,504 |
| 1979 | 72,191 | 2,929 | 61,726 | 13,065 | 32,556 | 176,609 | 12,483 | 4,324 | 16,695 |
| 1980 | 71,964 | 3,184 | 62,425 | 15,022 | 35,984 | 182,211 | 12,632 | 4,387 | 16,404 |
| 1981 | 71,133 | 3,357 | 67,223 | 16,783 | 36,225 | 188,007 | 13,364 | 4,315 | 16,485 |
| 1982 | 70,532 | 3,434 | 67,936 | 19,730 | 34,579 | 189,343 | 13,162 | 4,394 | 16,052 |
| 1983 | 71,563 | 3,491 | 68,014 | 21,231 | 34,486 | 191,803 | 13,314 | 4,324 | 16,550 |
| 1984 | 75,741 | 3,745 | 76,080 | 23,837 | 35,051 | 206,964 | 14,104 | 4,427 | 17,109 |
| 1985 | 79,630 | 4,253 | 81,604 | 25,472 | 37,158 | 219,611 | 14,856 | 4,499 | 17,700 |
| 1986 | 84,709 | 4,801 | 82,207 | 27,085 | 37,127 | 226,328 | 15,086 | 4,706 | 18,000 |
| 1987 | 90,745 | 5,092 | 79,134 | 27,818 | 36,459 | 229,062 | 15,110 | 5,035 | 18,023 |
| 1988 | 96,858 | 5,723 | 75,617 | 28,769 | 37,315 | 232,837 | 15,191 | 5,326 | 18,186 |
| 1989 | 97,767 | 6,067 | 72,641 | 33,352 | 39,397 | 237,090 | 15,279 | 5,306 | 18,426 |
| 1990 | 100,338 | 5,899 | 68,127 | 38,664 | 43,711 | 244,941 | 15,769 | 5,300 | 18,932 |
| 1991 | 98,445 | 5,976 | 67,586 | 36,487 | 48,155 | 244,697 | 15,338 | 5,181 | 19,001 |
| 1992 | 101,429 | 6,121 | 74,579 | 35,980 | 53,390 | 259,257 | 15,976 | 5,281 | 19,206 |
| 1993 | 106,624 | 6,457 | 76,811 | 37,914 | 56,338 | 271,231 | 16,396 | 5,380 | 19,819 |
| 1994 | 110,481 | 6,907 | 82,177 | 37,768 | 55,241 | 278,760 | 16,314 | 5,606 | 19,708 |
| 1995 | 116,499 | 7,381 | 84,334 | 35,160 | 58,328 | 286,940 | 16,386 | 5,655 | 20,601 |
| 1996 | 121,711 | 7,432 | 96,699 | 35,339 | 60,236 | 306,553 | 16,842 | 5,933 | 20,514 |
| 1997 | 123,919 | 7,524 | 96,451 | 36,862 | 61,952 | 311,660 | 15,840 | 6,259 | 19,798 |
| 1998 | 140,827 | 8,111 | 93,041 | 38,552 | 64,126 | 328,435 | 16,389 | 6,667 | 21,123 |
| 1999 | 153,110 | 8,631 | 91,289 | 37,551 | 66,156 | 339,475 | 16,603 | 6,968 | 21,973 |
| 2000 | 167,030 | 9,398 | 89,734 | 42,050 | 68,572 | 357,988 | 17,266 | 7,189 | 23,234 |
| 2001 | 168,026 | 9,619 | 90,860 | 41,785 | 74,587 | 365,639 | 17,553 | 7,128 | 23,573 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Jasper County changed from 83 in 1980 to 80 in 2002. Total units also changed from 83 in 1980 to 80 in 2002. Additional details of permit activity and per unit valuations are given in Table 27.22.

TABLE 27.22
BUILDING PERMITS AND VALUATION³⁰
JASPER COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 83 | . | . | . | 83 | 70.75 |
| 1981 | 68 | . | . | 38 | 106 | 67.18 |
| 1982 | 82 | . | . | 42 | 124 | 60.32 |
| 1983 | 94 | 16 | . | . | 110 | 58.88 |
| 1984 | 62 | . | . | 96 | 158 | 65.34 |
| 1985 | 66 | . | . | . | 66 | 68.09 |
| 1986 | 70 | 2 | 12 | 24 | 108 | 68.16 |
| 1987 | 61 | 2 | . | . | 63 | 100.94 |
| 1988 | 43 | . | 12 | . | 55 | 83.50 |
| 1989 | 50 | . | . | . | 50 | 65.59 |
| 1990 | 64 | . | . | . | 64 | 85.46 |
| 1991 | 51 | . | . | . | 51 | 76.71 |
| 1992 | 56 | . | 20 | 41 | 117 | 72.50 |
| 1993 | 65 | 2 | . | . | 67 | 88.27 |
| 1994 | 53 | . | . | . | 53 | 80.46 |
| 1995 | 68 | . | . | . | 68 | 95.93 |
| 1996 | 89 | . | . | . | 89 | 100.73 |
| 1997 | 94 | . | . | . | 94 | 104.61 |
| 1998 | 80 | 2 | . | . | 82 | 118.79 |
| 1999 | 77 | . | . | . | 77 | 105.43 |
| 2000 | 72 | . | . | . | 72 | 109.12 |
| 2001 | 82 | . | . | . | 82 | 86.37 |
| 2002 | 80 | . | . | . | 80 | 110.44 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Jasper County would change by 9,382 persons from 20,678 in 2000 to 30,060 in 2025, as seen in Table 27.23.

TABLE 27.23
B&CB POPULATION FORECAST
JASPER COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | JASPER COUNTY |
|------|----------------|---------------|
| 2000 | 4,012,012 | 20,678 |
| 2005 | 4,154,900 | 22,160 |
| 2010 | 4,387,780 | 24,110 |
| 2015 | 4,618,440 | 26,070 |
| 2020 | 4,849,980 | 28,060 |
| 2025 | 5,077,400 | 30,060 |

The household forecast indicates a total change of 5,279 homeowners in the county from 5,469 in 2000 to 10,748 in 2025. Renters, on the other hand, would change by 425 households from 1,573 in 2000 to 1,998 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 865 households for householders having incomes from 31-50 percent of MFI; and to change by 1,038 households for those at 51-80

³⁰Data Source: U.S. Bureau of Census.

percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 69 households for renters having incomes from 31-50 percent of MFI; and to change some 60 households for those at 51-80 percent of MFI. Table 27.24, provides further details of the household forecast by tenure and income.

TABLE 27.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
JASPER COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------------------------|--------|-----------|------------|------------|------------|-----------|
| ----- Homeowners ----- | | | | | | |
| 2000 | 5,469 | 734 | 896 | 1,075 | 400 | 2,364 |
| 2005 | 6,222 | 835 | 1,019 | 1,224 | 455 | 2,689 |
| 2010 | 7,266 | 975 | 1,190 | 1,429 | 532 | 3,140 |
| 2015 | 8,364 | 1,122 | 1,370 | 1,645 | 612 | 3,615 |
| 2020 | 9,529 | 1,279 | 1,561 | 1,874 | 697 | 4,118 |
| 2025 | 10,748 | 1,442 | 1,761 | 2,113 | 786 | 4,645 |
| ----- Renters ----- | | | | | | |
| 2000 | 1,573 | 495 | 253 | 221 | 100 | 503 |
| 2005 | 1,647 | 518 | 265 | 232 | 105 | 527 |
| 2010 | 1,739 | 547 | 280 | 245 | 111 | 556 |
| 2015 | 1,828 | 575 | 295 | 257 | 116 | 584 |
| 2020 | 1,914 | 602 | 308 | 270 | 122 | 612 |
| 2025 | 1,998 | 629 | 322 | 281 | 127 | 639 |

Kershaw County

Kershaw County's population changed by 20.75 percent, from 43,599 in 1990 to 52,647 in 2000. It represented 1.31 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 983 persons, 53,630 in July 2002.

Of the total households in Kershaw County, homeowners comprised 82.00 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.33 percent in 1990 to 1.52 percent in 2000, and renter vacancy rate changed from 7.64 percent in 1990 to 8.44 percent in 2000. Housing units in urban areas of the county changed by 4,289 persons, and in rural areas by 915 persons between 1990 and 2000³¹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 28.1.

TABLE 28.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| Subject | SOUTH CAROLINA | | KERSHAW COUNTY | |
|---|----------------|-----------|----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 43,599 | 52,647 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 17,479 | 22,683 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 15,810 | 20,188 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 12,873 | 16,554 |
| Homeownership Rate | 69.86 | 72.21 | 81.42 | 82.00 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.33 | 1.52 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 2,937 | 3,634 |
| Renter Vacancy Rate | 11.49 | 12.01 | 7.64 | 8.44 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 243 | 335 |
| For sale | 15,186 | 21,955 | 173 | 256 |
| Rented or sold, not occupied | 13,691 | 15,930 | 146 | 147 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 583 | 869 |
| For migrant workers | 360 | 420 | . | 5 |
| Other vacant | 37,806 | 53,137 | 524 | 883 |
| Total Vacant | 166,111 | 219,816 | 1,669 | 2,495 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | 995 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 4,273 | 7,567 |
| Rural; Farm | 17,086 | 13,656 | 232 | 178 |
| Rural; Non-farm | 606,887 | 666,731 | 12,974 | 13,943 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Kershaw County had an average of 2.63 persons per household, and renter-occupied units an average of 2.38 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 41.56 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 28.2.

³¹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 28.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| Subject | SOUTH CAROLINA | | KERSHAW COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 16,554 | 3,634 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 3,347 | 1,207 |
| 2-person | 403,375 | 118,155 | 6,052 | 952 |
| 3-person | 204,199 | 72,676 | 3,195 | 589 |
| 4-person | 168,089 | 49,616 | 2,464 | 545 |
| 5 or more person | 98,068 | 36,558 | 1,496 | 341 |
| Average Household size | 2.61 | 2.32 | 2.63 | 2.38 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 17 | 39 |
| 2-rooms | 7,193 | 29,729 | 121 | 171 |
| 3-rooms | 34,806 | 64,824 | 558 | 367 |
| 4-rooms | 110,567 | 133,284 | 1,657 | 1,190 |
| 5-rooms | 273,699 | 103,323 | 4,196 | 1,015 |
| 6-rooms | 282,379 | 53,158 | 4,412 | 516 |
| 7-rooms | 190,620 | 21,072 | 2,789 | 181 |
| 8-rooms | 111,735 | 8,826 | 1,588 | 110 |
| 9+ rooms | 95,834 | 4,326 | 1,216 | 45 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 11,948 | 1,768 |
| 1 unit attached | 17,320 | 16,521 | 60 | 24 |
| 2 units | 3,155 | 33,776 | 13 | 123 |
| 3-4 units | 4,981 | 43,186 | 18 | 114 |
| 5-9 units | 5,944 | 55,970 | 27 | 363 |
| 10-19 units | 2,800 | 28,382 | 7 | 60 |
| 20-49 units | 1,316 | 13,371 | . | 62 |
| 50 or more units | 1,775 | 21,101 | . | 72 |
| Mobile Home/Trailer | 238,054 | 68,258 | 4,473 | 1,048 |
| Boat, RV, van, etc. (1) | 886 | 303 | 8 | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 63 | 59 |
| 1-Bedroom | 23,334 | 83,424 | 439 | 495 |
| 2-Bedrooms | 224,109 | 193,862 | 3,211 | 1,711 |
| 3-Bedrooms | 652,265 | 118,376 | 10,087 | 1,145 |
| 4-Bedrooms | 173,600 | 17,763 | 2,408 | 197 |
| 5-Bedrooms or more | 30,849 | 2,463 | 346 | 27 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 584 | 35 |
| 1995-1998 | 148,415 | 33,780 | 2,424 | 191 |
| 1990-1994 | 129,165 | 34,670 | 1,835 | 365 |
| 1980-1989 | 217,891 | 92,610 | 3,460 | 824 |
| 1970-1979 | 208,372 | 98,506 | 3,339 | 767 |
| 1960-1969 | 143,455 | 57,252 | 1,786 | 463 |
| 1950-1959 | 103,181 | 45,056 | 1,624 | 323 |
| 1940-1949 | 49,638 | 26,680 | 705 | 312 |
| 1939 or earlier | 64,338 | 30,473 | 797 | 354 |

(1) 1990 Census defined as "Other".

Total housing units in Kershaw County changed by 5,204 dwellings between 1990 and 2000. Single-unit detached structures constituted 67.96 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 28.3.

**TABLE 28.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS KERSHAW COUNTY**

| UNITS IN STRUCTURE | SOUTH CAROLINA | | KERSHAW COUNTY | |
|-------------------------|------------------|------------------|----------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 12,153 | 15,416 |
| 1-unit, attached | 34,261 | 40,185 | 85 | 127 |
| 2 to 4 units | 42,358 | 43,607 | 391 | 304 |
| 5 to 19 units | 50,441 | 57,981 | 512 | 482 |
| 20 to 49 units | 66,909 | 77,598 | 9 | 69 |
| 50 or more units | 38,782 | 41,561 | . | 72 |
| Mobile Home/Trailer | 21,027 | 22,457 | 4,170 | 6,191 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 159 | 22 |
| Total | 1,424,155 | 1,753,670 | 17,479 | 22,683 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 28.55 percent of owner-occupied housing units, and 15.49 percent of renter-occupied units in Kershaw County. Table 28.4, presents the number of units in the dwelling by household size and tenure.

**TABLE 28.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS KERSHAW COUNTY**

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| KERSHAW COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 2,442 | 503 | 4,726 | 563 | 2,264 | 235 | 1,612 | 325 | 964 | 166 |
| 2 to 4 units | . | 114 | 21 | 30 | . | 54 | 10 | 26 | . | 13 |
| 5 to 19 units | 34 | 178 | . | 89 | . | 89 | . | 46 | . | 21 |
| 20 to 24 units | . | 26 | . | 18 | . | . | . | . | . | 18 |
| 50 or more units | . | 24 | . | 8 | . | 9 | . | 14 | . | 17 |
| Mobile Home/Trailer | 863 | 362 | 1,305 | 244 | 931 | 202 | 842 | 134 | 532 | 106 |
| Boat, RV, van, etc. (1) | 8 | . | . | . | . | . | . | . | . | . |
| Total | 3,347 | 1,207 | 6,052 | 952 | 3,195 | 589 | 2,464 | 545 | 1,496 | 341 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 3.15 percent in 1990 to 2.13 percent in 2000, and renter-occupied units from 6.64 percent to 6.16 percent. Overcrowded units with incomplete plumbing facilities comprised 5.67 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 28.5.

TABLE 28.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000
SOUTH CAROLINA VS KERSHAW COUNTY

| Subject | SOUTH CAROLINA | | KERSHAW COUNTY | |
|---|----------------|-----------|----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 12,873 | 16,554 |
| 1.00 or less | 854,031 | 1,084,101 | 12,468 | 16,201 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 286 | 307 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 119 | 46 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 2,937 | 3,634 |
| 1.00 or less | 355,343 | 400,415 | 2,742 | 3,410 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 173 | 150 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 22 | 74 |
| Total occupied-units | 1,258,044 | 1,533,854 | 15,810 | 20,188 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 133 | 81 |
| 1.00 or less | 7,025 | 4,955 | 125 | 81 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | . | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 8 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 92 | 60 |
| 1.00 or less | 7,155 | 3,854 | 70 | 52 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 11 | 8 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 11 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 225 | 141 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.59 percent owner-occupied units and 7.33 percent renter-occupied units. Homeowners in poverty suffered from 1.43 percent overcrowding, compared to 9.95 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 28.6.

TABLE 28.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| Subject | SOUTH CAROLINA | | KERSHAW COUNTY | |
|--|----------------|---------|----------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 12,819 | 3,055 |
| 1.00 or less | 817,756 | 349,147 | 12,487 | 2,831 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 291 | 150 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 41 | 74 |
| 65 years and over | 268,256 | 51,819 | 3,735 | 579 |
| 1.00 or less | 266,345 | 51,268 | 3,714 | 579 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 16 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 5 | . |
| Total occupied units | 1,107,619 | 426,235 | 16,554 | 3,634 |
| 1.00 or less | 1,084,101 | 400,415 | 16,201 | 3,410 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 307 | 150 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 46 | 74 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 1,654 | 905 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 12 | 65 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 12 | 35 |
| Total in poverty | 103,182 | 114,169 | 1,678 | 1,005 |

The total number of individuals in poverty in Kershaw County changed by 19.95 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 28.7.

TABLE 28.7
POVERTY STATUS BY AGE, 1990 & 2000³²
SOUTH CAROLINA VS KERSHAW COUNTY

| AGE | SOUTH CAROLINA | | KERSHAW COUNTY | |
|-------------------|----------------|---------|----------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 517 | 638 |
| 5 years | 11,063 | 10,403 | 123 | 102 |
| 6-11 years | 64,806 | 66,197 | 615 | 775 |
| 12-17 years | 57,494 | 58,222 | 636 | 822 |
| 18-64 years | 248,828 | 295,906 | 2,679 | 3,417 |
| 65-74 years | 42,296 | 31,507 | 552 | 400 |
| 75 years and over | 35,796 | 33,181 | 437 | 514 |
| Total | 517,793 | 547,869 | 5,559 | 6,668 |

Homeowners in poverty comprised 10.14 percent of owner-occupied households in Kershaw county, and renters in poverty 27.66 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 2.33 percent of owner-occupied households, and 11.36 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 28.8.

TABLE 28.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| AGE GROUPS | SOUTH CAROLINA | | KERSHAW COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 46 | 157 |
| 25-34 years | 11,268 | 25,396 | 212 | 226 |
| 35-44 years | 17,496 | 21,903 | 173 | 187 |
| 45-54 years | 17,170 | 15,657 | 372 | 121 |
| 55-59 years | 9,254 | 5,482 | 159 | 57 |
| 60-64 years | 9,738 | 4,963 | 192 | 11 |
| 65-74 years | 16,713 | 8,270 | 232 | 102 |
| 75 years + | 18,079 | 8,756 | 292 | 144 |
| Total | 103,182 | 114,169 | 1,678 | 1,005 |

Kershaw County's median family income changed from \$41,944 in 1990 to \$47,393 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 28.9, presents the 2000 Census data on families by income ranges.

TABLE 28.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| FAMILY INCOME | SOUTH CAROLINA | KERSHAW COUNTY |
|-------------------------------------|----------------|----------------|
| Less than \$10,000 | 76,639 | 912 |
| \$10,000-\$19,999 | 119,963 | 1,703 |
| \$20,000-\$34,999 | 213,815 | 2,888 |
| \$35,000-\$49,999 | 201,370 | 2,906 |
| \$50,000-\$79,999 | 241,243 | 3,824 |
| \$80,000-\$99,999 | 114,775 | 1,721 |
| \$100,000-\$149,999 | 73,186 | 718 |
| \$150,000 or more | 37,745 | 374 |
| Total | 1,078,736 | 15,046 |
| Median Family Income (2002 dollars) | \$46,749 | \$47,393 |

³² Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Kershaw County was \$41,989, and the median for renter-occupied households was \$22,764. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 28.10, presents households by tenure and household income ranges.

TABLE 28.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | KERSHAW COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 1,495 | 777 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 1,810 | 819 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 3,321 | 975 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 3,085 | 544 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 3,939 | 388 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 1,705 | 91 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 799 | 20 |
| \$150,000 or more | 39,213 | 3,456 | 400 | 20 |
| Total | 1,107,619 | 426,235 | 16,554 | 3,634 |
| Median Household Income | \$43,179 | \$23,855 | \$41,989 | \$22,764 |

According to the 2000 Census, 18.45 percent of Kershaw County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 10.14 percent spent 50 percent³³ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 14.83 percent of Kershaw County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 8.79 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 28.11.

TABLE 28.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| KERSHAW COUNTY | | | | |
| Less than 30 percent | 1,891 | 5,428 | 3,246 | 82 |
| 30 to 49.9 percent | 653 | 1,063 | 212 | 8,674 |
| 50 percent or more | 359 | 630 | 220 | 1,275 |
| Not computed | 637 | 46 | 850 | 850 |
| Total | 3,540 | 7,167 | 3,760 | 10,927 |
| Median gross rent/monthly costs | \$455 | \$826 | \$235 | . |

Homeowners in Kershaw County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 14.72 in 1990 to 19.98

³³ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 28.12-28.15).

in 2000, while homeowners aged 65 years and over changed from 18.20 in 1990 to 17.99 in 2000. Table 28.12, presents details of households by monthly owner-costs by household income and age.

TABLE 28.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ³⁴ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| KERSHAW COUNTY | | | | | | |
| Less than 20 percent | 3,938 | 4,729 | 1,528 | 1,913 | 5,466 | 6,642 |
| 20 to 24.9 percent | 760 | 1,045 | 240 | 265 | 1,000 | 1,310 |
| 25 to 29.9 percent | 478 | 558 | 106 | 164 | 584 | 722 |
| 30 to 34.9 percent | 203 | 456 | 125 | 104 | 328 | 560 |
| 35 percent or more | 693 | 1,145 | 294 | 420 | 987 | 1,565 |
| Not computed | 15 | 81 | 9 | 47 | 24 | 128 |
| Total | 6,087 | 8,014 | 2,302 | 2,913 | 8,389 | 10,927 |

Renters in Kershaw County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 24.69 in 1990 to 26.84 in 2000, while renters aged 65 years and over changed from 44.08 in 1990 to 37.92 in 2000. Table 28.13, presents details of households by gross rent by income and age.

TABLE 28.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ³⁵ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| KERSHAW COUNTY | | | | | | |
| Less than 20 percent | 881 | 1,200 | 14 | 88 | 895 | 1,288 |
| 20 to 24.9 percent | 368 | 278 | 32 | 46 | 400 | 324 |
| 25 to 29.9 percent | 233 | 245 | 53 | 34 | 286 | 279 |
| 30 to 34.9 percent | 117 | 220 | 16 | 70 | 133 | 290 |
| 35 percent or more | 463 | 580 | 159 | 142 | 622 | 722 |
| Not computed | 287 | 458 | 123 | 179 | 410 | 637 |
| Total | 2,349 | 2,981 | 397 | 559 | 2,746 | 3,540 |

³⁴ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

³⁵ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 51.11 percent homeowners in Kershaw County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 28.14.

TABLE 28.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | SOUTH CAROLINA | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| KERSHAW COUNTY | | | | | | | | | |
| Less than 20 percent | 50 | 383 | 993 | 1,041 | 2,109 | 1,125 | 599 | 342 | 6,642 |
| 20 to 24.9 percent | 84 | 123 | 202 | 336 | 370 | 158 | 37 | . | 1,310 |
| 25 to 29.9 percent | 62 | 112 | 158 | 185 | 135 | 54 | 16 | . | 722 |
| 30 to 34.9 percent | 40 | 56 | 220 | 81 | 142 | 21 | . | . | 560 |
| 35 percent or more | 624 | 366 | 317 | 183 | 75 | . | . | . | 1,565 |
| Not computed | 121 | . | . | . | . | . | . | 7 | 128 |
| Total | 981 | 1,040 | 1,890 | 1,826 | 2,831 | 1,358 | 652 | 349 | 10,927 |

As per the 2000 Census, 36.46 percent renters in Kershaw County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 28.15.

TABLE 28.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | SOUTH CAROLINA | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| KERSHAW COUNTY | | | | | | | | | |
| Less than 20 percent | 46 | 102 | 281 | 408 | 348 | 74 | 29 | 1,288 | |
| 20 to 24.9 percent | 31 | 14 | 220 | 49 | 10 | . | . | 324 | |
| 25 to 29.9 percent | 16 | 99 | 151 | 13 | . | . | . | 279 | |
| 30 to 34.9 percent | 39 | 170 | 64 | . | 17 | . | . | 290 | |
| 35 percent or more | 330 | 316 | 66 | 10 | . | . | . | 722 | |
| Not computed | 293 | 118 | 153 | 52 | . | 10 | 11 | 637 | |
| Total | 755 | 819 | 935 | 532 | 375 | 84 | 40 | 3,540 | |

As per the 2000 Census, 9.10 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 28.16. The median value for a home in 2000 in the county was \$88,000, compared to \$94,900 in Wyoming.

TABLE 28.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| KERSHAW COUNTY | | | | | | | | |
| Less than \$10,000 | 23 | 19 | 4 | 12 | 8 | 5 | . | 71 |
| \$10,000-\$29,999 | 141 | 87 | 87 | 45 | 27 | 7 | . | 394 |
| \$30,000-\$49,999 | 188 | 178 | 175 | 189 | 109 | 22 | 23 | 884 |
| \$50,000-\$79,999 | 383 | 313 | 730 | 579 | 809 | 245 | 100 | 3,159 |
| \$80,000-\$99,999 | 104 | 203 | 478 | 457 | 610 | 252 | 116 | 2,220 |
| \$100,000-\$199,999 | 117 | 212 | 359 | 458 | 1,095 | 658 | 449 | 3,348 |
| \$200,000 or more | 25 | 28 | 57 | 86 | 173 | 169 | 313 | 851 |
| Total | 981 | 1,040 | 1,890 | 1,826 | 2,831 | 1,358 | 1,001 | 10,927 |

As per the 2000 Census, 8.83 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 28.17.

TABLE 28.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS KERSHAW COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| KERSHAW COUNTY | | | | | | | | |
| Less than \$200 | 188 | 61 | 7 | . | 3 | . | . | 259 |
| \$200-\$399 | 192 | 241 | 176 | 120 | 100 | . | . | 829 |
| \$400-\$599 | 92 | 331 | 450 | 235 | 132 | 17 | . | 1,257 |
| \$600-\$799 | 30 | 53 | 90 | 95 | 80 | 18 | 23 | 389 |
| \$800-\$999 | 20 | 15 | 28 | 17 | 35 | 27 | 6 | 148 |
| \$1000+ | 5 | . | 31 | 13 | 25 | 12 | . | 86 |
| No Cash Rent | 228 | 118 | 153 | 52 | . | 10 | 11 | 572 |
| Total | 755 | 819 | 935 | 532 | 375 | 84 | 40 | 3,540 |

The median household income in Kershaw County was \$38,526, compared to \$36,951 statewide. Table 28.18, presents further details of householders by age and household income.

TABLE 28.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS KERSHAW COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| KERSHAW COUNTY | | | | | | | | | | |
| Under 25 years | 87 | 190 | 277 | 201 | 98 | . | . | 4 | 857 | \$30,128 |
| 25-34 years | 191 | 342 | 679 | 640 | 850 | 134 | 56 | 33 | 2,925 | \$40,751 |
| 35-44 years | 243 | 478 | 991 | 1,009 | 1,154 | 538 | 107 | 36 | 4,556 | \$42,153 |
| 45-54 years | 411 | 379 | 689 | 678 | 1,050 | 678 | 318 | 150 | 4,353 | \$50,243 |
| 55-64 years | 355 | 338 | 620 | 551 | 661 | 311 | 203 | 108 | 3,147 | \$40,180 |
| 65-74 years | 434 | 407 | 579 | 392 | 354 | 126 | 96 | 56 | 2,444 | \$28,594 |
| 75 years + | 507 | 462 | 468 | 185 | 217 | 57 | 9 | 19 | 1,924 | \$19,803 |
| Total | 2,228 | 2,596 | 4,303 | 3,656 | 4,384 | 1,844 | 789 | 406 | 20,206 | \$38,526 |

As per the 2000 Census, civilian employed males aged 16 years comprised 49.71 percent of the labor force, and females 44.70 percent in Kershaw County. About 68.06 percent of the male population 16 years and over and 47.79 percent females worked 35 or more hours per week. Employed males contributed to 30.78 percent of jobs to the manufacturing industry in the county, while employed females contributed 26.83 percent of jobs to the educational, health and social services. Further, males in the County held 28.79 percent of production, transportation, material & moving occupations in the county, while females held 34.94 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 28.19.

**TABLE 28.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS KERSHAW COUNTY**

| Subject | SOUTH CAROLINA | | KERSHAW COUNTY | |
|--|----------------|-----------|----------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 19,200 | 21,242 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 70 | 31 |
| Civilian Employed | 955,764 | 868,936 | 13,166 | 11,839 |
| Civilian Un-employed | 53,659 | 59,836 | 726 | 687 |
| Total in Labor Force | 1,038,566 | 935,656 | 13,962 | 12,557 |
| Not in Labor Force | 449,088 | 690,706 | 5,238 | 8,685 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 13,068 | 10,152 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 1,152 | 2,635 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 340 | 652 |
| Did not work | 375,577 | 604,016 | 4,640 | 7,803 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 462 | 127 |
| Construction | 135,502 | 15,106 | 2,069 | 206 |
| Manufacturing | 229,789 | 124,597 | 4,052 | 1,856 |
| Wholesale Trade | 42,461 | 18,042 | 310 | 130 |
| Retail Trade | 103,533 | 114,071 | 1,503 | 1,528 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 844 | 269 |
| Information | 20,038 | 18,516 | 143 | 259 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 547 | 1,329 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 778 | 817 |
| Educational Health & Social Services | 74,498 | 265,210 | 745 | 3,176 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 475 | 919 |
| Other Services | 43,939 | 41,855 | 605 | 581 |
| Public Administration | 44,062 | 41,621 | 633 | 642 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 1,414 | 1,350 |
| Professional & Related Services | 128,066 | 196,766 | 1,439 | 2,505 |
| Sales & Office | 110,748 | 157,913 | 1,378 | 2,024 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 2,068 | 4,136 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 232 | 64 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 2,845 | 228 |
| | 235,563 | 110,908 | 3,790 | 1,532 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Kershaw County, defined as the number of people working or actively seeking work, changed from 22,617 in 1990 to 23,307 in 2002. The unemployment rate for the County, at 7.20 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 28.20, provides annual labor force details for the years 1990-2002.

**TABLE 28.20
ANNUAL LABOR FORCE
KERSHAW COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 22,617 | 21,260 | 1,357 | 6.00 |
| 1991 | 23,220 | 21,268 | 1,952 | 8.40 |
| 1992 | 23,716 | 21,648 | 2,068 | 8.70 |
| 1993 | 23,806 | 21,086 | 2,720 | 11.40 |
| 1994 | 22,814 | 20,763 | 2,051 | 9.00 |
| 1995 | 22,993 | 21,576 | 1,417 | 6.20 |
| 1996 | 23,292 | 21,774 | 1,518 | 6.50 |
| 1997 | 23,938 | 22,663 | 1,275 | 5.30 |
| 1998 | 23,385 | 22,268 | 1,117 | 4.80 |
| 1999 | 23,086 | 21,885 | 1,201 | 5.20 |
| 2000 | 23,491 | 22,369 | 1,122 | 4.80 |
| 2001 | 22,847 | 21,395 | 1,452 | 6.40 |
| 2002 | 23,307 | 21,631 | 1,676 | 7.20 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Kershaw County recorded 24,368 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$1,157,321,000 and real per capita income was \$21,690 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$27,261 in 2001, while South Carolina's average earnings per job was \$30,861. Table 28.21, provides further annual data for years 1969 through 2001.

TABLE 28.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
KERSHAW COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 347,021 | 12,337 | -4,067 | 43,386 | 30,386 | 404,388 | 11,656 | 15,619 | 22,218 |
| 1970 | 361,618 | 12,875 | -6,668 | 46,278 | 35,350 | 423,703 | 12,182 | 16,161 | 22,376 |
| 1971 | 351,549 | 13,031 | 743 | 48,012 | 39,273 | 426,547 | 11,965 | 16,254 | 21,628 |
| 1972 | 363,310 | 13,855 | 8,972 | 50,406 | 42,783 | 451,616 | 12,513 | 16,302 | 22,286 |
| 1973 | 386,707 | 16,948 | 11,468 | 53,799 | 48,275 | 483,301 | 13,009 | 16,737 | 23,105 |
| 1974 | 407,777 | 18,850 | 6,288 | 55,469 | 56,720 | 507,404 | 13,622 | 17,285 | 23,591 |
| 1975 | 387,987 | 17,609 | 7,094 | 55,501 | 69,818 | 502,791 | 12,987 | 16,841 | 23,038 |
| 1976 | 411,736 | 18,865 | 6,352 | 61,211 | 70,647 | 531,082 | 13,679 | 17,422 | 23,633 |
| 1977 | 428,107 | 19,476 | 7,957 | 67,199 | 69,669 | 553,457 | 14,114 | 17,822 | 24,021 |
| 1978 | 465,795 | 21,063 | 9,313 | 72,205 | 70,696 | 596,947 | 15,568 | 18,625 | 25,009 |
| 1979 | 485,896 | 22,456 | 11,248 | 74,643 | 73,902 | 623,233 | 16,284 | 18,919 | 25,683 |
| 1980 | 466,217 | 22,504 | 14,310 | 81,798 | 80,824 | 620,645 | 15,839 | 18,927 | 24,632 |
| 1981 | 463,651 | 24,089 | 15,924 | 90,469 | 84,995 | 630,950 | 15,871 | 18,947 | 24,471 |
| 1982 | 435,235 | 23,589 | 22,378 | 99,377 | 88,653 | 622,055 | 15,611 | 18,454 | 23,585 |
| 1983 | 465,877 | 25,772 | 26,028 | 99,168 | 89,172 | 654,473 | 16,470 | 18,529 | 25,143 |
| 1984 | 501,980 | 27,575 | 31,909 | 113,473 | 89,742 | 709,530 | 17,454 | 19,205 | 26,138 |
| 1985 | 510,604 | 29,672 | 32,761 | 120,822 | 96,122 | 730,637 | 17,675 | 19,010 | 26,860 |
| 1986 | 515,246 | 30,816 | 42,138 | 133,450 | 101,266 | 761,284 | 18,251 | 19,465 | 26,470 |
| 1987 | 528,727 | 31,565 | 47,851 | 130,544 | 101,779 | 777,337 | 18,282 | 19,830 | 26,663 |
| 1988 | 569,604 | 35,419 | 50,177 | 142,611 | 105,307 | 832,280 | 19,142 | 20,967 | 27,167 |
| 1989 | 571,307 | 36,259 | 58,406 | 150,507 | 115,230 | 859,192 | 19,525 | 21,066 | 27,120 |
| 1990 | 585,833 | 36,767 | 66,954 | 160,705 | 124,951 | 901,675 | 20,662 | 21,206 | 27,626 |
| 1991 | 568,736 | 36,580 | 63,333 | 160,551 | 135,685 | 891,725 | 20,079 | 20,804 | 27,338 |
| 1992 | 551,467 | 35,069 | 74,401 | 157,021 | 147,286 | 895,106 | 19,745 | 20,693 | 26,650 |
| 1993 | 536,451 | 34,729 | 81,054 | 156,198 | 156,763 | 895,738 | 19,310 | 20,782 | 25,813 |
| 1994 | 544,470 | 35,760 | 84,809 | 166,147 | 155,346 | 915,011 | 19,468 | 21,098 | 25,807 |
| 1995 | 563,543 | 37,480 | 85,227 | 172,307 | 161,971 | 945,568 | 19,840 | 22,129 | 25,466 |
| 1996 | 608,394 | 38,776 | 80,567 | 181,704 | 170,637 | 1,002,525 | 20,575 | 22,895 | 26,573 |
| 1997 | 611,795 | 39,520 | 84,337 | 187,984 | 176,811 | 1,021,408 | 20,546 | 23,331 | 26,222 |
| 1998 | 632,733 | 41,190 | 95,318 | 209,025 | 181,250 | 1,077,136 | 21,214 | 23,506 | 26,918 |
| 1999 | 648,795 | 41,487 | 106,821 | 199,393 | 186,965 | 1,100,486 | 21,283 | 23,988 | 27,047 |
| 2000 | 667,187 | 42,090 | 110,332 | 221,403 | 191,523 | 1,148,355 | 21,728 | 24,607 | 27,114 |
| 2001 | 664,290 | 41,576 | 105,962 | 221,662 | 206,983 | 1,157,321 | 21,690 | 24,368 | 27,261 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Kershaw County changed from 220 in 1980 to 329 in 2002. Total units also changed from 268 in 1980 to 329 in 2002. Additional details of permit activity and per unit valuations are given in Table 28.22.

TABLE 28.22
BUILDING PERMITS AND VALUATION³⁶
KERSHAW COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 220 | . | . | 48 | 268 | 72.59 |
| 1981 | 183 | . | . | . | 183 | 62.84 |
| 1982 | 160 | . | 3 | 36 | 199 | 59.44 |
| 1983 | 316 | . | . | 18 | 334 | 66.52 |
| 1984 | 266 | . | . | 44 | 310 | 65.58 |
| 1985 | 317 | 12 | . | 21 | 350 | 67.75 |
| 1986 | 294 | 12 | 3 | 110 | 419 | 68.54 |
| 1987 | 290 | 2 | . | . | 292 | 74.70 |
| 1988 | 273 | . | . | 88 | 361 | 71.16 |
| 1989 | 267 | 2 | . | 48 | 317 | 72.56 |
| 1990 | 242 | 10 | . | 48 | 300 | 88.90 |
| 1991 | 201 | . | . | . | 201 | 86.29 |
| 1992 | 231 | . | . | . | 231 | 92.89 |
| 1993 | 210 | 6 | . | . | 216 | 93.53 |
| 1994 | 217 | . | . | . | 217 | 102.24 |
| 1995 | 221 | . | . | . | 221 | 97.18 |
| 1996 | 250 | . | 20 | . | 270 | 92.95 |
| 1997 | 263 | . | . | 40 | 303 | 100.38 |
| 1998 | 287 | 2 | . | 75 | 364 | 100.04 |
| 1999 | 281 | 2 | 4 | 72 | 359 | 98.98 |
| 2000 | 314 | . | . | . | 314 | 109.52 |
| 2001 | 282 | . | . | 120 | 402 | 105.57 |
| 2002 | 329 | . | . | . | 329 | 104.95 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Kershaw County would change by 17,583 persons from 52,647 in 2000 to 70,230 in 2025, as seen in Table 28.23.

TABLE 28.23
B&CB POPULATION FORECAST
KERSHAW COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | KERSHAW COUNTY |
|------|----------------|----------------|
| 2000 | 4,012,012 | 52,647 |
| 2005 | 4,154,900 | 54,760 |
| 2010 | 4,387,780 | 58,580 |
| 2015 | 4,618,440 | 62,520 |
| 2020 | 4,849,980 | 66,350 |
| 2025 | 5,077,400 | 70,230 |

The household forecast indicates a total change of 9,524 homeowners in the county from 16,559 in 2000 to 26,083 in 2025. Renters, on the other hand, would change by 848 households from 3,629 in 2000 to 4,477 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 910 households for householders having incomes from 31-50 percent of MFI; and to change by 1,413 households for those at 51-80

³⁶Data Source: U.S. Bureau of Census.

percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 153 households for renters having incomes from 31-50 percent of MFI; and to change some 154 households for those at 51-80 percent of MFI. Table 28.24, provides further details of the household forecast by tenure and income.

TABLE 28.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
KERSHAW COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 16,559 | 1,378 | 1,583 | 2,455 | 1,613 | 9,529 |
| 2005 | 17,602 | 1,465 | 1,682 | 2,610 | 1,715 | 10,130 |
| 2010 | 19,586 | 1,630 | 1,872 | 2,904 | 1,908 | 11,272 |
| 2015 | 21,712 | 1,807 | 2,075 | 3,219 | 2,115 | 12,495 |
| 2020 | 23,848 | 1,985 | 2,279 | 3,536 | 2,323 | 13,724 |
| 2025 | 26,083 | 2,171 | 2,493 | 3,868 | 2,541 | 15,010 |
| Renters | | | | | | |
| 2000 | 3,629 | 838 | 654 | 660 | 308 | 1,169 |
| 2005 | 3,738 | 863 | 674 | 679 | 317 | 1,204 |
| 2010 | 3,928 | 907 | 708 | 714 | 333 | 1,265 |
| 2015 | 4,119 | 951 | 743 | 749 | 350 | 1,327 |
| 2020 | 4,299 | 993 | 775 | 781 | 365 | 1,385 |
| 2025 | 4,477 | 1,034 | 807 | 814 | 380 | 1,442 |

Lancaster County

Lancaster County's population changed by 12.54 percent, from 54,516 in 1990 to 61,351 in 2000. It represented 1.53 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 869 persons, 62,220 in July 2002.

Of the total households in Lancaster County, homeowners comprised 75.22 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 0.97 percent in 1990 to 1.27 percent in 2000, and renter vacancy rate changed from 7.67 percent in 1990 to 10.52 percent in 2000. Housing units in urban areas of the county changed by 5,376 persons, and in rural areas by -1,343 persons between 1990 and 2000³⁷. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 29.1.

TABLE 29.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| Subject | SOUTH CAROLINA | | LANCASTER COUNTY | |
|---|----------------|-----------|------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 54,516 | 61,351 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 20,929 | 24,962 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 19,778 | 23,178 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 14,796 | 17,435 |
| Homeownership Rate | 69.86 | 72.21 | 74.81 | 75.22 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 0.97 | 1.27 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 4,982 | 5,743 |
| Renter Vacancy Rate | 11.49 | 12.01 | 7.67 | 10.52 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 414 | 675 |
| For sale | 15,186 | 21,955 | 145 | 225 |
| Rented or sold, not occupied | 13,691 | 15,930 | 158 | 129 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 54 | 95 |
| For migrant workers | 360 | 420 | 2 | . |
| Other vacant | 37,806 | 53,137 | 378 | 660 |
| Total Vacant | 166,111 | 219,816 | 1,151 | 1,784 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 4,716 | 10,092 |
| Rural; Farm | 17,086 | 13,656 | 358 | 313 |
| Rural; Non-farm | 606,887 | 666,731 | 15,855 | 14,557 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Lancaster County had an average of 2.58 persons per household, and renter-occupied units an average of 2.49 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 39.55 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 29.2.

³⁷ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 29.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| Subject | SOUTH CAROLINA | | LANCASTER COUNTY | |
|---------------------------------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 17,435 | 5,743 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 3,606 | 1,866 |
| 2-person | 403,375 | 118,155 | 6,240 | 1,501 |
| 3-person | 204,199 | 72,676 | 3,461 | 1,011 |
| 4-person | 168,089 | 49,616 | 2,645 | 845 |
| 5 or more person | 98,068 | 36,558 | 1,483 | 520 |
| Average Household size | 2.61 | 2.32 | 2.58 | 2.49 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | . | 45 |
| 2-rooms | 7,193 | 29,729 | 91 | 358 |
| 3-rooms | 34,806 | 64,824 | 349 | 871 |
| 4-rooms | 110,567 | 133,284 | 2,112 | 2,077 |
| 5-rooms | 273,699 | 103,323 | 5,521 | 1,470 |
| 6-rooms | 282,379 | 53,158 | 4,685 | 558 |
| 7-rooms | 190,620 | 21,072 | 2,722 | 264 |
| 8-rooms | 111,735 | 8,826 | 1,179 | 51 |
| 9+ rooms | 95,834 | 4,326 | 776 | 49 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 13,558 | 2,860 |
| 1 unit attached | 17,320 | 16,521 | 25 | 119 |
| 2 units | 3,155 | 33,776 | 22 | 374 |
| 3-4 units | 4,981 | 43,186 | 16 | 604 |
| 5-9 units | 5,944 | 55,970 | 15 | 367 |
| 10-19 units | 2,800 | 28,382 | 7 | 69 |
| 20-49 units | 1,316 | 13,371 | . | 72 |
| 50 or more units | 1,775 | 21,101 | 7 | 78 |
| Mobile Home/Trailer | 238,054 | 68,258 | 3,785 | 1,194 |
| Boat, RV, van, etc. (1) | 886 | 303 | . | 6 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 21 | 110 |
| 1-Bedroom | 23,334 | 83,424 | 199 | 1,019 |
| 2-Bedrooms | 224,109 | 193,862 | 4,175 | 2,931 |
| 3-Bedrooms | 652,265 | 118,376 | 10,930 | 1,471 |
| 4-Bedrooms | 173,600 | 17,763 | 1,808 | 176 |
| 5-Bedrooms or more | 30,849 | 2,463 | 302 | 36 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 571 | 54 |
| 1995-1998 | 148,415 | 33,780 | 1,891 | 366 |
| 1990-1994 | 129,165 | 34,670 | 1,734 | 404 |
| 1980-1989 | 217,891 | 92,610 | 3,065 | 1,138 |
| 1970-1979 | 208,372 | 98,506 | 3,799 | 1,164 |
| 1960-1969 | 143,455 | 57,252 | 2,677 | 905 |
| 1950-1959 | 103,181 | 45,056 | 1,936 | 877 |
| 1940-1949 | 49,638 | 26,680 | 940 | 340 |
| 1939 or earlier | 64,338 | 30,473 | 822 | 495 |

(1) 1990 Census defined as "Other".

Total housing units in Lancaster County changed by 4,033 dwellings between 1990 and 2000. Single-unit detached structures constituted 69.99 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 29.3.

TABLE 29.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | LANCASTER COUNTY | |
|-------------------------|------------------|------------------|------------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 15,991 | 17,472 |
| 1-unit, attached | 34,261 | 40,185 | 136 | 149 |
| 2 to 4 units | 42,358 | 43,607 | 861 | 1,158 |
| 5 to 19 units | 50,441 | 57,981 | 594 | 523 |
| 20 to 49 units | 66,909 | 77,598 | 18 | 132 |
| 50 or more units | 38,782 | 41,561 | 77 | 92 |
| Mobile Home/Trailer | 21,027 | 22,457 | 3,109 | 5,420 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 143 | 16 |
| Total | 1,424,155 | 1,753,670 | 20,929 | 24,962 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 29.62 percent of owner-occupied housing units, and 11.70 percent of renter-occupied units in Lancaster County. Table 29.4, presents the number of units in the dwelling by household size and tenure.

TABLE 29.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| LANCASTER COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 2,785 | 854 | 5,164 | 672 | 2,655 | 604 | 1,934 | 501 | 1,045 | 348 |
| 2 to 4 units | 6 | 396 | 8 | 344 | 7 | 99 | 9 | 99 | 8 | 40 |
| 5 to 19 units | . | 171 | 7 | 115 | 8 | 81 | . | 36 | 7 | 33 |
| 20 to 24 units | . | 36 | . | 26 | . | . | . | 10 | . | . |
| 50 or more units | . | 58 | 7 | 6 | . | 9 | . | 5 | . | . |
| Mobile Home/Trailer | 815 | 345 | 1,054 | 338 | 791 | 218 | 702 | 194 | 423 | 99 |
| Boat, RV, van, etc. (1) | . | 6 | . | . | . | . | . | . | . | . |
| Total | 3,606 | 1,866 | 6,240 | 1,501 | 3,461 | 1,011 | 2,645 | 845 | 1,483 | 520 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 2.12 percent in 1990 to 1.69 percent in 2000, and renter-occupied units from 11.46 percent to 7.30 percent. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 29.5.

TABLE 29.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| Subject | SOUTH CAROLINA | | LANCASTER COUNTY | |
|---|----------------|-----------|------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 14,796 | 17,435 |
| 1.00 or less | 854,031 | 1,084,101 | 14,482 | 17,141 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 230 | 235 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 84 | 59 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 4,982 | 5,743 |
| 1.00 or less | 355,343 | 400,415 | 4,411 | 5,324 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 427 | 310 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 144 | 109 |
| Total occupied-units | 1,258,044 | 1,533,854 | 19,778 | 23,178 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 67 | 56 |
| 1.00 or less | 7,025 | 4,955 | 52 | 56 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 15 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | . | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 138 | 50 |
| 1.00 or less | 7,155 | 3,854 | 123 | 50 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 9 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 6 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 205 | 106 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.04 percent owner-occupied units and 7.88 percent renter-occupied units. Homeowners in poverty suffered from 3.26 percent overcrowding, compared to 11.77 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 29.6.

TABLE 29.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| Subject | SOUTH CAROLINA | | LANCASTER COUNTY | |
|--|----------------|---------|------------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 13,070 | 5,048 |
| 1.00 or less | 817,756 | 349,147 | 12,803 | 4,650 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 231 | 293 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 36 | 105 |
| 65 years and over | 268,256 | 51,819 | 4,365 | 695 |
| 1.00 or less | 266,345 | 51,268 | 4,338 | 674 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 4 | 17 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 23 | 4 |
| Total occupied units | 1,107,619 | 426,235 | 17,435 | 5,743 |
| 1.00 or less | 1,084,101 | 400,415 | 17,141 | 5,324 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 235 | 310 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 59 | 109 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 1,514 | 1,289 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 43 | 118 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 8 | 54 |
| Total in poverty | 103,182 | 114,169 | 1,565 | 1,461 |

The total number of individuals in poverty in Lancaster County changed by -4.75 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 29.7.

TABLE 29.7
POVERTY STATUS BY AGE, 1990 & 2000³⁸
SOUTH CAROLINA VS LANCASTER COUNTY

| AGE | SOUTH CAROLINA | | LANCASTER COUNTY | |
|-------------------|----------------|---------|------------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 1,024 | 658 |
| 5 years | 11,063 | 10,403 | 142 | 123 |
| 6-11 years | 64,806 | 66,197 | 1,010 | 819 |
| 12-17 years | 57,494 | 58,222 | 870 | 987 |
| 18-64 years | 248,828 | 295,906 | 3,547 | 3,857 |
| 65-74 years | 42,296 | 31,507 | 739 | 533 |
| 75 years and over | 35,796 | 33,181 | 646 | 622 |
| Total | 517,793 | 547,869 | 7,978 | 7,599 |

Homeowners in poverty comprised 8.98 percent of owner-occupied households in Lancaster county, and renters in poverty 25.44 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 2.33 percent of owner-occupied households, and 11.89 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 29.8.

TABLE 29.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| AGE GROUPS | SOUTH CAROLINA | | LANCASTER COUNTY | |
|-------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 59 | 192 |
| 25-34 years | 11,268 | 25,396 | 131 | 318 |
| 35-44 years | 17,496 | 21,903 | 276 | 365 |
| 45-54 years | 17,170 | 15,657 | 200 | 162 |
| 55-59 years | 9,254 | 5,482 | 130 | 67 |
| 60-64 years | 9,738 | 4,963 | 152 | 92 |
| 65-74 years | 16,713 | 8,270 | 288 | 105 |
| 75 years + | 18,079 | 8,756 | 329 | 160 |
| Total | 103,182 | 114,169 | 1,565 | 1,461 |

Lancaster County’s median family income changed from \$39,687 in 1990 to \$43,290 in 2000 (in 2002 real dollars). This compares to South Carolina’s median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 29.9, presents the 2000 Census data on families by income ranges.

TABLE 29.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| FAMILY INCOME | SOUTH CAROLINA | LANCASTER COUNTY |
|-------------------------------------|----------------|------------------|
| Less than \$10,000 | 76,639 | 1,105 |
| \$10,000-\$19,999 | 119,963 | 2,093 |
| \$20,000-\$34,999 | 213,815 | 3,937 |
| \$35,000-\$49,999 | 201,370 | 3,398 |
| \$50,000-\$79,999 | 241,243 | 3,889 |
| \$80,000-\$99,999 | 114,775 | 1,425 |
| \$100,000-\$149,999 | 73,186 | 761 |
| \$150,000 or more | 37,745 | 297 |
| Total | 1,078,736 | 16,905 |
| Median Family Income (2002 dollars) | \$46,749 | \$43,290 |

³⁸ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Lancaster County was \$40,229, and the median for renter-occupied households was \$23,139. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 29.10, presents households by tenure and household income ranges.

TABLE 29.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | LANCASTER COUNTY | |
|-------------------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 1,580 | 1,188 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 2,208 | 1,294 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 3,782 | 1,620 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 3,456 | 950 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 3,843 | 473 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 1,530 | 113 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 761 | 38 |
| \$150,000 or more | 39,213 | 3,456 | 275 | 67 |
| Total | 1,107,619 | 426,235 | 17,435 | 5,743 |
| Median Household Income | \$43,179 | \$23,855 | \$40,229 | \$23,139 |

According to the 2000 Census, 15.32 percent of Lancaster County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 13.34 percent spent 50 percent³⁹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 13.80 percent of Lancaster County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 8.91 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 29.11.

TABLE 29.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| LANCASTER COUNTY | | | | |
| Less than 30 percent | 3,324 | 5,839 | 4,005 | 109 |
| 30 to 49.9 percent | 864 | 1,050 | 298 | 9,844 |
| 50 percent or more | 752 | 678 | 152 | 1,348 |
| Not computed | 698 | 42 | 830 | 830 |
| Total | 5,638 | 7,609 | 4,564 | 12,173 |
| Median gross rent/monthly costs | \$427 | \$750 | \$210 | . |

Homeowners in Lancaster County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 12.36 in 1990 to 17.13

³⁹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 29.12-29.15).

in 2000, while homeowners aged 65 years and over changed from 20.82 in 1990 to 19.86 in 2000. Table 29.12, presents details of households by monthly owner-costs by household income and age.

TABLE 29.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁴⁰ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| LANCASTER COUNTY | | | | | | |
| Less than 20 percent | 5,084 | 5,234 | 1,762 | 2,125 | 6,846 | 7,359 |
| 20 to 24.9 percent | 971 | 1,135 | 249 | 339 | 1,220 | 1,474 |
| 25 to 29.9 percent | 571 | 802 | 242 | 209 | 813 | 1,011 |
| 30 to 34.9 percent | 254 | 375 | 142 | 165 | 396 | 540 |
| 35 percent or more | 691 | 1,129 | 459 | 509 | 1,150 | 1,638 |
| Not computed | 74 | 104 | 32 | 47 | 106 | 151 |
| Total | 7,645 | 8,779 | 2,886 | 3,394 | 10,531 | 12,173 |

Renters in Lancaster County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 31.34 in 1990 to 28.30 in 2000, while renters aged 65 years and over changed from 45.78 in 1990 to 31.48 in 2000. Table 29.13, presents details of households by gross rent by income and age.

TABLE 29.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁴¹ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| LANCASTER COUNTY | | | | | | |
| Less than 20 percent | 1,538 | 2,054 | 117 | 147 | 1,655 | 2,201 |
| 20 to 24.9 percent | 431 | 595 | 101 | 85 | 532 | 680 |
| 25 to 29.9 percent | 279 | 367 | 57 | 76 | 336 | 443 |
| 30 to 34.9 percent | 246 | 310 | 44 | 31 | 290 | 341 |
| 35 percent or more | 994 | 1,102 | 314 | 173 | 1,308 | 1,275 |
| Not computed | 469 | 562 | 149 | 136 | 618 | 698 |
| Total | 3,957 | 4,990 | 782 | 648 | 4,739 | 5,638 |

⁴⁰ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁴¹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 53.81 percent homeowners in Lancaster County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 29.14.

TABLE 29.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| LANCASTER COUNTY | | | | | | | | | |
| Less than 20 percent | 77 | 677 | 1,236 | 1,475 | 2,119 | 1,019 | 548 | 208 | 7,359 |
| 20 to 24.9 percent | 81 | 208 | 256 | 420 | 419 | 40 | 50 | . | 1,474 |
| 25 to 29.9 percent | 145 | 70 | 322 | 167 | 254 | 46 | 7 | . | 1,011 |
| 30 to 34.9 percent | 77 | 127 | 184 | 117 | 25 | 10 | . | . | 540 |
| 35 percent or more | 522 | 446 | 446 | 150 | 60 | 7 | 7 | . | 1,638 |
| Not computed | 151 | . | . | . | . | . | . | . | 151 |
| Total | 1,053 | 1,528 | 2,444 | 2,329 | 2,877 | 1,122 | 612 | 208 | 12,173 |

As per the 2000 Census, 45.54 percent renters in Lancaster County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 29.15.

TABLE 29.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 209 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 27 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 19 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 9 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 919 | 112,878 |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 15 | 53,036 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 105 | 421,146 |
| LANCASTER COUNTY | | | | | | | | | |
| Less than 20 percent | 16 | 122 | 724 | 727 | 417 | 105 | 90 | . | 2,201 |
| 20 to 24.9 percent | 42 | 157 | 384 | 92 | 5 | . | . | . | 680 |
| 25 to 29.9 percent | 60 | 169 | 199 | 15 | . | . | . | . | 443 |
| 30 to 34.9 percent | 63 | 161 | 117 | . | . | . | . | . | 341 |
| 35 percent or more | 673 | 525 | 66 | 7 | 4 | . | . | . | 1,275 |
| Not computed | 303 | 130 | 109 | 103 | 38 | . | 15 | . | 698 |
| Total | 1,157 | 1,264 | 1,599 | 944 | 464 | 105 | 105 | 105 | 5,638 |

As per the 2000 Census, 9.44 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 29.16. The median value for a home in 2000 in the county was \$77,100, compared to \$94,900 in Wyoming.

TABLE 29.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|-------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| LANCASTER COUNTY | | | | | | | | |
| Less than \$10,000 | 21 | 7 | 18 | 5 | 7 | 9 | . | 67 |
| \$10,000-\$29,999 | 147 | 135 | 152 | 96 | 12 | 15 | 3 | 560 |
| \$30,000-\$49,999 | 328 | 353 | 381 | 308 | 259 | 39 | 34 | 1,702 |
| \$50,000-\$79,999 | 355 | 553 | 1,026 | 951 | 925 | 253 | 97 | 4,160 |
| \$80,000-\$99,999 | 101 | 246 | 399 | 430 | 664 | 198 | 97 | 2,135 |
| \$100,000-\$199,999 | 84 | 217 | 397 | 500 | 919 | 552 | 406 | 3,075 |
| \$200,000 or more | 17 | 17 | 71 | 39 | 91 | 56 | 183 | 474 |
| Total | 1,053 | 1,528 | 2,444 | 2,329 | 2,877 | 1,122 | 820 | 12,173 |

As per the 2000 Census, 6.44 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 29.17.

TABLE 29.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS LANCASTER COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| LANCASTER COUNTY | | | | | | | | |
| Less than \$200 | 223 | 90 | 16 | 16 | 10 | . | 6 | 361 |
| \$200-\$399 | 409 | 448 | 582 | 195 | 71 | 26 | 13 | 1,744 |
| \$400-\$599 | 289 | 484 | 688 | 498 | 218 | 25 | 32 | 2,234 |
| \$600-\$799 | 28 | 85 | 177 | 119 | 111 | 35 | 39 | 594 |
| \$800-\$999 | 10 | 23 | 11 | 6 | 7 | 19 | . | 76 |
| \$1000+ | 8 | 4 | 16 | 7 | 9 | . | . | 44 |
| No Cash Rent | 190 | 130 | 109 | 103 | 38 | . | 15 | 585 |
| Total | 1,157 | 1,264 | 1,599 | 944 | 464 | 105 | 105 | 5,638 |

The median household income in Lancaster County was \$34,691, compared to \$36,951 statewide. Table 29.18, presents further details of householders by age and household income.

TABLE 29.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS LANCASTER COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| LANCASTER COUNTY | | | | | | | | | | |
| Under 25 years | 175 | 253 | 293 | 223 | 107 | 22 | . | . | 1,073 | \$24,344 |
| 25-34 years | 287 | 399 | 1,121 | 852 | 923 | 152 | 64 | 37 | 3,835 | \$36,625 |
| 35-44 years | 434 | 518 | 1,207 | 1,130 | 1,384 | 309 | 236 | 49 | 5,267 | \$41,549 |
| 45-54 years | 260 | 377 | 907 | 920 | 1,050 | 645 | 241 | 111 | 4,511 | \$46,222 |
| 55-64 years | 438 | 484 | 762 | 555 | 536 | 362 | 182 | 63 | 3,382 | \$35,302 |
| 65-74 years | 516 | 799 | 774 | 469 | 248 | 92 | 67 | 42 | 3,007 | \$22,924 |
| 75 years + | 622 | 681 | 388 | 239 | 134 | 31 | 35 | 22 | 2,152 | \$15,723 |
| Total | 2,732 | 3,511 | 5,452 | 4,388 | 4,382 | 1,613 | 825 | 324 | 23,227 | \$34,691 |

As per the 2000 Census, civilian employed males aged 16 years comprised 49.27 percent of the labor force, and females 44.31 percent in Lancaster County. About 65.21 percent of the male population 16 years and over and 50.41 percent females worked 35 or more hours per week. Employed males contributed to 36.81 percent of jobs to the manufacturing industry in the county, while employed females contributed 24.20 percent of jobs to the educational, health and social services. Further, males in the County held 33.93 percent of production, transportation, material & moving occupations in the county, while females held 36.79 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 29.19.

**TABLE 29.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS LANCASTER COUNTY**

| Subject | SOUTH CAROLINA | | LANCASTER COUNTY | |
|--|----------------|-----------|------------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 23,165 | 24,269 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 14 | . |
| Civilian Employed | 955,764 | 868,936 | 14,801 | 13,309 |
| Civilian Un-employed | 53,659 | 59,836 | 922 | 992 |
| Total in Labor Force | 1,038,566 | 935,656 | 15,737 | 14,301 |
| Not in Labor Force | 449,088 | 690,706 | 7,428 | 9,968 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 15,105 | 12,234 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 1,550 | 2,561 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 379 | 533 |
| Did not work | 375,577 | 604,016 | 6,131 | 8,941 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 258 | 46 |
| Construction | 135,502 | 15,106 | 2,521 | 141 |
| Manufacturing | 229,789 | 124,597 | 5,448 | 3,659 |
| Wholesale Trade | 42,461 | 18,042 | 733 | 445 |
| Retail Trade | 103,533 | 114,071 | 1,671 | 1,899 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 746 | 286 |
| Information | 20,038 | 18,516 | 232 | 187 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 331 | 1,017 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 710 | 572 |
| Educational Health & Social Services | 74,498 | 265,210 | 718 | 3,221 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 474 | 866 |
| Other Services | 43,939 | 41,855 | 571 | 509 |
| Public Administration | 44,062 | 41,621 | 388 | 461 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 1,066 | 1,015 |
| Professional & Related Services | 128,066 | 196,766 | 1,166 | 2,273 |
| Sales & Office | 110,748 | 157,913 | 1,145 | 1,870 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 2,045 | 4,897 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 114 | 5 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 4,243 | 155 |
| | 235,563 | 110,908 | 5,022 | 3,094 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Lancaster County, defined as the number of people working or actively seeking work, changed from 28,290 in 1990 to 29,112 in 2002. The unemployment rate for the County, at 7.20 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 29.20, provides annual labor force details for the years 1990-2002.

**TABLE 29.20
ANNUAL LABOR FORCE
LANCASTER COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 28,290 | 26,737 | 1,553 | 5.50 |
| 1991 | 29,115 | 26,657 | 2,458 | 8.40 |
| 1992 | 29,120 | 26,575 | 2,545 | 8.70 |
| 1993 | 29,944 | 27,056 | 2,888 | 9.60 |
| 1994 | 29,862 | 27,424 | 2,438 | 8.20 |
| 1995 | 29,208 | 27,527 | 1,681 | 5.80 |
| 1996 | 28,214 | 26,404 | 1,810 | 6.40 |
| 1997 | 29,338 | 27,787 | 1,551 | 5.30 |
| 1998 | 29,284 | 27,906 | 1,378 | 4.70 |
| 1999 | 29,424 | 28,181 | 1,243 | 4.20 |
| 2000 | 29,345 | 28,162 | 1,183 | 4.00 |
| 2001 | 28,305 | 26,564 | 1,741 | 6.20 |
| 2002 | 29,112 | 27,016 | 2,096 | 7.20 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Lancaster County recorded 25,254 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$1,354,264,000 and real per capita income was \$21,956 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$28,492 in 2001, while South Carolina's average earnings per job was \$30,861. Table 29.21, provides further annual data for years 1969 through 2001.

TABLE 29.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
LANCASTER COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 407,332 | 15,177 | 37,024 | 33,591 | 30,731 | 493,502 | 11,724 | 18,801 | 21,665 |
| 1970 | 405,169 | 15,102 | 37,585 | 36,705 | 36,161 | 500,518 | 11,527 | 19,535 | 20,741 |
| 1971 | 401,801 | 15,506 | 44,561 | 38,896 | 41,274 | 511,026 | 11,519 | 19,496 | 20,609 |
| 1972 | 441,798 | 17,597 | 52,492 | 41,148 | 43,217 | 561,059 | 12,520 | 20,040 | 22,046 |
| 1973 | 456,733 | 20,610 | 63,494 | 45,647 | 48,384 | 593,648 | 13,029 | 20,553 | 22,222 |
| 1974 | 430,459 | 20,446 | 70,853 | 48,078 | 55,943 | 584,887 | 12,607 | 20,329 | 21,175 |
| 1975 | 383,954 | 18,193 | 71,883 | 49,566 | 71,939 | 559,150 | 12,036 | 19,343 | 19,850 |
| 1976 | 432,032 | 20,507 | 83,523 | 52,983 | 72,306 | 620,337 | 12,913 | 19,902 | 21,708 |
| 1977 | 458,948 | 21,655 | 91,008 | 56,931 | 69,314 | 654,547 | 13,705 | 20,444 | 22,449 |
| 1978 | 498,791 | 23,740 | 102,680 | 62,814 | 72,935 | 713,481 | 14,092 | 21,901 | 22,775 |
| 1979 | 516,059 | 25,491 | 113,197 | 72,862 | 75,852 | 752,480 | 14,381 | 22,509 | 22,927 |
| 1980 | 520,426 | 26,158 | 120,160 | 85,806 | 86,473 | 786,708 | 14,698 | 22,593 | 23,035 |
| 1981 | 533,781 | 29,162 | 115,945 | 100,724 | 90,139 | 811,429 | 15,019 | 23,247 | 22,961 |
| 1982 | 491,932 | 27,584 | 114,311 | 104,383 | 97,598 | 780,640 | 14,433 | 22,067 | 22,293 |
| 1983 | 493,277 | 28,176 | 121,487 | 109,588 | 102,592 | 798,768 | 14,840 | 21,485 | 22,959 |
| 1984 | 514,493 | 29,583 | 131,000 | 124,073 | 102,599 | 842,582 | 15,639 | 22,014 | 23,371 |
| 1985 | 507,902 | 30,309 | 136,186 | 133,249 | 112,121 | 859,149 | 15,909 | 21,962 | 23,126 |
| 1986 | 510,048 | 31,707 | 143,498 | 136,868 | 118,608 | 877,316 | 16,271 | 21,859 | 23,334 |
| 1987 | 527,274 | 32,258 | 155,030 | 141,322 | 118,511 | 909,878 | 16,817 | 21,981 | 23,988 |
| 1988 | 542,604 | 34,774 | 165,649 | 148,790 | 120,731 | 943,001 | 17,398 | 22,332 | 24,297 |
| 1989 | 550,457 | 36,026 | 172,809 | 157,737 | 129,846 | 974,823 | 17,978 | 22,489 | 24,477 |
| 1990 | 557,728 | 36,034 | 177,115 | 162,636 | 141,828 | 1,003,273 | 18,343 | 22,801 | 24,461 |
| 1991 | 545,308 | 37,301 | 170,722 | 158,691 | 159,003 | 996,424 | 17,981 | 22,577 | 24,153 |
| 1992 | 568,423 | 38,257 | 175,792 | 154,195 | 170,208 | 1,030,361 | 18,557 | 22,834 | 24,894 |
| 1993 | 591,233 | 40,162 | 174,518 | 153,385 | 173,878 | 1,052,851 | 18,779 | 23,256 | 25,423 |
| 1994 | 602,963 | 41,693 | 182,464 | 161,103 | 185,725 | 1,090,562 | 19,282 | 23,474 | 25,686 |
| 1995 | 613,677 | 42,629 | 190,522 | 157,446 | 192,476 | 1,111,492 | 19,401 | 23,724 | 25,867 |
| 1996 | 633,451 | 42,832 | 197,741 | 162,846 | 201,445 | 1,152,651 | 19,904 | 23,504 | 26,951 |
| 1997 | 640,598 | 43,507 | 206,672 | 165,744 | 208,905 | 1,178,411 | 19,987 | 23,929 | 26,771 |
| 1998 | 668,756 | 44,525 | 221,152 | 177,726 | 214,010 | 1,237,120 | 20,531 | 24,686 | 27,091 |
| 1999 | 708,265 | 46,696 | 231,456 | 178,608 | 219,029 | 1,290,662 | 21,123 | 25,841 | 27,409 |
| 2000 | 725,679 | 46,960 | 239,959 | 194,442 | 225,040 | 1,338,160 | 21,795 | 25,829 | 28,095 |
| 2001 | 719,528 | 46,920 | 239,208 | 193,566 | 248,882 | 1,354,264 | 21,956 | 25,254 | 28,492 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Lancaster County changed from 278 in 1980 to 307 in 2002. Total units also changed from 358 in 1980 to 310 in 2002. Additional details of permit activity and per unit valuations are given in Table 29.22.

**TABLE 29.22
BUILDING PERMITS AND VALUATION⁴²
LANCASTER COUNTY 1980-2002**

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 278 | 6 | 60 | 14 | 358 | 63.98 |
| 1981 | 200 | 12 | 48 | 5 | 265 | 59.82 |
| 1982 | 117 | . | 3 | 122 | 242 | 56.75 |
| 1983 | 162 | . | 24 | . | 186 | 64.13 |
| 1984 | 155 | . | . | . | 155 | 63.17 |
| 1985 | 161 | 4 | 8 | 32 | 205 | 64.81 |
| 1986 | 217 | 4 | 16 | . | 237 | 71.12 |
| 1987 | 243 | 10 | 28 | 5 | 286 | 80.40 |
| 1988 | 202 | 2 | 40 | . | 244 | 72.86 |
| 1989 | 211 | 2 | 4 | . | 217 | 79.41 |
| 1990 | 231 | 10 | 3 | . | 244 | 72.42 |
| 1991 | 192 | 2 | . | 40 | 234 | 71.51 |
| 1992 | 228 | 2 | 13 | . | 243 | 68.29 |
| 1993 | 213 | . | 4 | . | 217 | 76.50 |
| 1994 | 271 | . | 8 | 56 | 335 | 81.65 |
| 1995 | 180 | . | 3 | 6 | 189 | 82.57 |
| 1996 | 216 | 8 | 4 | . | 228 | 83.61 |
| 1997 | 198 | . | 8 | 16 | 222 | 111.62 |
| 1998 | 227 | . | . | . | 227 | 128.07 |
| 1999 | 234 | . | 6 | 5 | 245 | 127.02 |
| 2000 | 362 | . | . | 5 | 367 | 132.76 |
| 2001 | 354 | . | 6 | . | 360 | 124.41 |
| 2002 | 307 | . | 3 | . | 310 | 142.50 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Lancaster County would change by 9,719 persons from 61,351 in 2000 to 71,070 in 2025, as seen in Table 29.23.

**TABLE 29.23
B&CB POPULATION FORECAST
LANCASTER COUNTY 2000 THROUGH 2025**

| Year | SOUTH CAROLINA | LANCASTER COUNTY |
|------|----------------|------------------|
| 2000 | 4,012,012 | 61,351 |
| 2005 | 4,154,900 | 62,220 |
| 2010 | 4,387,780 | 64,440 |
| 2015 | 4,618,440 | 66,600 |
| 2020 | 4,849,980 | 68,740 |
| 2025 | 5,077,400 | 71,070 |

The household forecast indicates a total change of 4,465 homeowners in the county from 17,386 in 2000 to 21,851 in 2025. Renters, on the other hand, would change by 753 households from 5,792 in 2000 to 6,545 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 429 households for householders having incomes from 31-50 percent of MFI; and to change by 716 households for those at 51-80 percent

⁴²Data Source: U.S. Bureau of Census.

of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 141 households for renters having incomes from 31-50 percent of MFI; and to change some 148 households for those at 51-80 percent of MFI. Table 29.24, provides further details of the household forecast by tenure and income.

TABLE 29.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
LANCASTER COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 17,386 | 1,460 | 1,671 | 2,788 | 1,493 | 9,974 |
| 2005 | 17,740 | 1,489 | 1,705 | 2,845 | 1,524 | 10,177 |
| 2010 | 18,744 | 1,574 | 1,802 | 3,006 | 1,610 | 10,753 |
| 2015 | 19,737 | 1,657 | 1,897 | 3,165 | 1,695 | 11,323 |
| 2020 | 20,737 | 1,741 | 1,993 | 3,325 | 1,781 | 11,897 |
| 2025 | 21,851 | 1,834 | 2,100 | 3,504 | 1,877 | 12,536 |
| Renters | | | | | | |
| 2000 | 5,792 | 1,520 | 1,082 | 1,133 | 473 | 1,583 |
| 2005 | 5,864 | 1,539 | 1,096 | 1,147 | 479 | 1,603 |
| 2010 | 6,037 | 1,585 | 1,128 | 1,181 | 493 | 1,650 |
| 2015 | 6,204 | 1,628 | 1,159 | 1,214 | 507 | 1,696 |
| 2020 | 6,368 | 1,671 | 1,190 | 1,246 | 520 | 1,741 |
| 2025 | 6,545 | 1,718 | 1,223 | 1,281 | 534 | 1,789 |

Laurens County

Laurens County's population changed by 19.75 percent, from 58,092 in 1990 to 69,567 in 2000. It represented 1.73 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 941 persons, 70,508 in July 2002.

Of the total households in Laurens County, homeowners comprised 77.42 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.10 percent in 1990 to 1.93 percent in 2000, and renter vacancy rate changed from 8.26 percent in 1990 to 10.32 percent in 2000. Housing units in urban areas of the county changed by 2,784 persons, and in rural areas by 4,254 persons between 1990 and 2000⁴³. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 30.1.

TABLE 30.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS LAURENS COUNTY

| Subject | SOUTH CAROLINA | | LAURENS COUNTY | |
|---|----------------|-----------|----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 58,092 | 69,567 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 23,201 | 30,239 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 20,660 | 26,290 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 15,685 | 20,355 |
| Homeownership Rate | 69.86 | 72.21 | 75.92 | 77.42 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.10 | 1.93 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 4,975 | 5,935 |
| Renter Vacancy Rate | 11.49 | 12.01 | 8.26 | 10.32 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 448 | 683 |
| For sale | 15,186 | 21,955 | 174 | 400 |
| Rented or sold, not occupied | 13,691 | 15,930 | 198 | 213 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 641 | 1,074 |
| For migrant workers | 360 | 420 | . | 19 |
| Other vacant | 37,806 | 53,137 | 1,080 | 1,560 |
| Total Vacant | 166,111 | 219,816 | 2,541 | 3,949 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | 599 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 7,171 | 9,356 |
| Rural; Farm | 17,086 | 13,656 | 512 | 487 |
| Rural; Non-farm | 606,887 | 666,731 | 15,518 | 19,797 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Laurens County had an average of 2.58 persons per household, and renter-occupied units an average of 2.42 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 32.81 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 30.2.

⁴³ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 30.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| Subject | SOUTH CAROLINA | | LAURENS COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 20,355 | 5,935 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 4,372 | 2,088 |
| 2-person | 403,375 | 118,155 | 7,347 | 1,367 |
| 3-person | 204,199 | 72,676 | 3,746 | 1,216 |
| 4-person | 168,089 | 49,616 | 3,121 | 700 |
| 5 or more person | 98,068 | 36,558 | 1,769 | 564 |
| Average Household size | 2.61 | 2.32 | 2.58 | 2.42 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 8 | 50 |
| 2-rooms | 7,193 | 29,729 | 166 | 245 |
| 3-rooms | 34,806 | 64,824 | 564 | 697 |
| 4-rooms | 110,567 | 133,284 | 2,883 | 2,086 |
| 5-rooms | 273,699 | 103,323 | 5,971 | 1,562 |
| 6-rooms | 282,379 | 53,158 | 5,246 | 743 |
| 7-rooms | 190,620 | 21,072 | 3,029 | 371 |
| 8-rooms | 111,735 | 8,826 | 1,553 | 111 |
| 9+ rooms | 95,834 | 4,326 | 935 | 70 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 13,333 | 2,382 |
| 1 unit attached | 17,320 | 16,521 | 83 | 59 |
| 2 units | 3,155 | 33,776 | 20 | 250 |
| 3-4 units | 4,981 | 43,186 | 5 | 416 |
| 5-9 units | 5,944 | 55,970 | 11 | 707 |
| 10-19 units | 2,800 | 28,382 | . | 149 |
| 20-49 units | 1,316 | 13,371 | 6 | 84 |
| 50 or more units | 1,775 | 21,101 | . | 152 |
| Mobile Home/Trailer | 238,054 | 68,258 | 6,864 | 1,730 |
| Boat, RV, van, etc. (1) | 886 | 303 | 33 | 6 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 34 | 72 |
| 1-Bedroom | 23,334 | 83,424 | 584 | 827 |
| 2-Bedrooms | 224,109 | 193,862 | 5,558 | 2,985 |
| 3-Bedrooms | 652,265 | 118,376 | 11,709 | 1,758 |
| 4-Bedrooms | 173,600 | 17,763 | 2,065 | 273 |
| 5-Bedrooms or more | 30,849 | 2,463 | 405 | 20 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 734 | 86 |
| 1995-1998 | 148,415 | 33,780 | 3,294 | 417 |
| 1990-1994 | 129,165 | 34,670 | 2,171 | 395 |
| 1980-1989 | 217,891 | 92,610 | 3,249 | 962 |
| 1970-1979 | 208,372 | 98,506 | 3,159 | 1,256 |
| 1960-1969 | 143,455 | 57,252 | 2,526 | 793 |
| 1950-1959 | 103,181 | 45,056 | 2,234 | 874 |
| 1940-1949 | 49,638 | 26,680 | 1,357 | 513 |
| 1939 or earlier | 64,338 | 30,473 | 1,631 | 639 |

(1) 1990 Census defined as "Other".

Total housing units in Laurens County changed by 7,038 dwellings between 1990 and 2000. Single-unit detached structures constituted 58.65 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 30.3.

TABLE 30.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS LAURENS COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | LAURENS COUNTY | |
|-------------------------|------------------|------------------|----------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 15,687 | 17,734 |
| 1-unit, attached | 34,261 | 40,185 | 149 | 170 |
| 2 to 4 units | 42,358 | 43,607 | 713 | 831 |
| 5 to 19 units | 50,441 | 57,981 | 1,116 | 934 |
| 20 to 49 units | 66,909 | 77,598 | . | 94 |
| 50 or more units | 38,782 | 41,561 | . | 165 |
| Mobile Home/Trailer | 21,027 | 22,457 | 5,363 | 10,156 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 173 | 155 |
| Total | 1,424,155 | 1,753,670 | 23,201 | 30,239 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 25.58 percent of owner-occupied housing units, and 11.27 percent of renter-occupied units in Laurens County. Table 30.4, presents the number of units in the dwelling by household size and tenure.

TABLE 30.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| LAURENS COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 3,088 | 738 | 5,207 | 669 | 2,313 | 505 | 1,801 | 240 | 1,007 | 289 |
| 2 to 4 units | . | 371 | 20 | 152 | . | 44 | . | 49 | 5 | 50 |
| 5 to 19 units | . | 333 | 11 | 151 | . | 200 | . | 130 | . | 42 |
| 20 to 24 units | . | 66 | . | 4 | 6 | 6 | . | 8 | . | . |
| 50 or more units | . | 74 | . | . | . | 45 | . | 23 | . | 10 |
| Mobile Home/Trailer | 1,267 | 500 | 2,093 | 391 | 1,427 | 416 | 1,320 | 250 | 757 | 173 |
| Boat, RV, van, etc. (1) | 17 | 6 | 16 | . | . | . | . | . | . | . |
| Total | 4,372 | 2,088 | 7,347 | 1,367 | 3,746 | 1,216 | 3,121 | 700 | 1,769 | 564 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 3.04 percent in 1990 to 2.24 percent in 2000, and renter-occupied units from 7.06 percent to 4.53 percent. Overcrowded units with incomplete plumbing facilities comprised 5.08 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 30.5.

TABLE 30.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000

| Subject | SOUTH CAROLINA | | LAURENS COUNTY | |
|---|----------------|-----------|----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 15,685 | 20,355 |
| 1.00 or less | 854,031 | 1,084,101 | 15,208 | 19,899 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 381 | 360 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 96 | 96 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 4,975 | 5,935 |
| 1.00 or less | 355,343 | 400,415 | 4,624 | 5,666 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 281 | 172 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 70 | 97 |
| Total occupied-units | 1,258,044 | 1,533,854 | 20,660 | 26,290 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 124 | 92 |
| 1.00 or less | 7,025 | 4,955 | 121 | 92 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 3 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | . | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 140 | 85 |
| 1.00 or less | 7,155 | 3,854 | 125 | 76 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 15 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | . | 9 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 264 | 177 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.79 percent owner-occupied units and 5.02 percent renter-occupied units. Homeowners in poverty suffered from 4.85 percent overcrowding, compared to 7.08 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 30.6.

TABLE 30.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000

| Subject | SOUTH CAROLINA | | LAURENS COUNTY | |
|--|----------------|---------|----------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 15,486 | 4,956 |
| 1.00 or less | 817,756 | 349,147 | 15,054 | 4,707 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 336 | 152 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 96 | 97 |
| 65 years and over | 268,256 | 51,819 | 4,869 | 979 |
| 1.00 or less | 266,345 | 51,268 | 4,845 | 959 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 24 | 20 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | . | . |
| Total occupied units | 1,107,619 | 426,235 | 20,355 | 5,935 |
| 1.00 or less | 1,084,101 | 400,415 | 19,899 | 5,666 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 360 | 172 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 96 | 97 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 1,804 | 1,615 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 71 | 78 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 21 | 45 |
| Total in poverty | 103,182 | 114,169 | 1,896 | 1,738 |

The total number of individuals in poverty in Laurens County changed by 32.91 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 30.7.

TABLE 30.7
POVERTY STATUS BY AGE, 1990 & 2000⁴⁴
SOUTH CAROLINA VS LAURENS COUNTY

| AGE | SOUTH CAROLINA | | LAURENS COUNTY | |
|-------------------|----------------|---------|----------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 832 | 1,110 |
| 5 years | 11,063 | 10,403 | 185 | 191 |
| 6-11 years | 64,806 | 66,197 | 745 | 1,147 |
| 12-17 years | 57,494 | 58,222 | 850 | 1,019 |
| 18-64 years | 248,828 | 295,906 | 3,226 | 5,034 |
| 65-74 years | 42,296 | 31,507 | 704 | 569 |
| 75 years and over | 35,796 | 33,181 | 717 | 578 |
| Total | 517,793 | 547,869 | 7,259 | 9,648 |

Homeowners in poverty comprised 9.31 percent of owner-occupied households in Laurens county, and renters in poverty 29.28 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 2.71 percent of owner-occupied households, and 12.32 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 30.8.

TABLE 30.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| AGE GROUPS | SOUTH CAROLINA | | LAURENS COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 61 | 249 |
| 25-34 years | 11,268 | 25,396 | 302 | 423 |
| 35-44 years | 17,496 | 21,903 | 249 | 308 |
| 45-54 years | 17,170 | 15,657 | 317 | 242 |
| 55-59 years | 9,254 | 5,482 | 265 | 71 |
| 60-64 years | 9,738 | 4,963 | 239 | 72 |
| 65-74 years | 16,713 | 8,270 | 262 | 193 |
| 75 years + | 18,079 | 8,756 | 201 | 180 |
| Total | 103,182 | 114,169 | 1,896 | 1,738 |

Laurens County’s median family income changed from \$38,798 in 1990 to \$42,005 in 2000 (in 2002 real dollars). This compares to South Carolina’s median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 30.9, presents the 2000 Census data on families by income ranges.

TABLE 30.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| FAMILY INCOME | SOUTH CAROLINA | LAURENS COUNTY |
|-------------------------------------|----------------|----------------|
| Less than \$10,000 | 76,639 | 1,430 |
| \$10,000-\$19,999 | 119,963 | 2,475 |
| \$20,000-\$34,999 | 213,815 | 4,156 |
| \$35,000-\$49,999 | 201,370 | 4,068 |
| \$50,000-\$79,999 | 241,243 | 4,219 |
| \$80,000-\$99,999 | 114,775 | 1,583 |
| \$100,000-\$149,999 | 73,186 | 729 |
| \$150,000 or more | 37,745 | 255 |
| Total | 1,078,736 | 18,915 |
| Median Family Income (2002 dollars) | \$46,749 | \$42,005 |

⁴⁴ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Laurens County was \$38,226, and the median for renter-occupied households was \$20,194. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 30.10, presents households by tenure and household income ranges.

TABLE 30.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | LAURENS COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 1,801 | 1,573 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 2,746 | 1,367 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 4,511 | 1,499 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 4,168 | 872 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 4,418 | 460 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 1,598 | 117 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 816 | 35 |
| \$150,000 or more | 39,213 | 3,456 | 297 | 12 |
| Total | 1,107,619 | 426,235 | 20,355 | 5,935 |
| Median Household Income | \$43,179 | \$23,855 | \$38,226 | \$20,194 |

According to the 2000 Census, 18.39 percent of Laurens County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 17.26 percent spent 50 percent⁴⁵ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 13.22 percent of Laurens County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 10.45 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 30.11.

TABLE 30.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| LAURENS COUNTY | | | | |
| Less than 30 percent | 2,847 | 5,080 | 4,202 | 98 |
| 30 to 49.9 percent | 1,072 | 887 | 273 | 9,282 |
| 50 percent or more | 1,006 | 701 | 205 | 1,160 |
| Not computed | 905 | 39 | 906 | 906 |
| Total | 5,830 | 6,707 | 4,778 | 11,485 |
| Median gross rent/monthly costs | \$448 | \$772 | \$220 | . |

Homeowners in Laurens County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 10.19 in 1990 to 18.92

⁴⁵ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 30.12-30.15).

in 2000, while homeowners aged 65 years and over changed from 13.96 in 1990 to 15.84 in 2000. Table 30.12, presents details of households by monthly owner-costs by household income and age.

TABLE 30.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS LAURENS COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁴⁶ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| LAURENS COUNTY | | | | | | |
| Less than 20 percent | 4,755 | 4,780 | 2,047 | 2,288 | 6,802 | 7,068 |
| 20 to 24.9 percent | 862 | 954 | 322 | 386 | 1,184 | 1,340 |
| 25 to 29.9 percent | 383 | 710 | 191 | 164 | 574 | 874 |
| 30 to 34.9 percent | 224 | 372 | 128 | 126 | 352 | 498 |
| 35 percent or more | 461 | 1,144 | 298 | 424 | 759 | 1,568 |
| Not computed | 37 | 53 | 66 | 84 | 103 | 137 |
| Total | 6,722 | 8,013 | 3,052 | 3,472 | 9,774 | 11,485 |

Renters in Laurens County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 28.33 in 1990 to 34.83 in 2000, while renters aged 65 years and over changed from 42.44 in 1990 to 39.87 in 2000. Table 30.13, presents details of households by gross rent by income and age.

TABLE 30.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS LAURENS COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁴⁷ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| LAURENS COUNTY | | | | | | |
| Less than 20 percent | 1,554 | 1,784 | 121 | 191 | 1,675 | 1,975 |
| 20 to 24.9 percent | 512 | 393 | 98 | 68 | 610 | 461 |
| 25 to 29.9 percent | 268 | 340 | 82 | 71 | 350 | 411 |
| 30 to 34.9 percent | 323 | 289 | 49 | 62 | 372 | 351 |
| 35 percent or more | 812 | 1,413 | 288 | 314 | 1,100 | 1,727 |
| Not computed | 538 | 668 | 156 | 237 | 694 | 905 |
| Total | 4,007 | 4,887 | 794 | 943 | 4,801 | 5,830 |

⁴⁶ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁴⁷ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 55.42 percent homeowners in Laurens County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 30.14.

TABLE 30.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| LAURENS COUNTY | | | | | | | | | |
| Less than 20 percent | 120 | 622 | 1,168 | 1,449 | 2,030 | 969 | 543 | 167 | 7,068 |
| 20 to 24.9 percent | 80 | 212 | 321 | 295 | 320 | 76 | 29 | 7 | 1,340 |
| 25 to 29.9 percent | 56 | 128 | 249 | 217 | 209 | 15 | . | . | 874 |
| 30 to 34.9 percent | 90 | 52 | 166 | 122 | 33 | 26 | 9 | . | 498 |
| 35 percent or more | 531 | 472 | 398 | 71 | 96 | . | . | . | 1,568 |
| Not computed | 137 | . | . | . | . | . | . | . | 137 |
| Total | 1,014 | 1,486 | 2,302 | 2,154 | 2,688 | 1,086 | 581 | 174 | 11,485 |

As per the 2000 Census, 50.05 percent renters in Laurens County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 30.15.

TABLE 30.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 209 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 27 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 19 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 9 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| LAURENS COUNTY | | | | | | | | | |
| Less than 20 percent | 33 | 142 | 650 | 634 | 371 | 98 | 47 | 1,975 | |
| 20 to 24.9 percent | 31 | 84 | 246 | 83 | 17 | . | . | 461 | |
| 25 to 29.9 percent | 54 | 162 | 189 | 6 | . | . | . | 411 | |
| 30 to 34.9 percent | 60 | 186 | 105 | . | . | . | . | 351 | |
| 35 percent or more | 980 | 625 | 115 | 7 | . | . | . | 1,727 | |
| Not computed | 379 | 145 | 184 | 137 | 53 | 7 | . | 905 | |
| Total | 1,537 | 1,344 | 1,489 | 867 | 441 | 105 | 47 | 5,830 | |

As per the 2000 Census, 7.50 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 30.16. The median value for a home in 2000 in the county was \$74,800, compared to \$94,900 in Wyoming.

TABLE 30.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| LAURENS COUNTY | | | | | | | | |
| Less than \$10,000 | 21 | 9 | 16 | . | . | . | . | 46 |
| \$10,000-\$29,999 | 190 | 261 | 192 | 138 | 103 | . | 17 | 901 |
| \$30,000-\$49,999 | 270 | 360 | 479 | 376 | 217 | 47 | 15 | 1,764 |
| \$50,000-\$79,999 | 315 | 501 | 867 | 815 | 807 | 251 | 61 | 3,617 |
| \$80,000-\$99,999 | 129 | 215 | 375 | 413 | 583 | 245 | 143 | 2,103 |
| \$100,000-\$199,999 | 80 | 124 | 320 | 400 | 829 | 503 | 367 | 2,623 |
| \$200,000 or more | 9 | 16 | 53 | 12 | 149 | 40 | 152 | 431 |
| Total | 1,014 | 1,486 | 2,302 | 2,154 | 2,688 | 1,086 | 755 | 11,485 |

As per the 2000 Census, 13.82 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 30.17.

TABLE 30.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS LAURENS COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| LAURENS COUNTY | | | | | | | | |
| Less than \$200 | 253 | 116 | 38 | . | . | 14 | . | 421 |
| \$200-\$399 | 447 | 357 | 482 | 194 | 74 | 22 | . | 1,576 |
| \$400-\$599 | 501 | 529 | 562 | 394 | 153 | 37 | 22 | 2,198 |
| \$600-\$799 | 83 | 169 | 147 | 122 | 130 | 12 | 7 | 670 |
| \$800-\$999 | 29 | 19 | 25 | 13 | 22 | 13 | 9 | 130 |
| \$1000+ | 12 | 9 | 51 | 7 | 9 | . | 9 | 97 |
| No Cash Rent | 212 | 145 | 184 | 137 | 53 | 7 | . | 738 |
| Total | 1,537 | 1,344 | 1,489 | 867 | 441 | 105 | 47 | 5,830 |

The median household income in Laurens County was \$33,827, compared to \$36,951 statewide. Table 30.18, presents further details of householders by age and household income.

TABLE 30.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS LAURENS COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| LAURENS COUNTY | | | | | | | | | | |
| Under 25 years | 267 | 192 | 324 | 148 | 95 | . | 15 | . | 1,041 | \$24,321 |
| 25-34 years | 367 | 598 | 1,107 | 1,201 | 905 | 193 | 63 | 18 | 4,452 | \$36,380 |
| 35-44 years | 293 | 793 | 1,265 | 1,244 | 1,427 | 382 | 121 | 41 | 5,566 | \$39,805 |
| 45-54 years | 455 | 528 | 1,078 | 935 | 1,190 | 623 | 397 | 92 | 5,298 | \$43,361 |
| 55-64 years | 640 | 419 | 1,101 | 686 | 741 | 329 | 168 | 80 | 4,164 | \$33,243 |
| 65-74 years | 596 | 949 | 674 | 681 | 368 | 66 | 49 | 44 | 3,427 | \$22,927 |
| 75 years + | 693 | 656 | 462 | 272 | 101 | 73 | 43 | 31 | 2,331 | \$16,470 |
| Total | 3,311 | 4,135 | 6,011 | 5,167 | 4,827 | 1,666 | 856 | 306 | 26,279 | \$33,827 |

As per the 2000 Census, civilian employed males aged 16 years comprised 48.72 percent of the labor force, and females 44.15 percent in Laurens County. About 64.47 percent of the male population 16 years and over and 47.44 percent females worked 35 or more hours per week. Employed males contributed to 40.07 percent of jobs to the manufacturing industry in the county, while employed females contributed 28.44 percent of jobs to the educational, health and social services. Further, males in the County held 36.60 percent of production, transportation, material & moving occupations in the county, while females held 29.71 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 30.19.

**TABLE 30.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS LAURENS COUNTY**

| Subject | SOUTH CAROLINA | | LAURENS COUNTY | |
|--|----------------|-----------|----------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 25,655 | 28,322 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 23 | 10 |
| Civilian Employed | 955,764 | 868,936 | 16,409 | 14,869 |
| Civilian Un-employed | 53,659 | 59,836 | 1,254 | 1,124 |
| Total in Labor Force | 1,038,566 | 935,656 | 17,686 | 16,003 |
| Not in Labor Force | 449,088 | 690,706 | 7,969 | 12,319 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 16,540 | 13,437 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 1,696 | 2,994 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 397 | 772 |
| Did not work | 375,577 | 604,016 | 7,022 | 11,119 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 283 | 43 |
| Construction | 135,502 | 15,106 | 1,769 | 181 |
| Manufacturing | 229,789 | 124,597 | 6,575 | 4,201 |
| Wholesale Trade | 42,461 | 18,042 | 638 | 332 |
| Retail Trade | 103,533 | 114,071 | 1,970 | 1,783 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 877 | 455 |
| Information | 20,038 | 18,516 | 130 | 217 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 296 | 728 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 685 | 486 |
| Educational Health & Social Services | 74,498 | 265,210 | 1,176 | 4,229 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 675 | 918 |
| Other Services | 43,939 | 41,855 | 731 | 631 |
| Public Administration | 44,062 | 41,621 | 604 | 665 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 1,403 | 1,050 |
| Professional & Related Services | 128,066 | 196,766 | 1,466 | 2,679 |
| Sales & Office | 110,748 | 157,913 | 1,610 | 2,793 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 2,006 | 4,418 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 118 | 17 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 3,801 | 114 |
| | 235,563 | 110,908 | 6,005 | 3,798 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Laurens County, defined as the number of people working or actively seeking work, changed from 29,265 in 1990 to 27,749 in 2002. The unemployment rate for the County, at 10.40 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 30.20, provides annual labor force details for the years 1990-2002.

**TABLE 30.20
ANNUAL LABOR FORCE
LAURENS COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 29,265 | 27,721 | 1,544 | 5.30 |
| 1991 | 29,400 | 27,639 | 1,761 | 6.00 |
| 1992 | 30,046 | 28,335 | 1,711 | 5.70 |
| 1993 | 30,759 | 28,737 | 2,022 | 6.60 |
| 1994 | 30,244 | 28,693 | 1,551 | 5.10 |
| 1995 | 31,328 | 30,133 | 1,195 | 3.80 |
| 1996 | 31,147 | 29,189 | 1,958 | 6.30 |
| 1997 | 30,210 | 29,039 | 1,171 | 3.90 |
| 1998 | 29,272 | 28,344 | 928 | 3.20 |
| 1999 | 27,760 | 26,681 | 1,079 | 3.90 |
| 2000 | 28,197 | 27,254 | 943 | 3.30 |
| 2001 | 28,191 | 25,803 | 2,388 | 8.50 |
| 2002 | 27,749 | 24,858 | 2,891 | 10.40 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Laurens County recorded 26,256 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$1,515,413,000 and real per capita income was \$21,573 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$26,709 in 2001, while South Carolina's average earnings per job was \$30,861. Table 30.21, provides further annual data for years 1969 through 2001.

TABLE 30.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
LAURENS COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 434,799 | 15,033 | 46,193 | 48,885 | 43,301 | 558,145 | 11,255 | 21,061 | 20,645 |
| 1970 | 421,026 | 14,550 | 45,189 | 53,833 | 50,654 | 556,152 | 11,230 | 21,180 | 19,878 |
| 1971 | 424,861 | 15,162 | 45,964 | 56,707 | 57,385 | 569,756 | 11,584 | 21,166 | 20,073 |
| 1972 | 460,585 | 17,114 | 47,690 | 60,623 | 61,534 | 613,318 | 12,412 | 21,916 | 21,016 |
| 1973 | 491,765 | 20,676 | 52,567 | 65,853 | 67,987 | 657,495 | 13,111 | 22,426 | 21,928 |
| 1974 | 472,218 | 20,691 | 57,642 | 68,747 | 77,945 | 655,861 | 12,934 | 22,318 | 21,159 |
| 1975 | 424,854 | 18,397 | 49,926 | 67,585 | 105,090 | 629,056 | 12,329 | 21,101 | 20,134 |
| 1976 | 476,026 | 20,785 | 54,993 | 72,740 | 102,605 | 685,579 | 13,507 | 22,156 | 21,485 |
| 1977 | 486,089 | 20,935 | 55,433 | 78,860 | 104,579 | 704,025 | 13,700 | 22,497 | 21,607 |
| 1978 | 520,387 | 22,651 | 55,236 | 84,070 | 107,503 | 744,545 | 14,411 | 23,048 | 22,578 |
| 1979 | 532,271 | 23,981 | 57,977 | 90,512 | 115,220 | 772,000 | 14,963 | 23,525 | 22,626 |
| 1980 | 512,191 | 23,676 | 61,814 | 101,864 | 134,406 | 786,598 | 14,983 | 23,461 | 21,832 |
| 1981 | 497,415 | 24,974 | 66,204 | 112,858 | 141,133 | 792,636 | 14,824 | 22,787 | 21,829 |
| 1982 | 454,479 | 23,039 | 70,976 | 125,050 | 144,996 | 772,462 | 14,468 | 21,718 | 20,926 |
| 1983 | 465,215 | 24,423 | 78,289 | 135,438 | 150,154 | 804,674 | 15,037 | 21,519 | 21,619 |
| 1984 | 486,882 | 25,715 | 89,625 | 149,736 | 150,108 | 850,637 | 15,781 | 21,484 | 22,663 |
| 1985 | 497,632 | 27,577 | 92,697 | 157,346 | 161,950 | 882,048 | 16,169 | 21,574 | 23,066 |
| 1986 | 521,219 | 29,898 | 100,415 | 163,950 | 169,881 | 925,568 | 16,807 | 22,073 | 23,613 |
| 1987 | 540,073 | 30,742 | 109,924 | 172,326 | 168,957 | 960,538 | 17,249 | 22,580 | 23,918 |
| 1988 | 567,145 | 34,510 | 116,116 | 174,646 | 172,959 | 996,355 | 17,597 | 23,833 | 23,797 |
| 1989 | 597,689 | 37,900 | 117,468 | 187,896 | 190,287 | 1,055,440 | 18,378 | 25,148 | 23,767 |
| 1990 | 608,407 | 37,414 | 125,640 | 186,971 | 226,397 | 1,110,001 | 18,999 | 25,573 | 23,791 |
| 1991 | 599,668 | 37,855 | 123,110 | 185,203 | 267,904 | 1,138,031 | 19,203 | 25,152 | 23,842 |
| 1992 | 627,038 | 39,217 | 124,700 | 179,259 | 293,088 | 1,184,867 | 19,698 | 25,689 | 24,409 |
| 1993 | 650,110 | 41,045 | 128,239 | 177,851 | 308,420 | 1,223,575 | 20,022 | 26,456 | 24,573 |
| 1994 | 671,269 | 43,051 | 133,174 | 182,744 | 341,470 | 1,285,605 | 20,691 | 26,796 | 25,051 |
| 1995 | 688,580 | 45,363 | 140,210 | 196,566 | 350,006 | 1,330,000 | 20,952 | 27,870 | 24,707 |
| 1996 | 679,797 | 44,177 | 145,642 | 197,627 | 365,727 | 1,344,615 | 20,695 | 27,734 | 24,511 |
| 1997 | 687,706 | 44,566 | 154,410 | 209,717 | 374,955 | 1,382,221 | 20,780 | 27,570 | 24,944 |
| 1998 | 683,235 | 43,958 | 164,447 | 223,803 | 377,964 | 1,405,491 | 20,693 | 27,120 | 25,193 |
| 1999 | 682,367 | 43,443 | 177,445 | 206,302 | 399,644 | 1,422,316 | 20,679 | 26,381 | 25,866 |
| 2000 | 715,734 | 44,810 | 184,039 | 219,351 | 416,399 | 1,490,713 | 21,397 | 26,917 | 26,590 |
| 2001 | 701,277 | 44,154 | 178,847 | 219,063 | 460,380 | 1,515,413 | 21,573 | 26,256 | 26,709 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Laurens County changed from 163 in 1980 to 153 in 2002. Total units also changed from 167 in 1980 to 153 in 2002. Additional details of permit activity and per unit valuations are given in Table 30.22.

TABLE 30.22
BUILDING PERMITS AND VALUATION⁴⁸
LAURENS COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 163 | 4 | . | . | 167 | 66.31 |
| 1981 | 127 | 12 | 4 | . | 143 | 65.62 |
| 1982 | 112 | . | 4 | 52 | 168 | 50.80 |
| 1983 | 147 | . | 3 | 48 | 198 | 54.87 |
| 1984 | 145 | 4 | 4 | . | 153 | 55.64 |
| 1985 | 132 | . | . | . | 132 | 58.85 |
| 1986 | 159 | 4 | . | . | 163 | 63.30 |
| 1987 | 134 | . | . | . | 134 | 64.52 |
| 1988 | 148 | 2 | . | . | 150 | 66.53 |
| 1989 | 153 | 2 | . | . | 155 | 63.54 |
| 1990 | 150 | 2 | 7 | 62 | 221 | 69.07 |
| 1991 | 194 | 12 | . | . | 206 | 68.01 |
| 1992 | 211 | 6 | 11 | . | 228 | 73.42 |
| 1993 | 212 | 2 | . | . | 214 | 74.24 |
| 1994 | 218 | 2 | 3 | 12 | 235 | 79.43 |
| 1995 | 226 | 2 | . | . | 228 | 83.95 |
| 1996 | 228 | 2 | . | . | 230 | 84.18 |
| 1997 | 192 | . | . | 13 | 205 | 89.56 |
| 1998 | 250 | . | . | . | 250 | 105.26 |
| 1999 | 222 | . | . | . | 222 | 91.50 |
| 2000 | 314 | 12 | . | . | 326 | 96.45 |
| 2001 | 167 | 6 | . | . | 173 | 102.15 |
| 2002 | 153 | . | . | . | 153 | 112.57 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Laurens County would change by 19,803 persons from 69,567 in 2000 to 89,370 in 2025, as seen in Table 30.23.

TABLE 30.23
B&CB POPULATION FORECAST
LAURENS COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | LAURENS COUNTY |
|------|----------------|----------------|
| 2000 | 4,012,012 | 69,567 |
| 2005 | 4,154,900 | 71,670 |
| 2010 | 4,387,780 | 76,170 |
| 2015 | 4,618,440 | 80,490 |
| 2020 | 4,849,980 | 85,000 |
| 2025 | 5,077,400 | 89,370 |

The household forecast indicates a total change of 9,919 homeowners in the county from 20,372 in 2000 to 30,291 in 2025. Renters, on the other hand, would change by 1,273 households from 5,918 in 2000 to 7,191 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 1,015 households for householders having incomes from 31-50 percent of MFI; and to change by 1,590 households for those at

⁴⁸Data Source: U.S. Bureau of Census.

51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 227 households for renters having incomes from 31-50 percent of MFI; and to change some 245 households for those at 51-80 percent of MFI. Table 30.24, provides further details of the household forecast by tenure and income.

TABLE 30.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
LAURENS COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 20,372 | 1,605 | 2,084 | 3,265 | 1,811 | 11,606 |
| 2005 | 21,326 | 1,681 | 2,182 | 3,418 | 1,895 | 12,150 |
| 2010 | 23,498 | 1,852 | 2,404 | 3,766 | 2,089 | 13,388 |
| 2015 | 25,652 | 2,021 | 2,625 | 4,112 | 2,280 | 14,614 |
| 2020 | 27,975 | 2,205 | 2,862 | 4,484 | 2,486 | 15,938 |
| 2025 | 30,291 | 2,387 | 3,099 | 4,855 | 2,692 | 17,257 |
| Renters | | | | | | |
| 2000 | 5,918 | 1,391 | 1,057 | 1,140 | 548 | 1,782 |
| 2005 | 6,062 | 1,425 | 1,082 | 1,168 | 561 | 1,826 |
| 2010 | 6,358 | 1,495 | 1,135 | 1,225 | 589 | 1,915 |
| 2015 | 6,637 | 1,560 | 1,185 | 1,278 | 615 | 1,999 |
| 2020 | 6,921 | 1,627 | 1,236 | 1,333 | 641 | 2,084 |
| 2025 | 7,191 | 1,691 | 1,284 | 1,385 | 666 | 2,166 |

Lee County

Lee County's population changed by 9.12 percent, from 18,437 in 1990 to 20,119 in 2000. It represented 0.50 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 331 persons, 20,450 in July 2002.

Of the total households in Lee County, homeowners comprised 79.32 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 0.87 percent in 1990 to 1.53 percent in 2000, and renter vacancy rate changed from 3.31 percent in 1990 to 9.30 percent in 2000. Housing units in urban areas of the county changed by 254 persons, and in rural areas by 879 persons between 1990 and 2000⁴⁹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 31.1.

TABLE 31.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS LEE COUNTY

| Subject | SOUTH CAROLINA | | LEE COUNTY | |
|---|----------------|-----------|------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 18,437 | 20,119 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 6,537 | 7,670 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 6,054 | 6,886 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 4,767 | 5,462 |
| Homeownership Rate | 69.86 | 72.21 | 78.74 | 79.32 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 0.87 | 1.53 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 1,287 | 1,424 |
| Renter Vacancy Rate | 11.49 | 12.01 | 3.31 | 9.30 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 44 | 146 |
| For sale | 15,186 | 21,955 | 42 | 85 |
| Rented or sold, not occupied | 13,691 | 15,930 | 70 | 111 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 37 | 86 |
| For migrant workers | 360 | 420 | 3 | 3 |
| Other vacant | 37,806 | 53,137 | 287 | 353 |
| Total Vacant | 166,111 | 219,816 | 483 | 784 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 1,428 | 1,682 |
| Rural; Farm | 17,086 | 13,656 | 367 | 290 |
| Rural; Non-farm | 606,887 | 666,731 | 4,742 | 5,698 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Lee County had an average of 2.75 persons per household, and renter-occupied units an average of 2.40 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 40.37 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 31.2.

⁴⁹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 31.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS LEE COUNTY

| Subject | SOUTH CAROLINA | | LEE COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 5,462 | 1,424 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 1,223 | 560 |
| 2-person | 403,375 | 118,155 | 1,752 | 326 |
| 3-person | 204,199 | 72,676 | 996 | 222 |
| 4-person | 168,089 | 49,616 | 807 | 157 |
| 5 or more person | 98,068 | 36,558 | 684 | 159 |
| Average Household size | 2.61 | 2.32 | 2.75 | 2.40 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 7 | 22 |
| 2-rooms | 7,193 | 29,729 | 50 | 61 |
| 3-rooms | 34,806 | 64,824 | 252 | 233 |
| 4-rooms | 110,567 | 133,284 | 583 | 351 |
| 5-rooms | 273,699 | 103,323 | 1,592 | 432 |
| 6-rooms | 282,379 | 53,158 | 1,302 | 183 |
| 7-rooms | 190,620 | 21,072 | 958 | 55 |
| 8-rooms | 111,735 | 8,826 | 470 | 66 |
| 9+ rooms | 95,834 | 4,326 | 248 | 21 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 3,467 | 562 |
| 1 unit attached | 17,320 | 16,521 | 37 | 36 |
| 2 units | 3,155 | 33,776 | 30 | 50 |
| 3-4 units | 4,981 | 43,186 | 6 | 166 |
| 5-9 units | 5,944 | 55,970 | . | 136 |
| 10-19 units | 2,800 | 28,382 | . | 22 |
| 20-49 units | 1,316 | 13,371 | . | 6 |
| 50 or more units | 1,775 | 21,101 | . | 12 |
| Mobile Home/Trailer | 238,054 | 68,258 | 1,915 | 434 |
| Boat, RV, van, etc. (1) | 886 | 303 | 7 | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 59 | 46 |
| 1-Bedroom | 23,334 | 83,424 | 98 | 267 |
| 2-Bedrooms | 224,109 | 193,862 | 1,105 | 540 |
| 3-Bedrooms | 652,265 | 118,376 | 3,261 | 477 |
| 4-Bedrooms | 173,600 | 17,763 | 830 | 73 |
| 5-Bedrooms or more | 30,849 | 2,463 | 109 | 21 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 156 | . |
| 1995-1998 | 148,415 | 33,780 | 593 | 61 |
| 1990-1994 | 129,165 | 34,670 | 695 | 203 |
| 1980-1989 | 217,891 | 92,610 | 982 | 334 |
| 1970-1979 | 208,372 | 98,506 | 1,130 | 334 |
| 1960-1969 | 143,455 | 57,252 | 707 | 232 |
| 1950-1959 | 103,181 | 45,056 | 481 | 97 |
| 1940-1949 | 49,638 | 26,680 | 192 | 65 |
| 1939 or earlier | 64,338 | 30,473 | 526 | 98 |

(1) 1990 Census defined as "Other".

Total housing units in Lee County changed by 1,133 dwellings between 1990 and 2000. Single-unit detached structures constituted 57.44 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 31.3.

TABLE 31.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS LEE COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | LEE COUNTY | |
|-------------------------|------------------|------------------|--------------|--------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 4,409 | 4,406 |
| 1-unit, attached | 34,261 | 40,185 | 52 | 86 |
| 2 to 4 units | 42,358 | 43,607 | 138 | 272 |
| 5 to 19 units | 50,441 | 57,981 | 92 | 158 |
| 20 to 49 units | 66,909 | 77,598 | . | 6 |
| 50 or more units | 38,782 | 41,561 | . | 12 |
| Mobile Home/Trailer | 21,027 | 22,457 | 1,736 | 2,723 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 110 | 7 |
| Total | 1,424,155 | 1,753,670 | 6,537 | 7,670 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 21.22 percent of owner-occupied housing units, and 10.81 percent of renter-occupied units in Lee County. Table 31.4, presents the number of units in the dwelling by household size and tenure.

TABLE 31.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS LEE COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| LEE COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 882 | 246 | 1,159 | 154 | 641 | 63 | 483 | 56 | 339 | 79 |
| 2 to 4 units | 7 | 109 | 21 | 28 | . | 28 | . | 24 | 8 | 27 |
| 5 to 19 units | . | 71 | . | 43 | . | 5 | . | 21 | . | 18 |
| 20 to 24 units | . | . | . | . | . | 6 | . | . | . | . |
| 50 or more units | . | 6 | . | 6 | . | . | . | . | . | . |
| Mobile Home/Trailer | 327 | 128 | 572 | 95 | 355 | 120 | 324 | 56 | 337 | 35 |
| Boat, RV, van, etc. (1) | 7 | . | . | . | . | . | . | . | . | . |
| Total | 1,223 | 560 | 1,752 | 326 | 996 | 222 | 807 | 157 | 684 | 159 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 6.71 percent in 1990 to 3.28 percent in 2000, and renter-occupied units from 13.83 percent to 7.44 percent. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 31.5.

TABLE 31.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000
SOUTH CAROLINA VS LEE COUNTY

| Subject | SOUTH CAROLINA | | LEE COUNTY | |
|---|----------------|-----------|------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 4,767 | 5,462 |
| 1.00 or less | 854,031 | 1,084,101 | 4,447 | 5,283 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 214 | 121 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 106 | 58 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 1,287 | 1,424 |
| 1.00 or less | 355,343 | 400,415 | 1,109 | 1,318 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 110 | 53 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 68 | 53 |
| Total occupied-units | 1,258,044 | 1,533,854 | 6,054 | 6,886 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 157 | 34 |
| 1.00 or less | 7,025 | 4,955 | 146 | 34 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 5 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 6 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 219 | 60 |
| 1.00 or less | 7,155 | 3,854 | 182 | 60 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 26 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 11 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 376 | 94 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 4.12 percent owner-occupied units and 8.57 percent renter-occupied units. Homeowners in poverty suffered from 4.37 percent overcrowding, compared to 7.16 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 31.6.

TABLE 31.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS LEE COUNTY

| Subject | SOUTH CAROLINA | | LEE COUNTY | |
|--|----------------|---------|------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 3,985 | 1,155 |
| 1.00 or less | 817,756 | 349,147 | 3,821 | 1,056 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 106 | 46 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 58 | 53 |
| 65 years and over | 268,256 | 51,819 | 1,477 | 269 |
| 1.00 or less | 266,345 | 51,268 | 1,462 | 262 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 15 | 7 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | . | . |
| Total occupied units | 1,107,619 | 426,235 | 5,462 | 1,424 |
| 1.00 or less | 1,084,101 | 400,415 | 5,283 | 1,318 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 121 | 53 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 58 | 53 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 1,050 | 622 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 23 | 21 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 25 | 27 |
| Total in poverty | 103,182 | 114,169 | 1,098 | 670 |

The total number of individuals in poverty in Lee County changed by -25.90 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 31.7.

TABLE 31.7
POVERTY STATUS BY AGE, 1990 & 2000⁵⁰
SOUTH CAROLINA VS LEE COUNTY

| AGE | SOUTH CAROLINA | | LEE COUNTY | |
|-------------------|----------------|---------|------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 616 | 322 |
| 5 years | 11,063 | 10,403 | 117 | 85 |
| 6-11 years | 64,806 | 66,197 | 665 | 453 |
| 12-17 years | 57,494 | 58,222 | 784 | 464 |
| 18-64 years | 248,828 | 295,906 | 2,533 | 2,032 |
| 65-74 years | 42,296 | 31,507 | 378 | 336 |
| 75 years and over | 35,796 | 33,181 | 317 | 317 |
| Total | 517,793 | 547,869 | 5,410 | 4,009 |

Homeowners in poverty comprised 20.10 percent of owner-occupied households in Lee county, and renters in poverty 47.05 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 5.60 percent of owner-occupied households, and 16.43 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 31.8.

TABLE 31.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS LEE COUNTY

| AGE GROUPS | SOUTH CAROLINA | | LEE COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 23 | 100 |
| 25-34 years | 11,268 | 25,396 | 117 | 105 |
| 35-44 years | 17,496 | 21,903 | 189 | 129 |
| 45-54 years | 17,170 | 15,657 | 155 | 117 |
| 55-59 years | 9,254 | 5,482 | 86 | 35 |
| 60-64 years | 9,738 | 4,963 | 112 | 28 |
| 65-74 years | 16,713 | 8,270 | 199 | 78 |
| 75 years + | 18,079 | 8,756 | 217 | 78 |
| Total | 103,182 | 114,169 | 1,098 | 670 |

Lee County's median family income changed from \$29,504 in 1990 to \$36,160 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 31.9, presents the 2000 Census data on families by income ranges.

TABLE 31.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS LEE COUNTY

| FAMILY INCOME | SOUTH CAROLINA | LEE COUNTY |
|-------------------------------------|----------------|------------|
| Less than \$10,000 | 76,639 | 576 |
| \$10,000-\$19,999 | 119,963 | 820 |
| \$20,000-\$34,999 | 213,815 | 1,145 |
| \$35,000-\$49,999 | 201,370 | 918 |
| \$50,000-\$79,999 | 241,243 | 889 |
| \$80,000-\$99,999 | 114,775 | 351 |
| \$100,000-\$149,999 | 73,186 | 133 |
| \$150,000 or more | 37,745 | 112 |
| Total | 1,078,736 | 4,944 |
| Median Family Income (2002 dollars) | \$46,749 | \$36,160 |

⁵⁰ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Lee County was \$30,968, and the median for renter-occupied households was \$13,544. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 31.10, presents households by tenure and household income ranges.

TABLE 31.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS LEE COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | LEE COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 893 | 575 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 926 | 316 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 1,290 | 217 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 890 | 99 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 895 | 111 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 304 | 63 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 144 | 14 |
| \$150,000 or more | 39,213 | 3,456 | 120 | 29 |
| Total | 1,107,619 | 426,235 | 5,462 | 1,424 |
| Median Household Income | \$43,179 | \$23,855 | \$30,968 | \$13,544 |

According to the 2000 Census, 12.22 percent of Lee County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 19.80 percent spent 50 percent⁵¹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 17.10 percent of Lee County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 12.08 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 31.11.

TABLE 31.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LEE COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| LEE COUNTY | | | | |
| Less than 30 percent | 615 | 1,114 | 1,257 | 65 |
| 30 to 49.9 percent | 171 | 276 | 119 | 2,371 |
| 50 percent or more | 277 | 195 | 107 | 395 |
| Not computed | 336 | 29 | 302 | 302 |
| Total | 1,399 | 1,614 | 1,548 | 3,162 |
| Median gross rent/monthly costs | \$330 | \$640 | \$242 | . |

Homeowners in Lee County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 17.31 in 1990 to 19.95 in 2000, while homeowners aged 65 years and over changed from 25.52 in 1990 to 26.82

⁵¹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 31.12-31.15).

in 2000. Table 31.12, presents details of households by monthly owner-costs by household income and age.

TABLE 31.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS LEE COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁵² | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| LEE COUNTY | | | | | | |
| Less than 20 percent | 1,149 | 1,353 | 483 | 548 | 1,632 | 1,901 |
| 20 to 24.9 percent | 220 | 212 | 77 | 57 | 297 | 269 |
| 25 to 29.9 percent | 155 | 138 | 80 | 63 | 235 | 201 |
| 30 to 34.9 percent | 105 | 144 | 43 | 31 | 148 | 175 |
| 35 percent or more | 221 | 295 | 178 | 227 | 399 | 522 |
| Not computed | 33 | 58 | 5 | 36 | 38 | 94 |
| Total | 1,883 | 2,200 | 866 | 962 | 2,749 | 3,162 |

Renters in Lee County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 25.66 in 1990 to 31.95 in 2000, while renters aged 65 years and over changed from 35.02 in 1990 to 32.32 in 2000. Table 31.13, presents details of households by gross rent by income and age.

TABLE 31.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS LEE COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁵³ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| LEE COUNTY | | | | | | |
| Less than 20 percent | 356 | 413 | 58 | 30 | 414 | 443 |
| 20 to 24.9 percent | 77 | 65 | 18 | 18 | 95 | 83 |
| 25 to 29.9 percent | 33 | 62 | . | 27 | 33 | 89 |
| 30 to 34.9 percent | 49 | 57 | 10 | 19 | 59 | 76 |
| 35 percent or more | 185 | 306 | 80 | 66 | 265 | 372 |
| Not computed | 212 | 233 | 91 | 103 | 303 | 336 |
| Total | 912 | 1,136 | 257 | 263 | 1,169 | 1,399 |

⁵² Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁵³ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 75.75 percent homeowners in Lee County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 31.14.

TABLE 31.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LEE COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| LEE COUNTY | | | | | | | | | |
| Less than 20 percent | 24 | 185 | 499 | 395 | 457 | 202 | 79 | 60 | 1,901 |
| 20 to 24.9 percent | 20 | 27 | 115 | 64 | 35 | 8 | . | . | 269 |
| 25 to 29.9 percent | 35 | 36 | 85 | 22 | 17 | 6 | . | . | 201 |
| 30 to 34.9 percent | 31 | 41 | 31 | 36 | 25 | 11 | . | . | 175 |
| 35 percent or more | 285 | 171 | 29 | 32 | 5 | . | . | . | 522 |
| Not computed | 78 | . | . | . | . | . | . | 16 | 94 |
| Total | 473 | 460 | 759 | 549 | 539 | 227 | 79 | 76 | 3,162 |

As per the 2000 Census, 74.78 percent renters in Lee County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 31.15.

TABLE 31.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LEE COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| LEE COUNTY | | | | | | | | |
| Less than 20 percent | 20 | 49 | 128 | 84 | 71 | 48 | 43 | 443 |
| 20 to 24.9 percent | 13 | 41 | 29 | . | . | . | . | 83 |
| 25 to 29.9 percent | 38 | 46 | 5 | . | . | . | . | 89 |
| 30 to 34.9 percent | 44 | 32 | . | . | . | . | . | 76 |
| 35 percent or more | 291 | 81 | . | . | . | . | . | 372 |
| Not computed | 169 | 67 | 42 | 10 | 40 | 8 | . | 336 |
| Total | 575 | 316 | 204 | 94 | 111 | 56 | 43 | 1,399 |

As per the 2000 Census, 11.57 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 31.16. The median value for a home in 2000 in the county was \$56,400, compared to \$94,900 in Wyoming.

TABLE 31.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS LEE COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| LEE COUNTY | | | | | | | | |
| Less than \$10,000 | 15 | . | 30 | 9 | . | . | . | 54 |
| \$10,000-\$29,999 | 99 | 73 | 124 | 49 | 25 | 19 | . | 389 |
| \$30,000-\$49,999 | 182 | 192 | 208 | 155 | 93 | 28 | 33 | 891 |
| \$50,000-\$79,999 | 129 | 114 | 251 | 205 | 220 | 73 | 53 | 1,045 |
| \$80,000-\$99,999 | 36 | 45 | 63 | 79 | 96 | 40 | 9 | 368 |
| \$100,000-\$199,999 | 8 | 34 | 83 | 47 | 84 | 60 | 57 | 373 |
| \$200,000 or more | 4 | 2 | . | 5 | 21 | 7 | 3 | 42 |
| Total | 473 | 460 | 759 | 549 | 539 | 227 | 155 | 3,162 |

As per the 2000 Census, 35.09 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 31.17.

TABLE 31.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS LEE COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| LEE COUNTY | | | | | | | | |
| Less than \$200 | 154 | 42 | 29 | 8 | 6 | 5 | . | 244 |
| \$200-\$399 | 197 | 98 | 83 | 20 | 37 | 19 | 28 | 482 |
| \$400-\$599 | 88 | 91 | 50 | 37 | 28 | 24 | 15 | 333 |
| \$600-\$799 | 20 | 18 | . | 19 | . | . | . | 57 |
| \$800-\$999 | . | . | . | . | . | . | . | . |
| \$1000+ | . | . | . | . | . | . | . | . |
| No Cash Rent | 116 | 67 | 42 | 10 | 40 | 8 | . | 283 |
| Total | 575 | 316 | 204 | 94 | 111 | 56 | 43 | 1,399 |

The median household income in Lee County was \$26,590, compared to \$36,951 statewide. Table 31.18, presents further details of householders by age and household income.

TABLE 31.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS LEE COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| LEE COUNTY | | | | | | | | | | |
| Under 25 years | 77 | 52 | 59 | 43 | 14 | . | 3 | . | 248 | \$17,917 |
| 25-34 years | 144 | 145 | 169 | 197 | 117 | 52 | 7 | 2 | 833 | \$33,079 |
| 35-44 years | 152 | 281 | 453 | 246 | 264 | 116 | 28 | 28 | 1,568 | \$32,703 |
| 45-54 years | 261 | 197 | 277 | 264 | 306 | 119 | 78 | 26 | 1,528 | \$35,763 |
| 55-64 years | 234 | 128 | 201 | 122 | 150 | 87 | 14 | 44 | 980 | \$28,333 |
| 65-74 years | 313 | 195 | 198 | 110 | 116 | 17 | 7 | 38 | 994 | \$19,427 |
| 75 years + | 292 | 228 | 128 | 39 | 28 | 6 | 6 | 15 | 742 | \$12,818 |
| Total | 1,473 | 1,226 | 1,485 | 1,021 | 995 | 397 | 143 | 153 | 6,893 | \$26,590 |

As per the 2000 Census, civilian employed males aged 16 years comprised 46.28 percent of the labor force, and females 43.38 percent in Lee County. About 53.67 percent of the male population 16 years and over and 46.12 percent females worked 35 or more hours per week. Employed males contributed to 31.86 percent of jobs to the manufacturing industry in the county, while employed females contributed 28.41 percent of jobs to the educational, health and social services. Further, males in the County held 36.39 percent of production, transportation, material & moving occupations in the county, while females held 26.53 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 31.19.

TABLE 31.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS LEE COUNTY

| Subject | SOUTH CAROLINA | | LEE COUNTY | |
|--|----------------|-----------|------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 7,825 | 7,669 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 31 | . |
| Civilian Employed | 955,764 | 868,936 | 3,861 | 3,619 |
| Civilian Un-employed | 53,659 | 59,836 | 355 | 476 |
| Total in Labor Force | 1,038,566 | 935,656 | 4,247 | 4,095 |
| Not in Labor Force | 449,088 | 690,706 | 3,578 | 3,574 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 4,200 | 3,537 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 386 | 688 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 286 | 152 |
| Did not work | 375,577 | 604,016 | 2,953 | 3,292 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 312 | 57 |
| Construction | 135,502 | 15,106 | 414 | 15 |
| Manufacturing | 229,789 | 124,597 | 1,230 | 919 |
| Wholesale Trade | 42,461 | 18,042 | 160 | 52 |
| Retail Trade | 103,533 | 114,071 | 290 | 401 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 274 | 79 |
| Information | 20,038 | 18,516 | 47 | 54 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 55 | 209 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 240 | 63 |
| Educational Health & Social Services | 74,498 | 265,210 | 289 | 1,028 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 87 | 372 |
| Other Services | 43,939 | 41,855 | 254 | 146 |
| Public Administration | 44,062 | 41,621 | 209 | 224 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 310 | 207 |
| Professional & Related Services | 128,066 | 196,766 | 241 | 685 |
| Sales & Office | 110,748 | 157,913 | 449 | 752 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 424 | 960 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 167 | 10 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 865 | 15 |
| | 235,563 | 110,908 | 1,405 | 990 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Lee County, defined as the number of people working or actively seeking work, changed from 7,903 in 1990 to 8,602 in 2002. The unemployment rate for the County, at 8.00 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 31.20, provides annual labor force details for the years 1990-2002.

TABLE 31.20
ANNUAL LABOR FORCE
LEE COUNTY, 1990-2002

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 7,903 | 7,444 | 459 | 5.80 |
| 1991 | 8,031 | 7,419 | 612 | 7.60 |
| 1992 | 8,268 | 7,531 | 737 | 8.90 |
| 1993 | 8,570 | 7,509 | 1,061 | 12.40 |
| 1994 | 8,307 | 7,318 | 989 | 11.90 |
| 1995 | 8,156 | 7,474 | 682 | 8.40 |
| 1996 | 8,077 | 7,288 | 789 | 9.80 |
| 1997 | 8,179 | 7,387 | 792 | 9.70 |
| 1998 | 8,223 | 7,520 | 703 | 8.50 |
| 1999 | 8,307 | 7,621 | 686 | 8.30 |
| 2000 | 8,615 | 7,977 | 638 | 7.40 |
| 2001 | 8,354 | 7,670 | 684 | 8.20 |
| 2002 | 8,602 | 7,911 | 691 | 8.00 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Lee County recorded 6,348 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$319,211,000 and real per capita income was \$15,785 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$22,120 in 2001, while South Carolina's average earnings per job was \$30,861. Table 31.21, provides further annual data for years 1969 through 2001.

TABLE 31.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
LEE COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 67,784 | 1,777 | 29,881 | 9,369 | 13,661 | 118,918 | 6,610 | 5,887 | 11,514 |
| 1970 | 77,195 | 1,866 | 30,689 | 10,556 | 17,871 | 134,445 | 7,376 | 6,025 | 12,813 |
| 1971 | 82,464 | 1,986 | 31,360 | 11,015 | 19,385 | 142,238 | 7,807 | 6,059 | 13,610 |
| 1972 | 87,999 | 2,014 | 34,332 | 11,647 | 20,880 | 152,844 | 8,642 | 5,934 | 14,830 |
| 1973 | 98,830 | 2,325 | 37,960 | 13,296 | 23,025 | 170,785 | 9,551 | 5,819 | 16,984 |
| 1974 | 105,556 | 2,695 | 38,861 | 14,133 | 29,140 | 184,994 | 10,262 | 5,934 | 17,788 |
| 1975 | 77,324 | 2,668 | 36,493 | 14,920 | 32,015 | 158,084 | 8,622 | 5,865 | 13,184 |
| 1976 | 90,584 | 3,024 | 40,026 | 15,505 | 31,008 | 174,100 | 9,219 | 5,644 | 16,050 |
| 1977 | 87,020 | 2,953 | 43,096 | 16,481 | 31,063 | 174,708 | 9,306 | 5,474 | 15,897 |
| 1978 | 89,248 | 3,091 | 47,336 | 17,428 | 32,230 | 183,152 | 9,664 | 5,327 | 16,754 |
| 1979 | 86,901 | 3,223 | 49,847 | 18,775 | 34,634 | 186,934 | 9,876 | 5,403 | 16,084 |
| 1980 | 72,189 | 3,459 | 49,884 | 21,616 | 38,809 | 179,039 | 9,477 | 5,452 | 13,241 |
| 1981 | 87,178 | 3,925 | 46,831 | 24,100 | 39,459 | 193,643 | 10,367 | 5,481 | 15,905 |
| 1982 | 85,164 | 4,179 | 43,499 | 25,972 | 39,355 | 189,811 | 10,246 | 5,408 | 15,748 |
| 1983 | 69,118 | 4,285 | 45,911 | 27,596 | 40,010 | 178,349 | 9,607 | 5,505 | 12,555 |
| 1984 | 98,623 | 4,638 | 47,469 | 29,197 | 39,396 | 210,046 | 11,267 | 5,472 | 18,023 |
| 1985 | 103,398 | 4,954 | 46,273 | 31,066 | 41,321 | 217,103 | 11,631 | 5,238 | 19,740 |
| 1986 | 92,012 | 5,225 | 45,573 | 32,343 | 42,539 | 207,242 | 11,098 | 5,024 | 18,314 |
| 1987 | 105,893 | 5,332 | 45,893 | 29,568 | 41,545 | 217,567 | 11,668 | 5,093 | 20,792 |
| 1988 | 123,896 | 6,110 | 47,479 | 31,562 | 42,138 | 238,964 | 12,877 | 5,157 | 24,025 |
| 1989 | 123,656 | 6,892 | 44,239 | 23,760 | 46,303 | 231,065 | 12,507 | 5,429 | 22,777 |
| 1990 | 119,342 | 6,663 | 41,731 | 35,829 | 49,620 | 239,859 | 13,003 | 5,603 | 21,300 |
| 1991 | 122,463 | 6,720 | 42,221 | 34,272 | 54,402 | 246,638 | 13,256 | 5,610 | 21,829 |
| 1992 | 118,572 | 6,857 | 43,690 | 33,722 | 60,408 | 249,534 | 13,282 | 5,691 | 20,835 |
| 1993 | 119,632 | 7,194 | 43,296 | 33,059 | 63,649 | 252,441 | 13,515 | 5,652 | 21,166 |
| 1994 | 130,279 | 7,412 | 45,150 | 35,003 | 67,945 | 270,965 | 13,943 | 5,638 | 23,107 |
| 1995 | 121,548 | 8,018 | 46,791 | 34,774 | 71,636 | 266,730 | 13,228 | 5,713 | 21,276 |
| 1996 | 128,706 | 7,519 | 50,582 | 36,498 | 75,154 | 283,420 | 14,091 | 5,581 | 23,062 |
| 1997 | 127,379 | 7,522 | 51,707 | 40,239 | 78,638 | 290,440 | 14,267 | 5,637 | 22,597 |
| 1998 | 139,295 | 7,806 | 48,539 | 45,451 | 80,195 | 305,675 | 15,003 | 6,487 | 21,473 |
| 1999 | 136,023 | 7,483 | 49,753 | 42,262 | 82,890 | 303,446 | 15,050 | 6,323 | 21,512 |
| 2000 | 141,194 | 7,306 | 51,934 | 45,942 | 84,957 | 316,722 | 15,726 | 6,389 | 22,100 |
| 2001 | 140,416 | 7,325 | 49,508 | 45,513 | 91,099 | 319,211 | 15,785 | 6,348 | 22,120 |

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Lee County changed from 66 in 1980 to 29 in 2002. Total units also changed from 66 in 1980 to 29 in 2002. Additional details of permit activity and per unit valuations are given in Table 31.22.

TABLE 31.22
BUILDING PERMITS AND VALUATION⁵⁴
LEE COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 66 | . | . | . | 66 | 67.39 |
| 1981 | 53 | 2 | 48 | . | 103 | 41.40 |
| 1982 | 37 | 2 | . | . | 39 | 44.20 |
| 1983 | 48 | . | . | 50 | 98 | 56.80 |
| 1984 | 51 | . | . | . | 51 | 59.37 |
| 1985 | 63 | . | . | . | 63 | 58.68 |
| 1986 | 94 | 2 | . | 32 | 128 | 32.97 |
| 1987 | 47 | . | . | . | 47 | 52.19 |
| 1988 | 55 | 10 | 3 | . | 68 | 51.24 |
| 1989 | 126 | . | . | . | 126 | 56.51 |
| 1990 | 81 | 2 | . | 20 | 103 | 56.40 |
| 1991 | 58 | 2 | . | . | 60 | 53.35 |
| 1992 | 69 | 4 | 4 | . | 77 | 104.00 |
| 1993 | 69 | . | . | . | 69 | 51.01 |
| 1994 | 64 | . | . | . | 64 | 50.76 |
| 1995 | 60 | . | . | . | 60 | 47.12 |
| 1996 | 75 | . | . | . | 75 | 50.57 |
| 1997 | 62 | . | . | 32 | 94 | 48.44 |
| 1998 | 31 | . | . | . | 31 | 100.56 |
| 1999 | 21 | . | . | 40 | 61 | 72.01 |
| 2000 | 24 | . | . | 27 | 51 | 105.45 |
| 2001 | 25 | . | . | . | 25 | 77.38 |
| 2002 | 29 | . | . | . | 29 | 107.18 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Lee County would change by 1,651 persons from 20,119 in 2000 to 21,770 in 2025, as seen in Table 31.23.

TABLE 31.23
B&CB POPULATION FORECAST
LEE COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | LEE COUNTY |
|------|----------------|------------|
| 2000 | 4,012,012 | 20,119 |
| 2005 | 4,154,900 | 20,470 |
| 2010 | 4,387,780 | 20,990 |
| 2015 | 4,618,440 | 21,280 |
| 2020 | 4,849,980 | 21,920 |
| 2025 | 5,077,400 | 21,770 |

The household forecast indicates a total change of 1,566 homeowners in the county from 5,467 in 2000 to 7,033 in 2025. Renters, on the other hand, would change by -38 households from 1,419 in 2000 to 1,381 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 223 households for householders having incomes from 31-50 percent of MFI; and to change by 284 households for those at 51-80 percent of

⁵⁴Data Source: U.S. Bureau of Census.

MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some -8 households for renters having incomes from 31-50 percent of MFI; and to change some -7 households for those at 51-80 percent of MFI. Table 31.24, provides further details of the household forecast by tenure and income.

TABLE 31.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
LEE COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|-------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 5,467 | 906 | 779 | 994 | 370 | 2,419 |
| 2005 | 5,836 | 967 | 831 | 1,061 | 395 | 2,582 |
| 2010 | 6,027 | 999 | 858 | 1,096 | 408 | 2,667 |
| 2015 | 6,498 | 1,077 | 925 | 1,181 | 440 | 2,875 |
| 2020 | 6,741 | 1,117 | 960 | 1,225 | 456 | 2,983 |
| 2025 | 7,033 | 1,165 | 1,002 | 1,278 | 476 | 3,112 |
| Renters | | | | | | |
| 2000 | 1,419 | 474 | 294 | 259 | 90 | 301 |
| 2005 | 1,405 | 470 | 292 | 257 | 89 | 298 |
| 2010 | 1,435 | 480 | 298 | 262 | 91 | 304 |
| 2015 | 1,401 | 469 | 291 | 256 | 89 | 297 |
| 2020 | 1,437 | 480 | 298 | 262 | 91 | 305 |
| 2025 | 1,381 | 462 | 286 | 252 | 88 | 293 |

Lexington County

Lexington County's population changed by 28.88 percent, from 167,611 in 1990 to 216,014 in 2000. It represented 5.38 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 6883 persons, 222,897 in July 2002.

Of the total households in Lexington County, homeowners comprised 77.22 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.84 percent in 1990 to 1.92 percent in 2000, and renter vacancy rate changed from 11.00 percent in 1990 to 12.32 percent in 2000. Housing units in urban areas of the county changed by 20,101 persons, and in rural areas by 3,321 persons between 1990 and 2000⁵⁵. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 32.1.

TABLE 32.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| Subject | SOUTH CAROLINA | | LEXINGTON COUNTY | |
|---|----------------|-----------|------------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 167,611 | 216,014 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 67,556 | 90,978 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 61,633 | 83,240 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 46,895 | 64,274 |
| Homeownership Rate | 69.86 | 72.21 | 76.09 | 77.22 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.84 | 1.92 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 14,738 | 18,966 |
| Renter Vacancy Rate | 11.49 | 12.01 | 11.00 | 12.32 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 1,822 | 2,665 |
| For sale | 15,186 | 21,955 | 878 | 1,257 |
| Rented or sold, not occupied | 13,691 | 15,930 | 546 | 756 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 1,346 | 1,405 |
| For migrant workers | 360 | 420 | 7 | 4 |
| Other vacant | 37,806 | 53,137 | 1,324 | 1,651 |
| Total Vacant | 166,111 | 219,816 | 5,923 | 7,738 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | 35,117 | 58,201 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 5,044 | 2,061 |
| Rural; Farm | 17,086 | 13,656 | 511 | 450 |
| Rural; Non-farm | 606,887 | 666,731 | 26,884 | 30,266 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Lexington County had an average of 2.63 persons per household, and renter-occupied units an average of 2.31 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 44.86 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 32.2.

⁵⁵ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 32.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| Subject | SOUTH CAROLINA | | LEXINGTON COUNTY | |
|---------------------------------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 64,274 | 18,966 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 12,361 | 6,334 |
| 2-person | 403,375 | 118,155 | 23,330 | 5,444 |
| 3-person | 204,199 | 72,676 | 12,555 | 3,280 |
| 4-person | 168,089 | 49,616 | 10,891 | 2,406 |
| 5 or more person | 98,068 | 36,558 | 5,137 | 1,502 |
| Average Household size | 2.61 | 2.32 | 2.63 | 2.31 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 46 | 221 |
| 2-rooms | 7,193 | 29,729 | 435 | 1,029 |
| 3-rooms | 34,806 | 64,824 | 1,772 | 2,502 |
| 4-rooms | 110,567 | 133,284 | 5,321 | 5,913 |
| 5-rooms | 273,699 | 103,323 | 14,296 | 5,183 |
| 6-rooms | 282,379 | 53,158 | 16,108 | 2,569 |
| 7-rooms | 190,620 | 21,072 | 12,661 | 984 |
| 8-rooms | 111,735 | 8,826 | 7,662 | 402 |
| 9+ rooms | 95,834 | 4,326 | 5,973 | 163 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 48,824 | 5,885 |
| 1 unit attached | 17,320 | 16,521 | 825 | 554 |
| 2 units | 3,155 | 33,776 | 112 | 1,093 |
| 3-4 units | 4,981 | 43,186 | 221 | 1,850 |
| 5-9 units | 5,944 | 55,970 | 280 | 2,171 |
| 10-19 units | 2,800 | 28,382 | 137 | 1,488 |
| 20-49 units | 1,316 | 13,371 | 42 | 494 |
| 50 or more units | 1,775 | 21,101 | 55 | 779 |
| Mobile Home/Trailer | 238,054 | 68,258 | 13,731 | 4,652 |
| Boat, RV, van, etc. (1) | 886 | 303 | 47 | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 136 | 328 |
| 1-Bedroom | 23,334 | 83,424 | 1,148 | 3,006 |
| 2-Bedrooms | 224,109 | 193,862 | 10,419 | 8,979 |
| 3-Bedrooms | 652,265 | 118,376 | 39,461 | 5,665 |
| 4-Bedrooms | 173,600 | 17,763 | 11,131 | 904 |
| 5-Bedrooms or more | 30,849 | 2,463 | 1,979 | 84 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 2,865 | 346 |
| 1995-1998 | 148,415 | 33,780 | 9,780 | 1,493 |
| 1990-1994 | 129,165 | 34,670 | 8,733 | 1,691 |
| 1980-1989 | 217,891 | 92,610 | 13,658 | 4,553 |
| 1970-1979 | 208,372 | 98,506 | 13,789 | 5,341 |
| 1960-1969 | 143,455 | 57,252 | 7,818 | 2,526 |
| 1950-1959 | 103,181 | 45,056 | 4,239 | 1,538 |
| 1940-1949 | 49,638 | 26,680 | 1,496 | 664 |
| 1939 or earlier | 64,338 | 30,473 | 1,896 | 814 |

(1) 1990 Census defined as "Other".

Total housing units in Lexington County changed by 23,422 dwellings between 1990 and 2000. Single-unit detached structures constituted 64.14 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 32.3.

TABLE 32.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | LEXINGTON COUNTY | |
|-------------------------|------------------|------------------|------------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 44,574 | 58,351 |
| 1-unit, attached | 34,261 | 40,185 | 1,041 | 1,515 |
| 2 to 4 units | 42,358 | 43,607 | 3,535 | 3,617 |
| 5 to 19 units | 50,441 | 57,981 | 3,996 | 4,806 |
| 20 to 49 units | 66,909 | 77,598 | 578 | 608 |
| 50 or more units | 38,782 | 41,561 | 194 | 900 |
| Mobile Home/Trailer | 21,027 | 22,457 | 13,092 | 21,048 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 546 | 133 |
| Total | 1,424,155 | 1,753,670 | 67,556 | 90,978 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 29.24 percent of owner-occupied housing units, and 9.84 percent of renter-occupied units in Lexington County. Table 32.4, presents the number of units in the dwelling by household size and tenure.

TABLE 32.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| LEXINGTON COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 8,669 | 1,623 | 18,791 | 1,866 | 9,923 | 1,186 | 8,503 | 964 | 3,763 | 800 |
| 2 to 4 units | 154 | 1,262 | 86 | 873 | 32 | 428 | 33 | 250 | 28 | 130 |
| 5 to 19 units | 288 | 1,440 | 90 | 1,145 | 33 | 518 | . | 379 | 6 | 177 |
| 20 to 24 units | 21 | 309 | 6 | 92 | . | 51 | 7 | 35 | 8 | 7 |
| 50 or more units | 50 | 355 | . | 175 | 5 | 101 | . | 112 | . | 36 |
| Mobile Home/Trailer | 3,150 | 1,345 | 4,339 | 1,293 | 2,562 | 996 | 2,348 | 666 | 1,332 | 352 |
| Boat, RV, van, etc. (1) | 29 | . | 18 | . | . | . | . | . | . | . |
| Total | 12,361 | 6,334 | 23,330 | 5,444 | 12,555 | 3,280 | 10,891 | 2,406 | 5,137 | 1502 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 1.82 percent in 1990 to 1.35 percent in 2000, and renter-occupied units from 5.20 percent to 5.05 percent. Overcrowded units with incomplete plumbing facilities comprised 4.82 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 32.5.

TABLE 32.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000

| Subject | SOUTH CAROLINA | | LEXINGTON COUNTY | |
|---|----------------|-----------|------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 46,895 | 64,274 |
| 1.00 or less | 854,031 | 1,084,101 | 46,043 | 63,405 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 702 | 683 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 150 | 186 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 14,738 | 18,966 |
| 1.00 or less | 355,343 | 400,415 | 13,972 | 18,009 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 564 | 666 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 202 | 291 |
| Total occupied-units | 1,258,044 | 1,533,854 | 61,633 | 83,240 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 164 | 227 |
| 1.00 or less | 7,025 | 4,955 | 162 | 227 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | . | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 2 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 120 | 105 |
| 1.00 or less | 7,155 | 3,854 | 113 | 89 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 7 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | . | 16 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 284 | 332 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 1.62 percent owner-occupied units and 5.54 percent renter-occupied units. Homeowners in poverty suffered from 3.74 percent overcrowding, compared to 8.77 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 32.6.

TABLE 32.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000

| Subject | SOUTH CAROLINA | | LEXINGTON COUNTY | |
|--|----------------|---------|------------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 52,387 | 17,097 |
| 1.00 or less | 817,756 | 349,147 | 51,540 | 16,149 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 668 | 662 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 179 | 286 |
| 65 years and over | 268,256 | 51,819 | 11,887 | 1,869 |
| 1.00 or less | 266,345 | 51,268 | 11,865 | 1,860 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 15 | 4 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 7 | 5 |
| Total occupied units | 1,107,619 | 426,235 | 64,274 | 18,966 |
| 1.00 or less | 1,084,101 | 400,415 | 63,405 | 18,009 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 683 | 666 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 186 | 291 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 3,449 | 3,629 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 75 | 229 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 59 | 120 |
| Total in poverty | 103,182 | 114,169 | 3,583 | 3,978 |

The total number of individuals in poverty in Lexington County changed by 38.27 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 32.7.

TABLE 32.7
POVERTY STATUS BY AGE, 1990 & 2000⁵⁶
SOUTH CAROLINA VS LEXINGTON COUNTY

| AGE | SOUTH CAROLINA | | LEXINGTON COUNTY | |
|-------------------|----------------|---------|------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 1,320 | 1,916 |
| 5 years | 11,063 | 10,403 | 384 | 490 |
| 6-11 years | 64,806 | 66,197 | 1,411 | 2,185 |
| 12-17 years | 57,494 | 58,222 | 1,532 | 1,782 |
| 18-64 years | 248,828 | 295,906 | 7,316 | 11,046 |
| 65-74 years | 42,296 | 31,507 | 1,029 | 937 |
| 75 years and over | 35,796 | 33,181 | 989 | 975 |
| Total | 517,793 | 547,869 | 13,981 | 19,331 |

Homeowners in poverty comprised 5.57 percent of owner-occupied households in Lexington county, and renters in poverty 20.97 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 1.81 percent of owner-occupied households, and 8.17 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 32.8.

TABLE 32.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| AGE GROUPS | SOUTH CAROLINA | | LEXINGTON COUNTY | |
|-------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 148 | 1,191 |
| 25-34 years | 11,268 | 25,396 | 499 | 929 |
| 35-44 years | 17,496 | 21,903 | 664 | 620 |
| 45-54 years | 17,170 | 15,657 | 547 | 625 |
| 55-59 years | 9,254 | 5,482 | 310 | 147 |
| 60-64 years | 9,738 | 4,963 | 271 | 134 |
| 65-74 years | 16,713 | 8,270 | 557 | 164 |
| 75 years + | 18,079 | 8,756 | 587 | 168 |
| Total | 103,182 | 114,169 | 3,583 | 3,978 |

Lexington County's median family income changed from \$49,646 in 1990 to \$55,639 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 32.9, presents the 2000 Census data on families by income ranges.

TABLE 32.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| FAMILY INCOME | SOUTH CAROLINA | LEXINGTON COUNTY |
|-------------------------------------|----------------|------------------|
| Less than \$10,000 | 76,639 | 2,448 |
| \$10,000-\$19,999 | 119,963 | 4,862 |
| \$20,000-\$34,999 | 213,815 | 10,061 |
| \$35,000-\$49,999 | 201,370 | 10,626 |
| \$50,000-\$79,999 | 241,243 | 15,456 |
| \$80,000-\$99,999 | 114,775 | 9,372 |
| \$100,000-\$149,999 | 73,186 | 5,518 |
| \$150,000 or more | 37,745 | 1,960 |
| Total | 1,078,736 | 60,303 |
| Median Family Income (2002 dollars) | \$46,749 | \$55,639 |

⁵⁶ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Lexington County was \$50,797, and the median for renter-occupied households was \$27,441. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 32.10, presents households by tenure and household income ranges.

TABLE 32.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | LEXINGTON COUNTY | |
|-------------------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 3,225 | 2,837 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 5,868 | 3,688 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 11,112 | 5,429 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 11,245 | 3,286 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 15,893 | 2,421 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 9,318 | 773 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 5,472 | 405 |
| \$150,000 or more | 39,213 | 3,456 | 2,141 | 127 |
| Total | 1,107,619 | 426,235 | 64,274 | 18,966 |
| Median Household Income | \$43,179 | \$23,855 | \$50,797 | \$27,441 |

According to the 2000 Census, 17.91 percent of Lexington County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 13.70 percent spent 50 percent⁵⁷ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 14.86 percent of Lexington County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 5.60 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 32.11.

TABLE 32.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| LEXINGTON COUNTY | | | | |
| Less than 30 percent | 11,086 | 27,673 | 10,365 | 167 |
| 30 to 49.9 percent | 3,356 | 5,191 | 558 | 38,038 |
| 50 percent or more | 2,568 | 1,957 | 248 | 5,749 |
| Not computed | 1,729 | 123 | 2,205 | 2,205 |
| Total | 18,739 | 34,944 | 11,338 | 46,282 |
| Median gross rent/monthly costs | \$548 | \$962 | \$248 | . |

Homeowners in Lexington County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 14.86 in 1990 to 17.04

⁵⁷ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 32.12-32.15).

in 2000, while homeowners aged 65 years and over changed from 16.56 in 1990 to 17.81 in 2000. Table 32.12, presents details of households by monthly owner-costs by household income and age.

TABLE 32.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁵⁸ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| LEXINGTON COUNTY | | | | | | |
| Less than 20 percent | 15,574 | 21,443 | 3,965 | 5,966 | 19,539 | 27,409 |
| 20 to 24.9 percent | 5,010 | 5,766 | 571 | 727 | 5,581 | 6,493 |
| 25 to 29.9 percent | 2,848 | 3,562 | 414 | 574 | 3,262 | 4,136 |
| 30 to 34.9 percent | 1,443 | 2,111 | 292 | 462 | 1,735 | 2,573 |
| 35 percent or more | 2,660 | 4,245 | 709 | 1,136 | 3,369 | 5,381 |
| Not computed | 68 | 182 | 94 | 108 | 162 | 290 |
| Total | 27,603 | 37,309 | 6,045 | 8,973 | 33,648 | 46,282 |

Renters in Lexington County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 28.14 in 1990 to 30.73 in 2000, while renters aged 65 years and over changed from 42.22 in 1990 to 39.81 in 2000. Table 32.13, presents details of households by gross rent by income and age.

TABLE 32.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁵⁹ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| LEXINGTON COUNTY | | | | | | |
| Less than 20 percent | 4,995 | 6,371 | 176 | 298 | 5,171 | 6,669 |
| 20 to 24.9 percent | 2,270 | 2,317 | 181 | 243 | 2,451 | 2,560 |
| 25 to 29.9 percent | 1,514 | 1,645 | 98 | 212 | 1,612 | 1,857 |
| 30 to 34.9 percent | 1,002 | 1,177 | 103 | 135 | 1,105 | 1,312 |
| 35 percent or more | 2,774 | 4,024 | 369 | 588 | 3,143 | 4,612 |
| Not computed | 862 | 1,389 | 191 | 340 | 1,053 | 1,729 |
| Total | 13,417 | 16,923 | 1,118 | 1,816 | 14,535 | 18,739 |

⁵⁸ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁵⁹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 30.86 percent homeowners in Lexington County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 32.14.

TABLE 32.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| LEXINGTON COUNTY | | | | | | | | | |
| Less than 20 percent | 100 | 1,142 | 2,658 | 3,670 | 7,848 | 6,000 | 4,245 | 1,746 | 27,409 |
| 20 to 24.9 percent | 83 | 431 | 611 | 1,356 | 2,170 | 1,385 | 405 | 52 | 6,493 |
| 25 to 29.9 percent | 145 | 293 | 726 | 1,206 | 1,169 | 414 | 183 | . | 4,136 |
| 30 to 34.9 percent | 108 | 196 | 726 | 776 | 595 | 109 | 54 | 9 | 2,573 |
| 35 percent or more | 939 | 1,212 | 1,742 | 748 | 553 | 148 | 32 | 7 | 5,381 |
| Not computed | 284 | . | . | . | . | . | . | 6 | 290 |
| Total | 1,659 | 3,274 | 6,463 | 7,756 | 12,335 | 8,056 | 4,919 | 1,820 | 46,282 |

As per the 2000 Census, 32.09 percent renters in Lexington County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 32.15.

TABLE 32.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | or more | | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| LEXINGTON COUNTY | | | | | | | | | |
| Less than 20 percent | 71 | 244 | 1,313 | 1,846 | 2,004 | 687 | 504 | 6,669 | |
| 20 to 24.9 percent | 38 | 237 | 1,299 | 825 | 139 | 17 | 5 | 2,560 | |
| 25 to 29.9 percent | 111 | 375 | 1,058 | 250 | 47 | 16 | . | 1,857 | |
| 30 to 34.9 percent | 71 | 417 | 692 | 98 | 34 | . | . | 1,312 | |
| 35 percent or more | 1,830 | 2,003 | 723 | 48 | 8 | . | . | 4,612 | |
| Not computed | 683 | 371 | 273 | 182 | 158 | 45 | 17 | 1,729 | |
| Total | 2,804 | 3,647 | 5,358 | 3,249 | 2,390 | 765 | 526 | 18,739 | |

As per the 2000 Census, 5.51 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 32.16. The median value for a home in 2000 in the county was \$106,300, compared to \$94,900 in Wyoming.

TABLE 32.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|-------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| LEXINGTON COUNTY | | | | | | | | |
| Less than \$10,000 | . | 23 | 5 | . | 10 | . | 2 | 40 |
| \$10,000-\$29,999 | 123 | 168 | 158 | 111 | 88 | 16 | 6 | 670 |
| \$30,000-\$49,999 | 228 | 378 | 459 | 340 | 319 | 57 | 21 | 1,802 |
| \$50,000-\$79,999 | 575 | 1,191 | 2,069 | 2,093 | 2,061 | 733 | 256 | 8,978 |
| \$80,000-\$99,999 | 188 | 672 | 1,841 | 1,986 | 3,018 | 1,274 | 657 | 9,636 |
| \$100,000-\$199,999 | 435 | 745 | 1,693 | 2,781 | 5,691 | 4,452 | 3,277 | 19,074 |
| \$200,000 or more | 110 | 97 | 238 | 445 | 1,148 | 1,524 | 2,520 | 6,082 |
| Total | 1,659 | 3,274 | 6,463 | 7,756 | 12,335 | 8,056 | 6,739 | 46,282 |

As per the 2000 Census, 5.73 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 32.17.

TABLE 32.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| LEXINGTON COUNTY | | | | | | | | |
| Less than \$200 | 416 | 175 | 93 | 23 | 8 | 9 | 15 | 739 |
| \$200-\$399 | 711 | 861 | 757 | 257 | 108 | 34 | 29 | 2,757 |
| \$400-\$599 | 889 | 1,409 | 2,383 | 1,160 | 688 | 123 | 130 | 6,782 |
| \$600-\$799 | 279 | 621 | 1,369 | 1,086 | 820 | 267 | 74 | 4,516 |
| \$800-\$999 | 59 | 133 | 257 | 405 | 412 | 139 | 131 | 1,536 |
| \$1000+ | 65 | 77 | 226 | 136 | 196 | 148 | 130 | 978 |
| No Cash Rent | 385 | 371 | 273 | 182 | 158 | 45 | 17 | 1,431 |
| Total | 2,804 | 3,647 | 5,358 | 3,249 | 2,390 | 765 | 526 | 18,739 |

The median household income in Lexington County was \$44,254, compared to \$36,951 statewide. Table 32.18, presents further details of householders by age and household income.

TABLE 32.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS LEXINGTON COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| LEXINGTON COUNTY | | | | | | | | | | |
| Under 25 years | 759 | 939 | 1,245 | 667 | 424 | 88 | 35 | 6 | 4,163 | \$24,302 |
| 25-34 years | 708 | 1,421 | 3,538 | 3,448 | 3,757 | 1,341 | 588 | 130 | 14,931 | \$42,188 |
| 35-44 years | 766 | 1,574 | 3,719 | 3,672 | 5,259 | 3,314 | 1,610 | 570 | 20,484 | \$51,767 |
| 45-54 years | 1,029 | 1,219 | 2,436 | 2,807 | 4,702 | 3,126 | 2,174 | 836 | 18,329 | \$58,135 |
| 55-64 years | 759 | 1,107 | 2,089 | 1,941 | 2,598 | 1,618 | 1,161 | 503 | 11,776 | \$49,933 |
| 65-74 years | 952 | 1,599 | 1,940 | 1,344 | 1,252 | 538 | 272 | 156 | 8,053 | \$31,062 |
| 75 years + | 1,042 | 1,605 | 1,369 | 719 | 462 | 230 | 122 | 78 | 5,627 | \$21,383 |
| Total | 6,015 | 9,464 | 16,336 | 14,598 | 18,454 | 10,255 | 5,962 | 2,279 | 83,363 | \$44,254 |

As per the 2000 Census, civilian employed males aged 16 years comprised 51.26 percent of the labor force, and females 44.65 percent in Lexington County. About 72.74 percent of the male population 16 years and over and 51.20 percent females worked 35 or more hours per week. Employed males contributed to 15.33 percent of jobs to the manufacturing industry in the county, while employed females contributed 30.77 percent of jobs to the educational, health and social services. Further, males in the County held 17.51 percent of production, transportation, material & moving occupations in the county, while females held 39.74 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 32.19.

**TABLE 32.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS LEXINGTON COUNTY**

| Subject | SOUTH CAROLINA | | LEXINGTON COUNTY | |
|--|----------------|-----------|------------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 79,239 | 86,466 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 441 | 69 |
| Civilian Employed | 955,764 | 868,936 | 58,968 | 51,362 |
| Civilian Un-employed | 53,659 | 59,836 | 2,103 | 2,167 |
| Total in Labor Force | 1,038,566 | 935,656 | 61,512 | 53,598 |
| Not in Labor Force | 449,088 | 690,706 | 17,727 | 32,868 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 57,636 | 44,273 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 5,833 | 11,353 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 1,294 | 2,490 |
| Did not work | 375,577 | 604,016 | 14,476 | 28,350 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 652 | 184 |
| Construction | 135,502 | 15,106 | 9,224 | 983 |
| Manufacturing | 229,789 | 124,597 | 9,038 | 3,444 |
| Wholesale Trade | 42,461 | 18,042 | 3,589 | 1,402 |
| Retail Trade | 103,533 | 114,071 | 6,725 | 5,987 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 4,943 | 1,846 |
| Information | 20,038 | 18,516 | 1,674 | 1,531 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 3,357 | 5,360 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 4,951 | 4,195 |
| Educational Health & Social Services | 74,498 | 265,210 | 4,382 | 15,806 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 3,388 | 3,681 |
| Other Services | 43,939 | 41,855 | 2,909 | 2,561 |
| Public Administration | 44,062 | 41,621 | 4,136 | 4,382 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 9,789 | 7,127 |
| Professional & Related Services | 128,066 | 196,766 | 8,828 | 12,948 |
| Sales & Office | 110,748 | 157,913 | 5,863 | 7,393 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 11,260 | 20,412 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 313 | 64 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 12,592 | 459 |
| | 235,563 | 110,908 | 10,323 | 2,959 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Lexington County, defined as the number of people working or actively seeking work, changed from 96,477 in 1990 to 122,037 in 2002. The unemployment rate for the County, at 3.00 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 32.20, provides annual labor force details for the years 1990-2002.

**TABLE 32.20
ANNUAL LABOR FORCE
LEXINGTON COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 96,477 | 93,100 | 3,377 | 3.50 |
| 1991 | 98,035 | 93,949 | 4,086 | 4.20 |
| 1992 | 100,035 | 95,828 | 4,207 | 4.20 |
| 1993 | 100,850 | 95,928 | 4,922 | 4.90 |
| 1994 | 106,048 | 102,294 | 3,754 | 3.50 |
| 1995 | 110,154 | 106,852 | 3,302 | 3.00 |
| 1996 | 109,269 | 105,605 | 3,664 | 3.40 |
| 1997 | 115,360 | 112,774 | 2,586 | 2.20 |
| 1998 | 119,826 | 117,717 | 2,109 | 1.80 |
| 1999 | 121,232 | 118,786 | 2,446 | 2.00 |
| 2000 | 119,251 | 116,838 | 2,413 | 2.00 |
| 2001 | 121,676 | 118,461 | 3,215 | 2.60 |
| 2002 | 122,037 | 118,424 | 3,613 | 3.00 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Lexington County recorded 113,790 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$6,151,447,000 and real per capita income was \$27,958 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$28,027 in 2001, while South Carolina's average earnings per job was \$30,861. Table 32.21, provides further annual data for years 1969 through 2001.

TABLE 32.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
LEXINGTON COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 571,971 | 20,135 | 444,605 | 88,713 | 60,777 | 1,145,931 | 13,485 | 27,801 | 20,574 |
| 1970 | 600,527 | 21,047 | 484,825 | 101,639 | 72,070 | 1,238,014 | 13,789 | 29,276 | 20,513 |
| 1971 | 649,625 | 23,669 | 520,802 | 110,993 | 83,421 | 1,341,172 | 14,285 | 31,139 | 20,862 |
| 1972 | 739,377 | 28,075 | 573,481 | 119,838 | 94,850 | 1,499,471 | 14,881 | 34,193 | 21,624 |
| 1973 | 848,864 | 36,274 | 626,922 | 133,378 | 111,760 | 1,684,650 | 15,479 | 37,976 | 22,353 |
| 1974 | 868,040 | 38,912 | 674,972 | 141,761 | 125,917 | 1,771,778 | 15,541 | 39,506 | 21,972 |
| 1975 | 850,783 | 37,533 | 633,455 | 146,454 | 159,120 | 1,752,279 | 14,610 | 39,139 | 21,737 |
| 1976 | 941,868 | 40,970 | 665,145 | 156,167 | 164,708 | 1,886,918 | 15,124 | 41,447 | 22,725 |
| 1977 | 1,025,042 | 44,572 | 692,328 | 165,197 | 161,887 | 1,999,881 | 15,463 | 44,755 | 22,903 |
| 1978 | 1,142,870 | 50,904 | 715,013 | 177,662 | 166,233 | 2,150,874 | 16,061 | 48,520 | 23,555 |
| 1979 | 1,212,630 | 56,054 | 751,446 | 201,333 | 177,988 | 2,287,343 | 16,625 | 51,496 | 23,548 |
| 1980 | 1,203,387 | 57,082 | 787,816 | 242,474 | 200,160 | 2,376,755 | 16,838 | 52,629 | 22,865 |
| 1981 | 1,202,610 | 61,348 | 822,062 | 269,612 | 219,727 | 2,452,662 | 17,042 | 52,923 | 22,724 |
| 1982 | 1,195,382 | 62,947 | 844,402 | 295,390 | 225,977 | 2,498,203 | 17,179 | 53,587 | 22,307 |
| 1983 | 1,263,325 | 67,431 | 909,711 | 322,737 | 233,149 | 2,661,492 | 18,032 | 55,537 | 22,747 |
| 1984 | 1,400,230 | 74,420 | 1,016,783 | 376,834 | 233,766 | 2,953,194 | 19,748 | 58,607 | 23,892 |
| 1985 | 1,498,429 | 84,622 | 1,076,297 | 424,114 | 254,613 | 3,168,830 | 20,874 | 61,453 | 24,383 |
| 1986 | 1,602,173 | 94,382 | 1,139,370 | 455,857 | 265,081 | 3,368,100 | 21,696 | 64,076 | 25,004 |
| 1987 | 1,748,566 | 102,518 | 1,164,813 | 480,933 | 269,380 | 3,561,174 | 22,424 | 67,237 | 26,006 |
| 1988 | 1,815,929 | 110,097 | 1,249,759 | 504,751 | 280,234 | 3,740,576 | 23,179 | 70,433 | 25,782 |
| 1989 | 1,890,725 | 118,696 | 1,291,406 | 541,317 | 307,092 | 3,911,844 | 23,767 | 73,814 | 25,615 |
| 1990 | 1,983,337 | 123,508 | 1,254,546 | 597,014 | 332,994 | 4,044,383 | 23,945 | 77,219 | 25,685 |
| 1991 | 2,008,480 | 127,459 | 1,208,432 | 597,748 | 371,798 | 4,058,999 | 23,406 | 79,069 | 25,402 |
| 1992 | 2,057,180 | 130,168 | 1,248,235 | 580,982 | 406,648 | 4,162,876 | 23,383 | 79,771 | 25,789 |
| 1993 | 2,154,448 | 137,110 | 1,254,313 | 613,801 | 428,690 | 4,314,142 | 23,509 | 82,626 | 26,075 |
| 1994 | 2,289,010 | 148,860 | 1,266,440 | 664,506 | 458,045 | 4,529,142 | 24,016 | 88,046 | 25,998 |
| 1995 | 2,378,441 | 155,998 | 1,299,062 | 722,176 | 486,751 | 4,730,431 | 24,441 | 92,152 | 25,810 |
| 1996 | 2,532,693 | 163,669 | 1,291,683 | 771,307 | 521,203 | 4,953,217 | 24,989 | 97,089 | 26,086 |
| 1997 | 2,731,997 | 177,951 | 1,305,712 | 863,725 | 544,814 | 5,268,297 | 25,841 | 103,366 | 26,430 |
| 1998 | 2,923,043 | 188,529 | 1,388,827 | 950,499 | 561,160 | 5,634,999 | 26,973 | 107,461 | 27,201 |
| 1999 | 3,080,100 | 194,346 | 1,446,085 | 914,355 | 588,090 | 5,834,284 | 27,360 | 109,758 | 28,063 |
| 2000 | 3,177,995 | 197,152 | 1,469,931 | 1,012,531 | 616,427 | 6,079,732 | 28,034 | 112,302 | 28,299 |
| 2001 | 3,189,168 | 199,360 | 1,489,321 | 1,007,133 | 665,185 | 6,151,447 | 27,958 | 113,790 | 28,027 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Lexington County changed from 982 in 1980 to 1,674 in 2002. Total units also changed from 1,095 in 1980 to 1,720 in 2002. Additional details of permit activity and per unit valuations are given in Table 32.22.

TABLE 32.22
BUILDING PERMITS AND VALUATION⁶⁰
LEXINGTON COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 982 | 14 | 3 | 96 | 1,095 | 66.00 |
| 1981 | 493 | 18 | 38 | . | 549 | 60.83 |
| 1982 | 693 | 4 | 4 | 21 | 722 | 77.65 |
| 1983 | 1,050 | 54 | 100 | 40 | 1,244 | 80.27 |
| 1984 | 1,353 | 66 | 124 | 64 | 1,607 | 81.77 |
| 1985 | 1,336 | 18 | 43 | 46 | 1,443 | 88.72 |
| 1986 | 1,242 | 48 | 34 | 62 | 1,386 | 99.37 |
| 1987 | 1,269 | 42 | 22 | 18 | 1,351 | 100.06 |
| 1988 | 1,132 | 8 | 3 | 29 | 1,172 | 110.94 |
| 1989 | 890 | . | . | . | 890 | 99.24 |
| 1990 | 910 | . | 3 | 168 | 1,081 | 100.81 |
| 1991 | 1,070 | 6 | 52 | 14 | 1,142 | 95.92 |
| 1992 | 1,474 | . | . | 6 | 1,480 | 90.46 |
| 1993 | 1,521 | 2 | . | 210 | 1,733 | 84.00 |
| 1994 | 1,423 | 4 | 8 | 218 | 1,653 | 85.85 |
| 1995 | 1,150 | 4 | . | 230 | 1,384 | 83.57 |
| 1996 | 1,439 | . | . | 69 | 1,508 | 85.46 |
| 1997 | 1,402 | 2 | 4 | 132 | 1,540 | 90.94 |
| 1998 | 1,540 | 48 | . | 180 | 1,768 | 103.00 |
| 1999 | 1,319 | 4 | . | 568 | 1,891 | 104.27 |
| 2000 | 1,383 | . | . | . | 1,383 | 109.37 |
| 2001 | 1,384 | 2 | 20 | 228 | 1,634 | 111.32 |
| 2002 | 1,674 | . | . | 46 | 1,720 | 107.85 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Lexington County would change by 91,776 persons from 216,014 in 2000 to 307,790 in 2025, as seen in Table 32.23.

TABLE 32.23
B&CB POPULATION FORECAST
LEXINGTON COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | LEXINGTON COUNTY |
|------|----------------|------------------|
| 2000 | 4,012,012 | 216,014 |
| 2005 | 4,154,900 | 231,390 |
| 2010 | 4,387,780 | 250,630 |
| 2015 | 4,618,440 | 269,800 |
| 2020 | 4,849,980 | 288,760 |
| 2025 | 5,077,400 | 307,790 |

The household forecast indicates a total change of 57,897 homeowners in the county from 64,265 in 2000 to 122,162 in 2025. Renters, on the other hand, would change by 5,948 households from 18,975 in 2000 to 24,923 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 4,592 households for householders having incomes from 31-50 percent of MFI; and to change by 8,068 households for those at

⁶⁰Data Source: U.S. Bureau of Census.

51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 891 households for renters having incomes from 31-50 percent of MFI; and to change some 1,385 households for those at 51-80 percent of MFI. Table 32.24, provides further details of the household forecast by tenure and income.

TABLE 32.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
LEXINGTON COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|---------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 64,265 | 4,168 | 5,097 | 8,955 | 5,239 | 40,806 |
| 2005 | 73,134 | 4,743 | 5,800 | 10,191 | 5,962 | 46,438 |
| 2010 | 84,766 | 5,497 | 6,723 | 11,812 | 6,910 | 53,824 |
| 2015 | 96,852 | 6,281 | 7,682 | 13,496 | 7,896 | 61,498 |
| 2020 | 109,263 | 7,086 | 8,666 | 15,225 | 8,907 | 69,379 |
| 2025 | 122,162 | 7,923 | 9,689 | 17,023 | 9,959 | 77,569 |
| Renters | | | | | | |
| 2000 | 18,975 | 3,218 | 2,843 | 4,420 | 2,032 | 6,462 |
| 2005 | 19,998 | 3,392 | 2,996 | 4,658 | 2,141 | 6,810 |
| 2010 | 21,256 | 3,605 | 3,185 | 4,951 | 2,276 | 7,239 |
| 2015 | 22,496 | 3,816 | 3,371 | 5,240 | 2,408 | 7,661 |
| 2020 | 23,711 | 4,022 | 3,553 | 5,523 | 2,539 | 8,075 |
| 2025 | 24,923 | 4,227 | 3,734 | 5,805 | 2,668 | 8,487 |

McCormick County

McCormick County's population changed by 12.29 percent, from 8,868 in 1990 to 9,958 in 2000. It represented 0.25 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 260 persons, 10,218 in July 2002.

Of the total households in McCormick County, homeowners comprised 81.06 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.72 percent in 1990 to 1.84 percent in 2000, and renter vacancy rate changed from 11.55 percent in 1990 to 8.80 percent in 2000. Housing units in rural areas of the county changed by 1,112 persons between 1990 and 2000⁶¹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 33.1.

TABLE 33.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| Subject | SOUTH CAROLINA | | MCCORMICK COUNTY | |
|---|----------------|-----------|------------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 8,868 | 9,958 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 3,347 | 4,459 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 2,731 | 3,558 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 2,111 | 2,884 |
| Homeownership Rate | 69.86 | 72.21 | 77.30 | 81.06 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.72 | 1.84 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 620 | 674 |
| Renter Vacancy Rate | 11.49 | 12.01 | 11.55 | 8.80 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 81 | 65 |
| For sale | 15,186 | 21,955 | 37 | 54 |
| Rented or sold, not occupied | 13,691 | 15,930 | 63 | 21 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 318 | 416 |
| For migrant workers | 360 | 420 | . | 1 |
| Other vacant | 37,806 | 53,137 | 117 | 344 |
| Total Vacant | 166,111 | 219,816 | 616 | 901 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | . | . |
| Rural; Farm | 17,086 | 13,656 | 75 | 73 |
| Rural; Non-farm | 606,887 | 666,731 | 3,272 | 4,386 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in McCormick County had an average of 2.35 persons per household, and renter-occupied units an average of 2.57 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 30.55 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 33.2.

⁶¹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 33.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| Subject | SOUTH CAROLINA | | MCCORMICK COUNTY | |
|---------------------------------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 2,884 | 674 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 627 | 240 |
| 2-person | 403,375 | 118,155 | 1,237 | 217 |
| 3-person | 204,199 | 72,676 | 499 | 103 |
| 4-person | 168,089 | 49,616 | 335 | 79 |
| 5 or more person | 98,068 | 36,558 | 186 | 35 |
| Average Household size | 2.61 | 2.32 | 2.35 | 2.57 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 3 | 9 |
| 2-rooms | 7,193 | 29,729 | 15 | 61 |
| 3-rooms | 34,806 | 64,824 | 69 | 114 |
| 4-rooms | 110,567 | 133,284 | 344 | 175 |
| 5-rooms | 273,699 | 103,323 | 822 | 159 |
| 6-rooms | 282,379 | 53,158 | 813 | 92 |
| 7-rooms | 190,620 | 21,072 | 437 | 31 |
| 8-rooms | 111,735 | 8,826 | 208 | 16 |
| 9+ rooms | 95,834 | 4,326 | 173 | 17 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 2,092 | 271 |
| 1 unit attached | 17,320 | 16,521 | 30 | 28 |
| 2 units | 3,155 | 33,776 | . | 52 |
| 3-4 units | 4,981 | 43,186 | 5 | 118 |
| 5-9 units | 5,944 | 55,970 | 2 | 32 |
| 10-19 units | 2,800 | 28,382 | . | . |
| 20-49 units | 1,316 | 13,371 | . | 21 |
| 50 or more units | 1,775 | 21,101 | . | . |
| Mobile Home/Trailer | 238,054 | 68,258 | 755 | 149 |
| Boat, RV, van, etc. (1) | 886 | 303 | . | 3 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 15 | 17 |
| 1-Bedroom | 23,334 | 83,424 | 97 | 159 |
| 2-Bedrooms | 224,109 | 193,862 | 586 | 224 |
| 3-Bedrooms | 652,265 | 118,376 | 1,848 | 230 |
| 4-Bedrooms | 173,600 | 17,763 | 317 | 37 |
| 5-Bedrooms or more | 30,849 | 2,463 | 21 | 7 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 157 | 14 |
| 1995-1998 | 148,415 | 33,780 | 517 | 40 |
| 1990-1994 | 129,165 | 34,670 | 374 | 117 |
| 1980-1989 | 217,891 | 92,610 | 301 | 98 |
| 1970-1979 | 208,372 | 98,506 | 560 | 128 |
| 1960-1969 | 143,455 | 57,252 | 367 | 79 |
| 1950-1959 | 103,181 | 45,056 | 284 | 63 |
| 1940-1949 | 49,638 | 26,680 | 108 | 50 |
| 1939 or earlier | 64,338 | 30,473 | 216 | 85 |

(1) 1990 Census defined as "Other".

Total housing units in McCormick County changed by 1,112 dwellings between 1990 and 2000. Single-unit detached structures constituted 63.47 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 33.3.

TABLE 33.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | MCCORMICK COUNTY | |
|-------------------------|------------------|------------------|------------------|--------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 2,251 | 2,830 |
| 1-unit, attached | 34,261 | 40,185 | 26 | 81 |
| 2 to 4 units | 42,358 | 43,607 | 194 | 206 |
| 5 to 19 units | 50,441 | 57,981 | . | 34 |
| 20 to 49 units | 66,909 | 77,598 | . | 21 |
| 50 or more units | 38,782 | 41,561 | . | . |
| Mobile Home/Trailer | 21,027 | 22,457 | 842 | 1,282 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 34 | 5 |
| Total | 1,424,155 | 1,753,670 | 3,347 | 4,459 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 35.02 percent of owner-occupied housing units, and 19.14 percent of renter-occupied units in McCormick County. Table 33.4, presents the number of units in the dwelling by household size and tenure.

TABLE 33.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| MCCORMICK COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 459 | 67 | 1,010 | 129 | 319 | 54 | 233 | 42 | 101 | 7 |
| 2 to 4 units | . | 97 | . | 32 | . | 23 | 5 | 4 | . | 14 |
| 5 to 19 units | . | 16 | 2 | 9 | . | 5 | . | 1 | . | 1 |
| 20 to 24 units | . | 5 | . | 1 | . | 13 | . | . | . | 2 |
| 50 or more units | . | . | . | . | . | . | . | . | . | . |
| Mobile Home/Trailer | 168 | 55 | 225 | 43 | 180 | 8 | 97 | 32 | 85 | 11 |
| Boat, RV, van, etc. (1) | . | . | . | 3 | . | . | . | . | . | . |
| Total | 627 | 240 | 1,237 | 217 | 499 | 103 | 335 | 79 | 186 | 35 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 4.22 percent in 1990 to 2.46 percent in 2000, and renter-occupied units from 5.65 percent to 7.27 percent. Overcrowded units with incomplete plumbing facilities comprised 11.86 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 33.5.

TABLE 33.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| Subject | SOUTH CAROLINA | | MCCORMICK COUNTY | |
|---|----------------|-----------|------------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 2,111 | 2,884 |
| 1.00 or less | 854,031 | 1,084,101 | 2,022 | 2,813 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 79 | 51 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 10 | 20 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 620 | 674 |
| 1.00 or less | 355,343 | 400,415 | 585 | 625 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 22 | 36 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 13 | 13 |
| Total occupied-units | 1,258,044 | 1,533,854 | 2,731 | 3,558 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 52 | 33 |
| 1.00 or less | 7,025 | 4,955 | 52 | 33 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | . | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | . | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 61 | 26 |
| 1.00 or less | 7,155 | 3,854 | 61 | 19 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | . | 3 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | . | 4 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 113 | 59 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.89 percent owner-occupied units and 9.02 percent renter-occupied units. Homeowners in poverty suffered from 5.83 percent overcrowding, compared to 12.02 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 33.6.

TABLE 33.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| Subject | SOUTH CAROLINA | | MCCORMICK COUNTY | |
|--|----------------|---------|------------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 1,970 | 532 |
| 1.00 or less | 817,756 | 349,147 | 1,913 | 484 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 48 | 36 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 9 | 12 |
| 65 years and over | 268,256 | 51,819 | 914 | 142 |
| 1.00 or less | 266,345 | 51,268 | 900 | 141 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 3 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 11 | 1 |
| Total occupied units | 1,107,619 | 426,235 | 2,884 | 674 |
| 1.00 or less | 1,084,101 | 400,415 | 2,813 | 625 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 51 | 36 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 20 | 13 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 404 | 205 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 19 | 15 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 6 | 13 |
| Total in poverty | 103,182 | 114,169 | 429 | 233 |

The total number of individuals in poverty in McCormick County changed by -10.50 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 33.7.

TABLE 33.7
POVERTY STATUS BY AGE, 1990 & 2000⁶²
SOUTH CAROLINA VS MCCORMICK COUNTY

| AGE | SOUTH CAROLINA | | MCCORMICK COUNTY | |
|-------------------|----------------|---------|------------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 126 | 114 |
| 5 years | 11,063 | 10,403 | 27 | 40 |
| 6-11 years | 64,806 | 66,197 | 184 | 189 |
| 12-17 years | 57,494 | 58,222 | 271 | 163 |
| 18-64 years | 248,828 | 295,906 | 755 | 851 |
| 65-74 years | 42,296 | 31,507 | 160 | 70 |
| 75 years and over | 35,796 | 33,181 | 182 | 99 |
| Total | 517,793 | 547,869 | 1,705 | 1,526 |

Homeowners in poverty comprised 14.88 percent of owner-occupied households in McCormick county, and renters in poverty 34.57 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 5.10 percent of owner-occupied households, and 14.84 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 33.8.

TABLE 33.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| AGE GROUPS | SOUTH CAROLINA | | MCCORMICK COUNTY | |
|-------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 10 | 18 |
| 25-34 years | 11,268 | 25,396 | 77 | 51 |
| 35-44 years | 17,496 | 21,903 | 70 | 49 |
| 45-54 years | 17,170 | 15,657 | 73 | 42 |
| 55-59 years | 9,254 | 5,482 | 48 | 12 |
| 60-64 years | 9,738 | 4,963 | 39 | 15 |
| 65-74 years | 16,713 | 8,270 | 50 | 11 |
| 75 years + | 18,079 | 8,756 | 62 | 35 |
| Total | 103,182 | 114,169 | 429 | 233 |

McCormick County's median family income changed from \$31,947 in 1990 to \$41,036 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 33.9, presents the 2000 Census data on families by income ranges.

TABLE 33.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| FAMILY INCOME | SOUTH CAROLINA | MCCORMICK COUNTY |
|-------------------------------------|----------------|------------------|
| Less than \$10,000 | 76,639 | 266 |
| \$10,000-\$19,999 | 119,963 | 411 |
| \$20,000-\$34,999 | 213,815 | 453 |
| \$35,000-\$49,999 | 201,370 | 593 |
| \$50,000-\$79,999 | 241,243 | 475 |
| \$80,000-\$99,999 | 114,775 | 232 |
| \$100,000-\$149,999 | 73,186 | 104 |
| \$150,000 or more | 37,745 | 61 |
| Total | 1,078,736 | 2,595 |
| Median Family Income (2002 dollars) | \$46,749 | \$41,036 |

⁶² Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in McCormick County was \$36,362, and the median for renter-occupied households was \$15,400. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 33.10, presents households by tenure and household income ranges.

TABLE 33.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | MCCORMICK COUNTY | |
|-------------------------|----------------|-----------------|------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 353 | 237 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 497 | 162 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 531 | 101 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 570 | 99 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 523 | 49 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 223 | 17 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 106 | 9 |
| \$150,000 or more | 39,213 | 3,456 | 81 | . |
| Total | 1,107,619 | 426,235 | 2,884 | 674 |
| Median Household Income | \$43,179 | \$23,855 | \$36,362 | \$15,400 |

According to the 2000 Census, 18.06 percent of McCormick County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 11.45 percent spent 50 percent⁶³ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 18.32 percent of McCormick County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 14.11 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 33.11.

TABLE 33.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| MCCORMICK COUNTY | | | | |
| Less than 30 percent | 306 | 713 | 665 | 2 |
| 30 to 49.9 percent | 112 | 196 | 49 | 1,378 |
| 50 percent or more | 71 | 151 | 28 | 245 |
| Not computed | 131 | 10 | 179 | 179 |
| Total | 620 | 1,070 | 744 | 1,814 |
| Median gross rent/monthly costs | \$304 | \$724 | \$247 | . |

Homeowners in McCormick County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 16.22 in 1990 to

⁶³ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 33.12-33.15).

22.86 in 2000, while homeowners aged 65 years and over changed from 19.15 in 1990 to 24.30 in 2000. Table 33.12, presents details of households by monthly owner-costs by household income and age.

TABLE 33.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁶⁴ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| MCCORMICK COUNTY | | | | | | |
| Less than 20 percent | 569 | 693 | 257 | 362 | 826 | 1,055 |
| 20 to 24.9 percent | 72 | 130 | 47 | 58 | 119 | 188 |
| 25 to 29.9 percent | 68 | 66 | 10 | 69 | 78 | 135 |
| 30 to 34.9 percent | 39 | 67 | 13 | 47 | 52 | 114 |
| 35 percent or more | 99 | 200 | 64 | 110 | 163 | 310 |
| Not computed | 4 | 12 | 11 | . | 15 | 12 |
| Total | 851 | 1,168 | 402 | 646 | 1,253 | 1,814 |

Renters in McCormick County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 27.15 in 1990 to 29.24 in 2000, while renters aged 65 years and over changed from 14.56 in 1990 to 30.53 in 2000. Table 33.13, presents details of households by gross rent by income and age.

TABLE 33.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁶⁵ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| MCCORMICK COUNTY | | | | | | |
| Less than 20 percent | 165 | 187 | 17 | 43 | 182 | 230 |
| 20 to 24.9 percent | 50 | 26 | 23 | 8 | 73 | 34 |
| 25 to 29.9 percent | 33 | 36 | 35 | 6 | 68 | 42 |
| 30 to 34.9 percent | 34 | 34 | 2 | 12 | 36 | 46 |
| 35 percent or more | 86 | 109 | 13 | 28 | 99 | 137 |
| Not computed | 74 | 97 | 13 | 34 | 87 | 131 |
| Total | 442 | 489 | 103 | 131 | 545 | 620 |

⁶⁴ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁶⁵ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 66.75 percent homeowners in McCormick County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 33.14.

TABLE 33.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| MCCORMICK COUNTY | | | | | | | | | |
| Less than 20 percent | 18 | 99 | 150 | 277 | 242 | 173 | 56 | 40 | 1,055 |
| 20 to 24.9 percent | 15 | 20 | 53 | 45 | 32 | 9 | 14 | . | 188 |
| 25 to 29.9 percent | 13 | 28 | 48 | 20 | 17 | 2 | 7 | . | 135 |
| 30 to 34.9 percent | 7 | 10 | 28 | 40 | 29 | . | . | . | 114 |
| 35 percent or more | 146 | 120 | 34 | . | 10 | . | . | . | 310 |
| Not computed | 12 | . | . | . | . | . | . | . | 12 |
| Total | 211 | 277 | 313 | 382 | 330 | 184 | 77 | 40 | 1,814 |

As per the 2000 Census, 64.48 percent renters in McCormick County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 33.15.

TABLE 33.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| MCCORMICK COUNTY | | | | | | | | | |
| Less than 20 percent | 17 | 54 | 56 | 60 | 25 | 9 | 9 | 230 | |
| 20 to 24.9 percent | 6 | 13 | 10 | 5 | . | . | . | 34 | |
| 25 to 29.9 percent | 18 | 18 | . | 6 | . | . | . | 42 | |
| 30 to 34.9 percent | 22 | 23 | 1 | . | . | . | . | 46 | |
| 35 percent or more | 96 | 24 | 14 | 3 | . | . | . | 137 | |
| Not computed | 63 | 16 | 20 | 11 | 18 | 3 | . | 131 | |
| Total | 222 | 148 | 101 | 85 | 43 | 12 | 9 | 620 | |

As per the 2000 Census, 10.57 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 33.16. The median value for a home in 2000 in the county was \$70,700, compared to \$94,900 in Wyoming.

TABLE 33.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|-------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| MCCORMICK COUNTY | | | | | | | | |
| Less than \$10,000 | 24 | . | . | . | . | . | . | 24 |
| \$10,000-\$29,999 | 42 | 53 | 48 | 27 | 13 | 4 | 2 | 189 |
| \$30,000-\$49,999 | 87 | 79 | 72 | 97 | 54 | 14 | 2 | 405 |
| \$50,000-\$79,999 | 37 | 59 | 81 | 57 | 110 | 25 | 19 | 388 |
| \$80,000-\$99,999 | 7 | 29 | 32 | 22 | 23 | 18 | 5 | 136 |
| \$100,000-\$199,999 | . | 50 | 56 | 135 | 61 | 65 | 18 | 385 |
| \$200,000 or more | 14 | 7 | 24 | 44 | 69 | 58 | 71 | 287 |
| Total | 211 | 277 | 313 | 382 | 330 | 184 | 117 | 1,814 |

As per the 2000 Census, 15.07 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 33.17.

TABLE 33.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| MCCORMICK COUNTY | | | | | | | | |
| Less than \$200 | 85 | 38 | 7 | 13 | 2 | 3 | . | 148 |
| \$200-\$399 | 64 | 61 | 33 | 3 | 2 | 2 | 2 | 167 |
| \$400-\$599 | 29 | 24 | 28 | 35 | 13 | . | 2 | 131 |
| \$600-\$799 | 2 | 7 | 7 | 14 | 1 | 4 | . | 35 |
| \$800-\$999 | . | 2 | . | . | 7 | . | . | 9 |
| \$1000+ | 9 | . | 6 | 9 | . | . | 5 | 29 |
| No Cash Rent | 33 | 16 | 20 | 11 | 18 | 3 | . | 101 |
| Total | 222 | 148 | 101 | 85 | 43 | 12 | 9 | 620 |

The median household income in McCormick County was \$32,594, compared to \$36,951 statewide. Table 33.18, presents further details of householders by age and household income.

TABLE 33.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS MCCORMICK COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| MCCORMICK COUNTY | | | | | | | | | | |
| Under 25 years | 23 | 37 | 6 | 11 | . | . | . | . | 77 | \$11,761 |
| 25-34 years | 88 | 57 | 89 | 75 | 63 | 10 | . | . | 382 | \$28,229 |
| 35-44 years | 90 | 118 | 166 | 152 | 102 | 26 | 2 | 2 | 658 | \$30,814 |
| 45-54 years | 99 | 97 | 100 | 125 | 124 | 67 | 25 | 18 | 655 | \$38,542 |
| 55-64 years | 101 | 127 | 91 | 182 | 147 | 88 | 44 | 26 | 806 | \$39,250 |
| 65-74 years | 75 | 109 | 132 | 77 | 86 | 38 | 33 | 19 | 569 | \$32,539 |
| 75 years + | 133 | 119 | 49 | 53 | 22 | 9 | 4 | 7 | 396 | \$15,288 |
| Total | 609 | 664 | 633 | 675 | 544 | 238 | 108 | 72 | 3,543 | \$32,594 |

As per the 2000 Census, civilian employed males aged 16 years comprised 49.61 percent of the labor force, and females 44.56 percent in McCormick County. About 40.25 percent of the male population 16 years and over and 37.00 percent females worked 35 or more hours per week. Employed males contributed to 31.56 percent of jobs to the manufacturing industry in the county, while employed females contributed 33.40 percent of jobs to the educational, health and social services. Further, males in the County held 32.23 percent of production, transportation, material & moving occupations in the county, while females held 24.49 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 33.19.

**TABLE 33.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS MCCORMICK COUNTY**

| Subject | SOUTH CAROLINA | | MCCORMICK COUNTY | |
|--|----------------|-----------|------------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 4,430 | 3,851 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | . | . |
| Civilian Employed | 955,764 | 868,936 | 1,787 | 1,605 |
| Civilian Un-employed | 53,659 | 59,836 | 83 | 127 |
| Total in Labor Force | 1,038,566 | 935,656 | 1,870 | 1,732 |
| Not in Labor Force | 449,088 | 690,706 | 2,560 | 2,119 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 1,783 | 1,425 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 206 | 477 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 64 | 90 |
| Did not work | 375,577 | 604,016 | 2,377 | 1,859 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 62 | . |
| Construction | 135,502 | 15,106 | 300 | 26 |
| Manufacturing | 229,789 | 124,597 | 564 | 394 |
| Wholesale Trade | 42,461 | 18,042 | 32 | 30 |
| Retail Trade | 103,533 | 114,071 | 191 | 163 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 146 | 35 |
| Information | 20,038 | 18,516 | 11 | 20 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 22 | 50 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 85 | 46 |
| Educational Health & Social Services | 74,498 | 265,210 | 139 | 536 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 128 | 137 |
| Other Services | 43,939 | 41,855 | 47 | 46 |
| Public Administration | 44,062 | 41,621 | 60 | 122 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 129 | 110 |
| Professional & Related Services | 128,066 | 196,766 | 139 | 389 |
| Sales & Office | 110,748 | 157,913 | 243 | 307 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 238 | 393 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 26 | 2 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 436 | 20 |
| | 235,563 | 110,908 | 576 | 384 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in McCormick County, defined as the number of people working or actively seeking work, changed from 3,698 in 1990 to 3,863 in 2002. The unemployment rate for the County, at 12.10 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 33.20, provides annual labor force details for the years 1990-2002.

**TABLE 33.20
ANNUAL LABOR FORCE
MCCORMICK COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 3,698 | 3,355 | 343 | 9.30 |
| 1991 | 3,716 | 3,265 | 451 | 12.10 |
| 1992 | 3,714 | 3,380 | 334 | 9.00 |
| 1993 | 3,846 | 3,456 | 390 | 10.10 |
| 1994 | 3,845 | 3,487 | 358 | 9.30 |
| 1995 | 4,060 | 3,687 | 373 | 9.20 |
| 1996 | 4,036 | 3,630 | 406 | 10.10 |
| 1997 | 4,207 | 3,856 | 351 | 8.30 |
| 1998 | 4,196 | 3,841 | 355 | 8.50 |
| 1999 | 4,165 | 3,664 | 501 | 12.00 |
| 2000 | 3,940 | 3,638 | 302 | 7.70 |
| 2001 | 3,893 | 3,468 | 425 | 10.90 |
| 2002 | 3,863 | 3,396 | 467 | 12.10 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, McCormick County recorded 3,016 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$168,572,000 and real per capita income was \$16,669 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$22,875 in 2001, while South Carolina's average earnings per job was \$30,861. Table 33.21, provides further annual data for years 1969 through 2001.

TABLE 33.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
MCCORMICK COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 48,066 | 1,456 | 3,522 | 6,927 | 7,653 | 64,711 | 7,797 | 2,639 | 18,214 |
| 1970 | 48,331 | 1,451 | 2,784 | 7,349 | 9,535 | 66,548 | 8,404 | 2,728 | 17,717 |
| 1971 | 44,630 | 1,366 | 4,618 | 7,235 | 11,095 | 66,211 | 8,453 | 2,646 | 16,867 |
| 1972 | 50,413 | 1,502 | 5,686 | 7,439 | 11,428 | 73,463 | 9,296 | 2,706 | 18,630 |
| 1973 | 54,441 | 1,818 | 6,561 | 8,135 | 12,285 | 79,603 | 9,778 | 2,779 | 19,590 |
| 1974 | 47,881 | 1,732 | 8,860 | 8,624 | 14,946 | 78,580 | 9,667 | 2,705 | 17,701 |
| 1975 | 50,055 | 1,775 | 8,683 | 7,796 | 18,345 | 83,104 | 10,461 | 2,757 | 18,156 |
| 1976 | 55,183 | 2,012 | 10,493 | 8,361 | 17,263 | 89,289 | 10,854 | 2,893 | 19,075 |
| 1977 | 54,977 | 2,005 | 10,258 | 9,095 | 16,672 | 88,998 | 11,046 | 2,846 | 19,317 |
| 1978 | 55,587 | 2,086 | 10,958 | 9,540 | 16,736 | 90,735 | 11,385 | 2,929 | 18,978 |
| 1979 | 55,415 | 2,148 | 12,095 | 10,183 | 17,161 | 92,707 | 11,644 | 2,938 | 18,861 |
| 1980 | 52,860 | 2,082 | 14,034 | 11,466 | 18,297 | 94,575 | 12,247 | 2,911 | 18,159 |
| 1981 | 49,296 | 2,113 | 14,210 | 11,950 | 18,635 | 91,977 | 12,432 | 2,755 | 17,893 |
| 1982 | 46,315 | 2,065 | 12,822 | 12,426 | 19,045 | 88,543 | 11,945 | 2,748 | 16,854 |
| 1983 | 46,071 | 2,064 | 13,495 | 14,507 | 19,086 | 91,095 | 12,308 | 2,640 | 17,451 |
| 1984 | 49,357 | 2,234 | 14,266 | 14,401 | 18,571 | 94,362 | 12,581 | 2,587 | 19,079 |
| 1985 | 50,483 | 2,362 | 13,662 | 14,955 | 18,912 | 95,651 | 12,722 | 2,610 | 19,342 |
| 1986 | 53,204 | 2,576 | 14,019 | 15,839 | 18,794 | 99,280 | 13,307 | 2,657 | 20,024 |
| 1987 | 54,082 | 2,616 | 14,973 | 15,471 | 18,304 | 100,213 | 13,049 | 2,514 | 21,512 |
| 1988 | 56,103 | 2,846 | 15,201 | 15,666 | 18,735 | 102,858 | 12,487 | 2,525 | 22,219 |
| 1989 | 59,391 | 3,180 | 16,091 | 17,418 | 20,206 | 109,926 | 12,443 | 2,703 | 21,972 |
| 1990 | 67,187 | 2,992 | 14,110 | 17,700 | 21,693 | 117,698 | 13,260 | 3,075 | 21,849 |
| 1991 | 65,551 | 3,025 | 12,838 | 18,703 | 23,885 | 117,952 | 13,222 | 3,039 | 21,570 |
| 1992 | 68,299 | 3,248 | 13,941 | 19,356 | 26,756 | 125,103 | 13,853 | 3,077 | 22,196 |
| 1993 | 67,109 | 3,300 | 14,874 | 21,264 | 27,684 | 127,630 | 13,809 | 3,093 | 21,697 |
| 1994 | 68,633 | 3,529 | 15,636 | 24,026 | 30,659 | 135,425 | 14,550 | 3,174 | 21,624 |
| 1995 | 69,978 | 3,625 | 15,821 | 24,977 | 32,403 | 139,552 | 14,741 | 3,257 | 21,485 |
| 1996 | 70,770 | 3,665 | 15,886 | 26,801 | 35,792 | 145,584 | 15,051 | 3,310 | 21,381 |
| 1997 | 73,579 | 3,837 | 16,927 | 29,779 | 37,971 | 154,419 | 15,810 | 3,333 | 22,076 |
| 1998 | 73,680 | 3,763 | 17,131 | 34,239 | 39,672 | 160,960 | 16,371 | 3,295 | 22,361 |
| 1999 | 75,010 | 3,746 | 16,770 | 34,696 | 42,143 | 164,872 | 16,657 | 3,117 | 24,065 |
| 2000 | 74,429 | 3,673 | 18,380 | 37,242 | 44,175 | 170,552 | 17,065 | 3,139 | 23,711 |
| 2001 | 68,991 | 3,674 | 17,258 | 37,540 | 48,457 | 168,572 | 16,669 | 3,016 | 22,875 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in McCormick County changed from 21 in 1980 to 62 in 2002. Total units also changed from 21 in 1980 to 62 in 2002. Additional details of permit activity and per unit valuations are given in Table 33.22.

TABLE 33.22
BUILDING PERMITS AND VALUATION⁶⁶
MCCORMICK COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 21 | . | . | . | 21 | 59.03 |
| 1981 | 21 | . | . | . | 21 | 66.58 |
| 1982 | 10 | . | . | . | 10 | 55.24 |
| 1983 | 18 | . | . | . | 18 | 51.95 |
| 1984 | 28 | . | . | . | 28 | 38.58 |
| 1985 | 21 | . | . | . | 21 | 56.76 |
| 1986 | 28 | . | . | . | 28 | 64.25 |
| 1987 | 22 | . | . | . | 22 | 78.55 |
| 1988 | 26 | . | . | 20 | 46 | 47.36 |
| 1989 | 32 | 24 | . | . | 56 | 60.17 |
| 1990 | 26 | 20 | . | 28 | 74 | 61.10 |
| 1991 | 27 | 20 | . | . | 47 | 57.30 |
| 1992 | 29 | 26 | 24 | . | 79 | 57.29 |
| 1993 | 30 | 32 | . | 48 | 110 | 56.30 |
| 1994 | 82 | . | . | . | 82 | 139.36 |
| 1995 | 88 | 6 | . | . | 94 | 173.64 |
| 1996 | 85 | . | . | . | 85 | 156.83 |
| 1997 | 95 | . | . | . | 95 | 186.59 |
| 1998 | 93 | . | . | . | 93 | 184.33 |
| 1999 | 100 | . | . | . | 100 | 181.71 |
| 2000 | 91 | . | . | . | 91 | 177.97 |
| 2001 | 66 | . | . | . | 66 | 212.24 |
| 2002 | 62 | . | . | . | 62 | 192.98 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in McCormick County would change by 2,992 persons from 9,958 in 2000 to 12,950 in 2025, as seen in Table 33.23.

TABLE 33.23
B&CB POPULATION FORECAST
MCCORMICK COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | MCCORMICK COUNTY |
|------|----------------|------------------|
| 2000 | 4,012,012 | 9,958 |
| 2005 | 4,154,900 | 10,780 |
| 2010 | 4,387,780 | 11,320 |
| 2015 | 4,618,440 | 11,860 |
| 2020 | 4,849,980 | 12,460 |
| 2025 | 5,077,400 | 12,950 |

The household forecast indicates a total change of 1,372 homeowners in the county from 2,882 in 2000 to 4,254 in 2025. Renters, on the other hand, would change by 133 households from 676 in 2000 to 809 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 193 households for householders having incomes from 31-50 percent of MFI; and to change by 254 households for those at 51-80 percent of

⁶⁶Data Source: U.S. Bureau of Census.

MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 29 households for renters having incomes from 31-50 percent of MFI; and to change some 27 households for those at 51-80 percent of MFI. Table 33.24, provides further details of the household forecast by tenure and income.

TABLE 33.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
MCCORMICK COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|-------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 2,882 | 348 | 406 | 535 | 219 | 1,374 |
| 2005 | 3,240 | 391 | 456 | 601 | 247 | 1,545 |
| 2010 | 3,482 | 421 | 490 | 646 | 265 | 1,660 |
| 2015 | 3,731 | 451 | 526 | 692 | 284 | 1,779 |
| 2020 | 4,017 | 485 | 566 | 745 | 306 | 1,915 |
| 2025 | 4,254 | 514 | 599 | 789 | 324 | 2,028 |
| Renters | | | | | | |
| 2000 | 676 | 200 | 150 | 138 | 48 | 140 |
| 2005 | 715 | 212 | 158 | 146 | 51 | 148 |
| 2010 | 740 | 219 | 164 | 151 | 53 | 153 |
| 2015 | 763 | 226 | 169 | 155 | 55 | 158 |
| 2020 | 789 | 234 | 175 | 161 | 56 | 163 |
| 2025 | 809 | 240 | 179 | 165 | 58 | 168 |

Marion County

Marion County's population changed by 4.62 percent, from 33,899 in 1990 to 35,466 in 2000. It represented 0.88 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of -502 persons, 34,964 in July 2002.

Of the total households in Marion County, homeowners comprised 73.39 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.06 percent in 1990 to 2.03 percent in 2000, and renter vacancy rate changed from 6.56 percent in 1990 to 10.25 percent in 2000. Housing units in urban areas of the county changed by 876 persons, and in rural areas by 1,490 persons between 1990 and 2000⁶⁷. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 34.1.

TABLE 34.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS MARION COUNTY

| Subject | SOUTH CAROLINA | | MARION COUNTY | |
|---|----------------|-----------|---------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 33,899 | 35,466 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 12,777 | 15,143 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 11,766 | 13,301 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 8,389 | 9,762 |
| Homeownership Rate | 69.86 | 72.21 | 71.30 | 73.39 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.06 | 2.03 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 3,377 | 3,539 |
| Renter Vacancy Rate | 11.49 | 12.01 | 6.56 | 10.25 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 237 | 404 |
| For sale | 15,186 | 21,955 | 90 | 202 |
| Rented or sold, not occupied | 13,691 | 15,930 | 112 | 132 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 58 | 338 |
| For migrant workers | 360 | 420 | 19 | 32 |
| Other vacant | 37,806 | 53,137 | 495 | 734 |
| Total Vacant | 166,111 | 219,816 | 1,011 | 1,842 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 5,426 | 6,302 |
| Rural; Farm | 17,086 | 13,656 | 356 | 240 |
| Rural; Non-farm | 606,887 | 666,731 | 6,995 | 8,601 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Marion County had an average of 2.66 persons per household, and renter-occupied units an average of 2.60 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 40.13 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 34.2.

⁶⁷ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 34.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS MARION COUNTY

| Subject | SOUTH CAROLINA | | MARION COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 9,762 | 3,539 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 2,226 | 1,144 |
| 2-person | 403,375 | 118,155 | 3,210 | 807 |
| 3-person | 204,199 | 72,676 | 1,805 | 680 |
| 4-person | 168,089 | 49,616 | 1,485 | 477 |
| 5 or more person | 98,068 | 36,558 | 1,036 | 431 |
| Average Household size | 2.61 | 2.32 | 2.66 | 2.60 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 26 | 17 |
| 2-rooms | 7,193 | 29,729 | 73 | 158 |
| 3-rooms | 34,806 | 64,824 | 381 | 537 |
| 4-rooms | 110,567 | 133,284 | 1,029 | 968 |
| 5-rooms | 273,699 | 103,323 | 2,711 | 955 |
| 6-rooms | 282,379 | 53,158 | 2,430 | 548 |
| 7-rooms | 190,620 | 21,072 | 1,620 | 210 |
| 8-rooms | 111,735 | 8,826 | 847 | 93 |
| 9+ rooms | 95,834 | 4,326 | 645 | 53 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 6,548 | 1,574 |
| 1 unit attached | 17,320 | 16,521 | 80 | 164 |
| 2 units | 3,155 | 33,776 | 6 | 391 |
| 3-4 units | 4,981 | 43,186 | 28 | 299 |
| 5-9 units | 5,944 | 55,970 | . | 182 |
| 10-19 units | 2,800 | 28,382 | 3 | 18 |
| 20-49 units | 1,316 | 13,371 | . | 13 |
| 50 or more units | 1,775 | 21,101 | 8 | 13 |
| Mobile Home/Trailer | 238,054 | 68,258 | 3,072 | 885 |
| Boat, RV, van, etc. (1) | 886 | 303 | 17 | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 65 | 44 |
| 1-Bedroom | 23,334 | 83,424 | 260 | 495 |
| 2-Bedrooms | 224,109 | 193,862 | 1,933 | 1,446 |
| 3-Bedrooms | 652,265 | 118,376 | 5,807 | 1,343 |
| 4-Bedrooms | 173,600 | 17,763 | 1,474 | 190 |
| 5-Bedrooms or more | 30,849 | 2,463 | 223 | 21 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 375 | 31 |
| 1995-1998 | 148,415 | 33,780 | 1,243 | 249 |
| 1990-1994 | 129,165 | 34,670 | 994 | 170 |
| 1980-1989 | 217,891 | 92,610 | 1,674 | 636 |
| 1970-1979 | 208,372 | 98,506 | 2,081 | 947 |
| 1960-1969 | 143,455 | 57,252 | 1,339 | 546 |
| 1950-1959 | 103,181 | 45,056 | 864 | 465 |
| 1940-1949 | 49,638 | 26,680 | 478 | 243 |
| 1939 or earlier | 64,338 | 30,473 | 714 | 252 |

(1) 1990 Census defined as "Other".

Total housing units in Marion County changed by 2,366 dwellings between 1990 and 2000. Single-unit detached structures constituted 60.99 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 34.3.

TABLE 34.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS MARION COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | MARION COUNTY | |
|-------------------------|------------------|------------------|---------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 9,162 | 9,236 |
| 1-unit, attached | 34,261 | 40,185 | 200 | 261 |
| 2 to 4 units | 42,358 | 43,607 | 781 | 843 |
| 5 to 19 units | 50,441 | 57,981 | 222 | 221 |
| 20 to 49 units | 66,909 | 77,598 | . | 13 |
| 50 or more units | 38,782 | 41,561 | . | 33 |
| Mobile Home/Trailer | 21,027 | 22,457 | 2,285 | 4,512 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 127 | 24 |
| Total | 1,424,155 | 1,753,670 | 12,777 | 15,143 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 24.49 percent of owner-occupied housing units, and 12.18 percent of renter-occupied units in Marion County. Table 34.4, presents the number of units in the dwelling by household size and tenure.

TABLE 34.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS MARION COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| MARION COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 1,521 | 532 | 2,391 | 431 | 1,221 | 353 | 896 | 224 | 599 | 198 |
| 2 to 4 units | 15 | 304 | 6 | 126 | 6 | 84 | 7 | 103 | . | 73 |
| 5 to 19 units | . | 33 | . | 56 | 3 | 87 | . | 5 | . | 19 |
| 20 to 24 units | . | 7 | . | . | . | . | . | 6 | . | . |
| 50 or more units | 8 | 13 | . | . | . | . | . | . | . | . |
| Mobile Home/Trailer | 665 | 255 | 813 | 194 | 575 | 156 | 582 | 139 | 437 | 141 |
| Boat, RV, van, etc. (1) | 17 | . | . | . | . | . | . | . | . | . |
| Total | 2,226 | 1,144 | 3,210 | 807 | 1,805 | 680 | 1,485 | 477 | 1,036 | 431 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 4.52 percent in 1990 to 2.43 percent in 2000, and renter-occupied units from 9.33 percent to 8.00 percent. Overcrowded units with incomplete plumbing facilities comprised 3.53 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 34.5.

TABLE 34.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000

| Subject | SOUTH CAROLINA | | MARION COUNTY | |
|---|----------------|-----------|---------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 8,389 | 9,762 |
| 1.00 or less | 854,031 | 1,084,101 | 8,010 | 9,525 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 358 | 143 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 21 | 94 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 3,377 | 3,539 |
| 1.00 or less | 355,343 | 400,415 | 3,062 | 3,256 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 222 | 186 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 93 | 97 |
| Total occupied-units | 1,258,044 | 1,533,854 | 11,766 | 13,301 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 216 | 93 |
| 1.00 or less | 7,025 | 4,955 | 207 | 93 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 6 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 3 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 256 | 77 |
| 1.00 or less | 7,155 | 3,854 | 220 | 71 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 24 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 12 | 6 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 472 | 170 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.50 percent owner-occupied units and 9.29 percent renter-occupied units. Homeowners in poverty suffered from 4.70 percent overcrowding, compared to 9.52 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 34.6.

TABLE 34.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000

| Subject | SOUTH CAROLINA | | MARION COUNTY | |
|--|----------------|---------|---------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 7,079 | 3,003 |
| 1.00 or less | 817,756 | 349,147 | 6,902 | 2,724 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 111 | 182 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 66 | 97 |
| 65 years and over | 268,256 | 51,819 | 2,683 | 536 |
| 1.00 or less | 266,345 | 51,268 | 2,623 | 532 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 32 | 4 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 28 | . |
| Total occupied units | 1,107,619 | 426,235 | 9,762 | 3,539 |
| 1.00 or less | 1,084,101 | 400,415 | 9,525 | 3,256 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 143 | 186 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 94 | 97 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 1,642 | 1,273 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 51 | 96 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 30 | 38 |
| Total in poverty | 103,182 | 114,169 | 1,723 | 1,407 |

The total number of individuals in poverty in Marion County changed by -15.56 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 34.7.

TABLE 34.7
POVERTY STATUS BY AGE, 1990 & 2000⁶⁸
SOUTH CAROLINA VS MARION COUNTY

| AGE | SOUTH CAROLINA | | MARION COUNTY | |
|-------------------|----------------|---------|---------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 1,005 | 874 |
| 5 years | 11,063 | 10,403 | 228 | 190 |
| 6-11 years | 64,806 | 66,197 | 1,475 | 1,154 |
| 12-17 years | 57,494 | 58,222 | 1,294 | 999 |
| 18-64 years | 248,828 | 295,906 | 4,162 | 3,913 |
| 65-74 years | 42,296 | 31,507 | 804 | 488 |
| 75 years and over | 35,796 | 33,181 | 645 | 499 |
| Total | 517,793 | 547,869 | 9,613 | 8,117 |

Homeowners in poverty comprised 17.65 percent of owner-occupied households in Marion county, and renters in poverty 39.76 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 4.69 percent of owner-occupied households, and 17.29 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 34.8.

TABLE 34.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS MARION COUNTY

| AGE GROUPS | SOUTH CAROLINA | | MARION COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 53 | 222 |
| 25-34 years | 11,268 | 25,396 | 148 | 333 |
| 35-44 years | 17,496 | 21,903 | 310 | 279 |
| 45-54 years | 17,170 | 15,657 | 314 | 172 |
| 55-59 years | 9,254 | 5,482 | 102 | 109 |
| 60-64 years | 9,738 | 4,963 | 127 | 79 |
| 65-74 years | 16,713 | 8,270 | 350 | 106 |
| 75 years + | 18,079 | 8,756 | 319 | 107 |
| Total | 103,182 | 114,169 | 1,723 | 1,407 |

Marion County's median family income changed from \$29,068 in 1990 to \$34,810 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 34.9, presents the 2000 Census data on families by income ranges.

TABLE 34.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS MARION COUNTY

| FAMILY INCOME | SOUTH CAROLINA | MARION COUNTY |
|-------------------------------------|----------------|---------------|
| Less than \$10,000 | 76,639 | 1,160 |
| \$10,000-\$19,999 | 119,963 | 1,655 |
| \$20,000-\$34,999 | 213,815 | 2,171 |
| \$35,000-\$49,999 | 201,370 | 1,792 |
| \$50,000-\$79,999 | 241,243 | 1,726 |
| \$80,000-\$99,999 | 114,775 | 569 |
| \$100,000-\$149,999 | 73,186 | 293 |
| \$150,000 or more | 37,745 | 189 |
| Total | 1,078,736 | 9,555 |
| Median Family Income (2002 dollars) | \$46,749 | \$34,810 |

⁶⁸ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Marion County was \$31,172, and the median for renter-occupied households was \$15,757. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 34.10, presents households by tenure and household income ranges.

TABLE 34.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS MARION COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | MARION COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 1,427 | 1,128 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 1,750 | 948 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 2,200 | 697 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 1,684 | 434 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 1,656 | 212 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 586 | 33 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 282 | 57 |
| \$150,000 or more | 39,213 | 3,456 | 177 | 30 |
| Total | 1,107,619 | 426,235 | 9,762 | 3,539 |
| Median Household Income | \$43,179 | \$23,855 | \$31,172 | \$15,757 |

According to the 2000 Census, 14.92 percent of Marion County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 18.11 percent spent 50 percent⁶⁹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 16.80 percent of Marion County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 9.42 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 34.11.

TABLE 34.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS MARION COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| MARION COUNTY | | | | |
| Less than 30 percent | 1,663 | 2,264 | 2,419 | 58 |
| 30 to 49.9 percent | 519 | 528 | 247 | 4,683 |
| 50 percent or more | 630 | 296 | 211 | 775 |
| Not computed | 666 | 55 | 507 | 507 |
| Total | 3,478 | 3,143 | 2,935 | 6,078 |
| Median gross rent/monthly costs | \$386 | \$666 | \$235 | . |

Homeowners in Marion County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 20.37 in 1990 to 18.83 in

⁶⁹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 34.12-34.15).

2000, while homeowners aged 65 years and over changed from 26.93 in 1990 to 25.36 in 2000. Table 34.12, presents details of households by monthly owner-costs by household income and age.

TABLE 34.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS MARION COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁷⁰ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| MARION COUNTY | | | | | | |
| Less than 20 percent | 2,505 | 2,495 | 881 | 1,211 | 3,386 | 3,706 |
| 20 to 24.9 percent | 446 | 382 | 185 | 133 | 631 | 515 |
| 25 to 29.9 percent | 253 | 279 | 196 | 183 | 449 | 462 |
| 30 to 34.9 percent | 266 | 197 | 49 | 84 | 315 | 281 |
| 35 percent or more | 562 | 551 | 425 | 450 | 987 | 1,001 |
| Not computed | 33 | 68 | 24 | 45 | 57 | 113 |
| Total | 4,065 | 3,972 | 1,760 | 2,106 | 5,825 | 6,078 |

Renters in Marion County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 35.56 in 1990 to 33.72 in 2000, while renters aged 65 years and over changed from 51.95 in 1990 to 29.22 in 2000. Table 34.13, presents details of households by gross rent by income and age.

TABLE 34.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS MARION COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁷¹ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| MARION COUNTY | | | | | | |
| Less than 20 percent | 855 | 1,022 | 43 | 90 | 898 | 1,112 |
| 20 to 24.9 percent | 222 | 286 | 65 | 17 | 287 | 303 |
| 25 to 29.9 percent | 228 | 177 | 67 | 71 | 295 | 248 |
| 30 to 34.9 percent | 119 | 146 | 64 | 33 | 183 | 179 |
| 35 percent or more | 812 | 849 | 243 | 121 | 1,055 | 970 |
| Not computed | 382 | 471 | 109 | 195 | 491 | 666 |
| Total | 2,618 | 2,951 | 591 | 527 | 3,209 | 3,478 |

⁷⁰ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁷¹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 73.40 percent homeowners in Marion County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 34.14.

TABLE 34.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS MARION COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-----------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| MARION COUNTY | | | | | | | | | |
| Less than 20 percent | 68 | 334 | 792 | 757 | 1,004 | 410 | 208 | 133 | 3,706 |
| 20 to 24.9 percent | 29 | 144 | 110 | 90 | 112 | 30 | . | . | 515 |
| 25 to 29.9 percent | 68 | 86 | 191 | 86 | 24 | 7 | . | . | 462 |
| 30 to 34.9 percent | 45 | 64 | 123 | 30 | 19 | . | . | . | 281 |
| 35 percent or more | 548 | 284 | 97 | 39 | 33 | . | . | . | 1,001 |
| Not computed | 111 | . | . | . | . | . | . | 2 | 113 |
| Total | 869 | 912 | 1,313 | 1,002 | 1,192 | 447 | 208 | 135 | 6,078 |

As per the 2000 Census, 54.66 percent renters in Marion County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 34.15.

TABLE 34.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS MARION COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-----------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 209 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 27 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 19 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 25 | 9 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 919 | 112,878 |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | 53,036 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | 421,146 |
| MARION COUNTY | | | | | | | | | |
| Less than 20 percent | 85 | 124 | 282 | 366 | 179 | 17 | 59 | . | 1,112 |
| 20 to 24.9 percent | 26 | 100 | 162 | 15 | . | . | . | . | 303 |
| 25 to 29.9 percent | 52 | 107 | 87 | 2 | . | . | . | . | 248 |
| 30 to 34.9 percent | 13 | 117 | 49 | . | . | . | . | . | 179 |
| 35 percent or more | 615 | 335 | 20 | . | . | . | . | . | 970 |
| Not computed | 333 | 150 | 76 | 45 | 18 | 16 | 28 | 666 | 666 |
| Total | 1,124 | 933 | 676 | 428 | 197 | 33 | 87 | 3,478 | 3,478 |

As per the 2000 Census, 11.74 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 34.16. The median value for a home in 2000 in the county was \$63,500, compared to \$94,900 in Wyoming.

TABLE 34.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS MARION COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| MARION COUNTY | | | | | | | | |
| Less than \$10,000 | 40 | 15 | 44 | 4 | . | . | . | 103 |
| \$10,000-\$29,999 | 193 | 199 | 151 | 92 | 18 | 16 | 4 | 673 |
| \$30,000-\$49,999 | 289 | 214 | 253 | 181 | 200 | 42 | 32 | 1,211 |
| \$50,000-\$79,999 | 218 | 317 | 455 | 415 | 454 | 93 | 55 | 2,007 |
| \$80,000-\$99,999 | 60 | 93 | 194 | 140 | 215 | 95 | 69 | 866 |
| \$100,000-\$199,999 | 43 | 74 | 170 | 148 | 281 | 177 | 158 | 1,051 |
| \$200,000 or more | 26 | . | 46 | 22 | 24 | 24 | 25 | 167 |
| Total | 869 | 912 | 1,313 | 1,002 | 1,192 | 447 | 343 | 6,078 |

As per the 2000 Census, 15.50 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 34.17.

TABLE 34.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS MARION COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| MARION COUNTY | | | | | | | | |
| Less than \$200 | 311 | 67 | 13 | 17 | 14 | . | . | 422 |
| \$200-\$399 | 317 | 420 | 247 | 73 | 51 | 6 | 42 | 1,156 |
| \$400-\$599 | 226 | 218 | 287 | 232 | 84 | 11 | 18 | 1,076 |
| \$600-\$799 | 28 | 45 | 46 | 59 | 18 | . | 1 | 197 |
| \$800-\$999 | 14 | 15 | 7 | 2 | 12 | . | 6 | 56 |
| \$1000+ | . | 18 | . | . | . | . | . | 18 |
| No Cash Rent | 228 | 150 | 76 | 45 | 18 | 16 | 20 | 553 |
| Total | 1,124 | 933 | 676 | 428 | 197 | 33 | 87 | 3,478 |

The median household income in Marion County was \$26,285, compared to \$36,951 statewide. Table 34.18, presents further details of householders by age and household income.

TABLE 34.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS MARION COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| MARION COUNTY | | | | | | | | | | |
| Under 25 years | 199 | 136 | 173 | 79 | 54 | 3 | 9 | . | 653 | \$18,988 |
| 25-34 years | 275 | 382 | 504 | 377 | 272 | 42 | 25 | 16 | 1,893 | \$26,693 |
| 35-44 years | 454 | 558 | 586 | 585 | 475 | 185 | 58 | 44 | 2,945 | \$30,158 |
| 45-54 years | 360 | 504 | 586 | 500 | 550 | 204 | 87 | 54 | 2,845 | \$34,228 |
| 55-64 years | 324 | 403 | 383 | 319 | 323 | 96 | 95 | 46 | 1,989 | \$29,806 |
| 65-74 years | 456 | 335 | 439 | 184 | 138 | 70 | 34 | 29 | 1,685 | \$21,355 |
| 75 years + | 431 | 363 | 219 | 113 | 88 | 29 | 22 | 2 | 1,267 | \$15,830 |
| Total | 2,499 | 2,681 | 2,890 | 2,157 | 1,900 | 629 | 330 | 191 | 13,277 | \$26,285 |

As per the 2000 Census, civilian employed males aged 16 years comprised 44.92 percent of the labor force, and females 45.16 percent in Marion County. About 62.28 percent of the male population 16 years and over and 48.96 percent females worked 35 or more hours per week. Employed males contributed to 32.36 percent of jobs to the manufacturing industry in the county, while employed females contributed 31.83 percent of jobs to the educational, health and social services. Further, males in the County held 35.74 percent of production, transportation, material & moving occupations in the county, while females held 29.82 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 34.19.

**TABLE 34.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS MARION COUNTY**

| Subject | SOUTH CAROLINA | | MARION COUNTY | |
|--|----------------|-----------|---------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 12,030 | 14,805 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 20 | 7 |
| Civilian Employed | 955,764 | 868,936 | 7,031 | 7,069 |
| Civilian Un-employed | 53,659 | 59,836 | 623 | 910 |
| Total in Labor Force | 1,038,566 | 935,656 | 7,674 | 7,986 |
| Not in Labor Force | 449,088 | 690,706 | 4,356 | 6,819 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 7,492 | 7,248 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 644 | 1,215 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 253 | 372 |
| Did not work | 375,577 | 604,016 | 3,641 | 5,970 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 320 | 51 |
| Construction | 135,502 | 15,106 | 908 | 79 |
| Manufacturing | 229,789 | 124,597 | 2,275 | 1,898 |
| Wholesale Trade | 42,461 | 18,042 | 280 | 116 |
| Retail Trade | 103,533 | 114,071 | 691 | 847 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 471 | 87 |
| Information | 20,038 | 18,516 | 93 | 42 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 247 | 341 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 324 | 207 |
| Educational Health & Social Services | 74,498 | 265,210 | 525 | 2,250 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 369 | 553 |
| Other Services | 43,939 | 41,855 | 314 | 281 |
| Public Administration | 44,062 | 41,621 | 214 | 317 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 610 | 557 |
| Professional & Related Services | 128,066 | 196,766 | 519 | 1,392 |
| Sales & Office | 110,748 | 157,913 | 831 | 1,239 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 933 | 2,108 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 187 | 34 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 1,438 | 46 |
| | 235,563 | 110,908 | 2,513 | 1,693 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Marion County, defined as the number of people working or actively seeking work, changed from 15,831 in 1990 to 13,813 in 2002. The unemployment rate for the County, at 13.90 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 34.20, provides annual labor force details for the years 1990-2002.

**TABLE 34.20
ANNUAL LABOR FORCE
MARION COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 15,831 | 14,406 | 1,425 | 9.00 |
| 1991 | 16,823 | 14,641 | 2,182 | 13.00 |
| 1992 | 16,689 | 14,697 | 1,992 | 11.90 |
| 1993 | 17,187 | 14,769 | 2,418 | 14.10 |
| 1994 | 16,980 | 14,728 | 2,252 | 13.30 |
| 1995 | 16,544 | 14,787 | 1,757 | 10.60 |
| 1996 | 16,434 | 14,203 | 2,231 | 13.60 |
| 1997 | 16,301 | 14,751 | 1,550 | 9.50 |
| 1998 | 16,437 | 14,911 | 1,526 | 9.30 |
| 1999 | 16,778 | 14,591 | 2,187 | 13.00 |
| 2000 | 16,117 | 13,675 | 2,442 | 15.20 |
| 2001 | 14,657 | 12,157 | 2,500 | 17.10 |
| 2002 | 13,813 | 11,891 | 1,922 | 13.90 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Marion County recorded 13,598 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$651,380,000 and real per capita income was \$18,494 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$25,232 in 2001, while South Carolina's average earnings per job was \$30,861. Table 34.21, provides further annual data for years 1969 through 2001.

TABLE 34.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
MARION COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 208,253 | 6,542 | 4,235 | 25,136 | 30,944 | 262,026 | 8,884 | 13,601 | 15,312 |
| 1970 | 205,951 | 6,565 | 5,160 | 26,633 | 37,520 | 268,699 | 8,842 | 13,518 | 15,235 |
| 1971 | 219,986 | 7,387 | 4,292 | 27,757 | 39,157 | 283,805 | 9,123 | 14,596 | 15,072 |
| 1972 | 242,833 | 8,472 | 3,749 | 29,077 | 41,548 | 308,735 | 9,971 | 14,700 | 16,519 |
| 1973 | 270,577 | 10,648 | 3,366 | 32,658 | 45,736 | 341,689 | 10,565 | 15,616 | 17,327 |
| 1974 | 277,825 | 11,374 | 4,276 | 33,899 | 52,151 | 356,777 | 10,906 | 16,008 | 17,355 |
| 1975 | 257,324 | 10,032 | 6,557 | 35,164 | 70,103 | 359,116 | 10,864 | 14,425 | 17,839 |
| 1976 | 266,596 | 11,239 | 4,670 | 37,036 | 65,517 | 362,580 | 11,116 | 14,807 | 18,005 |
| 1977 | 260,176 | 11,110 | 6,708 | 39,135 | 67,285 | 362,194 | 10,814 | 14,333 | 18,152 |
| 1978 | 289,157 | 12,268 | 6,684 | 42,470 | 67,821 | 393,863 | 11,663 | 15,173 | 19,057 |
| 1979 | 273,895 | 12,676 | 8,550 | 45,876 | 74,287 | 389,932 | 11,369 | 15,075 | 18,169 |
| 1980 | 263,097 | 12,651 | 10,670 | 50,752 | 82,863 | 394,731 | 11,534 | 14,978 | 17,566 |
| 1981 | 262,048 | 13,131 | 14,476 | 55,442 | 86,727 | 405,562 | 11,822 | 14,327 | 18,290 |
| 1982 | 255,896 | 13,441 | 13,742 | 59,683 | 87,289 | 403,168 | 11,759 | 14,304 | 17,890 |
| 1983 | 267,303 | 14,085 | 14,147 | 62,563 | 89,182 | 419,110 | 12,216 | 14,218 | 18,800 |
| 1984 | 281,500 | 15,154 | 16,920 | 67,891 | 89,430 | 440,586 | 12,841 | 14,460 | 19,467 |
| 1985 | 285,264 | 15,944 | 16,089 | 72,703 | 95,723 | 453,835 | 13,292 | 13,991 | 20,389 |
| 1986 | 280,037 | 16,506 | 17,414 | 73,869 | 95,988 | 450,802 | 13,188 | 13,905 | 20,139 |
| 1987 | 302,736 | 16,968 | 18,072 | 74,342 | 94,358 | 472,540 | 13,850 | 14,045 | 21,555 |
| 1988 | 321,631 | 18,756 | 17,233 | 71,430 | 95,952 | 487,490 | 14,373 | 14,872 | 21,627 |
| 1989 | 325,188 | 19,743 | 19,114 | 76,641 | 103,393 | 504,593 | 14,787 | 14,925 | 21,788 |
| 1990 | 325,738 | 19,414 | 20,394 | 76,084 | 112,208 | 515,010 | 15,180 | 14,845 | 21,943 |
| 1991 | 324,714 | 20,084 | 21,036 | 75,256 | 128,045 | 528,967 | 15,351 | 14,937 | 21,739 |
| 1992 | 336,226 | 20,299 | 21,573 | 72,069 | 138,856 | 548,425 | 15,792 | 14,945 | 22,498 |
| 1993 | 335,502 | 20,897 | 22,861 | 72,074 | 145,163 | 554,704 | 15,815 | 15,128 | 22,178 |
| 1994 | 347,445 | 21,676 | 23,546 | 76,349 | 151,389 | 577,054 | 16,305 | 15,403 | 22,557 |
| 1995 | 342,915 | 22,234 | 25,200 | 74,650 | 154,844 | 575,376 | 16,196 | 15,319 | 22,385 |
| 1996 | 341,694 | 21,444 | 29,329 | 75,815 | 161,514 | 586,909 | 16,569 | 15,115 | 22,606 |
| 1997 | 359,904 | 22,633 | 29,189 | 81,138 | 165,411 | 613,010 | 17,191 | 15,363 | 23,427 |
| 1998 | 363,072 | 22,769 | 32,637 | 85,623 | 168,240 | 626,803 | 17,692 | 15,460 | 23,485 |
| 1999 | 376,469 | 23,046 | 34,158 | 81,535 | 175,092 | 644,207 | 18,185 | 15,580 | 24,164 |
| 2000 | 369,787 | 21,864 | 39,668 | 87,864 | 181,362 | 656,818 | 18,521 | 14,684 | 25,183 |
| 2001 | 343,100 | 20,585 | 45,270 | 86,332 | 197,262 | 651,380 | 18,494 | 13,598 | 25,232 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Marion County changed from 122 in 1980 to 41 in 2002. Total units also changed from 130 in 1980 to 41 in 2002. Additional details of permit activity and per unit valuations are given in Table 34.22.

**TABLE 34.22
BUILDING PERMITS AND VALUATION⁷²
MARION COUNTY 1980-2002**

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 122 | 4 | 4 | . | 130 | 59.11 |
| 1981 | 111 | 10 | . | 56 | 177 | 39.74 |
| 1982 | 99 | 10 | . | . | 109 | 45.42 |
| 1983 | 105 | 2 | 4 | 73 | 184 | 56.11 |
| 1984 | 98 | 2 | . | . | 100 | 52.14 |
| 1985 | 82 | 8 | . | . | 90 | 51.87 |
| 1986 | 88 | 8 | . | . | 96 | 52.13 |
| 1987 | 93 | 8 | . | . | 101 | 57.51 |
| 1988 | 88 | 4 | . | . | 92 | 54.94 |
| 1989 | 69 | 6 | . | . | 75 | 56.19 |
| 1990 | 91 | . | . | . | 91 | 52.50 |
| 1991 | 98 | 6 | . | . | 104 | 55.82 |
| 1992 | 94 | 4 | . | . | 98 | 56.21 |
| 1993 | 80 | 76 | . | . | 156 | 62.45 |
| 1994 | 75 | . | . | 52 | 127 | 63.12 |
| 1995 | 67 | . | . | . | 67 | 82.82 |
| 1996 | 53 | 12 | . | 5 | 70 | 85.86 |
| 1997 | 52 | 4 | 4 | 6 | 66 | 87.53 |
| 1998 | 55 | 2 | 4 | 40 | 101 | 91.47 |
| 1999 | 66 | 2 | 3 | 48 | 119 | 90.12 |
| 2000 | 41 | 2 | 3 | 31 | 77 | 73.34 |
| 2001 | 36 | 2 | . | 43 | 81 | 92.72 |
| 2002 | 41 | . | . | . | 41 | 88.41 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Marion County would change by 334 persons from 35,466 in 2000 to 35,800 in 2025, as seen in Table 34.23.

**TABLE 34.23
B&CB POPULATION FORECAST
MARION COUNTY 2000 THROUGH 2025**

| Year | SOUTH CAROLINA | MARION COUNTY |
|------|----------------|---------------|
| 2000 | 4,012,012 | 35,466 |
| 2005 | 4,154,900 | 33,730 |
| 2010 | 4,387,780 | 34,270 |
| 2015 | 4,618,440 | 34,880 |
| 2020 | 4,849,980 | 35,440 |
| 2025 | 5,077,400 | 35,800 |

The household forecast indicates a total change of -5 homeowners in the county from 9,771 in 2000 to 9,766 in 2025. Renters, on the other hand, would change by 43 households from 3,530 in 2000 to 3,573 in 2020. Homeownership from the year 2000 to 2025 is expected to change by -1 households for householders having incomes from 31-50 percent of MFI; and to change by -1 households for those at 51-80 percent of

⁷²Data Source: U.S. Bureau of Census.

MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 9 households for renters having incomes from 31-50 percent of MFI; and to change some 7 households for those at 51-80 percent of MFI. Table 34.24, provides further details of the household forecast by tenure and income.

TABLE 34.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
MARION COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|-------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 9,771 | 1,216 | 1,297 | 1,801 | 880 | 4,577 |
| 2005 | 9,056 | 1,127 | 1,202 | 1,669 | 815 | 4,242 |
| 2010 | 9,240 | 1,150 | 1,226 | 1,704 | 832 | 4,328 |
| 2015 | 9,454 | 1,177 | 1,255 | 1,743 | 851 | 4,428 |
| 2020 | 9,650 | 1,201 | 1,281 | 1,779 | 869 | 4,520 |
| 2025 | 9,766 | 1,216 | 1,296 | 1,800 | 879 | 4,574 |
| Renters | | | | | | |
| 2000 | 3,530 | 1,317 | 740 | 607 | 183 | 683 |
| 2005 | 3,382 | 1,262 | 709 | 581 | 176 | 654 |
| 2010 | 3,432 | 1,281 | 719 | 590 | 178 | 664 |
| 2015 | 3,488 | 1,301 | 731 | 600 | 181 | 675 |
| 2020 | 3,539 | 1,321 | 742 | 609 | 184 | 685 |
| 2025 | 3,573 | 1,333 | 749 | 614 | 186 | 691 |

Marlboro County

Marlboro County's population changed by -1.85 percent, from 29,361 in 1990 to 28,818 in 2000. It represented 0.72 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of -136 persons, 28,682 in July 2002.

Of the total households in Marlboro County, homeowners comprised 70.84 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 0.91 percent in 1990 to 2.25 percent in 2000, and renter vacancy rate changed from 6.09 percent in 1990 to 12.61 percent in 2000. Housing units in urban areas of the county changed by 1,433 persons, and in rural areas by -494 persons between 1990 and 2000⁷³. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 35.1.

TABLE 35.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| Subject | SOUTH CAROLINA | | MARLBORO COUNTY | |
|---|----------------|-----------|-----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 29,361 | 28,818 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 10,955 | 11,894 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 10,163 | 10,478 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 7,003 | 7,423 |
| Homeownership Rate | 69.86 | 72.21 | 68.91 | 70.84 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 0.91 | 2.25 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 3,160 | 3,055 |
| Renter Vacancy Rate | 11.49 | 12.01 | 6.09 | 12.61 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 205 | 441 |
| For sale | 15,186 | 21,955 | 64 | 171 |
| Rented or sold, not occupied | 13,691 | 15,930 | 93 | 208 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 65 | 168 |
| For migrant workers | 360 | 420 | 3 | 5 |
| Other vacant | 37,806 | 53,137 | 362 | 423 |
| Total Vacant | 166,111 | 219,816 | 792 | 1,416 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 4,786 | 6,219 |
| Rural; Farm | 17,086 | 13,656 | 135 | 141 |
| Rural; Non-farm | 606,887 | 666,731 | 6,034 | 5,534 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Marlboro County had an average of 2.68 persons per household, and renter-occupied units an average of 2.40 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 38.79 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 35.2.

⁷³ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 35.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| Subject | SOUTH CAROLINA | | MARLBORO COUNTY | |
|---------------------------------------|----------------|-----------------|-----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 7,423 | 3,055 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 1,610 | 1,207 |
| 2-person | 403,375 | 118,155 | 2,408 | 706 |
| 3-person | 204,199 | 72,676 | 1,416 | 526 |
| 4-person | 168,089 | 49,616 | 1,132 | 329 |
| 5 or more person | 98,068 | 36,558 | 857 | 287 |
| Average Household size | 2.61 | 2.32 | 2.68 | 2.40 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | . | 49 |
| 2-rooms | 7,193 | 29,729 | 97 | 180 |
| 3-rooms | 34,806 | 64,824 | 252 | 589 |
| 4-rooms | 110,567 | 133,284 | 851 | 982 |
| 5-rooms | 273,699 | 103,323 | 2,457 | 694 |
| 6-rooms | 282,379 | 53,158 | 1,969 | 345 |
| 7-rooms | 190,620 | 21,072 | 1,033 | 139 |
| 8-rooms | 111,735 | 8,826 | 399 | 56 |
| 9+ rooms | 95,834 | 4,326 | 365 | 21 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 5,443 | 1,361 |
| 1 unit attached | 17,320 | 16,521 | 38 | 53 |
| 2 units | 3,155 | 33,776 | . | 275 |
| 3-4 units | 4,981 | 43,186 | 12 | 376 |
| 5-9 units | 5,944 | 55,970 | 17 | 282 |
| 10-19 units | 2,800 | 28,382 | . | 32 |
| 20-49 units | 1,316 | 13,371 | . | 57 |
| 50 or more units | 1,775 | 21,101 | 5 | 9 |
| Mobile Home/Trailer | 238,054 | 68,258 | 1,894 | 604 |
| Boat, RV, van, etc. (1) | 886 | 303 | 14 | 6 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 18 | 83 |
| 1-Bedroom | 23,334 | 83,424 | 240 | 671 |
| 2-Bedrooms | 224,109 | 193,862 | 1,650 | 1,471 |
| 3-Bedrooms | 652,265 | 118,376 | 4,509 | 741 |
| 4-Bedrooms | 173,600 | 17,763 | 821 | 79 |
| 5-Bedrooms or more | 30,849 | 2,463 | 185 | 10 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 153 | 13 |
| 1995-1998 | 148,415 | 33,780 | 848 | 175 |
| 1990-1994 | 129,165 | 34,670 | 674 | 263 |
| 1980-1989 | 217,891 | 92,610 | 1,145 | 611 |
| 1970-1979 | 208,372 | 98,506 | 1,680 | 628 |
| 1960-1969 | 143,455 | 57,252 | 1,128 | 385 |
| 1950-1959 | 103,181 | 45,056 | 661 | 429 |
| 1940-1949 | 49,638 | 26,680 | 406 | 190 |
| 1939 or earlier | 64,338 | 30,473 | 728 | 361 |

(1) 1990 Census defined as "Other".

Total housing units in Marlboro County changed by 939 dwellings between 1990 and 2000. Single-unit detached structures constituted 64.12 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 35.3.

TABLE 35.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | MARLBORO COUNTY | |
|-------------------------|------------------|------------------|-----------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 7,973 | 7,626 |
| 1-unit, attached | 34,261 | 40,185 | 139 | 118 |
| 2 to 4 units | 42,358 | 43,607 | 517 | 795 |
| 5 to 19 units | 50,441 | 57,981 | 375 | 373 |
| 20 to 49 units | 66,909 | 77,598 | . | 57 |
| 50 or more units | 38,782 | 41,561 | . | 19 |
| Mobile Home/Trailer | 21,027 | 22,457 | 1,775 | 2,886 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 176 | 20 |
| Total | 1,424,155 | 1,753,670 | 10,955 | 11,894 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 26.22 percent of owner-occupied housing units, and 11.10 percent of renter-occupied units in Marlboro County. Table 35.4, presents the number of units in the dwelling by household size and tenure.

TABLE 35.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| MARLBORO COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 1,262 | 498 | 1,946 | 339 | 971 | 221 | 777 | 185 | 525 | 171 |
| 2 to 4 units | 12 | 273 | . | 131 | . | 110 | . | 61 | . | 76 |
| 5 to 19 units | . | 146 | 6 | 117 | . | 37 | 11 | 14 | . | . |
| 20 to 24 units | . | 42 | . | 10 | . | 5 | . | . | . | . |
| 50 or more units | . | . | . | . | 5 | 9 | . | . | . | . |
| Mobile Home/Trailer | 322 | 242 | 456 | 109 | 440 | 144 | 344 | 69 | 332 | 40 |
| Boat, RV, van, etc. (1) | 14 | 6 | . | . | . | . | . | . | . | . |
| Total | 1,610 | 1,207 | 2,408 | 706 | 1,416 | 526 | 1,132 | 329 | 857 | 287 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 5.91 percent in 1990 to 3.76 percent in 2000, and renter-occupied units from 12.82 percent to 6.74 percent. Overcrowded units with incomplete plumbing facilities comprised 8.76 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 35.5.

TABLE 35.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| Subject | SOUTH CAROLINA | | MARLBORO COUNTY | |
|---|----------------|-----------|-----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 7,003 | 7,423 |
| 1.00 or less | 854,031 | 1,084,101 | 6,589 | 7,144 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 334 | 204 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 80 | 75 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 3,160 | 3,055 |
| 1.00 or less | 355,343 | 400,415 | 2,755 | 2,849 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 270 | 175 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 135 | 31 |
| Total occupied-units | 1,258,044 | 1,533,854 | 10,163 | 10,478 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 137 | 56 |
| 1.00 or less | 7,025 | 4,955 | 119 | 50 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | . | 6 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 18 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 242 | 81 |
| 1.00 or less | 7,155 | 3,854 | 194 | 75 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 28 | 6 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 20 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 379 | 137 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 4.61 percent owner-occupied units and 7.99 percent renter-occupied units. Homeowners in poverty suffered from 7.98 percent overcrowding, compared to 10.40 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 35.6.

TABLE 35.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| Subject | SOUTH CAROLINA | | MARLBORO COUNTY | |
|--|----------------|---------|-----------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 5,552 | 2,565 |
| 1.00 or less | 817,756 | 349,147 | 5,296 | 2,360 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 187 | 174 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 69 | 31 |
| 65 years and over | 268,256 | 51,819 | 1,871 | 490 |
| 1.00 or less | 266,345 | 51,268 | 1,848 | 489 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 17 | 1 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 6 | . |
| Total occupied units | 1,107,619 | 426,235 | 7,423 | 3,055 |
| 1.00 or less | 1,084,101 | 400,415 | 7,144 | 2,849 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 204 | 175 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 75 | 31 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 1,015 | 1,154 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 61 | 117 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 27 | 17 |
| Total in poverty | 103,182 | 114,169 | 1,103 | 1,288 |

The total number of individuals in poverty in Marlboro County changed by -23.01 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 35.7.

TABLE 35.7
POVERTY STATUS BY AGE, 1990 & 2000⁷⁴
SOUTH CAROLINA VS MARLBORO COUNTY

| AGE | SOUTH CAROLINA | | MARLBORO COUNTY | |
|-------------------|----------------|---------|-----------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 897 | 623 |
| 5 years | 11,063 | 10,403 | 134 | 158 |
| 6-11 years | 64,806 | 66,197 | 958 | 702 |
| 12-17 years | 57,494 | 58,222 | 930 | 698 |
| 18-64 years | 248,828 | 295,906 | 3,545 | 2,935 |
| 65-74 years | 42,296 | 31,507 | 688 | 363 |
| 75 years and over | 35,796 | 33,181 | 488 | 403 |
| Total | 517,793 | 547,869 | 7,640 | 5,882 |

Homeowners in poverty comprised 14.86 percent of owner-occupied households in Marlboro county, and renters in poverty 42.16 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 4.47 percent of owner-occupied households, and 16.04 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 35.8.

TABLE 35.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| AGE GROUPS | SOUTH CAROLINA | | MARLBORO COUNTY | |
|-------------|----------------|-----------------|-----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 36 | 165 |
| 25-34 years | 11,268 | 25,396 | 126 | 297 |
| 35-44 years | 17,496 | 21,903 | 206 | 193 |
| 45-54 years | 17,170 | 15,657 | 128 | 221 |
| 55-59 years | 9,254 | 5,482 | 122 | 80 |
| 60-64 years | 9,738 | 4,963 | 83 | 83 |
| 65-74 years | 16,713 | 8,270 | 185 | 96 |
| 75 years + | 18,079 | 8,756 | 217 | 153 |
| Total | 103,182 | 114,169 | 1,103 | 1,288 |

Marlboro County's median family income changed from \$29,543 in 1990 to \$33,845 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 35.9, presents the 2000 Census data on families by income ranges.

TABLE 35.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| FAMILY INCOME | SOUTH CAROLINA | MARLBORO COUNTY |
|-------------------------------------|----------------|-----------------|
| Less than \$10,000 | 76,639 | 848 |
| \$10,000-\$19,999 | 119,963 | 1,327 |
| \$20,000-\$34,999 | 213,815 | 1,807 |
| \$35,000-\$49,999 | 201,370 | 1,472 |
| \$50,000-\$79,999 | 241,243 | 1,189 |
| \$80,000-\$99,999 | 114,775 | 441 |
| \$100,000-\$149,999 | 73,186 | 150 |
| \$150,000 or more | 37,745 | 116 |
| Total | 1,078,736 | 7,350 |
| Median Family Income (2002 dollars) | \$46,749 | \$33,845 |

⁷⁴ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Marlboro County was \$32,439, and the median for renter-occupied households was \$15,536. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 35.10, presents households by tenure and household income ranges.

TABLE 35.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | MARLBORO COUNTY | |
|-------------------------|----------------|-----------------|-----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 954 | 1,113 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 1,251 | 739 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 1,744 | 690 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 1,534 | 256 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 1,177 | 174 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 456 | 67 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 189 | 3 |
| \$150,000 or more | 39,213 | 3,456 | 118 | 13 |
| Total | 1,107,619 | 426,235 | 7,423 | 3,055 |
| Median Household Income | \$43,179 | \$23,855 | \$32,439 | \$15,536 |

According to the 2000 Census, 13.49 percent of Marlboro County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 19.54 percent spent 50 percent⁷⁵ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 15.97 percent of Marlboro County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 11.11 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 35.11.

TABLE 35.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| MARLBORO COUNTY | | | | |
| Less than 30 percent | 1,507 | 1,967 | 2,020 | 50 |
| 30 to 49.9 percent | 403 | 437 | 164 | 3,987 |
| 50 percent or more | 584 | 304 | 114 | 601 |
| Not computed | 494 | 29 | 418 | 418 |
| Total | 2,988 | 2,737 | 2,348 | 5,085 |
| Median gross rent/monthly costs | \$342 | \$645 | \$213 | . |

Homeowners in Marlboro County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 18.02 in 1990 to 17.19

⁷⁵ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 35.12-35.15).

in 2000, while homeowners aged 65 years and over changed from 25.58 in 1990 to 26.71 in 2000. Table 35.12, presents details of households by monthly owner-costs by household income and age.

TABLE 35.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁷⁶ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| MARBORO COUNTY | | | | | | |
| Less than 20 percent | 2,179 | 2,253 | 827 | 857 | 3,006 | 3,110 |
| 20 to 24.9 percent | 421 | 409 | 143 | 126 | 564 | 535 |
| 25 to 29.9 percent | 218 | 231 | 119 | 111 | 337 | 342 |
| 30 to 34.9 percent | 160 | 143 | 58 | 82 | 218 | 225 |
| 35 percent or more | 473 | 469 | 336 | 325 | 809 | 794 |
| Not computed | 62 | 56 | 57 | 23 | 119 | 79 |
| Total | 3,513 | 3,561 | 1,540 | 1,524 | 5,053 | 5,085 |

Renters in Marlboro County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 34.23 in 1990 to 32.26 in 2000, while renters aged 65 years and over changed from 46.13 in 1990 to 37.23 in 2000. Table 35.13, presents details of households by gross rent by income and age.

TABLE 35.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁷⁷ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| MARBORO COUNTY | | | | | | |
| Less than 20 percent | 799 | 819 | 79 | 93 | 878 | 912 |
| 20 to 24.9 percent | 262 | 303 | 71 | 17 | 333 | 320 |
| 25 to 29.9 percent | 166 | 205 | 65 | 70 | 231 | 275 |
| 30 to 34.9 percent | 95 | 121 | 78 | 24 | 173 | 145 |
| 35 percent or more | 719 | 694 | 238 | 148 | 957 | 842 |
| Not computed | 337 | 384 | 154 | 110 | 491 | 494 |
| Total | 2,378 | 2,526 | 685 | 462 | 3,063 | 2,988 |

⁷⁶ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁷⁷ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 71.84 percent homeowners in Marlboro County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 35.14.

TABLE 35.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| MARBORO COUNTY | | | | | | | | | |
| Less than 20 percent | 35 | 346 | 709 | 669 | 780 | 362 | 131 | 78 | 3,110 |
| 20 to 24.9 percent | 38 | 94 | 141 | 152 | 95 | 15 | . | . | 535 |
| 25 to 29.9 percent | 61 | 66 | 114 | 66 | 35 | . | . | . | 342 |
| 30 to 34.9 percent | 45 | 72 | 59 | 41 | 6 | 2 | . | . | 225 |
| 35 percent or more | 385 | 230 | 146 | 29 | 4 | . | . | . | 794 |
| Not computed | 79 | . | . | . | . | . | . | . | 79 |
| Total | 643 | 808 | 1,169 | 957 | 920 | 379 | 131 | 78 | 5,085 |

As per the 2000 Census, 69.30 percent renters in Marlboro County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 35.15.

TABLE 35.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | or more | | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| MARBORO COUNTY | | | | | | | | | |
| Less than 20 percent | 62 | 93 | 323 | 208 | 160 | 50 | 16 | 912 | |
| 20 to 24.9 percent | 47 | 99 | 174 | . | . | . | . | 320 | |
| 25 to 29.9 percent | 62 | 129 | 70 | 7 | . | 7 | . | 275 | |
| 30 to 34.9 percent | 51 | 82 | 12 | . | . | . | . | 145 | |
| 35 percent or more | 633 | 194 | 15 | . | . | . | . | 842 | |
| Not computed | 219 | 124 | 96 | 36 | 14 | 5 | . | 494 | |
| Total | 1,074 | 721 | 690 | 251 | 174 | 62 | 16 | 2,988 | |

As per the 2000 Census, 8.79 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 35.16. The median value for a home in 2000 in the county was \$54,900, compared to \$94,900 in Wyoming.

TABLE 35.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| MARBORO COUNTY | | | | | | | | |
| Less than \$10,000 | 30 | 20 | 3 | 1 | 2 | . | . | 56 |
| \$10,000-\$29,999 | 171 | 229 | 157 | 131 | 72 | 31 | 2 | 793 |
| \$30,000-\$49,999 | 213 | 240 | 329 | 250 | 163 | 77 | 19 | 1,291 |
| \$50,000-\$79,999 | 164 | 189 | 503 | 387 | 416 | 126 | 81 | 1,866 |
| \$80,000-\$99,999 | 58 | 94 | 96 | 85 | 149 | 67 | 41 | 590 |
| \$100,000-\$199,999 | . | 36 | 66 | 99 | 118 | 70 | 51 | 440 |
| \$200,000 or more | 7 | . | 15 | 4 | . | 8 | 15 | 49 |
| Total | 643 | 808 | 1,169 | 957 | 920 | 379 | 209 | 5,085 |

As per the 2000 Census, 11.86 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 35.17.

TABLE 35.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS MARLBORO COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| MARBORO COUNTY | | | | | | | | |
| Less than \$200 | 297 | 52 | 46 | 14 | 7 | 6 | . | 422 |
| \$200-\$399 | 490 | 345 | 280 | 114 | 42 | 39 | 13 | 1,323 |
| \$400-\$599 | 155 | 144 | 230 | 65 | 78 | 5 | 3 | 680 |
| \$600-\$799 | 13 | 21 | 23 | 15 | 27 | . | . | 99 |
| \$800-\$999 | 2 | 14 | 8 | 7 | 6 | . | . | 37 |
| \$1000+ | 6 | 21 | 7 | . | . | 7 | . | 41 |
| No Cash Rent | 111 | 124 | 96 | 36 | 14 | 5 | . | 386 |
| Total | 1,074 | 721 | 690 | 251 | 174 | 62 | 16 | 2,988 |

The median household income in Marlboro County was \$26,651, compared to \$36,951 statewide. Table 35.18, presents further details of householders by age and household income.

TABLE 35.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS MARLBORO COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| MARLBORO COUNTY | | | | | | | | | | |
| Under 25 years | 118 | 119 | 145 | 30 | 18 | 13 | . | . | 443 | \$18,893 |
| 25-34 years | 225 | 369 | 388 | 308 | 176 | 57 | 6 | . | 1,529 | \$25,019 |
| 35-44 years | 299 | 297 | 625 | 381 | 391 | 138 | 36 | 41 | 2,208 | \$31,230 |
| 45-54 years | 278 | 298 | 536 | 443 | 426 | 173 | 49 | 27 | 2,230 | \$35,084 |
| 55-64 years | 323 | 309 | 309 | 397 | 165 | 67 | 20 | 35 | 1,625 | \$29,411 |
| 65-74 years | 391 | 315 | 201 | 148 | 155 | 46 | 61 | 21 | 1,338 | \$17,330 |
| 75 years + | 459 | 264 | 215 | 73 | 41 | 13 | 10 | 10 | 1,085 | \$12,346 |
| Total | 2,093 | 1,971 | 2,419 | 1,780 | 1,372 | 507 | 182 | 134 | 10,458 | \$26,651 |

As per the 2000 Census, civilian employed males aged 16 years comprised 45.82 percent of the labor force, and females 45.90 percent in Marlboro County. About 58.64 percent of the male population 16 years and over and 45.86 percent females worked 35 or more hours per week. Employed males contributed to 43.06 percent of jobs to the manufacturing industry in the county, while employed females contributed 26.42 percent of jobs to the educational, health and social services. Further, males in the County held 42.11 percent of production, transportation, material & moving occupations in the county, while females held 27.33 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 35.19.

**TABLE 35.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS MARLBORO COUNTY**

| Subject | SOUTH CAROLINA | | MARLBORO COUNTY | |
|--|----------------|-----------|-----------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 10,651 | 11,492 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 9 | 5 |
| Civilian Employed | 955,764 | 868,936 | 5,516 | 5,526 |
| Civilian Un-employed | 53,659 | 59,836 | 430 | 558 |
| Total in Labor Force | 1,038,566 | 935,656 | 5,955 | 6,089 |
| Not in Labor Force | 449,088 | 690,706 | 4,696 | 5,403 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 6,246 | 5,270 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 524 | 855 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 222 | 295 |
| Did not work | 375,577 | 604,016 | 3,659 | 5,072 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 319 | 35 |
| Construction | 135,502 | 15,106 | 471 | 63 |
| Manufacturing | 229,789 | 124,597 | 2,375 | 1,880 |
| Wholesale Trade | 42,461 | 18,042 | 151 | 83 |
| Retail Trade | 103,533 | 114,071 | 470 | 607 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 377 | 50 |
| Information | 20,038 | 18,516 | 61 | 34 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 86 | 191 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 129 | 157 |
| Educational Health & Social Services | 74,498 | 265,210 | 346 | 1,460 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 238 | 397 |
| Other Services | 43,939 | 41,855 | 249 | 202 |
| Public Administration | 44,062 | 41,621 | 244 | 367 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 342 | 284 |
| Professional & Related Services | 128,066 | 196,766 | 379 | 950 |
| Sales & Office | 110,748 | 157,913 | 654 | 846 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 653 | 1,510 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 108 | 13 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 1,057 | 52 |
| | 235,563 | 110,908 | 2,323 | 1,871 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Marlboro County, defined as the number of people working or actively seeking work, changed from 13,374 in 1990 to 11,436 in 2002. The unemployment rate for the County, at 12.90 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 35.20, provides annual labor force details for the years 1990-2002.

**TABLE 35.20
ANNUAL LABOR FORCE
MARLBORO COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 13,374 | 12,107 | 1,267 | 9.50 |
| 1991 | 12,942 | 11,479 | 1,463 | 11.30 |
| 1992 | 12,609 | 11,389 | 1,220 | 9.70 |
| 1993 | 12,668 | 10,905 | 1,763 | 13.90 |
| 1994 | 11,848 | 10,165 | 1,683 | 14.20 |
| 1995 | 11,832 | 10,436 | 1,396 | 11.80 |
| 1996 | 11,953 | 10,063 | 1,890 | 15.80 |
| 1997 | 12,048 | 10,559 | 1,489 | 12.40 |
| 1998 | 11,961 | 10,501 | 1,460 | 12.20 |
| 1999 | 11,812 | 10,334 | 1,478 | 12.50 |
| 2000 | 11,510 | 10,329 | 1,181 | 10.30 |
| 2001 | 11,485 | 9,960 | 1,525 | 13.30 |
| 2002 | 11,436 | 9,958 | 1,478 | 12.90 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Marlboro County recorded 10,245 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$505,687,000 and real per capita income was \$17,615 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$27,178 in 2001, while South Carolina's average earnings per job was \$30,861. Table 35.21, provides further annual data for years 1969 through 2001.

TABLE 35.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
MARLBORO COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 206,271 | 7,059 | -11,238 | 18,065 | 25,140 | 231,179 | 8,531 | 11,989 | 17,205 |
| 1970 | 214,694 | 7,186 | -12,121 | 19,581 | 32,516 | 247,485 | 9,101 | 12,079 | 17,774 |
| 1971 | 218,036 | 7,304 | -6,811 | 20,418 | 36,660 | 260,999 | 9,373 | 11,789 | 18,495 |
| 1972 | 220,677 | 7,912 | -3,335 | 21,447 | 39,367 | 270,244 | 9,536 | 12,014 | 18,368 |
| 1973 | 246,014 | 9,245 | 2,167 | 22,870 | 43,055 | 304,862 | 10,572 | 12,394 | 19,849 |
| 1974 | 245,489 | 9,739 | 3,617 | 23,368 | 51,314 | 314,048 | 10,616 | 12,624 | 19,446 |
| 1975 | 185,371 | 8,597 | 6,988 | 24,374 | 66,584 | 274,720 | 9,225 | 11,574 | 16,016 |
| 1976 | 210,353 | 9,269 | 11,207 | 25,507 | 65,779 | 303,577 | 10,150 | 11,345 | 18,542 |
| 1977 | 212,712 | 9,325 | 16,428 | 26,921 | 59,610 | 306,345 | 10,104 | 11,544 | 18,426 |
| 1978 | 227,584 | 10,270 | 20,370 | 28,593 | 61,130 | 327,407 | 10,692 | 12,028 | 18,921 |
| 1979 | 235,239 | 10,746 | 23,928 | 30,762 | 64,494 | 343,677 | 10,964 | 12,126 | 19,400 |
| 1980 | 225,501 | 10,742 | 26,745 | 37,043 | 71,229 | 349,776 | 11,041 | 12,497 | 18,044 |
| 1981 | 228,167 | 11,494 | 25,443 | 41,982 | 72,845 | 356,944 | 11,233 | 12,439 | 18,343 |
| 1982 | 214,958 | 11,248 | 21,701 | 43,248 | 74,724 | 343,383 | 10,790 | 11,980 | 17,943 |
| 1983 | 199,008 | 11,399 | 25,289 | 47,741 | 73,589 | 334,228 | 10,629 | 11,356 | 17,524 |
| 1984 | 223,521 | 11,744 | 26,640 | 50,011 | 72,914 | 361,341 | 11,621 | 11,288 | 19,802 |
| 1985 | 217,420 | 11,914 | 26,688 | 53,553 | 77,545 | 363,292 | 11,835 | 10,598 | 20,515 |
| 1986 | 207,981 | 12,507 | 29,616 | 53,198 | 79,139 | 357,425 | 11,859 | 10,375 | 20,046 |
| 1987 | 233,644 | 13,333 | 28,944 | 53,533 | 77,334 | 380,122 | 12,704 | 10,699 | 21,838 |
| 1988 | 239,011 | 14,046 | 27,288 | 52,488 | 80,078 | 384,818 | 12,924 | 10,646 | 22,451 |
| 1989 | 246,647 | 15,272 | 22,462 | 57,917 | 85,576 | 397,330 | 13,509 | 10,897 | 22,634 |
| 1990 | 271,480 | 16,550 | 2,442 | 58,749 | 92,406 | 408,527 | 13,739 | 11,439 | 23,733 |
| 1991 | 275,123 | 16,371 | 15,659 | 58,171 | 101,832 | 434,414 | 14,459 | 10,751 | 25,590 |
| 1992 | 265,019 | 16,341 | 21,336 | 55,234 | 109,313 | 434,560 | 14,475 | 10,574 | 25,063 |
| 1993 | 262,518 | 16,713 | 22,426 | 55,319 | 115,092 | 438,643 | 14,649 | 10,299 | 25,490 |
| 1994 | 263,566 | 15,860 | 28,636 | 57,125 | 120,936 | 454,403 | 15,257 | 9,872 | 26,698 |
| 1995 | 251,195 | 16,190 | 30,164 | 56,913 | 124,501 | 446,582 | 15,041 | 10,064 | 24,960 |
| 1996 | 264,866 | 16,201 | 27,717 | 58,827 | 130,013 | 465,222 | 15,810 | 9,905 | 26,741 |
| 1997 | 278,013 | 17,244 | 24,266 | 62,240 | 133,017 | 480,292 | 16,473 | 10,230 | 27,176 |
| 1998 | 264,833 | 16,818 | 29,725 | 67,409 | 135,080 | 480,230 | 16,539 | 10,110 | 26,195 |
| 1999 | 265,936 | 16,730 | 32,951 | 62,502 | 138,846 | 483,505 | 16,726 | 10,246 | 25,955 |
| 2000 | 275,686 | 16,964 | 32,182 | 65,646 | 140,884 | 497,435 | 17,262 | 10,211 | 26,999 |
| 2001 | 278,436 | 17,416 | 28,592 | 64,698 | 151,377 | 505,687 | 17,615 | 10,245 | 27,178 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Marlboro County changed from 104 in 1980 to 38 in 2002. Total units also changed from 104 in 1980 to 42 in 2002. Additional details of permit activity and per unit valuations are given in Table 35.22.

TABLE 35.22
BUILDING PERMITS AND VALUATION⁷⁸
MARLBORO COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 104 | . | . | . | 104 | 62.54 |
| 1981 | 51 | . | . | . | 51 | 53.39 |
| 1982 | 40 | . | . | . | 40 | 50.79 |
| 1983 | 52 | . | . | . | 52 | 49.05 |
| 1984 | 76 | . | . | . | 76 | 51.53 |
| 1985 | 41 | . | . | . | 41 | 39.39 |
| 1986 | 40 | . | . | . | 40 | 38.54 |
| 1987 | 38 | . | . | . | 38 | 37.41 |
| 1988 | 39 | . | . | . | 39 | 36.19 |
| 1989 | 39 | . | . | . | 39 | 34.86 |
| 1990 | 38 | . | . | . | 38 | 33.55 |
| 1991 | 56 | . | . | . | 56 | 44.10 |
| 1992 | 67 | . | . | 32 | 99 | 84.60 |
| 1993 | 51 | . | . | 56 | 107 | 40.77 |
| 1994 | 61 | . | . | . | 61 | 42.12 |
| 1995 | 51 | . | . | . | 51 | 35.10 |
| 1996 | 56 | . | . | . | 56 | 35.83 |
| 1997 | 58 | . | . | . | 58 | 36.09 |
| 1998 | 28 | 2 | . | . | 30 | 88.80 |
| 1999 | 36 | . | . | . | 36 | 96.08 |
| 2000 | 21 | . | . | . | 21 | 97.85 |
| 2001 | 25 | . | . | . | 25 | 86.64 |
| 2002 | 38 | 4 | . | . | 42 | 84.56 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Marlboro County would change by -3,038 persons from 28,818 in 2000 to 25,780 in 2025, as seen in Table 35.23.

TABLE 35.23
B&CB POPULATION FORECAST
MARLBORO COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | MARLBORO COUNTY |
|------|----------------|-----------------|
| 2000 | 4,012,012 | 28,818 |
| 2005 | 4,154,900 | 28,060 |
| 2010 | 4,387,780 | 27,460 |
| 2015 | 4,618,440 | 27,040 |
| 2020 | 4,849,980 | 26,330 |
| 2025 | 5,077,400 | 25,780 |

The household forecast indicates a total change of 358 homeowners in the county from 7,419 in 2000 to 7,777 in 2025. Renters, on the other hand, would change by -453 households from 3,059 in 2000 to 2,606 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 46 households for householders having incomes from 31-50 percent of MFI; and to change by 64 households for those at 51-80 percent of

⁷⁸Data Source: U.S. Bureau of Census.

MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some -81 households for renters having incomes from 31-50 percent of MFI; and to change some -80 households for those at 51-80 percent of MFI. Table 35.24, provides further details of the household forecast by tenure and income.

TABLE 35.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
MARLBORO COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------------------------|-------|-----------|------------|------------|------------|-----------|
| ----- Homeowners ----- | | | | | | |
| 2000 | 7,419 | 1,049 | 968 | 1,326 | 638 | 3,438 |
| 2005 | 7,502 | 1,061 | 978 | 1,341 | 645 | 3,477 |
| 2010 | 7,265 | 1,028 | 947 | 1,298 | 625 | 3,367 |
| 2015 | 7,672 | 1,085 | 1,001 | 1,371 | 660 | 3,556 |
| 2020 | 7,406 | 1,048 | 966 | 1,323 | 637 | 3,432 |
| 2025 | 7,777 | 1,100 | 1,014 | 1,390 | 669 | 3,604 |
| ----- Renters ----- | | | | | | |
| 2000 | 3,059 | 1,046 | 549 | 536 | 272 | 656 |
| 2005 | 2,947 | 1,007 | 529 | 516 | 262 | 632 |
| 2010 | 2,893 | 989 | 520 | 507 | 257 | 620 |
| 2015 | 2,789 | 953 | 501 | 489 | 248 | 598 |
| 2020 | 2,723 | 931 | 489 | 477 | 242 | 584 |
| 2025 | 2,606 | 891 | 468 | 456 | 232 | 559 |

Newberry County

Newberry County's population changed by 8.85 percent, from 33,172 in 1990 to 36,108 in 2000. It represented 0.90 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 789 persons, 36,897 in July 2002.

Of the total households in Newberry County, homeowners comprised 76.71 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.02 percent in 1990 to 1.71 percent in 2000, and renter vacancy rate changed from 6.58 percent in 1990 to 10.17 percent in 2000. Housing units in urban areas of the county changed by 785 persons, and in rural areas by 1,565 persons between 1990 and 2000⁷⁹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 36.1.

TABLE 36.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| Subject | SOUTH CAROLINA | | NEWBERRY COUNTY | |
|---|----------------|-----------|-----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 33,172 | 36,108 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 14,455 | 16,805 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 12,314 | 14,026 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 9,376 | 10,759 |
| Homeownership Rate | 69.86 | 72.21 | 76.14 | 76.71 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.02 | 1.71 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 2,938 | 3,267 |
| Renter Vacancy Rate | 11.49 | 12.01 | 6.58 | 10.17 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 207 | 370 |
| For sale | 15,186 | 21,955 | 97 | 187 |
| Rented or sold, not occupied | 13,691 | 15,930 | 150 | 320 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 929 | 1,257 |
| For migrant workers | 360 | 420 | 5 | 4 |
| Other vacant | 37,806 | 53,137 | 753 | 641 |
| Total Vacant | 166,111 | 219,816 | 2,141 | 2,779 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 4,206 | 4,991 |
| Rural; Farm | 17,086 | 13,656 | 314 | 208 |
| Rural; Non-farm | 606,887 | 666,731 | 9,935 | 11,606 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Newberry County had an average of 2.55 persons per household, and renter-occupied units an average of 2.34 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 36.41 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 36.2.

⁷⁹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 36.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| Subject | SOUTH CAROLINA | | NEWBERRY COUNTY | |
|---------------------------------------|----------------|-----------------|-----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 10,759 | 3,267 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 2,590 | 1,125 |
| 2-person | 403,375 | 118,155 | 3,772 | 881 |
| 3-person | 204,199 | 72,676 | 1,942 | 594 |
| 4-person | 168,089 | 49,616 | 1,589 | 325 |
| 5 or more person | 98,068 | 36,558 | 866 | 342 |
| Average Household size | 2.61 | 2.32 | 2.55 | 2.34 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 10 | 30 |
| 2-rooms | 7,193 | 29,729 | 100 | 200 |
| 3-rooms | 34,806 | 64,824 | 340 | 506 |
| 4-rooms | 110,567 | 133,284 | 1,254 | 1,076 |
| 5-rooms | 273,699 | 103,323 | 2,959 | 787 |
| 6-rooms | 282,379 | 53,158 | 2,692 | 438 |
| 7-rooms | 190,620 | 21,072 | 1,742 | 126 |
| 8-rooms | 111,735 | 8,826 | 947 | 78 |
| 9+ rooms | 95,834 | 4,326 | 715 | 26 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 8,003 | 1,524 |
| 1 unit attached | 17,320 | 16,521 | 51 | 45 |
| 2 units | 3,155 | 33,776 | 7 | 235 |
| 3-4 units | 4,981 | 43,186 | 20 | 424 |
| 5-9 units | 5,944 | 55,970 | . | 260 |
| 10-19 units | 2,800 | 28,382 | . | 15 |
| 20-49 units | 1,316 | 13,371 | . | 97 |
| 50 or more units | 1,775 | 21,101 | . | 74 |
| Mobile Home/Trailer | 238,054 | 68,258 | 2,661 | 586 |
| Boat, RV, van, etc. (1) | 886 | 303 | 17 | 7 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 22 | 66 |
| 1-Bedroom | 23,334 | 83,424 | 373 | 646 |
| 2-Bedrooms | 224,109 | 193,862 | 2,569 | 1,454 |
| 3-Bedrooms | 652,265 | 118,376 | 6,330 | 905 |
| 4-Bedrooms | 173,600 | 17,763 | 1,233 | 183 |
| 5-Bedrooms or more | 30,849 | 2,463 | 232 | 13 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 263 | 2 |
| 1995-1998 | 148,415 | 33,780 | 1,056 | 248 |
| 1990-1994 | 129,165 | 34,670 | 1,045 | 114 |
| 1980-1989 | 217,891 | 92,610 | 1,829 | 575 |
| 1970-1979 | 208,372 | 98,506 | 1,826 | 877 |
| 1960-1969 | 143,455 | 57,252 | 1,315 | 520 |
| 1950-1959 | 103,181 | 45,056 | 1,155 | 313 |
| 1940-1949 | 49,638 | 26,680 | 703 | 251 |
| 1939 or earlier | 64,338 | 30,473 | 1,567 | 367 |

(1) 1990 Census defined as "Other".

Total housing units in Newberry County changed by 2,350 dwellings between 1990 and 2000. Single-unit detached structures constituted 67.38 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 36.3.

**TABLE 36.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS NEWBERRY COUNTY**

| UNITS IN STRUCTURE | SOUTH CAROLINA | | NEWBERRY COUNTY | |
|-------------------------|------------------|------------------|-----------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 10,302 | 11,323 |
| 1-unit, attached | 34,261 | 40,185 | 123 | 115 |
| 2 to 4 units | 42,358 | 43,607 | 563 | 762 |
| 5 to 19 units | 50,441 | 57,981 | 361 | 294 |
| 20 to 49 units | 66,909 | 77,598 | 25 | 97 |
| 50 or more units | 38,782 | 41,561 | 34 | 74 |
| Mobile Home/Trailer | 21,027 | 22,457 | 2,814 | 4,099 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 233 | 41 |
| Total | 1,424,155 | 1,753,670 | 14,455 | 16,805 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 28.39 percent of owner-occupied housing units, and 16.19 percent of renter-occupied units in Newberry County. Table 36.4, presents the number of units in the dwelling by household size and tenure.

**TABLE 36.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY**

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| NEWBERRY COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 1,945 | 476 | 3,055 | 529 | 1,385 | 224 | 1,110 | 165 | 559 | 175 |
| 2 to 4 units | 6 | 337 | 4 | 129 | . | 121 | 10 | 19 | 7 | 53 |
| 5 to 19 units | . | 113 | . | 56 | . | 51 | . | 41 | . | 14 |
| 20 to 24 units | . | 49 | . | 14 | . | 8 | . | 26 | . | . |
| 50 or more units | . | 1 | . | 10 | . | 36 | . | 18 | . | 9 |
| Mobile Home/Trailer | 628 | 149 | 707 | 136 | 557 | 154 | 469 | 56 | 300 | 91 |
| Boat, RV, van, etc. (1) | 11 | . | 6 | 7 | . | . | . | . | . | . |
| Total | 2,590 | 1,125 | 3,772 | 881 | 1,942 | 594 | 1,589 | 325 | 866 | 342 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 3.17 percent in 1990 to 2.95 percent in 2000, and renter-occupied units from 6.36 percent to 7.65 percent. Overcrowded units with incomplete plumbing facilities comprised 6.35 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 36.5.

TABLE 36.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| Subject | SOUTH CAROLINA | | NEWBERRY COUNTY | |
|---|----------------|-----------|-----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 9,376 | 10,759 |
| 1.00 or less | 854,031 | 1,084,101 | 9,079 | 10,442 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 158 | 233 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 139 | 84 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 2,938 | 3,267 |
| 1.00 or less | 355,343 | 400,415 | 2,751 | 3,017 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 144 | 170 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 43 | 80 |
| Total occupied-units | 1,258,044 | 1,533,854 | 12,314 | 14,026 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 89 | 57 |
| 1.00 or less | 7,025 | 4,955 | 84 | 57 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 3 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 2 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 127 | 69 |
| 1.00 or less | 7,155 | 3,854 | 121 | 61 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 4 | 8 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 2 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 216 | 126 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 3.75 percent owner-occupied units and 9.43 percent renter-occupied units. Homeowners in poverty suffered from 6.40 percent overcrowding, compared to 9.09 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 36.6.

TABLE 36.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| Subject | SOUTH CAROLINA | | NEWBERRY COUNTY | |
|--|----------------|---------|-----------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 7,647 | 2,652 |
| 1.00 or less | 817,756 | 349,147 | 7,360 | 2,402 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 203 | 170 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 84 | 80 |
| 65 years and over | 268,256 | 51,819 | 3,112 | 615 |
| 1.00 or less | 266,345 | 51,268 | 3,082 | 615 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 30 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | . | . |
| Total occupied units | 1,107,619 | 426,235 | 10,759 | 3,267 |
| 1.00 or less | 1,084,101 | 400,415 | 10,442 | 3,017 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 233 | 170 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 84 | 80 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 1,112 | 1,100 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 50 | 84 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 26 | 26 |
| Total in poverty | 103,182 | 114,169 | 1,188 | 1,210 |

The total number of individuals in poverty in Newberry County changed by 20.94 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 36.7.

TABLE 36.7
POVERTY STATUS BY AGE, 1990 & 2000⁸⁰
SOUTH CAROLINA VS NEWBERRY COUNTY

| AGE | SOUTH CAROLINA | | NEWBERRY COUNTY | |
|-------------------|----------------|---------|-----------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 625 | 600 |
| 5 years | 11,063 | 10,403 | 96 | 181 |
| 6-11 years | 64,806 | 66,197 | 683 | 721 |
| 12-17 years | 57,494 | 58,222 | 493 | 538 |
| 18-64 years | 248,828 | 295,906 | 2,071 | 3,123 |
| 65-74 years | 42,296 | 31,507 | 504 | 372 |
| 75 years and over | 35,796 | 33,181 | 476 | 449 |
| Total | 517,793 | 547,869 | 4,948 | 5,984 |

Homeowners in poverty comprised 11.04 percent of owner-occupied households in Newberry county, and renters in poverty 37.04 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 3.21 percent of owner-occupied households, and 17.63 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 36.8.

TABLE 36.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| AGE GROUPS | SOUTH CAROLINA | | NEWBERRY COUNTY | |
|-------------|----------------|-----------------|-----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 42 | 189 |
| 25-34 years | 11,268 | 25,396 | 180 | 335 |
| 35-44 years | 17,496 | 21,903 | 165 | 241 |
| 45-54 years | 17,170 | 15,657 | 154 | 142 |
| 55-59 years | 9,254 | 5,482 | 56 | 67 |
| 60-64 years | 9,738 | 4,963 | 119 | 22 |
| 65-74 years | 16,713 | 8,270 | 192 | 109 |
| 75 years + | 18,079 | 8,756 | 280 | 105 |
| Total | 103,182 | 114,169 | 1,188 | 1,210 |

Newberry County's median family income changed from \$37,217 in 1990 to \$42,894 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 36.9, presents the 2000 Census data on families by income ranges.

TABLE 36.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| FAMILY INCOME | SOUTH CAROLINA | NEWBERRY COUNTY |
|-------------------------------------|----------------|-----------------|
| Less than \$10,000 | 76,639 | 982 |
| \$10,000-\$19,999 | 119,963 | 1,086 |
| \$20,000-\$34,999 | 213,815 | 2,071 |
| \$35,000-\$49,999 | 201,370 | 2,106 |
| \$50,000-\$79,999 | 241,243 | 2,053 |
| \$80,000-\$99,999 | 114,775 | 965 |
| \$100,000-\$149,999 | 73,186 | 504 |
| \$150,000 or more | 37,745 | 119 |
| Total | 1,078,736 | 9,886 |
| Median Family Income (2002 dollars) | \$46,749 | \$42,894 |

⁸⁰ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Newberry County was \$38,121, and the median for renter-occupied households was \$18,121. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 36.10, presents households by tenure and household income ranges.

TABLE 36.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | NEWBERRY COUNTY | |
|-------------------------|----------------|-----------------|-----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 1,089 | 1,083 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 1,437 | 664 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 2,410 | 705 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 2,145 | 401 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 2,128 | 257 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 930 | 74 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 491 | 56 |
| \$150,000 or more | 39,213 | 3,456 | 129 | 27 |
| Total | 1,107,619 | 426,235 | 10,759 | 3,267 |
| Median Household Income | \$43,179 | \$23,855 | \$38,121 | \$18,121 |

According to the 2000 Census, 14.69 percent of Newberry County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 12.13 percent spent 50 percent⁸¹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 17.08 percent of Newberry County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 8.81 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 36.11.

TABLE 36.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| NEWBERRY COUNTY | | | | |
| Less than 30 percent | 1,653 | 2,768 | 2,745 | 105 |
| 30 to 49.9 percent | 464 | 647 | 118 | 5,513 |
| 50 percent or more | 383 | 334 | 104 | 765 |
| Not computed | 658 | 40 | 438 | 438 |
| Total | 3,158 | 3,789 | 3,072 | 6,861 |
| Median gross rent/monthly costs | \$385 | \$757 | \$237 | . |

Homeowners in Newberry County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 10.67 in 1990 to 17.31

⁸¹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 36.12-36.15).

in 2000, while homeowners aged 65 years and over changed from 17.77 in 1990 to 18.00 in 2000. Table 36.12, presents details of households by monthly owner-costs by household income and age.

TABLE 36.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁸² | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| NEWBERRY COUNTY | | | | | | |
| Less than 20 percent | 2,822 | 2,751 | 1,140 | 1,465 | 3,962 | 4,216 |
| 20 to 24.9 percent | 471 | 654 | 198 | 177 | 669 | 831 |
| 25 to 29.9 percent | 350 | 329 | 194 | 137 | 544 | 466 |
| 30 to 34.9 percent | 138 | 227 | 82 | 83 | 220 | 310 |
| 35 percent or more | 299 | 572 | 255 | 321 | 554 | 893 |
| Not computed | 16 | 84 | 27 | 61 | 43 | 145 |
| Total | 4,096 | 4,617 | 1,896 | 2,244 | 5,992 | 6,861 |

Renters in Newberry County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 26.37 in 1990 to 26.22 in 2000, while renters aged 65 years and over changed from 41.11 in 1990 to 29.44 in 2000. Table 36.13, presents details of households by gross rent by income and age.

TABLE 36.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁸³ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| NEWBERRY COUNTY | | | | | | |
| Less than 20 percent | 836 | 980 | 91 | 155 | 927 | 1,135 |
| 20 to 24.9 percent | 279 | 206 | 40 | 64 | 319 | 270 |
| 25 to 29.9 percent | 198 | 198 | 50 | 50 | 248 | 248 |
| 30 to 34.9 percent | 125 | 120 | 35 | 43 | 160 | 163 |
| 35 percent or more | 472 | 553 | 173 | 131 | 645 | 684 |
| Not computed | 354 | 510 | 117 | 148 | 471 | 658 |
| Total | 2,264 | 2,567 | 506 | 591 | 2,770 | 3,158 |

⁸² Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁸³ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 51.29 percent homeowners in Newberry County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 36.14.

TABLE 36.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-----------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| NEWBERRY COUNTY | | | | | | | | | |
| Less than 20 percent | 47 | 422 | 728 | 912 | 1,140 | 606 | 283 | 78 | 4,216 |
| 20 to 24.9 percent | 35 | 84 | 201 | 227 | 205 | 59 | 18 | 2 | 831 |
| 25 to 29.9 percent | 57 | 105 | 117 | 109 | 48 | 23 | 7 | . | 466 |
| 30 to 34.9 percent | 23 | 73 | 116 | 72 | 26 | . | . | . | 310 |
| 35 percent or more | 321 | 200 | 278 | 52 | 33 | 7 | 2 | . | 893 |
| Not computed | 137 | . | . | . | . | . | . | 8 | 145 |
| Total | 620 | 884 | 1,440 | 1,372 | 1,452 | 695 | 310 | 88 | 6,861 |

As per the 2000 Census, 59.15 percent renters in Newberry County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 36.15.

TABLE 36.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-----------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 209 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 27 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 19 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 9 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| NEWBERRY COUNTY | | | | | | | | | |
| Less than 20 percent | 145 | 95 | 298 | 305 | 179 | 59 | 54 | 1,135 | |
| 20 to 24.9 percent | 32 | 67 | 144 | 7 | 20 | . | . | 270 | |
| 25 to 29.9 percent | 62 | 83 | 79 | 24 | . | . | . | 248 | |
| 30 to 34.9 percent | 63 | 64 | 29 | . | 7 | . | . | 163 | |
| 35 percent or more | 438 | 230 | 16 | . | . | . | . | 684 | |
| Not computed | 325 | 69 | 137 | 57 | 34 | 15 | 21 | 658 | |
| Total | 1,065 | 608 | 703 | 393 | 240 | 74 | 75 | 3,158 | |

As per the 2000 Census, 10.35 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 36.16. The median value for a home in 2000 in the county was \$78,000, compared to \$94,900 in Wyoming.

TABLE 36.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| NEWBERRY COUNTY | | | | | | | | |
| Less than \$10,000 | 26 | 21 | 10 | . | 6 | 9 | 8 | 80 |
| \$10,000-\$29,999 | 137 | 142 | 125 | 59 | 64 | 1 | . | 528 |
| \$30,000-\$49,999 | 142 | 261 | 338 | 230 | 173 | 56 | 19 | 1,219 |
| \$50,000-\$79,999 | 193 | 210 | 404 | 388 | 378 | 61 | 75 | 1,709 |
| \$80,000-\$99,999 | 61 | 103 | 190 | 330 | 383 | 204 | 45 | 1,316 |
| \$100,000-\$199,999 | 52 | 122 | 327 | 303 | 360 | 301 | 186 | 1,651 |
| \$200,000 or more | 9 | 25 | 46 | 62 | 88 | 63 | 65 | 358 |
| Total | 620 | 884 | 1,440 | 1,372 | 1,452 | 695 | 398 | 6,861 |

As per the 2000 Census, 14.01 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 36.17.

TABLE 36.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| NEWBERRY COUNTY | | | | | | | | |
| Less than \$200 | 370 | 76 | 30 | 23 | 7 | 22 | . | 528 |
| \$200-\$399 | 273 | 223 | 273 | 83 | 22 | 5 | 23 | 902 |
| \$400-\$599 | 181 | 177 | 199 | 176 | 96 | 27 | 35 | 891 |
| \$600-\$799 | 29 | 40 | 55 | 30 | 36 | 2 | 3 | 195 |
| \$800-\$999 | 7 | . | 7 | 24 | 29 | . | . | 67 |
| \$1000+ | 8 | 23 | 2 | . | 16 | 3 | . | 52 |
| No Cash Rent | 197 | 69 | 137 | 57 | 34 | 15 | 14 | 523 |
| Total | 1,065 | 608 | 703 | 393 | 240 | 74 | 75 | 3,158 |

The median household income in Newberry County was \$32,926, compared to \$36,951 statewide. Table 36.18, presents further details of householders by age and household income.

TABLE 36.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS NEWBERRY COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| NEWBERRY COUNTY | | | | | | | | | | |
| Under 25 years | 197 | 118 | 107 | 76 | 64 | 7 | 15 | . | 584 | \$18,258 |
| 25-34 years | 341 | 261 | 603 | 432 | 374 | 81 | 55 | 9 | 2,156 | \$30,913 |
| 35-44 years | 258 | 341 | 632 | 606 | 599 | 260 | 123 | 12 | 2,831 | \$38,879 |
| 45-54 years | 241 | 222 | 516 | 542 | 625 | 340 | 211 | 44 | 2,741 | \$45,228 |
| 55-64 years | 248 | 239 | 410 | 424 | 377 | 171 | 91 | 43 | 2,003 | \$38,231 |
| 65-74 years | 347 | 351 | 496 | 294 | 163 | 137 | 55 | 30 | 1,873 | \$27,482 |
| 75 years + | 538 | 532 | 397 | 193 | 135 | 33 | 14 | 11 | 1,853 | \$16,622 |
| Total | 2,170 | 2,064 | 3,161 | 2,567 | 2,337 | 1,029 | 564 | 149 | 14,041 | \$32,926 |

As per the 2000 Census, civilian employed males aged 16 years comprised 47.06 percent of the labor force, and females 44.95 percent in Newberry County. About 63.05 percent of the male population 16 years and over and 46.29 percent females worked 35 or more hours per week. Employed males contributed to 31.25 percent of jobs to the manufacturing industry in the county, while employed females contributed 28.69 percent of jobs to the educational, health and social services. Further, males in the County held 31.33 percent of production, transportation, material & moving occupations in the county, while females held 35.88 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 36.19.

**TABLE 36.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS NEWBERRY COUNTY**

| Subject | SOUTH CAROLINA | | NEWBERRY COUNTY | |
|--|----------------|-----------|-----------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 13,425 | 14,978 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 31 | . |
| Civilian Employed | 955,764 | 868,936 | 8,110 | 7,747 |
| Civilian Un-employed | 53,659 | 59,836 | 694 | 652 |
| Total in Labor Force | 1,038,566 | 935,656 | 8,835 | 8,399 |
| Not in Labor Force | 449,088 | 690,706 | 4,590 | 6,579 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 8,464 | 6,934 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 864 | 1,614 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 259 | 417 |
| Did not work | 375,577 | 604,016 | 3,838 | 6,013 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 506 | 110 |
| Construction | 135,502 | 15,106 | 1,007 | 83 |
| Manufacturing | 229,789 | 124,597 | 2,534 | 1,519 |
| Wholesale Trade | 42,461 | 18,042 | 249 | 246 |
| Retail Trade | 103,533 | 114,071 | 807 | 942 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 657 | 294 |
| Information | 20,038 | 18,516 | 129 | 122 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 243 | 425 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 311 | 373 |
| Educational Health & Social Services | 74,498 | 265,210 | 592 | 2,223 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 248 | 499 |
| Other Services | 43,939 | 41,855 | 337 | 361 |
| Public Administration | 44,062 | 41,621 | 490 | 550 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 805 | 687 |
| Professional & Related Services | 128,066 | 196,766 | 771 | 1,498 |
| Sales & Office | 110,748 | 157,913 | 831 | 1,258 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 1,080 | 2,780 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 283 | 54 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 1,799 | 103 |
| | 235,563 | 110,908 | 2,541 | 1,367 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Newberry County, defined as the number of people working or actively seeking work, changed from 16,505 in 1990 to 17,980 in 2002. The unemployment rate for the County, at 7.60 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 36.20, provides annual labor force details for the years 1990-2002.

**TABLE 36.20
ANNUAL LABOR FORCE
NEWBERRY COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 16,505 | 15,595 | 910 | 5.50 |
| 1991 | 16,957 | 16,054 | 903 | 5.30 |
| 1992 | 17,483 | 16,193 | 1,290 | 7.40 |
| 1993 | 17,553 | 16,198 | 1,355 | 7.70 |
| 1994 | 17,503 | 16,483 | 1,020 | 5.80 |
| 1995 | 18,202 | 17,179 | 1,023 | 5.60 |
| 1996 | 18,371 | 17,216 | 1,155 | 6.30 |
| 1997 | 18,864 | 18,010 | 854 | 4.50 |
| 1998 | 18,230 | 17,273 | 957 | 5.20 |
| 1999 | 18,081 | 17,204 | 877 | 4.90 |
| 2000 | 18,121 | 17,291 | 830 | 4.60 |
| 2001 | 17,547 | 16,355 | 1,192 | 6.80 |
| 2002 | 17,980 | 16,618 | 1,362 | 7.60 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Newberry County recorded 16,510 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$779,908,000 and real per capita income was \$21,429 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$26,182 in 2001, while South Carolina's average earnings per job was \$30,861. Table 36.21, provides further annual data for years 1969 through 2001.

TABLE 36.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
NEWBERRY COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 226,839 | 7,849 | 36,427 | 33,338 | 29,753 | 318,507 | 11,022 | 12,552 | 18,072 |
| 1970 | 234,614 | 8,054 | 36,500 | 36,043 | 34,108 | 333,210 | 11,371 | 13,126 | 17,874 |
| 1971 | 233,966 | 8,311 | 37,591 | 36,960 | 38,095 | 338,301 | 11,399 | 12,732 | 18,376 |
| 1972 | 246,147 | 9,178 | 41,221 | 38,648 | 40,251 | 357,089 | 11,967 | 12,965 | 18,986 |
| 1973 | 274,503 | 11,234 | 42,700 | 42,202 | 45,107 | 393,278 | 13,124 | 13,533 | 20,284 |
| 1974 | 265,403 | 11,809 | 44,763 | 44,349 | 50,637 | 393,342 | 12,997 | 13,707 | 19,363 |
| 1975 | 251,834 | 10,919 | 43,471 | 43,849 | 60,582 | 388,817 | 12,683 | 13,196 | 19,084 |
| 1976 | 298,099 | 12,837 | 48,301 | 46,339 | 63,063 | 442,964 | 14,362 | 13,910 | 21,431 |
| 1977 | 292,182 | 12,584 | 52,380 | 49,787 | 63,987 | 445,752 | 14,371 | 13,896 | 21,026 |
| 1978 | 302,937 | 13,783 | 55,204 | 53,673 | 63,918 | 461,950 | 14,967 | 14,304 | 21,178 |
| 1979 | 320,029 | 14,730 | 58,278 | 58,132 | 67,317 | 489,026 | 15,736 | 14,653 | 21,840 |
| 1980 | 304,086 | 14,861 | 59,274 | 68,286 | 73,530 | 490,315 | 15,629 | 15,036 | 20,224 |
| 1981 | 298,216 | 15,654 | 59,808 | 75,040 | 77,112 | 494,523 | 15,550 | 14,832 | 20,106 |
| 1982 | 275,135 | 14,940 | 59,539 | 80,228 | 80,761 | 480,724 | 14,990 | 14,199 | 19,377 |
| 1983 | 280,302 | 15,465 | 59,025 | 87,352 | 81,522 | 492,736 | 15,349 | 14,112 | 19,863 |
| 1984 | 314,078 | 16,377 | 62,531 | 95,539 | 82,117 | 537,888 | 16,605 | 14,258 | 22,028 |
| 1985 | 314,777 | 17,869 | 63,800 | 101,500 | 87,481 | 549,688 | 16,893 | 14,392 | 21,872 |
| 1986 | 322,507 | 19,012 | 64,674 | 105,720 | 89,878 | 563,766 | 17,249 | 14,396 | 22,403 |
| 1987 | 321,921 | 19,127 | 64,720 | 103,699 | 89,551 | 560,764 | 16,928 | 14,443 | 22,289 |
| 1988 | 332,242 | 20,907 | 67,751 | 107,273 | 90,566 | 576,925 | 17,436 | 14,954 | 22,218 |
| 1989 | 328,680 | 21,240 | 67,965 | 114,397 | 96,048 | 585,851 | 17,638 | 14,839 | 22,150 |
| 1990 | 324,786 | 20,223 | 71,034 | 109,932 | 99,306 | 584,835 | 17,599 | 14,818 | 21,918 |
| 1991 | 329,002 | 21,540 | 68,373 | 109,162 | 108,261 | 593,258 | 17,617 | 14,943 | 22,017 |
| 1992 | 335,120 | 21,554 | 72,433 | 102,686 | 117,351 | 606,036 | 17,902 | 15,025 | 22,304 |
| 1993 | 347,384 | 22,817 | 73,374 | 100,507 | 118,608 | 617,057 | 18,073 | 15,315 | 22,683 |
| 1994 | 358,719 | 23,824 | 76,555 | 103,209 | 122,843 | 637,501 | 18,667 | 15,684 | 22,872 |
| 1995 | 374,624 | 25,478 | 73,558 | 108,645 | 127,359 | 658,709 | 18,966 | 16,274 | 23,020 |
| 1996 | 389,174 | 25,728 | 73,828 | 111,425 | 131,116 | 679,813 | 19,341 | 17,000 | 22,893 |
| 1997 | 408,239 | 26,761 | 76,442 | 117,609 | 134,153 | 709,682 | 20,056 | 17,462 | 23,379 |
| 1998 | 403,345 | 26,074 | 82,601 | 127,758 | 137,014 | 724,644 | 20,249 | 16,615 | 24,276 |
| 1999 | 420,829 | 26,891 | 87,532 | 121,773 | 140,645 | 743,888 | 20,666 | 16,791 | 25,063 |
| 2000 | 428,658 | 26,925 | 91,077 | 133,345 | 144,337 | 770,491 | 21,319 | 16,846 | 25,446 |
| 2001 | 432,273 | 27,102 | 87,171 | 132,596 | 154,971 | 779,908 | 21,429 | 16,510 | 26,182 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Newberry County changed from 124 in 1980 to 132 in 2002. Total units also changed from 124 in 1980 to 132 in 2002. Additional details of permit activity and per unit valuations are given in Table 36.22.

TABLE 36.22
BUILDING PERMITS AND VALUATION⁸⁴
NEWBERRY COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 124 | . | . | . | 124 | 48.92 |
| 1981 | 146 | . | . | . | 146 | 60.03 |
| 1982 | 91 | 2 | . | . | 93 | 55.57 |
| 1983 | 148 | 4 | . | 52 | 204 | 59.74 |
| 1984 | 169 | . | . | . | 169 | 56.12 |
| 1985 | 127 | 2 | . | 32 | 161 | 62.31 |
| 1986 | 127 | . | . | 24 | 151 | 61.44 |
| 1987 | 138 | . | 31 | 12 | 181 | 72.36 |
| 1988 | 94 | 6 | . | . | 100 | 73.80 |
| 1989 | 115 | . | 4 | . | 119 | 82.88 |
| 1990 | 125 | . | . | . | 125 | 80.74 |
| 1991 | 94 | . | . | . | 94 | 81.99 |
| 1992 | 101 | . | 4 | . | 105 | 81.90 |
| 1993 | 107 | . | . | . | 107 | 77.24 |
| 1994 | 122 | . | . | . | 122 | 74.95 |
| 1995 | 90 | . | . | . | 90 | 90.08 |
| 1996 | 117 | . | . | . | 117 | 111.65 |
| 1997 | 111 | . | . | . | 111 | 93.81 |
| 1998 | 127 | . | . | . | 127 | 113.00 |
| 1999 | 111 | . | . | . | 111 | 123.08 |
| 2000 | 128 | . | . | . | 128 | 126.59 |
| 2001 | 166 | . | . | . | 166 | 122.17 |
| 2002 | 132 | . | . | . | 132 | 138.29 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Newberry County would change by 5,392 persons from 36,108 in 2000 to 41,500 in 2025, as seen in Table 36.23.

TABLE 36.23
B&CB POPULATION FORECAST
NEWBERRY COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | NEWBERRY COUNTY |
|------|----------------|-----------------|
| 2000 | 4,012,012 | 36,108 |
| 2005 | 4,154,900 | 36,610 |
| 2010 | 4,387,780 | 37,870 |
| 2015 | 4,618,440 | 39,080 |
| 2020 | 4,849,980 | 40,350 |
| 2025 | 5,077,400 | 41,500 |

The household forecast indicates a total change of 2,527 homeowners in the county from 10,776 in 2000 to 13,303 in 2025. Renters, on the other hand, would change by 402 households from 3,250 in 2000 to 3,652 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 269 households for householders having incomes from 31-50 percent of MFI; and to change by 411 households for those at 51-80 percent

⁸⁴Data Source: U.S. Bureau of Census.

of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 72 households for renters having incomes from 31-50 percent of MFI; and to change some 86 households for those at 51-80 percent of MFI. Table 36.24, provides further details of the household forecast by tenure and income.

TABLE 36.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
NEWBERRY COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 10,776 | 789 | 1,147 | 1,753 | 941 | 6,146 |
| 2005 | 10,987 | 805 | 1,169 | 1,787 | 959 | 6,266 |
| 2010 | 11,570 | 848 | 1,231 | 1,882 | 1,010 | 6,599 |
| 2015 | 12,138 | 889 | 1,292 | 1,975 | 1,060 | 6,923 |
| 2020 | 12,747 | 934 | 1,357 | 2,074 | 1,113 | 7,270 |
| 2025 | 13,303 | 975 | 1,416 | 2,164 | 1,161 | 7,587 |
| Renters | | | | | | |
| 2000 | 3,250 | 828 | 579 | 692 | 166 | 984 |
| 2005 | 3,290 | 839 | 586 | 701 | 168 | 996 |
| 2010 | 3,384 | 863 | 603 | 721 | 173 | 1,025 |
| 2015 | 3,474 | 886 | 619 | 740 | 177 | 1,052 |
| 2020 | 3,568 | 909 | 636 | 760 | 182 | 1,081 |
| 2025 | 3,652 | 931 | 651 | 778 | 186 | 1,106 |

Oconee County

Oconee County's population changed by 15.17 percent, from 57,494 in 1990 to 66,215 in 2000. It represented 1.65 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 1703 persons, 67,918 in July 2002.

Of the total households in Oconee County, homeowners comprised 78.36 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.59 percent in 1990 to 1.94 percent in 2000, and renter vacancy rate changed from 11.08 percent in 1990 to 13.75 percent in 2000. Housing units in urban areas of the county changed by 2,365 persons, and in rural areas by 4,035 persons between 1990 and 2000⁸⁵. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 37.1.

TABLE 37.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS OCONEE COUNTY

| Subject | SOUTH CAROLINA | | OCONEE COUNTY | |
|---|----------------|-----------|---------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 57,494 | 66,215 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 25,983 | 32,383 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 22,358 | 27,283 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 17,196 | 21,380 |
| Homeownership Rate | 69.86 | 72.21 | 76.91 | 78.36 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.59 | 1.94 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 5,162 | 5,903 |
| Renter Vacancy Rate | 11.49 | 12.01 | 11.08 | 13.75 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 643 | 941 |
| For sale | 15,186 | 21,955 | 277 | 424 |
| Rented or sold, not occupied | 13,691 | 15,930 | 196 | 467 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 1,760 | 2,316 |
| For migrant workers | 360 | 420 | 10 | 13 |
| Other vacant | 37,806 | 53,137 | 739 | 939 |
| Total Vacant | 166,111 | 219,816 | 3,625 | 5,100 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 6,506 | 8,871 |
| Rural; Farm | 17,086 | 13,656 | 326 | 197 |
| Rural; Non-farm | 606,887 | 666,731 | 19,151 | 23,315 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Oconee County had an average of 2.46 persons per household, and renter-occupied units an average of 2.20 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 41.64 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 37.2.

⁸⁵ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 37.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| Subject | SOUTH CAROLINA | | OCONEE COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 21,380 | 5,903 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 4,353 | 2,386 |
| 2-person | 403,375 | 118,155 | 9,145 | 1,530 |
| 3-person | 204,199 | 72,676 | 3,708 | 857 |
| 4-person | 168,089 | 49,616 | 2,876 | 639 |
| 5 or more person | 98,068 | 36,558 | 1,298 | 491 |
| Average Household size | 2.61 | 2.32 | 2.46 | 2.20 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 26 | 110 |
| 2-rooms | 7,193 | 29,729 | 113 | 244 |
| 3-rooms | 34,806 | 64,824 | 680 | 837 |
| 4-rooms | 110,567 | 133,284 | 3,109 | 2,226 |
| 5-rooms | 273,699 | 103,323 | 5,791 | 1,442 |
| 6-rooms | 282,379 | 53,158 | 5,097 | 668 |
| 7-rooms | 190,620 | 21,072 | 3,126 | 242 |
| 8-rooms | 111,735 | 8,826 | 1,708 | 87 |
| 9+ rooms | 95,834 | 4,326 | 1,730 | 47 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 15,272 | 2,361 |
| 1 unit attached | 17,320 | 16,521 | 126 | 90 |
| 2 units | 3,155 | 33,776 | 23 | 497 |
| 3-4 units | 4,981 | 43,186 | 57 | 380 |
| 5-9 units | 5,944 | 55,970 | 27 | 538 |
| 10-19 units | 2,800 | 28,382 | 46 | 269 |
| 20-49 units | 1,316 | 13,371 | 1 | 90 |
| 50 or more units | 1,775 | 21,101 | . | 21 |
| Mobile Home/Trailer | 238,054 | 68,258 | 5,804 | 1,646 |
| Boat, RV, van, etc. (1) | 886 | 303 | 24 | 11 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 34 | 112 |
| 1-Bedroom | 23,334 | 83,424 | 570 | 892 |
| 2-Bedrooms | 224,109 | 193,862 | 5,574 | 2,997 |
| 3-Bedrooms | 652,265 | 118,376 | 12,150 | 1,706 |
| 4-Bedrooms | 173,600 | 17,763 | 2,492 | 142 |
| 5-Bedrooms or more | 30,849 | 2,463 | 560 | 54 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 899 | 53 |
| 1995-1998 | 148,415 | 33,780 | 2,950 | 509 |
| 1990-1994 | 129,165 | 34,670 | 2,600 | 486 |
| 1980-1989 | 217,891 | 92,610 | 4,985 | 1,206 |
| 1970-1979 | 208,372 | 98,506 | 3,803 | 1,366 |
| 1960-1969 | 143,455 | 57,252 | 2,594 | 793 |
| 1950-1959 | 103,181 | 45,056 | 1,419 | 602 |
| 1940-1949 | 49,638 | 26,680 | 884 | 379 |
| 1939 or earlier | 64,338 | 30,473 | 1,246 | 509 |

(1) 1990 Census defined as "Other".

Total housing units in Oconee County changed by 6,400 dwellings between 1990 and 2000. Single-unit detached structures constituted 63.19 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 37.3.

TABLE 37.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS OCONEE COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | OCONEE COUNTY | |
|-------------------------|------------------|------------------|---------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 17,079 | 20,462 |
| 1-unit, attached | 34,261 | 40,185 | 254 | 276 |
| 2 to 4 units | 42,358 | 43,607 | 1,174 | 1,250 |
| 5 to 19 units | 50,441 | 57,981 | 796 | 1,061 |
| 20 to 49 units | 66,909 | 77,598 | 27 | 181 |
| 50 or more units | 38,782 | 41,561 | . | 21 |
| Mobile Home/Trailer | 21,027 | 22,457 | 6,444 | 8,923 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 209 | 209 |
| Total | 1,424,155 | 1,753,670 | 25,983 | 32,383 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 33.62 percent of owner-occupied housing units, and 12.15 percent of renter-occupied units in Oconee County. Table 37.4, presents the number of units in the dwelling by household size and tenure.

TABLE 37.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| OCONEE COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 3,002 | 845 | 7,189 | 717 | 2,515 | 347 | 1,899 | 265 | 793 | 277 |
| 2 to 4 units | 18 | 444 | 39 | 242 | 9 | 116 | . | 40 | 14 | 35 |
| 5 to 19 units | 32 | 364 | 41 | 224 | . | 91 | . | 69 | . | 59 |
| 20 to 24 units | . | 77 | . | 7 | . | . | . | . | 1 | 6 |
| 50 or more units | . | 21 | . | . | . | . | . | . | . | . |
| Mobile Home/Trailer | 1,277 | 624 | 1,876 | 340 | 1,184 | 303 | 977 | 265 | 490 | 114 |
| Boat, RV, van, etc. (1) | 24 | 11 | . | . | . | . | . | . | . | . |
| Total | 4,353 | 2,386 | 9,145 | 1,530 | 3,708 | 857 | 2,876 | 639 | 1,298 | 491 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 1.49 percent in 1990 to 1.23 percent in 2000, and renter-occupied units from 4.55 percent to 5.23 percent. Overcrowded units with incomplete plumbing facilities comprised 8.42 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 37.5.

TABLE 37.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000
SOUTH CAROLINA VS OCONEE COUNTY

| Subject | SOUTH CAROLINA | | OCONEE COUNTY | |
|---|----------------|-----------|---------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 17,196 | 21,380 |
| 1.00 or less | 854,031 | 1,084,101 | 16,939 | 21,118 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 207 | 207 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 50 | 55 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 5,162 | 5,903 |
| 1.00 or less | 355,343 | 400,415 | 4,927 | 5,594 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 208 | 241 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 27 | 68 |
| Total occupied-units | 1,258,044 | 1,533,854 | 22,358 | 27,283 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 125 | 119 |
| 1.00 or less | 7,025 | 4,955 | 115 | 112 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 10 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | . | 7 |
| Renter-occupied Housing Units | 8,646 | 4,295 | 124 | 71 |
| 1.00 or less | 7,155 | 3,854 | 106 | 62 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 18 | 9 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | . | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 249 | 190 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 1.65 percent owner-occupied units and 6.15 percent renter-occupied units. Homeowners in poverty suffered from 2.34 percent overcrowding, compared to 8.34 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 37.6.

TABLE 37.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| Subject | SOUTH CAROLINA | | OCONEE COUNTY | |
|--|----------------|---------|---------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 15,519 | 4,957 |
| 1.00 or less | 817,756 | 349,147 | 15,263 | 4,652 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 207 | 241 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 49 | 64 |
| 65 years and over | 268,256 | 51,819 | 5,861 | 946 |
| 1.00 or less | 266,345 | 51,268 | 5,855 | 942 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | . | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 6 | 4 |
| Total occupied units | 1,107,619 | 426,235 | 21,380 | 5,903 |
| 1.00 or less | 1,084,101 | 400,415 | 21,118 | 5,594 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 207 | 241 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 55 | 68 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 1,629 | 1,439 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 39 | 112 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | . | 19 |
| Total in poverty | 103,182 | 114,169 | 1,668 | 1,570 |

The total number of individuals in poverty in Oconee County changed by 8.98 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 37.7.

TABLE 37.7
POVERTY STATUS BY AGE, 1990 & 2000⁸⁶
SOUTH CAROLINA VS OCONEE COUNTY

| AGE | SOUTH CAROLINA | | OCONEE COUNTY | |
|-------------------|----------------|---------|---------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 580 | 639 |
| 5 years | 11,063 | 10,403 | 122 | 199 |
| 6-11 years | 64,806 | 66,197 | 619 | 658 |
| 12-17 years | 57,494 | 58,222 | 628 | 669 |
| 18-64 years | 248,828 | 295,906 | 3,188 | 3,603 |
| 65-74 years | 42,296 | 31,507 | 679 | 642 |
| 75 years and over | 35,796 | 33,181 | 676 | 665 |
| Total | 517,793 | 547,869 | 6,492 | 7,075 |

Homeowners in poverty comprised 7.80 percent of owner-occupied households in Oconee county, and renters in poverty 26.60 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 1.87 percent of owner-occupied households, and 9.03 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 37.8.

TABLE 37.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| AGE GROUPS | SOUTH CAROLINA | | OCONEE COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 98 | 284 |
| 25-34 years | 11,268 | 25,396 | 145 | 269 |
| 35-44 years | 17,496 | 21,903 | 255 | 264 |
| 45-54 years | 17,170 | 15,657 | 250 | 240 |
| 55-59 years | 9,254 | 5,482 | 152 | 52 |
| 60-64 years | 9,738 | 4,963 | 128 | 101 |
| 65-74 years | 16,713 | 8,270 | 330 | 201 |
| 75 years + | 18,079 | 8,756 | 310 | 159 |
| Total | 103,182 | 114,169 | 1,668 | 1,570 |

Oconee County's median family income changed from \$41,008 in 1990 to \$45,502 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 37.9, presents the 2000 Census data on families by income ranges.

TABLE 37.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| FAMILY INCOME | SOUTH CAROLINA | OCONEE COUNTY |
|-------------------------------------|----------------|---------------|
| Less than \$10,000 | 76,639 | 1,047 |
| \$10,000-\$19,999 | 119,963 | 2,101 |
| \$20,000-\$34,999 | 213,815 | 4,245 |
| \$35,000-\$49,999 | 201,370 | 4,226 |
| \$50,000-\$79,999 | 241,243 | 4,551 |
| \$80,000-\$99,999 | 114,775 | 1,912 |
| \$100,000-\$149,999 | 73,186 | 1,072 |
| \$150,000 or more | 37,745 | 533 |
| Total | 1,078,736 | 19,687 |
| Median Family Income (2002 dollars) | \$46,749 | \$45,502 |

⁸⁶ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Oconee County was \$41,122, and the median for renter-occupied households was \$21,082. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 37.10, presents households by tenure and household income ranges.

TABLE 37.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | OCONEE COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 1,616 | 1,480 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 2,497 | 1,330 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 4,599 | 1,444 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 4,377 | 780 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 4,576 | 607 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 1,988 | 136 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 1,179 | 60 |
| \$150,000 or more | 39,213 | 3,456 | 548 | 66 |
| Total | 1,107,619 | 426,235 | 21,380 | 5,903 |
| Median Household Income | \$43,179 | \$23,855 | \$41,122 | \$21,082 |

According to the 2000 Census, 14.27 percent of Oconee County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 11.95 percent spent 50 percent⁸⁷ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 14.25 percent of Oconee County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 6.86 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 37.11.

TABLE 37.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| OCONEE COUNTY | | | | |
| Less than 30 percent | 3,121 | 5,852 | 5,672 | 127 |
| 30 to 49.9 percent | 810 | 1,062 | 246 | 11,524 |
| 50 percent or more | 678 | 511 | 97 | 1,308 |
| Not computed | 1,066 | 29 | 608 | 608 |
| Total | 5,675 | 7,454 | 6,142 | 13,596 |
| Median gross rent/monthly costs | \$424 | \$829 | \$222 | . |

Homeowners in Oconee County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 12.74 in 1990 to 14.38 in

⁸⁷ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 37.12-37.15).

2000, while homeowners aged 65 years and over changed from 15.50 in 1990 to 13.49 in 2000. Table 37.12, presents details of households by monthly owner-costs by household income and age.

TABLE 37.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS OCONEE COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁸⁸ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| OCONEE COUNTY | | | | | | |
| Less than 20 percent | 5,225 | 6,011 | 2,099 | 3,126 | 7,324 | 9,137 |
| 20 to 24.9 percent | 708 | 995 | 260 | 352 | 968 | 1,347 |
| 25 to 29.9 percent | 488 | 768 | 221 | 272 | 709 | 1,040 |
| 30 to 34.9 percent | 341 | 450 | 158 | 164 | 499 | 614 |
| 35 percent or more | 602 | 869 | 318 | 433 | 920 | 1,302 |
| Not computed | 40 | 78 | 14 | 78 | 54 | 156 |
| Total | 7,404 | 9,171 | 3,070 | 4,425 | 10,474 | 13,596 |

Renters in Oconee County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 21.64 in 1990 to 25.71 in 2000, while renters aged 65 years and over changed from 28.67 in 1990 to 28.92 in 2000. Table 37.13, presents details of households by gross rent by income and age.

TABLE 37.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS OCONEE COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁸⁹ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| OCONEE COUNTY | | | | | | |
| Less than 20 percent | 1,710 | 1,931 | 151 | 143 | 1,861 | 2,074 |
| 20 to 24.9 percent | 677 | 516 | 61 | 111 | 738 | 627 |
| 25 to 29.9 percent | 357 | 346 | 123 | 74 | 480 | 420 |
| 30 to 34.9 percent | 231 | 191 | 27 | 64 | 258 | 255 |
| 35 percent or more | 644 | 1,037 | 190 | 196 | 834 | 1,233 |
| Not computed | 424 | 755 | 205 | 311 | 629 | 1,066 |
| Total | 4,043 | 4,776 | 757 | 899 | 4,800 | 5,675 |

⁸⁸ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁸⁹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 40.81 percent homeowners in Oconee County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 37.14.

TABLE 37.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-----------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| OCONEE COUNTY | | | | | | | | | |
| Less than 20 percent | 98 | 714 | 1,456 | 1,726 | 2,510 | 1,349 | 842 | 442 | 9,137 |
| 20 to 24.9 percent | 87 | 141 | 184 | 470 | 318 | 82 | 54 | 11 | 1,347 |
| 25 to 29.9 percent | 76 | 128 | 262 | 257 | 239 | 59 | 19 | . | 1,040 |
| 30 to 34.9 percent | 62 | 54 | 222 | 155 | 72 | 42 | 7 | . | 614 |
| 35 percent or more | 351 | 315 | 355 | 163 | 99 | 12 | . | 7 | 1,302 |
| Not computed | 139 | . | . | . | . | . | . | 17 | 156 |
| Total | 813 | 1,352 | 2,479 | 2,771 | 3,238 | 1,544 | 922 | 477 | 13,596 |

As per the 2000 Census, 54.23 percent renters in Oconee County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 37.15.

TABLE 37.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-----------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| OCONEE COUNTY | | | | | | | | | |
| Less than 20 percent | 78 | 149 | 575 | 556 | 512 | 117 | 87 | 2,074 | |
| 20 to 24.9 percent | 99 | 149 | 327 | 44 | 8 | . | . | 627 | |
| 25 to 29.9 percent | 78 | 162 | 180 | . | . | . | . | 420 | |
| 30 to 34.9 percent | 101 | 128 | 19 | 7 | . | . | . | 255 | |
| 35 percent or more | 706 | 457 | 57 | 13 | . | . | . | 1,233 | |
| Not computed | 382 | 242 | 206 | 122 | 64 | 15 | 35 | 1,066 | |
| Total | 1,444 | 1,287 | 1,364 | 742 | 584 | 132 | 122 | 5,675 | |

As per the 2000 Census, 9.18 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 37.16. The median value for a home in 2000 in the county was \$97,500, compared to \$94,900 in Wyoming.

TABLE 37.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| OCONEE COUNTY | | | | | | | | |
| Less than \$10,000 | 28 | 14 | 14 | 5 | 10 | . | 9 | 80 |
| \$10,000-\$29,999 | 113 | 130 | 144 | 81 | 19 | 4 | 9 | 500 |
| \$30,000-\$49,999 | 172 | 210 | 272 | 238 | 158 | 90 | 41 | 1,181 |
| \$50,000-\$79,999 | 240 | 351 | 851 | 728 | 750 | 168 | 70 | 3,158 |
| \$80,000-\$99,999 | 67 | 241 | 416 | 521 | 609 | 237 | 63 | 2,154 |
| \$100,000-\$199,999 | 130 | 297 | 603 | 923 | 1,224 | 670 | 429 | 4,276 |
| \$200,000 or more | 63 | 109 | 179 | 275 | 468 | 375 | 778 | 2,247 |
| Total | 813 | 1,352 | 2,479 | 2,771 | 3,238 | 1,544 | 1,399 | 13,596 |

As per the 2000 Census, 15.22 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 37.17.

TABLE 37.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS OCONEE COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| OCONEE COUNTY | | | | | | | | |
| Less than \$200 | 366 | 53 | 17 | 10 | . | . | . | 446 |
| \$200-\$399 | 436 | 477 | 383 | 140 | 101 | 12 | 22 | 1,571 |
| \$400-\$599 | 245 | 436 | 624 | 364 | 291 | 65 | 26 | 2,051 |
| \$600-\$799 | 95 | 72 | 95 | 73 | 102 | 29 | 12 | 478 |
| \$800-\$999 | . | 7 | 27 | 13 | 19 | 11 | 23 | 100 |
| \$1000+ | . | . | 12 | 20 | 7 | . | 7 | 46 |
| No Cash Rent | 302 | 242 | 206 | 122 | 64 | 15 | 32 | 983 |
| Total | 1,444 | 1,287 | 1,364 | 742 | 584 | 132 | 122 | 5,675 |

The median household income in Oconee County was \$36,595, compared to \$36,951 statewide. Table 37.18, presents further details of householders by age and household income.

TABLE 37.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS OCONEE COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| OCONEE COUNTY | | | | | | | | | | |
| Under 25 years | 266 | 323 | 306 | 324 | 97 | 25 | 6 | . | 1,347 | \$23,996 |
| 25-34 years | 214 | 468 | 1,129 | 1,084 | 883 | 290 | 71 | 16 | 4,155 | \$38,156 |
| 35-44 years | 396 | 504 | 1,094 | 1,148 | 1,250 | 507 | 217 | 93 | 5,209 | \$42,506 |
| 45-54 years | 473 | 482 | 1,107 | 914 | 1,284 | 563 | 302 | 122 | 5,247 | \$44,213 |
| 55-64 years | 412 | 711 | 967 | 783 | 847 | 373 | 293 | 245 | 4,631 | \$38,775 |
| 65-74 years | 706 | 707 | 848 | 629 | 599 | 261 | 238 | 89 | 4,077 | \$30,515 |
| 75 years + | 699 | 622 | 540 | 304 | 204 | 133 | 100 | 50 | 2,652 | \$20,149 |
| Total | 3,166 | 3,817 | 5,991 | 5,186 | 5,164 | 2,152 | 1,227 | 615 | 27,318 | \$36,595 |

As per the 2000 Census, civilian employed males aged 16 years comprised 52.55 percent of the labor force, and females 43.07 percent in Oconee County. About 63.32 percent of the male population 16 years and over and 43.91 percent females worked 35 or more hours per week. Employed males contributed to 33.35 percent of jobs to the manufacturing industry in the county, while employed females contributed 31.35 percent of jobs to the educational, health and social services. Further, males in the County held 30.20 percent of production, transportation, material & moving occupations in the county, while females held 30.97 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 37.19.

**TABLE 37.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS OCONEE COUNTY**

| Subject | SOUTH CAROLINA | | OCONEE COUNTY | |
|--|----------------|-----------|---------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 25,593 | 27,230 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 30 | 7 |
| Civilian Employed | 955,764 | 868,936 | 16,568 | 13,579 |
| Civilian Un-employed | 53,659 | 59,836 | 705 | 646 |
| Total in Labor Force | 1,038,566 | 935,656 | 17,303 | 14,232 |
| Not in Labor Force | 449,088 | 690,706 | 8,290 | 12,998 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 16,205 | 11,956 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 1,810 | 3,093 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 373 | 720 |
| Did not work | 375,577 | 604,016 | 7,205 | 11,461 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 391 | 67 |
| Construction | 135,502 | 15,106 | 2,727 | 184 |
| Manufacturing | 229,789 | 124,597 | 5,526 | 3,655 |
| Wholesale Trade | 42,461 | 18,042 | 428 | 233 |
| Retail Trade | 103,533 | 114,071 | 1,580 | 1,642 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 1,317 | 467 |
| Information | 20,038 | 18,516 | 243 | 117 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 354 | 525 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 755 | 502 |
| Educational Health & Social Services | 74,498 | 265,210 | 1,357 | 4,257 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 719 | 1,022 |
| Other Services | 43,939 | 41,855 | 756 | 542 |
| Public Administration | 44,062 | 41,621 | 415 | 366 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 1,542 | 1,106 |
| Professional & Related Services | 128,066 | 196,766 | 2,198 | 2,729 |
| Sales & Office | 110,748 | 157,913 | 1,405 | 2,194 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 2,209 | 4,205 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 162 | 40 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 4,049 | 210 |
| | 235,563 | 110,908 | 5,003 | 3,095 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Oconee County, defined as the number of people working or actively seeking work, changed from 29,170 in 1990 to 28,468 in 2002. The unemployment rate for the County, at 7.60 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 37.20, provides annual labor force details for the years 1990-2002.

**TABLE 37.20
ANNUAL LABOR FORCE
OCONEE COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 29,170 | 27,712 | 1,458 | 5.00 |
| 1991 | 29,243 | 26,869 | 2,374 | 8.10 |
| 1992 | 29,218 | 26,912 | 2,306 | 7.90 |
| 1993 | 28,578 | 25,975 | 2,603 | 9.10 |
| 1994 | 27,781 | 25,836 | 1,945 | 7.00 |
| 1995 | 28,466 | 27,164 | 1,302 | 4.60 |
| 1996 | 28,306 | 26,475 | 1,831 | 6.50 |
| 1997 | 29,029 | 27,763 | 1,266 | 4.40 |
| 1998 | 28,804 | 27,780 | 1,024 | 3.60 |
| 1999 | 28,796 | 27,617 | 1,179 | 4.10 |
| 2000 | 28,622 | 27,568 | 1,054 | 3.70 |
| 2001 | 28,215 | 26,463 | 1,752 | 6.20 |
| 2002 | 28,468 | 26,297 | 2,171 | 7.60 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Oconee County recorded 32,625 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$1,774,645,000 and real per capita income was \$26,466 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$31,038 in 2001, while South Carolina's average earnings per job was \$30,861. Table 37.21, provides further annual data for years 1969 through 2001.

TABLE 37.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
OCONEE COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 409,217 | 14,247 | -20,006 | 33,856 | 38,994 | 447,814 | 11,198 | 19,445 | 21,045 |
| 1970 | 442,351 | 15,491 | -23,073 | 37,497 | 44,561 | 485,845 | 11,873 | 20,754 | 21,314 |
| 1971 | 449,675 | 16,423 | -16,322 | 39,784 | 47,990 | 504,705 | 11,940 | 21,089 | 21,323 |
| 1972 | 472,263 | 18,074 | -7,463 | 42,539 | 49,727 | 538,993 | 12,443 | 21,616 | 21,848 |
| 1973 | 478,746 | 20,867 | 4,733 | 47,136 | 54,536 | 564,284 | 12,841 | 21,915 | 21,846 |
| 1974 | 438,038 | 20,159 | 20,044 | 49,658 | 63,685 | 551,266 | 12,414 | 20,873 | 20,986 |
| 1975 | 374,541 | 17,057 | 27,382 | 50,586 | 88,918 | 524,370 | 11,685 | 18,643 | 20,090 |
| 1976 | 432,558 | 19,545 | 33,329 | 54,961 | 82,574 | 583,877 | 12,837 | 20,211 | 21,402 |
| 1977 | 442,119 | 19,909 | 45,121 | 59,984 | 78,429 | 605,744 | 13,238 | 20,589 | 21,474 |
| 1978 | 467,399 | 21,526 | 52,625 | 67,784 | 79,151 | 645,433 | 13,815 | 21,456 | 21,784 |
| 1979 | 492,245 | 23,460 | 59,881 | 75,653 | 83,839 | 688,159 | 14,463 | 22,375 | 22,000 |
| 1980 | 507,744 | 24,807 | 57,315 | 89,160 | 92,133 | 721,544 | 14,768 | 22,742 | 22,326 |
| 1981 | 511,337 | 27,451 | 51,239 | 99,779 | 99,207 | 734,110 | 14,769 | 22,887 | 22,342 |
| 1982 | 496,346 | 27,572 | 40,780 | 110,804 | 107,824 | 728,181 | 14,440 | 22,120 | 22,439 |
| 1983 | 533,391 | 30,284 | 40,281 | 129,402 | 110,231 | 783,022 | 15,468 | 22,921 | 23,271 |
| 1984 | 594,624 | 33,616 | 38,321 | 146,242 | 111,774 | 857,344 | 16,810 | 24,735 | 24,040 |
| 1985 | 662,969 | 39,869 | 19,849 | 167,067 | 119,577 | 929,594 | 17,816 | 25,843 | 25,654 |
| 1986 | 720,358 | 44,643 | 14,362 | 187,489 | 122,596 | 1,000,162 | 18,714 | 27,299 | 26,388 |
| 1987 | 771,714 | 47,724 | 8,568 | 192,634 | 124,278 | 1,049,470 | 19,228 | 28,417 | 27,157 |
| 1988 | 827,558 | 53,719 | 2,632 | 207,778 | 127,923 | 1,112,172 | 19,989 | 30,137 | 27,460 |
| 1989 | 841,237 | 55,834 | 3,413 | 241,435 | 137,395 | 1,167,646 | 20,564 | 30,246 | 27,813 |
| 1990 | 871,454 | 56,529 | 10,529 | 242,659 | 150,245 | 1,218,358 | 21,116 | 31,158 | 27,969 |
| 1991 | 813,772 | 53,650 | 22,995 | 262,213 | 166,771 | 1,212,101 | 20,805 | 30,106 | 27,030 |
| 1992 | 811,301 | 53,731 | 30,082 | 255,205 | 184,418 | 1,227,275 | 20,849 | 30,199 | 26,865 |
| 1993 | 830,461 | 54,463 | 39,250 | 259,829 | 192,227 | 1,267,305 | 21,191 | 29,539 | 28,114 |
| 1994 | 847,869 | 56,976 | 42,913 | 277,964 | 207,624 | 1,319,394 | 21,759 | 29,730 | 28,519 |
| 1995 | 886,689 | 60,126 | 50,804 | 286,816 | 216,729 | 1,380,912 | 22,379 | 30,953 | 28,646 |
| 1996 | 903,849 | 60,085 | 53,411 | 302,143 | 230,657 | 1,429,975 | 22,761 | 31,097 | 29,065 |
| 1997 | 920,213 | 62,155 | 70,187 | 331,688 | 240,230 | 1,500,163 | 23,538 | 31,902 | 28,845 |
| 1998 | 952,684 | 63,418 | 76,642 | 361,280 | 247,567 | 1,574,755 | 24,407 | 31,430 | 30,311 |
| 1999 | 976,126 | 64,654 | 94,907 | 349,774 | 257,350 | 1,613,503 | 24,629 | 32,455 | 30,076 |
| 2000 | 989,128 | 64,296 | 136,603 | 388,086 | 268,244 | 1,717,764 | 25,859 | 32,535 | 30,402 |
| 2001 | 1,012,622 | 64,992 | 143,143 | 391,801 | 292,071 | 1,774,645 | 26,466 | 32,625 | 31,038 |

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Oconee County changed from 282 in 1980 to 520 in 2002. Total units also changed from 390 in 1980 to 571 in 2002. Additional details of permit activity and per unit valuations are given in Table 37.22.

TABLE 37.22
BUILDING PERMITS AND VALUATION⁹⁰
OCONEE COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 282 | 18 | 8 | 82 | 390 | 75.59 |
| 1981 | 320 | 2 | . | 10 | 332 | 83.49 |
| 1982 | 211 | 4 | 24 | 69 | 308 | 67.96 |
| 1983 | 313 | 18 | 76 | . | 407 | 76.11 |
| 1984 | 331 | 20 | 39 | 17 | 407 | 86.57 |
| 1985 | 464 | . | 17 | . | 481 | 95.94 |
| 1986 | 546 | 4 | 4 | 35 | 589 | 96.99 |
| 1987 | 572 | . | 11 | 44 | 627 | 107.26 |
| 1988 | 460 | . | . | . | 460 | 110.11 |
| 1989 | 370 | 10 | . | 8 | 388 | 110.89 |
| 1990 | 396 | . | . | 60 | 456 | 105.47 |
| 1991 | 400 | . | 3 | 76 | 479 | 104.08 |
| 1992 | 387 | 14 | 3 | . | 404 | 118.22 |
| 1993 | 421 | 16 | 3 | . | 440 | 118.72 |
| 1994 | 426 | 12 | 6 | . | 444 | 126.14 |
| 1995 | 405 | 8 | 4 | 80 | 497 | 123.00 |
| 1996 | 478 | 30 | 4 | . | 512 | 113.90 |
| 1997 | 536 | . | 4 | 125 | 665 | 125.26 |
| 1998 | 624 | 12 | 4 | . | 640 | 118.69 |
| 1999 | 644 | 4 | . | 144 | 792 | 132.45 |
| 2000 | 473 | . | . | . | 473 | 181.75 |
| 2001 | 490 | . | . | . | 490 | 184.45 |
| 2002 | 520 | 2 | . | 49 | 571 | 170.38 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Oconee County would change by 24,135 persons from 66,215 in 2000 to 90,350 in 2025, as seen in Table 37.23.

TABLE 37.23
B&CB POPULATION FORECAST
OCONEE COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | OCONEE COUNTY |
|------|----------------|---------------|
| 2000 | 4,012,012 | 66,215 |
| 2005 | 4,154,900 | 70,840 |
| 2010 | 4,387,780 | 75,640 |
| 2015 | 4,618,440 | 80,520 |
| 2020 | 4,849,980 | 85,350 |
| 2025 | 5,077,400 | 90,350 |

The household forecast indicates a total change of 13,930 homeowners in the county from 21,391 in 2000 to 35,321 in 2025. Renters, on the other hand, would change by 1,547 households from 5,892 in 2000 to 7,439 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 1,388 households for householders having incomes from 31-50 percent of MFI; and to change by 2,252 households for those at

⁹⁰Data Source: U.S. Bureau of Census.

51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 236 households for renters having incomes from 31-50 percent of MFI; and to change some 352 households for those at 51-80 percent of MFI. Table 37.24, provides further details of the household forecast by tenure and income.

TABLE 37.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
OCONEE COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 21,391 | 1,876 | 2,132 | 3,458 | 1,618 | 12,307 |
| 2005 | 23,863 | 2,093 | 2,378 | 3,857 | 1,805 | 13,729 |
| 2010 | 26,532 | 2,327 | 2,644 | 4,289 | 2,007 | 15,265 |
| 2015 | 29,350 | 2,574 | 2,925 | 4,744 | 2,221 | 16,886 |
| 2020 | 32,234 | 2,827 | 3,213 | 5,211 | 2,439 | 18,545 |
| 2025 | 35,321 | 3,097 | 3,520 | 5,710 | 2,672 | 20,321 |
| Renters | | | | | | |
| 2000 | 5,892 | 1,217 | 900 | 1,340 | 604 | 1,831 |
| 2005 | 6,204 | 1,281 | 947 | 1,411 | 636 | 1,929 |
| 2010 | 6,520 | 1,347 | 995 | 1,483 | 668 | 2,027 |
| 2015 | 6,832 | 1,411 | 1,043 | 1,554 | 700 | 2,124 |
| 2020 | 7,134 | 1,473 | 1,089 | 1,623 | 731 | 2,217 |
| 2025 | 7,439 | 1,536 | 1,136 | 1,692 | 762 | 2,312 |

Orangeburg County

Orangeburg County's population changed by 7.99 percent, from 84,803 in 1990 to 91,582 in 2000. It represented 2.28 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of -392 persons, 91,190 in July 2002.

Of the total households in Orangeburg County, homeowners comprised 75.64 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.43 percent in 1990 to 1.76 percent in 2000, and renter vacancy rate changed from 9.79 percent in 1990 to 11.26 percent in 2000. Housing units in urban areas of the county changed by 3,464 persons, and in rural areas by 3,500 persons between 1990 and 2000⁹¹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 38.1.

TABLE 38.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| Subject | SOUTH CAROLINA | | ORANGEBURG COUNTY | |
|---|----------------|-----------|-------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 84,803 | 91,582 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 32,340 | 39,304 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 28,909 | 34,118 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 21,165 | 25,806 |
| Homeownership Rate | 69.86 | 72.21 | 73.21 | 75.64 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.43 | 1.76 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 7,744 | 8,312 |
| Renter Vacancy Rate | 11.49 | 12.01 | 9.79 | 11.26 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 840 | 1,055 |
| For sale | 15,186 | 21,955 | 306 | 461 |
| Rented or sold, not occupied | 13,691 | 15,930 | 461 | 387 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 708 | 1,048 |
| For migrant workers | 360 | 420 | 17 | 10 |
| Other vacant | 37,806 | 53,137 | 1,099 | 2,225 |
| Total Vacant | 166,111 | 219,816 | 3,431 | 5,186 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 9,354 | 12,818 |
| Rural; Farm | 17,086 | 13,656 | 787 | 682 |
| Rural; Non-farm | 606,887 | 666,731 | 22,199 | 25,804 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Orangeburg County had an average of 2.63 persons per household, and renter-occupied units an average of 2.42 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 40.76 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 38.2.

⁹¹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 38.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| Subject | SOUTH CAROLINA | | ORANGEBURG COUNTY | |
|---------------------------------------|----------------|-----------------|-------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 25,806 | 8,312 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 6,065 | 2,826 |
| 2-person | 403,375 | 118,155 | 8,598 | 2,168 |
| 3-person | 204,199 | 72,676 | 4,716 | 1,532 |
| 4-person | 168,089 | 49,616 | 3,793 | 880 |
| 5 or more person | 98,068 | 36,558 | 2,634 | 906 |
| Average Household size | 2.61 | 2.32 | 2.63 | 2.42 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 36 | 192 |
| 2-rooms | 7,193 | 29,729 | 245 | 615 |
| 3-rooms | 34,806 | 64,824 | 1,272 | 1,011 |
| 4-rooms | 110,567 | 133,284 | 2,574 | 2,111 |
| 5-rooms | 273,699 | 103,323 | 6,393 | 2,223 |
| 6-rooms | 282,379 | 53,158 | 6,487 | 1,344 |
| 7-rooms | 190,620 | 21,072 | 4,348 | 452 |
| 8-rooms | 111,735 | 8,826 | 2,419 | 218 |
| 9+ rooms | 95,834 | 4,326 | 2,032 | 146 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 16,723 | 3,303 |
| 1 unit attached | 17,320 | 16,521 | 197 | 186 |
| 2 units | 3,155 | 33,776 | 46 | 671 |
| 3-4 units | 4,981 | 43,186 | 57 | 867 |
| 5-9 units | 5,944 | 55,970 | 42 | 454 |
| 10-19 units | 2,800 | 28,382 | 10 | 77 |
| 20-49 units | 1,316 | 13,371 | . | 210 |
| 50 or more units | 1,775 | 21,101 | 13 | 170 |
| Mobile Home/Trailer | 238,054 | 68,258 | 8,705 | 2,359 |
| Boat, RV, van, etc. (1) | 886 | 303 | 13 | 15 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 175 | 375 |
| 1-Bedroom | 23,334 | 83,424 | 678 | 1,177 |
| 2-Bedrooms | 224,109 | 193,862 | 4,937 | 3,323 |
| 3-Bedrooms | 652,265 | 118,376 | 15,106 | 2,822 |
| 4-Bedrooms | 173,600 | 17,763 | 4,210 | 528 |
| 5-Bedrooms or more | 30,849 | 2,463 | 700 | 87 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 601 | 113 |
| 1995-1998 | 148,415 | 33,780 | 3,309 | 722 |
| 1990-1994 | 129,165 | 34,670 | 2,858 | 668 |
| 1980-1989 | 217,891 | 92,610 | 4,981 | 1,569 |
| 1970-1979 | 208,372 | 98,506 | 5,420 | 1,936 |
| 1960-1969 | 143,455 | 57,252 | 3,561 | 977 |
| 1950-1959 | 103,181 | 45,056 | 2,348 | 996 |
| 1940-1949 | 49,638 | 26,680 | 1,074 | 629 |
| 1939 or earlier | 64,338 | 30,473 | 1,654 | 702 |

(1) 1990 Census defined as "Other".

Total housing units in Orangeburg County changed by 6,964 dwellings between 1990 and 2000. Single-unit detached structures constituted 58.21 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 38.3.

TABLE 38.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | ORANGEBURG COUNTY | |
|-------------------------|------------------|------------------|-------------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 21,405 | 22,879 |
| 1-unit, attached | 34,261 | 40,185 | 368 | 426 |
| 2 to 4 units | 42,358 | 43,607 | 1,611 | 1,802 |
| 5 to 19 units | 50,441 | 57,981 | 715 | 745 |
| 20 to 49 units | 66,909 | 77,598 | 80 | 214 |
| 50 or more units | 38,782 | 41,561 | . | 216 |
| Mobile Home/Trailer | 21,027 | 22,457 | 7,803 | 12,959 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 358 | 63 |
| Total | 1,424,155 | 1,753,670 | 32,340 | 39,304 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 24.40 percent of owner-occupied housing units, and 12.04 percent of renter-occupied units in Orangeburg County. Table 38.4, presents the number of units in the dwelling by household size and tenure.

TABLE 38.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| ORANGEBURG COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 4,149 | 1,021 | 6,297 | 1,001 | 2,873 | 678 | 2,233 | 363 | 1,368 | 426 |
| 2 to 4 units | 52 | 742 | 11 | 409 | 12 | 228 | 19 | 122 | 9 | 37 |
| 5 to 19 units | 22 | 153 | 7 | 121 | 17 | 144 | 2 | 42 | 4 | 71 |
| 20 to 24 units | . | 115 | . | 39 | . | 39 | . | 17 | . | . |
| 50 or more units | . | 99 | . | 26 | . | 35 | 8 | 7 | 5 | 3 |
| Mobile Home/Trailer | 1,831 | 683 | 2,281 | 572 | 1,814 | 408 | 1,531 | 327 | 1,248 | 369 |
| Boat, RV, van, etc. (1) | 11 | 13 | 2 | . | . | . | . | 2 | . | . |
| Total | 6,065 | 2,826 | 8,598 | 2,168 | 4,716 | 1,532 | 3,793 | 880 | 2,634 | 906 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 5.01 percent in 1990 to 3.54 percent in 2000, and renter-occupied units from 9.98 percent to 8.14 percent. Overcrowded units with incomplete plumbing facilities comprised 12.82 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 38.5.

**TABLE 38.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000**

SOUTH CAROLINA VS ORANGEBURG COUNTY

| Subject | SOUTH CAROLINA | | ORANGEBURG COUNTY | |
|---|----------------|-----------|-------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 21,165 | 25,806 |
| 1.00 or less | 854,031 | 1,084,101 | 20,105 | 24,893 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 781 | 635 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 279 | 278 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 7,744 | 8,312 |
| 1.00 or less | 355,343 | 400,415 | 6,971 | 7,635 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 528 | 446 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 245 | 231 |
| Total occupied-units | 1,258,044 | 1,533,854 | 28,909 | 34,118 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 318 | 203 |
| 1.00 or less | 7,025 | 4,955 | 259 | 187 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 36 | 4 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 23 | 12 |
| Renter-occupied Housing Units | 8,646 | 4,295 | 530 | 148 |
| 1.00 or less | 7,155 | 3,854 | 441 | 119 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 62 | 19 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 27 | 10 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 848 | 351 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 4.39 percent owner-occupied units and 9.48 percent renter-occupied units. Homeowners in poverty suffered from 7.08 percent overcrowding, compared to 10.54 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 38.6.

**TABLE 38.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000**

SOUTH CAROLINA VS ORANGEBURG COUNTY

| Subject | SOUTH CAROLINA | | ORANGEBURG COUNTY | |
|--|----------------|---------|-------------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 18,646 | 6,975 |
| 1.00 or less | 817,756 | 349,147 | 17,828 | 6,314 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 569 | 431 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 249 | 230 |
| 65 years and over | 268,256 | 51,819 | 7,160 | 1,337 |
| 1.00 or less | 266,345 | 51,268 | 7,065 | 1,321 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 66 | 15 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 29 | 1 |
| Total occupied units | 1,107,619 | 426,235 | 25,806 | 8,312 |
| 1.00 or less | 1,084,101 | 400,415 | 24,893 | 7,635 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 635 | 446 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 278 | 231 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 3,962 | 2,936 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 196 | 228 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 106 | 118 |
| Total in poverty | 103,182 | 114,169 | 4,264 | 3,282 |

The total number of individuals in poverty in Orangeburg County changed by -6.56 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 38.7.

TABLE 38.7
POVERTY STATUS BY AGE, 1990 & 2000⁹²
SOUTH CAROLINA VS ORANGEBURG COUNTY

| AGE | SOUTH CAROLINA | | ORANGEBURG COUNTY | |
|-------------------|----------------|---------|-------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 1,955 | 1,995 |
| 5 years | 11,063 | 10,403 | 557 | 295 |
| 6-11 years | 64,806 | 66,197 | 2,706 | 2,152 |
| 12-17 years | 57,494 | 58,222 | 2,435 | 2,048 |
| 18-64 years | 248,828 | 295,906 | 9,304 | 9,800 |
| 65-74 years | 42,296 | 31,507 | 1,964 | 1,323 |
| 75 years and over | 35,796 | 33,181 | 1,250 | 1,235 |
| Total | 517,793 | 547,869 | 20,171 | 18,848 |

Homeowners in poverty comprised 16.52 percent of owner-occupied households in Orangeburg county, and renters in poverty 39.49 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 4.01 percent of owner-occupied households, and 14.30 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 38.8.

TABLE 38.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| AGE GROUPS | SOUTH CAROLINA | | ORANGEBURG COUNTY | |
|-------------|----------------|-----------------|-------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 112 | 683 |
| 25-34 years | 11,268 | 25,396 | 365 | 683 |
| 35-44 years | 17,496 | 21,903 | 670 | 506 |
| 45-54 years | 17,170 | 15,657 | 817 | 447 |
| 55-59 years | 9,254 | 5,482 | 377 | 175 |
| 60-64 years | 9,738 | 4,963 | 409 | 157 |
| 65-74 years | 16,713 | 8,270 | 748 | 299 |
| 75 years + | 18,079 | 8,756 | 766 | 332 |
| Total | 103,182 | 114,169 | 4,264 | 3,282 |

Orangeburg County's median family income changed from \$32,523 in 1990 to \$38,227 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 38.9, presents the 2000 Census data on families by income ranges.

TABLE 38.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| FAMILY INCOME | SOUTH CAROLINA | ORANGEBURG COUNTY |
|-------------------------------------|----------------|-------------------|
| Less than \$10,000 | 76,639 | 2,778 |
| \$10,000-\$19,999 | 119,963 | 3,624 |
| \$20,000-\$34,999 | 213,815 | 5,108 |
| \$35,000-\$49,999 | 201,370 | 4,495 |
| \$50,000-\$79,999 | 241,243 | 4,554 |
| \$80,000-\$99,999 | 114,775 | 1,963 |
| \$100,000-\$149,999 | 73,186 | 896 |
| \$150,000 or more | 37,745 | 537 |
| Total | 1,078,736 | 23,955 |
| Median Family Income (2002 dollars) | \$46,749 | \$38,227 |

⁹² Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Orangeburg County was \$33,673, and the median for renter-occupied households was \$17,534. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 38.10, presents households by tenure and household income ranges.

TABLE 38.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | ORANGEBURG COUNTY | |
|-------------------------|----------------|-----------------|-------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 3,589 | 2,724 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 4,144 | 1,871 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 5,547 | 1,693 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 4,547 | 1,010 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 4,544 | 705 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 1,898 | 203 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 931 | 55 |
| \$150,000 or more | 39,213 | 3,456 | 606 | 51 |
| Total | 1,107,619 | 426,235 | 25,806 | 8,312 |
| Median Household Income | \$43,179 | \$23,855 | \$33,673 | \$17,534 |

According to the 2000 Census, 14.92 percent of Orangeburg County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 16.90 percent spent 50 percent⁹³ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 14.40 percent of Orangeburg County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 12.86 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 38.11.

TABLE 38.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| ORANGEBURG COUNTY | | | | |
| Less than 30 percent | 3,966 | 5,863 | 5,942 | 258 |
| 30 to 49.9 percent | 1,225 | 1,183 | 444 | 11,805 |
| 50 percent or more | 1,387 | 1,056 | 378 | 1,627 |
| Not computed | 1,630 | 112 | 1,434 | 1,434 |
| Total | 8,208 | 8,214 | 7,022 | 15,236 |
| Median gross rent/monthly costs | \$389 | \$758 | \$221 | . |

Homeowners in Orangeburg County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 16.50 in 1990 to

⁹³ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 38.12-38.15).

19.10 in 2000, while homeowners aged 65 years and over changed from 24.69 in 1990 to 21.96 in 2000. Table 38.12, presents details of households by monthly owner-costs by household income and age.

TABLE 38.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ⁹⁴ | | | | | |
|---|--|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| ORANGEBURG COUNTY | | | | | | |
| Less than 20 percent | 5,581 | 5,986 | 2,413 | 3,164 | 7,994 | 9,150 |
| 20 to 24.9 percent | 1,095 | 1,220 | 262 | 408 | 1,357 | 1,628 |
| 25 to 29.9 percent | 808 | 651 | 327 | 376 | 1,135 | 1,027 |
| 30 to 34.9 percent | 328 | 469 | 204 | 182 | 532 | 651 |
| 35 percent or more | 1,178 | 1,429 | 819 | 981 | 1,997 | 2,410 |
| Not computed | 138 | 184 | 119 | 186 | 257 | 370 |
| Total | 9,128 | 9,939 | 4,144 | 5,297 | 13,272 | 15,236 |

Renters in Orangeburg County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 31.18 in 1990 to 30.41 in 2000, while renters aged 65 years and over changed from 45.65 in 1990 to 39.25 in 2000. Table 38.13, presents details of households by gross rent by income and age.

TABLE 38.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ⁹⁵ | | | | | |
|---|---|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| ORANGEBURG COUNTY | | | | | | |
| Less than 20 percent | 2,102 | 2,513 | 207 | 240 | 2,309 | 2,753 |
| 20 to 24.9 percent | 599 | 624 | 91 | 79 | 690 | 703 |
| 25 to 29.9 percent | 508 | 415 | 172 | 95 | 680 | 510 |
| 30 to 34.9 percent | 293 | 388 | 84 | 69 | 377 | 457 |
| 35 percent or more | 1,603 | 1,709 | 514 | 446 | 2,117 | 2,155 |
| Not computed | 976 | 1,247 | 242 | 383 | 1,218 | 1,630 |
| Total | 6,081 | 6,896 | 1,310 | 1,312 | 7,391 | 8,208 |

⁹⁴ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

⁹⁵ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 65.99 percent homeowners in Orangeburg County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 38.14.

TABLE 38.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| ORANGEBURG COUNTY | | | | | | | | | |
| Less than 20 percent | 138 | 933 | 1,679 | 1,681 | 2,406 | 1,198 | 696 | 419 | 9,150 |
| 20 to 24.9 percent | 123 | 285 | 296 | 417 | 367 | 130 | 8 | 2 | 1,628 |
| 25 to 29.9 percent | 174 | 219 | 274 | 201 | 118 | 29 | 12 | . | 1,027 |
| 30 to 34.9 percent | 115 | 109 | 195 | 139 | 67 | 15 | 11 | . | 651 |
| 35 percent or more | 1,008 | 788 | 414 | 135 | 51 | 14 | . | . | 2,410 |
| Not computed | 322 | . | . | . | . | . | . | 48 | 370 |
| Total | 1,880 | 2,334 | 2,858 | 2,573 | 3,009 | 1,386 | 727 | 469 | 15,236 |

As per the 2000 Census, 60.30 percent renters in Orangeburg County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 38.15.

TABLE 38.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | or more | | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| ORANGEBURG COUNTY | | | | | | | | | |
| Less than 20 percent | 82 | 275 | 776 | 782 | 603 | 154 | 81 | 2,753 | |
| 20 to 24.9 percent | 93 | 244 | 279 | 81 | 6 | . | . | 703 | |
| 25 to 29.9 percent | 97 | 223 | 169 | 9 | 12 | . | . | 510 | |
| 30 to 34.9 percent | 79 | 259 | 117 | . | . | 2 | . | 457 | |
| 35 percent or more | 1,496 | 586 | 72 | 1 | . | . | . | 2,155 | |
| Not computed | 849 | 275 | 248 | 116 | 79 | 40 | 23 | 1,630 | |
| Total | 2,696 | 1,862 | 1,661 | 989 | 700 | 196 | 104 | 8,208 | |

As per the 2000 Census, 12.39 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 38.16. The median value for a home in 2000 in the county was \$72,600, compared to \$94,900 in Wyoming.

TABLE 38.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|--------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| ORANGEBURG COUNTY | | | | | | | | |
| Less than \$10,000 | 97 | 56 | 48 | 20 | 26 | 5 | . | 252 |
| \$10,000-\$29,999 | 319 | 278 | 264 | 153 | 98 | 14 | 14 | 1,140 |
| \$30,000-\$49,999 | 563 | 561 | 491 | 372 | 235 | 89 | 51 | 2,362 |
| \$50,000-\$79,999 | 528 | 877 | 1,139 | 985 | 1,072 | 309 | 217 | 5,127 |
| \$80,000-\$99,999 | 213 | 251 | 461 | 490 | 634 | 310 | 194 | 2,553 |
| \$100,000-\$199,999 | 139 | 260 | 393 | 489 | 842 | 569 | 449 | 3,141 |
| \$200,000 or more | 21 | 51 | 62 | 64 | 102 | 90 | 271 | 661 |
| Total | 1,880 | 2,334 | 2,858 | 2,573 | 3,009 | 1,386 | 1,196 | 15,236 |

As per the 2000 Census, 19.16 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 38.17.

TABLE 38.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|--------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| ORANGEBURG COUNTY | | | | | | | | |
| Less than \$200 | 568 | 167 | 86 | 54 | 25 | 3 | 12 | 915 |
| \$200-\$399 | 954 | 751 | 577 | 278 | 174 | 30 | 34 | 2,798 |
| \$400-\$599 | 584 | 555 | 563 | 430 | 296 | 66 | 13 | 2,507 |
| \$600-\$799 | 94 | 76 | 126 | 88 | 89 | 38 | 17 | 528 |
| \$800-\$999 | 18 | 22 | 45 | 32 | 27 | 15 | 2 | 161 |
| \$1000+ | 39 | 16 | 16 | 1 | 20 | 4 | 3 | 99 |
| No Cash Rent | 439 | 275 | 248 | 106 | 69 | 40 | 23 | 1,200 |
| Total | 2,696 | 1,862 | 1,661 | 989 | 700 | 196 | 104 | 8,208 |

The median household income in Orangeburg County was \$29,086, compared to \$36,951 statewide. Table 38.18, presents further details of householders by age and household income.

TABLE 38.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS ORANGEBURG COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| ORANGEBURG COUNTY | | | | | | | | | | |
| Under 25 years | 581 | 438 | 347 | 275 | 137 | 5 | 2 | 2 | 1,787 | \$17,219 |
| 25-34 years | 686 | 708 | 1,250 | 1,035 | 709 | 170 | 58 | 33 | 4,649 | \$30,254 |
| 35-44 years | 795 | 989 | 1,658 | 1,418 | 1,494 | 540 | 255 | 130 | 7,279 | \$36,435 |
| 45-54 years | 933 | 843 | 1,262 | 1,268 | 1,338 | 775 | 325 | 161 | 6,905 | \$39,805 |
| 55-64 years | 973 | 940 | 1,023 | 878 | 904 | 334 | 181 | 122 | 5,355 | \$30,397 |
| 65-74 years | 1,114 | 1,058 | 967 | 536 | 510 | 166 | 90 | 88 | 4,529 | \$21,445 |
| 75 years + | 1,194 | 939 | 663 | 352 | 238 | 117 | 74 | 91 | 3,668 | \$16,225 |
| Total | 6,276 | 5,915 | 7,170 | 5,762 | 5,330 | 2,107 | 985 | 627 | 34,172 | \$29,086 |

As per the 2000 Census, civilian employed males aged 16 years comprised 45.92 percent of the labor force, and females 45.49 percent in Orangeburg County. About 58.03 percent of the male population 16 years and over and 42.98 percent females worked 35 or more hours per week. Employed males contributed to 29.27 percent of jobs to the manufacturing industry in the county, while employed females contributed 35.84 percent of jobs to the educational, health and social services. Further, males in the County held 31.62 percent of production, transportation, material & moving occupations in the county, while females held 35.22 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 38.19.

**TABLE 38.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS ORANGEBURG COUNTY**

| Subject | SOUTH CAROLINA | | ORANGEBURG COUNTY | |
|--|----------------|-----------|-------------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 31,988 | 38,670 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 33 | 26 |
| Civilian Employed | 955,764 | 868,936 | 18,479 | 18,306 |
| Civilian Un-employed | 53,659 | 59,836 | 1,635 | 1,786 |
| Total in Labor Force | 1,038,566 | 935,656 | 20,147 | 20,118 |
| Not in Labor Force | 449,088 | 690,706 | 11,841 | 18,552 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 18,562 | 16,622 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 2,172 | 4,370 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 719 | 1,222 |
| Did not work | 375,577 | 604,016 | 10,535 | 16,456 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 770 | 97 |
| Construction | 135,502 | 15,106 | 2,425 | 225 |
| Manufacturing | 229,789 | 124,597 | 5,409 | 2,890 |
| Wholesale Trade | 42,461 | 18,042 | 629 | 212 |
| Retail Trade | 103,533 | 114,071 | 2,052 | 2,331 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 1,426 | 342 |
| Information | 20,038 | 18,516 | 249 | 317 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 477 | 935 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 918 | 826 |
| Educational Health & Social Services | 74,498 | 265,210 | 1,688 | 6,561 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 937 | 1,685 |
| Other Services | 43,939 | 41,855 | 814 | 788 |
| Public Administration | 44,062 | 41,621 | 685 | 1,097 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 1,742 | 1,349 |
| Professional & Related Services | 128,066 | 196,766 | 2,024 | 4,175 |
| Sales & Office | 110,748 | 157,913 | 1,935 | 3,639 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 2,756 | 6,448 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 339 | 47 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 3,840 | 157 |
| | 235,563 | 110,908 | 5,843 | 2,491 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Orangeburg County, defined as the number of people working or actively seeking work, changed from 39,032 in 1990 to 41,414 in 2002. The unemployment rate for the County, at 10.20 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 38.20, provides annual labor force details for the years 1990-2002.

**TABLE 38.20
ANNUAL LABOR FORCE
ORANGEBURG COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 39,032 | 36,096 | 2,936 | 7.50 |
| 1991 | 39,759 | 36,023 | 3,736 | 9.40 |
| 1992 | 40,157 | 36,546 | 3,611 | 9.00 |
| 1993 | 40,821 | 36,428 | 4,393 | 10.80 |
| 1994 | 40,631 | 36,764 | 3,867 | 9.50 |
| 1995 | 41,170 | 37,338 | 3,832 | 9.30 |
| 1996 | 40,819 | 36,604 | 4,215 | 10.30 |
| 1997 | 42,030 | 38,679 | 3,351 | 8.00 |
| 1998 | 41,728 | 38,676 | 3,052 | 7.30 |
| 1999 | 42,167 | 37,305 | 4,862 | 11.50 |
| 2000 | 42,333 | 39,014 | 3,319 | 7.80 |
| 2001 | 40,569 | 36,136 | 4,433 | 10.90 |
| 2002 | 41,414 | 37,196 | 4,218 | 10.20 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Orangeburg County recorded 43,899 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$1,889,588,000 and real per capita income was \$20,695 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$26,117 in 2001, while South Carolina's average earnings per job was \$30,861. Table 38.21, provides further annual data for years 1969 through 2001.

TABLE 38.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
ORANGEBURG COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 517,334 | 16,168 | 20,849 | 64,659 | 58,992 | 645,666 | 9,253 | 30,928 | 16,727 |
| 1970 | 509,611 | 15,697 | 24,611 | 71,407 | 75,569 | 665,502 | 9,535 | 30,367 | 16,782 |
| 1971 | 535,449 | 17,166 | 25,619 | 75,099 | 83,562 | 702,562 | 9,946 | 31,220 | 17,151 |
| 1972 | 590,741 | 19,548 | 26,726 | 80,053 | 91,877 | 769,849 | 10,729 | 32,636 | 18,101 |
| 1973 | 632,840 | 23,861 | 32,039 | 84,757 | 106,398 | 832,173 | 11,214 | 33,608 | 18,830 |
| 1974 | 639,344 | 24,658 | 41,142 | 86,020 | 124,893 | 866,741 | 11,302 | 33,458 | 19,109 |
| 1975 | 602,277 | 24,086 | 45,793 | 88,578 | 151,502 | 864,063 | 11,049 | 33,250 | 18,114 |
| 1976 | 638,874 | 26,012 | 49,732 | 94,221 | 153,048 | 909,863 | 11,403 | 33,210 | 19,237 |
| 1977 | 644,337 | 26,676 | 46,646 | 101,080 | 152,486 | 917,873 | 11,345 | 33,310 | 19,344 |
| 1978 | 679,133 | 28,104 | 52,969 | 114,856 | 156,516 | 975,371 | 11,908 | 33,677 | 20,166 |
| 1979 | 702,052 | 29,936 | 57,338 | 128,935 | 166,839 | 1,025,228 | 12,593 | 34,118 | 20,577 |
| 1980 | 678,025 | 31,054 | 55,479 | 146,097 | 189,447 | 1,037,994 | 12,585 | 34,566 | 19,615 |
| 1981 | 674,242 | 32,478 | 56,178 | 160,231 | 195,810 | 1,053,983 | 12,697 | 34,320 | 19,646 |
| 1982 | 646,478 | 32,146 | 54,547 | 167,042 | 196,541 | 1,032,462 | 12,452 | 33,555 | 19,266 |
| 1983 | 668,118 | 34,152 | 52,295 | 173,714 | 203,098 | 1,063,073 | 12,848 | 34,243 | 19,511 |
| 1984 | 747,037 | 37,710 | 52,691 | 193,720 | 199,176 | 1,154,913 | 13,932 | 35,605 | 20,981 |
| 1985 | 781,406 | 41,502 | 51,658 | 208,904 | 212,220 | 1,212,686 | 14,475 | 35,869 | 21,785 |
| 1986 | 806,168 | 45,199 | 49,579 | 217,874 | 219,314 | 1,247,737 | 14,809 | 36,485 | 22,096 |
| 1987 | 871,046 | 47,352 | 45,944 | 225,014 | 220,781 | 1,315,433 | 15,533 | 37,308 | 23,347 |
| 1988 | 897,011 | 50,627 | 49,856 | 241,493 | 227,382 | 1,365,115 | 16,139 | 38,429 | 23,342 |
| 1989 | 905,949 | 52,576 | 53,054 | 256,732 | 246,206 | 1,409,363 | 16,617 | 39,108 | 23,165 |
| 1990 | 940,321 | 54,349 | 47,008 | 255,713 | 262,061 | 1,450,754 | 17,058 | 40,353 | 23,302 |
| 1991 | 915,764 | 54,709 | 46,832 | 252,544 | 291,895 | 1,452,327 | 16,752 | 39,718 | 23,057 |
| 1992 | 962,299 | 56,814 | 45,642 | 246,334 | 319,287 | 1,516,748 | 17,269 | 39,908 | 24,113 |
| 1993 | 986,722 | 59,223 | 43,507 | 240,323 | 332,289 | 1,543,619 | 17,373 | 40,284 | 24,494 |
| 1994 | 1,010,164 | 61,077 | 45,490 | 254,339 | 347,194 | 1,596,111 | 17,824 | 41,089 | 24,585 |
| 1995 | 1,014,337 | 62,410 | 48,906 | 256,356 | 356,497 | 1,613,686 | 18,028 | 41,342 | 24,535 |
| 1996 | 1,024,422 | 61,568 | 49,954 | 263,705 | 370,892 | 1,647,405 | 18,333 | 41,939 | 24,426 |
| 1997 | 1,074,866 | 65,123 | 47,798 | 270,638 | 384,974 | 1,713,154 | 18,921 | 42,761 | 25,137 |
| 1998 | 1,098,811 | 66,933 | 51,505 | 294,747 | 392,438 | 1,770,568 | 19,445 | 43,955 | 24,999 |
| 1999 | 1,129,118 | 67,290 | 56,450 | 275,983 | 406,575 | 1,800,836 | 19,722 | 44,041 | 25,638 |
| 2000 | 1,145,098 | 66,666 | 59,398 | 298,718 | 415,141 | 1,851,688 | 20,218 | 45,118 | 25,380 |
| 2001 | 1,146,528 | 66,562 | 62,939 | 296,478 | 450,204 | 1,889,588 | 20,695 | 43,899 | 26,117 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Orangeburg County changed from 335 in 1980 to 266 in 2002. Total units also changed from 538 in 1980 to 394 in 2002. Additional details of permit activity and per unit valuations are given in Table 38.22.

TABLE 38.22
BUILDING PERMITS AND VALUATION⁹⁶
ORANGEBURG COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 335 | 24 | . | 179 | 538 | 63.14 |
| 1981 | 319 | 12 | 4 | . | 335 | 63.01 |
| 1982 | 339 | 6 | 4 | . | 349 | 53.46 |
| 1983 | 417 | 24 | 7 | 50 | 498 | 57.79 |
| 1984 | 532 | 6 | 27 | . | 565 | 53.34 |
| 1985 | 353 | 28 | 7 | 16 | 404 | 65.76 |
| 1986 | 347 | 16 | . | . | 363 | 73.71 |
| 1987 | 334 | 14 | 19 | 24 | 391 | 76.17 |
| 1988 | 332 | 48 | 39 | 5 | 424 | 77.82 |
| 1989 | 270 | . | 9 | . | 279 | 74.42 |
| 1990 | 287 | 2 | 24 | . | 313 | 73.03 |
| 1991 | 251 | 6 | 36 | . | 293 | 76.52 |
| 1992 | 253 | 2 | 16 | 10 | 281 | 79.12 |
| 1993 | 226 | 8 | 56 | 30 | 320 | 83.45 |
| 1994 | 209 | 4 | 48 | . | 261 | 87.50 |
| 1995 | 140 | 6 | 50 | . | 196 | 92.96 |
| 1996 | 153 | 18 | 58 | . | 229 | 101.67 |
| 1997 | 178 | 2 | 48 | . | 228 | 97.68 |
| 1998 | 175 | 14 | 54 | . | 243 | 97.74 |
| 1999 | 166 | 4 | 38 | . | 208 | 96.37 |
| 2000 | 197 | 8 | 29 | . | 234 | 93.82 |
| 2001 | 212 | 12 | 36 | 125 | 385 | 81.97 |
| 2002 | 266 | . | 20 | 108 | 394 | 79.51 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Orangeburg County would change by 9,558 persons from 91,582 in 2000 to 101,140 in 2025, as seen in Table 38.23.

TABLE 38.23
B&CB POPULATION FORECAST
ORANGEBURG COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | ORANGEBURG COUNTY |
|------|----------------|-------------------|
| 2000 | 4,012,012 | 91,582 |
| 2005 | 4,154,900 | 89,560 |
| 2010 | 4,387,780 | 92,460 |
| 2015 | 4,618,440 | 95,500 |
| 2020 | 4,849,980 | 98,140 |
| 2025 | 5,077,400 | 101,140 |

The household forecast indicates a total change of 3,733 homeowners in the county from 25,801 in 2000 to 29,534 in 2025. Renters, on the other hand, would change by 754 households from 8,317 in 2000 to 9,071 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 441 households for householders having incomes from 31-50 percent of MFI; and to change by 588 households for those at 51-80 percent

⁹⁶Data Source: U.S. Bureau of Census.

of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 117 households for renters having incomes from 31-50 percent of MFI; and to change some 153 households for those at 51-80 percent of MFI. Table 38.24, provides further details of the household forecast by tenure and income.

TABLE 38.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
ORANGEBURG COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 25,801 | 3,434 | 3,053 | 4,068 | 1,714 | 13,533 |
| 2005 | 24,876 | 3,311 | 2,943 | 3,922 | 1,652 | 13,047 |
| 2010 | 26,014 | 3,462 | 3,078 | 4,101 | 1,728 | 13,644 |
| 2015 | 27,231 | 3,624 | 3,222 | 4,293 | 1,809 | 14,283 |
| 2020 | 28,295 | 3,766 | 3,348 | 4,461 | 1,880 | 14,841 |
| 2025 | 29,534 | 3,931 | 3,494 | 4,656 | 1,962 | 15,491 |
| Renters | | | | | | |
| 2000 | 8,317 | 2,913 | 1,293 | 1,679 | 516 | 1,915 |
| 2005 | 8,172 | 2,863 | 1,271 | 1,650 | 507 | 1,882 |
| 2010 | 8,401 | 2,943 | 1,306 | 1,696 | 522 | 1,934 |
| 2015 | 8,637 | 3,025 | 1,343 | 1,744 | 536 | 1,989 |
| 2020 | 8,842 | 3,097 | 1,375 | 1,785 | 549 | 2,036 |
| 2025 | 9,071 | 3,177 | 1,410 | 1,832 | 563 | 2,089 |

Pickens County

Pickens County's population changed by 17.96 percent, from 93,894 in 1990 to 110,757 in 2000. It represented 2.76 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 2340 persons, 113,097 in July 2002.

Of the total households in Pickens County, homeowners comprised 73.42 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.67 percent in 1990 to 1.80 percent in 2000, and renter vacancy rate changed from 6.86 percent in 1990 to 13.09 percent in 2000. Housing units in urban areas of the county changed by 10,748 persons, and in rural areas by -613 persons between 1990 and 2000⁹⁷. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 39.1.

TABLE 39.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS PICKENS COUNTY

| Subject | SOUTH CAROLINA | | PICKENS COUNTY | |
|---|----------------|-----------|----------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 93,894 | 110,757 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 35,865 | 46,000 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 33,422 | 41,306 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 24,461 | 30,325 |
| Homeownership Rate | 69.86 | 72.21 | 73.19 | 73.42 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.67 | 1.80 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 8,961 | 10,981 |
| Renter Vacancy Rate | 11.49 | 12.01 | 6.86 | 13.09 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 660 | 1,654 |
| For sale | 15,186 | 21,955 | 415 | 555 |
| Rented or sold, not occupied | 13,691 | 15,930 | 245 | 499 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 362 | 726 |
| For migrant workers | 360 | 420 | 6 | 6 |
| Other vacant | 37,806 | 53,137 | 755 | 1,254 |
| Total Vacant | 166,111 | 219,816 | 2,443 | 4,694 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | 443 | 17,770 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 15,090 | 8,511 |
| Rural; Farm | 17,086 | 13,656 | 180 | 277 |
| Rural; Non-farm | 606,887 | 666,731 | 20,152 | 19,442 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Pickens County had an average of 2.59 persons per household, and renter-occupied units an average of 2.25 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 40.02 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 39.2.

⁹⁷ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 39.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| Subject | SOUTH CAROLINA | | PICKENS COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 30,325 | 10,981 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 5,956 | 3,667 |
| 2-person | 403,375 | 118,155 | 11,443 | 3,252 |
| 3-person | 204,199 | 72,676 | 5,818 | 2,045 |
| 4-person | 168,089 | 49,616 | 4,629 | 1,439 |
| 5 or more person | 98,068 | 36,558 | 2,479 | 578 |
| Average Household size | 2.61 | 2.32 | 2.59 | 2.25 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 9 | 145 |
| 2-rooms | 7,193 | 29,729 | 118 | 775 |
| 3-rooms | 34,806 | 64,824 | 675 | 1,443 |
| 4-rooms | 110,567 | 133,284 | 3,806 | 4,149 |
| 5-rooms | 273,699 | 103,323 | 8,580 | 2,596 |
| 6-rooms | 282,379 | 53,158 | 7,719 | 1,184 |
| 7-rooms | 190,620 | 21,072 | 4,669 | 433 |
| 8-rooms | 111,735 | 8,826 | 2,591 | 154 |
| 9+ rooms | 95,834 | 4,326 | 2,158 | 102 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 22,696 | 3,309 |
| 1 unit attached | 17,320 | 16,521 | 267 | 226 |
| 2 units | 3,155 | 33,776 | 55 | 770 |
| 3-4 units | 4,981 | 43,186 | 98 | 1,014 |
| 5-9 units | 5,944 | 55,970 | 24 | 1,426 |
| 10-19 units | 2,800 | 28,382 | 7 | 1,250 |
| 20-49 units | 1,316 | 13,371 | . | 326 |
| 50 or more units | 1,775 | 21,101 | 5 | 381 |
| Mobile Home/Trailer | 238,054 | 68,258 | 7,165 | 2,279 |
| Boat, RV, van, etc. (1) | 886 | 303 | 8 | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 23 | 200 |
| 1-Bedroom | 23,334 | 83,424 | 592 | 1,830 |
| 2-Bedrooms | 224,109 | 193,862 | 7,384 | 5,687 |
| 3-Bedrooms | 652,265 | 118,376 | 17,896 | 2,663 |
| 4-Bedrooms | 173,600 | 17,763 | 3,590 | 546 |
| 5-Bedrooms or more | 30,849 | 2,463 | 840 | 55 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 1,096 | 480 |
| 1995-1998 | 148,415 | 33,780 | 3,880 | 1,106 |
| 1990-1994 | 129,165 | 34,670 | 3,547 | 1,148 |
| 1980-1989 | 217,891 | 92,610 | 6,352 | 2,393 |
| 1970-1979 | 208,372 | 98,506 | 5,511 | 2,275 |
| 1960-1969 | 143,455 | 57,252 | 3,900 | 1,353 |
| 1950-1959 | 103,181 | 45,056 | 2,526 | 981 |
| 1940-1949 | 49,638 | 26,680 | 1,465 | 577 |
| 1939 or earlier | 64,338 | 30,473 | 2,048 | 668 |

(1) 1990 Census defined as "Other".

Total housing units in Pickens County changed by 10,135 dwellings between 1990 and 2000. Single-unit detached structures constituted 61.57 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 39.3.

TABLE 39.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS PICKENS COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | PICKENS COUNTY | |
|-------------------------|------------------|------------------|----------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 23,543 | 28,321 |
| 1-unit, attached | 34,261 | 40,185 | 339 | 583 |
| 2 to 4 units | 42,358 | 43,607 | 2,045 | 2,250 |
| 5 to 19 units | 50,441 | 57,981 | 2,023 | 3,197 |
| 20 to 49 units | 66,909 | 77,598 | 352 | 437 |
| 50 or more units | 38,782 | 41,561 | 86 | 394 |
| Mobile Home/Trailer | 21,027 | 22,457 | 7,259 | 10,775 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 218 | 43 |
| Total | 1,424,155 | 1,753,670 | 35,865 | 46,000 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 30.32 percent of owner-occupied housing units, and 9.82 percent of renter-occupied units in Pickens County. Table 39.4, presents the number of units in the dwelling by household size and tenure.

TABLE 39.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| PICKENS COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 4,277 | 1,038 | 9,195 | 1,078 | 4,297 | 676 | 3,417 | 480 | 1,777 | 263 |
| 2 to 4 units | 88 | 604 | 41 | 669 | 8 | 324 | 14 | 144 | 2 | 43 |
| 5 to 19 units | 14 | 961 | 7 | 791 | 10 | 474 | . | 369 | . | 81 |
| 20 to 24 units | . | 194 | . | 91 | . | 25 | . | 16 | . | . |
| 50 or more units | . | 140 | . | 129 | 5 | 56 | . | 50 | . | 6 |
| Mobile Home/Trailer | 1,569 | 730 | 2,200 | 494 | 1,498 | 490 | 1,198 | 380 | 700 | 185 |
| Boat, RV, van, etc. (1) | 8 | . | . | . | . | . | . | . | . | . |
| Total | 5,956 | 3,667 | 11,443 | 3,252 | 5,818 | 2,045 | 4,629 | 1,439 | 2,479 | 578 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 1.67 percent in 1990 to 1.54 percent in 2000, and renter-occupied units from 3.50 percent to 4.13 percent. Overcrowded units with incomplete plumbing facilities comprised 3.83 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 39.5.

TABLE 39.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000
SOUTH CAROLINA VS PICKENS COUNTY

| Subject | SOUTH CAROLINA | | PICKENS COUNTY | |
|---|----------------|-----------|----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 24,461 | 30,325 |
| 1.00 or less | 854,031 | 1,084,101 | 24,052 | 29,857 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 335 | 393 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 74 | 75 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 8,961 | 10,981 |
| 1.00 or less | 355,343 | 400,415 | 8,647 | 10,527 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 243 | 340 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 71 | 114 |
| Total occupied-units | 1,258,044 | 1,533,854 | 33,422 | 41,306 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 112 | 146 |
| 1.00 or less | 7,025 | 4,955 | 103 | 142 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | . | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 9 | 4 |
| Renter-occupied Housing Units | 8,646 | 4,295 | 67 | 89 |
| 1.00 or less | 7,155 | 3,854 | 67 | 84 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | . | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | . | 5 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 179 | 235 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 1.99 percent owner-occupied units and 4.64 percent renter-occupied units. Homeowners in poverty suffered from 3.99 percent overcrowding, compared to 4.59 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 39.6.

TABLE 39.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| Subject | SOUTH CAROLINA | | PICKENS COUNTY | |
|--|----------------|---------|----------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 23,458 | 9,785 |
| 1.00 or less | 817,756 | 349,147 | 22,992 | 9,331 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 391 | 340 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 75 | 114 |
| 65 years and over | 268,256 | 51,819 | 6,867 | 1,196 |
| 1.00 or less | 266,345 | 51,268 | 6,865 | 1,196 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 2 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | . | . |
| Total occupied units | 1,107,619 | 426,235 | 30,325 | 10,981 |
| 1.00 or less | 1,084,101 | 400,415 | 29,857 | 10,527 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 393 | 340 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 75 | 114 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 2,284 | 3,492 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 70 | 99 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 25 | 69 |
| Total in poverty | 103,182 | 114,169 | 2,379 | 3,660 |

The total number of individuals in poverty in Pickens County changed by 32.32 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 39.7.

TABLE 39.7
POVERTY STATUS BY AGE, 1990 & 2000⁹⁸
SOUTH CAROLINA VS PICKENS COUNTY

| AGE | SOUTH CAROLINA | | PICKENS COUNTY | |
|-------------------|----------------|---------|----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 710 | 951 |
| 5 years | 11,063 | 10,403 | 110 | 189 |
| 6-11 years | 64,806 | 66,197 | 881 | 958 |
| 12-17 years | 57,494 | 58,222 | 597 | 977 |
| 18-64 years | 248,828 | 295,906 | 6,907 | 9,708 |
| 65-74 years | 42,296 | 31,507 | 549 | 646 |
| 75 years and over | 35,796 | 33,181 | 981 | 776 |
| Total | 517,793 | 547,869 | 10,735 | 14,205 |

Homeowners in poverty comprised 7.85 percent of owner-occupied households in Pickens county, and renters in poverty 33.33 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 2.15 percent of owner-occupied households, and 9.42 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 39.8.

TABLE 39.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| AGE GROUPS | SOUTH CAROLINA | | PICKENS COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 162 | 1,791 |
| 25-34 years | 11,268 | 25,396 | 284 | 548 |
| 35-44 years | 17,496 | 21,903 | 368 | 486 |
| 45-54 years | 17,170 | 15,657 | 400 | 302 |
| 55-59 years | 9,254 | 5,482 | 190 | 95 |
| 60-64 years | 9,738 | 4,963 | 233 | 110 |
| 65-74 years | 16,713 | 8,270 | 338 | 160 |
| 75 years + | 18,079 | 8,756 | 404 | 168 |
| Total | 103,182 | 114,169 | 2,379 | 3,660 |

Pickens County's median family income changed from \$43,180 in 1990 to \$47,045 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 39.9, presents the 2000 Census data on families by income ranges.

TABLE 39.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| FAMILY INCOME | SOUTH CAROLINA | PICKENS COUNTY |
|-------------------------------------|----------------|----------------|
| Less than \$10,000 | 76,639 | 1,515 |
| \$10,000-\$19,999 | 119,963 | 2,985 |
| \$20,000-\$34,999 | 213,815 | 5,782 |
| \$35,000-\$49,999 | 201,370 | 6,225 |
| \$50,000-\$79,999 | 241,243 | 6,987 |
| \$80,000-\$99,999 | 114,775 | 2,627 |
| \$100,000-\$149,999 | 73,186 | 1,795 |
| \$150,000 or more | 37,745 | 688 |
| Total | 1,078,736 | 28,604 |
| Median Family Income (2002 dollars) | \$46,749 | \$47,045 |

⁹⁸ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Pickens County was \$42,357, and the median for renter-occupied households was \$20,506. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 39.10, presents households by tenure and household income ranges.

TABLE 39.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | PICKENS COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 2,237 | 2,794 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 3,577 | 2,570 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 5,927 | 2,707 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 6,368 | 1,566 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 6,979 | 945 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 2,777 | 198 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 1,761 | 154 |
| \$150,000 or more | 39,213 | 3,456 | 699 | 47 |
| Total | 1,107,619 | 426,235 | 30,325 | 10,981 |
| Median Household Income | \$43,179 | \$23,855 | \$42,357 | \$20,506 |

According to the 2000 Census, 17.72 percent of Pickens County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 22.65 percent spent 50 percent⁹⁹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 13.47 percent of Pickens County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 7.66 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 39.11.

TABLE 39.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| PICKENS COUNTY | | | | |
| Less than 30 percent | 5,297 | 10,421 | 6,660 | 147 |
| 30 to 49.9 percent | 1,909 | 1,789 | 339 | 17,081 |
| 50 percent or more | 2,440 | 1,018 | 213 | 2,128 |
| Not computed | 1,125 | 58 | 1,231 | 1,231 |
| Total | 10,771 | 13,286 | 7,359 | 20,645 |
| Median gross rent/monthly costs | \$479 | \$857 | \$214 | . |

Homeowners in Pickens County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 11.36 in 1990 to 15.99

⁹⁹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 39.12-39.15).

in 2000, while homeowners aged 65 years and over changed from 16.41 in 1990 to 17.13 in 2000. Table 39.12, presents details of households by monthly owner-costs by household income and age.

TABLE 39.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS PICKENS COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹⁰⁰ | | | | | |
|---|---|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| PICKENS COUNTY | | | | | | |
| Less than 20 percent | 8,040 | 9,375 | 3,043 | 3,669 | 11,083 | 13,044 |
| 20 to 24.9 percent | 1,561 | 2,219 | 315 | 370 | 1,876 | 2,589 |
| 25 to 29.9 percent | 931 | 1,285 | 190 | 163 | 1,121 | 1,448 |
| 30 to 34.9 percent | 499 | 823 | 162 | 207 | 661 | 1,030 |
| 35 percent or more | 862 | 1,656 | 542 | 673 | 1,404 | 2,329 |
| Not computed | 83 | 150 | 39 | 55 | 122 | 205 |
| Total | 11,976 | 15,508 | 4,291 | 5,137 | 16,267 | 20,645 |

Renters in Pickens County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 34.91 in 1990 to 39.73 in 2000, while renters aged 65 years and over changed from 47.28 in 1990 to 45.75 in 2000. Table 39.13, presents details of households by gross rent by income and age.

TABLE 39.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS PICKENS COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹⁰¹ | | | | | |
|---|--|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| PICKENS COUNTY | | | | | | |
| Less than 20 percent | 2,737 | 3,101 | 187 | 215 | 2,924 | 3,316 |
| 20 to 24.9 percent | 930 | 1,013 | 149 | 73 | 1,079 | 1,086 |
| 25 to 29.9 percent | 643 | 784 | 69 | 111 | 712 | 895 |
| 30 to 34.9 percent | 396 | 593 | 137 | 55 | 533 | 648 |
| 35 percent or more | 2,261 | 3,229 | 359 | 472 | 2,620 | 3,701 |
| Not computed | 643 | 899 | 148 | 226 | 791 | 1,125 |
| Total | 7,610 | 9,619 | 1,049 | 1,152 | 8,659 | 10,771 |

¹⁰⁰ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹⁰¹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 42.60 percent homeowners in Pickens County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 39.14.

TABLE 39.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| PICKENS COUNTY | | | | | | | | | |
| Less than 20 percent | 122 | 965 | 2,005 | 2,246 | 3,859 | 1,946 | 1,375 | 526 | 13,044 |
| 20 to 24.9 percent | 111 | 216 | 364 | 701 | 856 | 245 | 74 | 22 | 2,589 |
| 25 to 29.9 percent | 79 | 170 | 298 | 481 | 327 | 66 | 27 | . | 1,448 |
| 30 to 34.9 percent | 109 | 88 | 337 | 265 | 180 | 39 | 12 | . | 1,030 |
| 35 percent or more | 641 | 593 | 549 | 418 | 88 | 11 | 29 | . | 2,329 |
| Not computed | 172 | . | . | . | . | . | . | 33 | 205 |
| Total | 1,234 | 2,032 | 3,553 | 4,111 | 5,310 | 2,307 | 1,517 | 581 | 20,645 |

As per the 2000 Census, 47.90 percent renters in Pickens County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 39.15.

TABLE 39.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | or more | | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| PICKENS COUNTY | | | | | | | | | |
| Less than 20 percent | 7 | 289 | 834 | 1,033 | 793 | 190 | 170 | 3,316 | |
| 20 to 24.9 percent | 58 | 161 | 615 | 209 | 32 | . | 11 | 1,086 | |
| 25 to 29.9 percent | 103 | 349 | 377 | 53 | 13 | . | . | 895 | |
| 30 to 34.9 percent | 52 | 336 | 230 | 14 | 16 | . | . | 648 | |
| 35 percent or more | 2,031 | 1,200 | 407 | 55 | 8 | . | . | 3,701 | |
| Not computed | 512 | 216 | 166 | 153 | 56 | 8 | 14 | 1,125 | |
| Total | 2,763 | 2,551 | 2,629 | 1,517 | 918 | 198 | 195 | 10,771 | |

As per the 2000 Census, 7.36 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 39.16. The median value for a home in 2000 in the county was \$96,100, compared to \$94,900 in Wyoming.

TABLE 39.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| PICKENS COUNTY | | | | | | | | |
| Less than \$10,000 | 2 | 13 | . | . | 4 | 4 | . | 23 |
| \$10,000-\$29,999 | 149 | 164 | 115 | 69 | 47 | 8 | 10 | 562 |
| \$30,000-\$49,999 | 193 | 407 | 545 | 264 | 188 | 22 | 28 | 1,647 |
| \$50,000-\$79,999 | 450 | 707 | 1,054 | 1,145 | 1,001 | 185 | 218 | 4,760 |
| \$80,000-\$99,999 | 158 | 321 | 793 | 1,055 | 1,236 | 394 | 162 | 4,119 |
| \$100,000-\$199,999 | 220 | 340 | 942 | 1,362 | 2,506 | 1,423 | 1,048 | 7,841 |
| \$200,000 or more | 62 | 80 | 104 | 216 | 328 | 271 | 632 | 1,693 |
| Total | 1,234 | 2,032 | 3,553 | 4,111 | 5,310 | 2,307 | 2,098 | 20,645 |

As per the 2000 Census, 16.56 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 39.17.

TABLE 39.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS PICKENS COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| PICKENS COUNTY | | | | | | | | |
| Less than \$200 | 288 | 129 | 56 | 52 | 9 | 5 | . | 539 |
| \$200-\$399 | 918 | 843 | 597 | 235 | 97 | 25 | 19 | 2,734 |
| \$400-\$599 | 879 | 906 | 1,140 | 577 | 317 | 92 | 37 | 3,948 |
| \$600-\$799 | 299 | 274 | 403 | 357 | 283 | 46 | 45 | 1,707 |
| \$800-\$999 | 63 | 88 | 139 | 63 | 98 | 6 | 31 | 488 |
| \$1000+ | 88 | 95 | 128 | 86 | 58 | 16 | 51 | 522 |
| No Cash Rent | 228 | 216 | 166 | 147 | 56 | 8 | 12 | 833 |
| Total | 2,763 | 2,551 | 2,629 | 1,517 | 918 | 198 | 195 | 10,771 |

The median household income in Pickens County was \$36,189, compared to \$36,951 statewide. Table 39.18, presents further details of householders by age and household income.

TABLE 39.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS PICKENS COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| PICKENS COUNTY | | | | | | | | | | |
| Under 25 years | 1,161 | 941 | 1,101 | 417 | 312 | 45 | . | 18 | 3,995 | \$18,694 |
| 25-34 years | 501 | 877 | 1,687 | 1,893 | 1,559 | 425 | 185 | 32 | 7,159 | \$38,976 |
| 35-44 years | 600 | 894 | 1,611 | 1,838 | 2,369 | 819 | 398 | 197 | 8,726 | \$44,956 |
| 45-54 years | 582 | 635 | 1,350 | 1,592 | 1,643 | 884 | 627 | 199 | 7,512 | \$45,751 |
| 55-64 years | 615 | 669 | 1,095 | 1,135 | 1,252 | 480 | 479 | 164 | 5,889 | \$41,785 |
| 65-74 years | 643 | 1,025 | 1,099 | 635 | 564 | 194 | 150 | 117 | 4,427 | \$27,524 |
| 75 years + | 875 | 1,040 | 826 | 447 | 259 | 75 | 77 | 53 | 3,652 | \$18,816 |
| Total | 4,977 | 6,081 | 8,769 | 7,957 | 7,958 | 2,922 | 1,916 | 780 | 41,360 | \$36,189 |

As per the 2000 Census, civilian employed males aged 16 years comprised 51.15 percent of the labor force, and females 43.34 percent in Pickens County. About 63.87 percent of the male population 16 years and over and 45.45 percent females worked 35 or more hours per week. Employed males contributed to 28.73 percent of jobs to the manufacturing industry in the county, while employed females contributed 33.41 percent of jobs to the educational, health and social services. Further, males in the County held 24.46 percent of production, transportation, material & moving occupations in the county, while females held 33.52 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 39.19.

**TABLE 39.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS PICKENS COUNTY**

| Subject | SOUTH CAROLINA | | PICKENS COUNTY | |
|--|----------------|-----------|----------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 43,935 | 44,588 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 37 | . |
| Civilian Employed | 955,764 | 868,936 | 28,813 | 24,416 |
| Civilian Un-employed | 53,659 | 59,836 | 1,549 | 1,515 |
| Total in Labor Force | 1,038,566 | 935,656 | 30,399 | 25,931 |
| Not in Labor Force | 449,088 | 690,706 | 13,536 | 18,657 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 28,061 | 20,267 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 5,282 | 7,370 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 1,033 | 1,722 |
| Did not work | 375,577 | 604,016 | 9,559 | 15,229 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 313 | 68 |
| Construction | 135,502 | 15,106 | 4,330 | 454 |
| Manufacturing | 229,789 | 124,597 | 8,279 | 4,949 |
| Wholesale Trade | 42,461 | 18,042 | 1,045 | 363 |
| Retail Trade | 103,533 | 114,071 | 2,670 | 2,905 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 1,873 | 451 |
| Information | 20,038 | 18,516 | 546 | 443 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 695 | 1,445 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 1,837 | 1,253 |
| Educational Health & Social Services | 74,498 | 265,210 | 3,502 | 8,157 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 1,640 | 2,244 |
| Other Services | 43,939 | 41,855 | 1,275 | 1,126 |
| Public Administration | 44,062 | 41,621 | 808 | 558 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 2,885 | 1,955 |
| Professional & Related Services | 128,066 | 196,766 | 4,612 | 5,543 |
| Sales & Office | 110,748 | 157,913 | 3,293 | 4,385 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 3,962 | 8,184 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 165 | 51 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 6,847 | 278 |
| | 235,563 | 110,908 | 7,049 | 4,020 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Pickens County, defined as the number of people working or actively seeking work, changed from 49,179 in 1990 to 55,131 in 2002. The unemployment rate for the County, at 5.80 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 39.20, provides annual labor force details for the years 1990-2002.

**TABLE 39.20
ANNUAL LABOR FORCE
PICKENS COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 49,179 | 46,909 | 2,270 | 4.60 |
| 1991 | 50,394 | 47,561 | 2,833 | 5.60 |
| 1992 | 51,198 | 48,651 | 2,547 | 5.00 |
| 1993 | 52,207 | 49,246 | 2,961 | 5.70 |
| 1994 | 52,694 | 50,220 | 2,474 | 4.70 |
| 1995 | 54,282 | 52,154 | 2,128 | 3.90 |
| 1996 | 54,124 | 51,278 | 2,846 | 5.30 |
| 1997 | 55,532 | 53,786 | 1,746 | 3.10 |
| 1998 | 57,104 | 55,534 | 1,570 | 2.70 |
| 1999 | 56,476 | 54,559 | 1,917 | 3.40 |
| 2000 | 56,147 | 54,768 | 1,379 | 2.50 |
| 2001 | 56,290 | 53,508 | 2,782 | 4.90 |
| 2002 | 55,131 | 51,917 | 3,214 | 5.80 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Pickens County recorded 47,004 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$2,474,395,000 and real per capita income was \$22,085 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$26,571 in 2001, while South Carolina's average earnings per job was \$30,861. Table 39.21, provides further annual data for years 1969 through 2001.

TABLE 39.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
PICKENS COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 506,806 | 17,078 | 73,134 | 57,753 | 42,668 | 663,282 | 11,303 | 24,027 | 21,093 |
| 1970 | 526,065 | 17,578 | 79,804 | 62,816 | 48,910 | 700,018 | 11,812 | 25,005 | 21,038 |
| 1971 | 541,299 | 18,439 | 90,804 | 65,943 | 56,718 | 736,326 | 11,987 | 25,516 | 21,214 |
| 1972 | 604,558 | 20,991 | 102,213 | 69,815 | 59,479 | 815,072 | 12,621 | 27,498 | 21,986 |
| 1973 | 672,507 | 26,733 | 110,782 | 78,526 | 67,700 | 902,781 | 13,418 | 29,968 | 22,441 |
| 1974 | 662,875 | 27,695 | 125,633 | 83,569 | 79,127 | 923,509 | 13,221 | 30,956 | 21,413 |
| 1975 | 615,547 | 25,228 | 119,011 | 85,725 | 103,083 | 898,137 | 12,636 | 29,619 | 20,782 |
| 1976 | 688,467 | 28,256 | 128,441 | 91,696 | 102,027 | 982,376 | 13,619 | 31,844 | 21,620 |
| 1977 | 732,851 | 29,949 | 135,879 | 98,605 | 101,560 | 1,038,946 | 14,006 | 33,226 | 22,057 |
| 1978 | 753,807 | 31,307 | 156,899 | 107,863 | 106,610 | 1,093,873 | 14,267 | 34,259 | 22,003 |
| 1979 | 768,334 | 32,855 | 173,883 | 117,564 | 114,879 | 1,141,806 | 14,616 | 34,530 | 22,251 |
| 1980 | 777,767 | 33,569 | 187,125 | 138,878 | 127,748 | 1,197,949 | 15,028 | 35,459 | 21,934 |
| 1981 | 775,355 | 36,317 | 188,397 | 155,415 | 137,173 | 1,220,023 | 15,037 | 35,495 | 21,844 |
| 1982 | 736,439 | 35,111 | 186,909 | 170,740 | 145,159 | 1,204,138 | 14,522 | 34,666 | 21,244 |
| 1983 | 768,967 | 37,176 | 192,545 | 192,566 | 147,731 | 1,264,633 | 15,119 | 35,464 | 21,683 |
| 1984 | 827,729 | 40,432 | 207,258 | 216,946 | 147,777 | 1,359,278 | 16,139 | 37,198 | 22,252 |
| 1985 | 844,278 | 42,671 | 228,560 | 233,817 | 158,698 | 1,422,682 | 16,646 | 37,886 | 22,285 |
| 1986 | 873,177 | 45,579 | 244,963 | 244,744 | 166,716 | 1,484,020 | 17,010 | 38,646 | 22,594 |
| 1987 | 922,923 | 47,968 | 263,380 | 248,340 | 168,841 | 1,555,516 | 17,549 | 39,286 | 23,492 |
| 1988 | 985,945 | 53,273 | 283,274 | 265,131 | 175,049 | 1,656,125 | 18,292 | 41,235 | 23,910 |
| 1989 | 1,002,424 | 55,706 | 287,612 | 301,163 | 188,628 | 1,724,122 | 18,660 | 42,375 | 23,656 |
| 1990 | 1,035,918 | 56,077 | 305,038 | 301,641 | 204,367 | 1,790,887 | 18,957 | 43,321 | 23,911 |
| 1991 | 1,031,304 | 57,917 | 292,238 | 298,949 | 223,991 | 1,788,565 | 18,432 | 43,257 | 23,841 |
| 1992 | 1,062,279 | 59,835 | 298,954 | 291,242 | 242,424 | 1,835,064 | 18,567 | 43,264 | 24,553 |
| 1993 | 1,098,525 | 63,282 | 320,292 | 298,651 | 254,689 | 1,908,875 | 19,128 | 44,454 | 24,711 |
| 1994 | 1,125,809 | 67,651 | 351,439 | 326,229 | 265,202 | 2,001,028 | 19,798 | 46,371 | 24,278 |
| 1995 | 1,160,960 | 71,166 | 383,071 | 312,069 | 278,770 | 2,063,703 | 20,082 | 47,485 | 24,449 |
| 1996 | 1,139,910 | 68,814 | 442,453 | 324,527 | 294,598 | 2,132,674 | 20,411 | 47,797 | 23,849 |
| 1997 | 1,167,799 | 70,939 | 453,563 | 344,785 | 306,628 | 2,201,836 | 20,724 | 49,054 | 23,806 |
| 1998 | 1,209,032 | 72,519 | 438,800 | 373,353 | 315,305 | 2,263,972 | 20,835 | 49,418 | 24,465 |
| 1999 | 1,236,267 | 71,954 | 465,468 | 368,183 | 327,623 | 2,325,587 | 21,170 | 47,786 | 25,871 |
| 2000 | 1,271,512 | 72,409 | 495,283 | 409,393 | 340,073 | 2,443,853 | 22,006 | 48,129 | 26,419 |
| 2001 | 1,248,944 | 70,707 | 518,966 | 408,356 | 368,836 | 2,474,395 | 22,085 | 47,004 | 26,571 |

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Pickens County changed from 450 in 1980 to 741 in 2002. Total units also changed from 505 in 1980 to 853 in 2002. Additional details of permit activity and per unit valuations are given in Table 39.22.

TABLE 39.22
BUILDING PERMITS AND VALUATION¹⁰²
PICKENS COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 450 | . | 22 | 33 | 505 | 76.66 |
| 1981 | 360 | 2 | 44 | 22 | 428 | 70.28 |
| 1982 | 272 | 2 | 16 | . | 290 | 60.51 |
| 1983 | 382 | 2 | 219 | 444 | 1,047 | 69.46 |
| 1984 | 382 | 6 | 46 | 256 | 690 | 69.61 |
| 1985 | 366 | 14 | 22 | . | 402 | 74.69 |
| 1986 | 475 | 12 | 4 | 33 | 524 | 74.86 |
| 1987 | 476 | 32 | 27 | . | 535 | 77.87 |
| 1988 | 476 | . | 16 | 92 | 584 | 87.00 |
| 1989 | 508 | 8 | 3 | 322 | 841 | 87.18 |
| 1990 | 408 | 4 | 13 | 82 | 507 | 86.35 |
| 1991 | 365 | 6 | . | 112 | 483 | 101.06 |
| 1992 | 460 | 2 | . | 50 | 512 | 102.96 |
| 1993 | 482 | 2 | . | 42 | 526 | 101.83 |
| 1994 | 520 | 2 | 17 | 104 | 643 | 102.95 |
| 1995 | 472 | 14 | . | 44 | 530 | 97.98 |
| 1996 | 524 | 2 | 38 | 281 | 845 | 97.10 |
| 1997 | 490 | 98 | 6 | 20 | 614 | 104.31 |
| 1998 | 503 | 12 | . | 226 | 741 | 126.12 |
| 1999 | 691 | 2 | . | 150 | 843 | 128.05 |
| 2000 | 611 | . | . | . | 611 | 156.71 |
| 2001 | 619 | . | . | 176 | 795 | 159.62 |
| 2002 | 741 | . | . | 112 | 853 | 135.35 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Pickens County would change by 43,333 persons from 110,757 in 2000 to 154,090 in 2025, as seen in Table 39.23.

TABLE 39.23
B&CB POPULATION FORECAST
PICKENS COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | PICKENS COUNTY |
|------|----------------|----------------|
| 2000 | 4,012,012 | 110,757 |
| 2005 | 4,154,900 | 119,540 |
| 2010 | 4,387,780 | 128,170 |
| 2015 | 4,618,440 | 136,680 |
| 2020 | 4,849,980 | 145,330 |
| 2025 | 5,077,400 | 154,090 |

The household forecast indicates a total change of 24,898 homeowners in the county from 30,350 in 2000 to 55,248 in 2025. Renters, on the other hand, would change by 3,244 households from 10,956 in 2000 to 14,200 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 2,527 households for householders having incomes from 31-50 percent of MFI; and to change by 4,056 households for those at

¹⁰²Data Source: U.S. Bureau of Census.

51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 638 households for renters having incomes from 31-50 percent of MFI; and to change some 676 households for those at 51-80 percent of MFI. Table 39.24, provides further details of the household forecast by tenure and income.

TABLE 39.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
PICKENS COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 30,350 | 2,658 | 3,080 | 4,945 | 2,781 | 16,886 |
| 2005 | 35,014 | 3,067 | 3,554 | 5,704 | 3,208 | 19,481 |
| 2010 | 39,795 | 3,486 | 4,039 | 6,483 | 3,646 | 22,141 |
| 2015 | 44,691 | 3,915 | 4,536 | 7,281 | 4,095 | 24,865 |
| 2020 | 49,848 | 4,366 | 5,059 | 8,121 | 4,567 | 27,734 |
| 2025 | 55,248 | 4,839 | 5,607 | 9,001 | 5,062 | 30,739 |
| Renters | | | | | | |
| 2000 | 10,956 | 2,879 | 2,151 | 2,285 | 1,008 | 2,632 |
| 2005 | 11,636 | 3,058 | 2,285 | 2,426 | 1,071 | 2,795 |
| 2010 | 12,291 | 3,230 | 2,414 | 2,563 | 1,131 | 2,953 |
| 2015 | 12,926 | 3,397 | 2,538 | 2,696 | 1,190 | 3,106 |
| 2020 | 13,563 | 3,564 | 2,663 | 2,828 | 1,248 | 3,259 |
| 2025 | 14,200 | 3,732 | 2,789 | 2,961 | 1,307 | 3,412 |

Richland County

Richland County's population changed by 12.23 percent, from 285,720 in 1990 to 320,677 in 2000. It represented 7.99 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 8409 persons, 329,086 in July 2002.

Of the total households in Richland County, homeowners comprised 61.41 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 2.06 percent in 1990 to 1.90 percent in 2000, and renter vacancy rate changed from 8.43 percent in 1990 to 8.75 percent in 2000. Housing units in urban areas of the county changed by 20,079 persons, and in rural areas by 150 persons between 1990 and 2000¹⁰³. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 40.1.

TABLE 40.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| Subject | SOUTH CAROLINA | | RICHLAND COUNTY | |
|---|----------------|-----------|-----------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 285,720 | 320,677 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 109,564 | 129,793 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 101,590 | 120,101 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 60,156 | 73,759 |
| Homeownership Rate | 69.86 | 72.21 | 59.21 | 61.41 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 2.06 | 1.90 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 41,434 | 46,342 |
| Renter Vacancy Rate | 11.49 | 12.01 | 8.43 | 8.75 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 3,816 | 4,442 |
| For sale | 15,186 | 21,955 | 1,264 | 1,430 |
| Rented or sold, not occupied | 13,691 | 15,930 | 694 | 923 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 284 | 594 |
| For migrant workers | 360 | 420 | 6 | 6 |
| Other vacant | 37,806 | 53,137 | 1,910 | 2,297 |
| Total Vacant | 166,111 | 219,816 | 7,974 | 9,692 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | 94,142 | 114,221 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | . | . |
| Rural; Farm | 17,086 | 13,656 | 327 | 234 |
| Rural; Non-farm | 606,887 | 666,731 | 15,095 | 15,338 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Richland County had an average of 2.60 persons per household, and renter-occupied units an average of 2.18 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 40.22 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 40.2.

¹⁰³ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 40.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| Subject | SOUTH CAROLINA | | RICHLAND COUNTY | |
|---------------------------------------|----------------|-----------------|-----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 73,759 | 46,342 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 16,878 | 18,070 |
| 2-person | 403,375 | 118,155 | 25,430 | 13,217 |
| 3-person | 204,199 | 72,676 | 13,586 | 7,218 |
| 4-person | 168,089 | 49,616 | 11,426 | 4,514 |
| 5 or more person | 98,068 | 36,558 | 6,439 | 3,323 |
| Average Household size | 2.61 | 2.32 | 2.60 | 2.18 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 58 | 1,368 |
| 2-rooms | 7,193 | 29,729 | 378 | 4,629 |
| 3-rooms | 34,806 | 64,824 | 2,031 | 8,653 |
| 4-rooms | 110,567 | 133,284 | 4,314 | 13,611 |
| 5-rooms | 273,699 | 103,323 | 13,975 | 9,853 |
| 6-rooms | 282,379 | 53,158 | 19,032 | 5,242 |
| 7-rooms | 190,620 | 21,072 | 15,274 | 1,890 |
| 8-rooms | 111,735 | 8,826 | 9,360 | 661 |
| 9+ rooms | 95,834 | 4,326 | 9,337 | 435 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 64,503 | 11,640 |
| 1 unit attached | 17,320 | 16,521 | 1,885 | 1,822 |
| 2 units | 3,155 | 33,776 | 342 | 4,447 |
| 3-4 units | 4,981 | 43,186 | 424 | 5,982 |
| 5-9 units | 5,944 | 55,970 | 706 | 8,767 |
| 10-19 units | 2,800 | 28,382 | 287 | 4,799 |
| 20-49 units | 1,316 | 13,371 | 95 | 2,089 |
| 50 or more units | 1,775 | 21,101 | 382 | 4,362 |
| Mobile Home/Trailer | 238,054 | 68,258 | 5,124 | 2,406 |
| Boat, RV, van, etc. (1) | 886 | 303 | 11 | 28 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 159 | 1,641 |
| 1-Bedroom | 23,334 | 83,424 | 1,323 | 12,814 |
| 2-Bedrooms | 224,109 | 193,862 | 11,140 | 19,974 |
| 3-Bedrooms | 652,265 | 118,376 | 43,149 | 9,983 |
| 4-Bedrooms | 173,600 | 17,763 | 15,311 | 1,710 |
| 5-Bedrooms or more | 30,849 | 2,463 | 2,677 | 220 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 2,612 | 766 |
| 1995-1998 | 148,415 | 33,780 | 8,135 | 3,367 |
| 1990-1994 | 129,165 | 34,670 | 6,899 | 3,826 |
| 1980-1989 | 217,891 | 92,610 | 12,879 | 9,733 |
| 1970-1979 | 208,372 | 98,506 | 14,138 | 11,554 |
| 1960-1969 | 143,455 | 57,252 | 11,915 | 6,940 |
| 1950-1959 | 103,181 | 45,056 | 9,351 | 5,091 |
| 1940-1949 | 49,638 | 26,680 | 3,848 | 2,421 |
| 1939 or earlier | 64,338 | 30,473 | 3,982 | 2,644 |

(1) 1990 Census defined as "Other".

Total housing units in Richland County changed by 20,229 dwellings between 1990 and 2000. Single-unit detached structures constituted 62.00 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 40.3.

**TABLE 40.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS RICHLAND COUNTY**

| UNITS IN STRUCTURE | SOUTH CAROLINA | | RICHLAND COUNTY | |
|-------------------------|------------------|------------------|-----------------|----------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 65,525 | 80,471 |
| 1-unit, attached | 34,261 | 40,185 | 2,641 | 4,041 |
| 2 to 4 units | 42,358 | 43,607 | 12,180 | 12,300 |
| 5 to 19 units | 50,441 | 57,981 | 15,160 | 16,573 |
| 20 to 49 units | 66,909 | 77,598 | 2,358 | 2,542 |
| 50 or more units | 38,782 | 41,561 | 3,523 | 5,284 |
| Mobile Home/Trailer | 21,027 | 22,457 | 7,132 | 8,528 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 1,045 | 54 |
| Total | 1,424,155 | 1,753,670 | 109,564 | 129,793 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 31.56 percent of owner-occupied housing units, and 8.25 percent of renter-occupied units in Richland County. Table 40.4, presents the number of units in the dwelling by household size and tenure.

**TABLE 40.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS RICHLAND COUNTY**

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| RICHLAND COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 14,451 | 3,175 | 23,277 | 3,823 | 12,477 | 2,748 | 10,422 | 2,045 | 5,761 | 1,671 |
| 2 to 4 units | 355 | 4,377 | 251 | 3,032 | 105 | 1,525 | 37 | 878 | 18 | 617 |
| 5 to 19 units | 476 | 5,690 | 316 | 4,104 | 109 | 2,016 | 44 | 1,094 | 48 | 662 |
| 20 to 24 units | 68 | 1,341 | 15 | 489 | 12 | 165 | . | 62 | . | 32 |
| 50 or more units | 259 | 2,721 | 105 | 1,083 | 12 | 276 | 6 | 211 | . | 71 |
| Mobile Home/Trailer | 1,264 | 744 | 1,460 | 686 | 871 | 482 | 917 | 224 | 612 | 270 |
| Boat, RV, van, etc. (1) | 5 | 22 | 6 | . | . | 6 | . | . | . | . |
| Total | 16,878 | 18,070 | 25,430 | 13,217 | 13,586 | 7,218 | 11,426 | 4,514 | 6,439 | 3323 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 2.32 percent in 1990 to 1.67 percent in 2000, and renter-occupied units from 5.48 percent to 5.90 percent. Overcrowded units with incomplete plumbing facilities comprised 9.56 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 40.5.

**TABLE 40.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000
SOUTH CAROLINA VS RICHLAND COUNTY**

| Subject | SOUTH CAROLINA | | RICHLAND COUNTY | |
|---|----------------|-----------|-----------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 60,156 | 73,759 |
| 1.00 or less | 854,031 | 1,084,101 | 58,760 | 72,526 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 1,031 | 927 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 365 | 306 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 41,434 | 46,342 |
| 1.00 or less | 355,343 | 400,415 | 39,164 | 43,606 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 1,546 | 1,701 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 724 | 1,035 |
| Total occupied-units | 1,258,044 | 1,533,854 | 101,590 | 120,101 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 283 | 213 |
| 1.00 or less | 7,025 | 4,955 | 277 | 206 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | . | 7 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 6 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 195 | 394 |
| 1.00 or less | 7,155 | 3,854 | 167 | 343 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 15 | 32 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 13 | 19 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 478 | 607 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 1.85 percent owner-occupied units and 6.29 percent renter-occupied units. Homeowners in poverty suffered from 6.37 percent overcrowding, compared to 10.29 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 40.6.

**TABLE 40.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS RICHLAND COUNTY**

| Subject | SOUTH CAROLINA | | RICHLAND COUNTY | |
|--|----------------|---------|-----------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 57,752 | 42,186 |
| 1.00 or less | 817,756 | 349,147 | 56,683 | 39,531 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 791 | 1,669 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 278 | 986 |
| 65 years and over | 268,256 | 51,819 | 16,007 | 4,156 |
| 1.00 or less | 266,345 | 51,268 | 15,843 | 4,075 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 136 | 32 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 28 | 49 |
| Total occupied units | 1,107,619 | 426,235 | 73,759 | 46,342 |
| 1.00 or less | 1,084,101 | 400,415 | 72,526 | 43,606 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 927 | 1,701 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 306 | 1,035 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 4,304 | 9,973 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 241 | 687 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 52 | 457 |
| Total in poverty | 103,182 | 114,169 | 4,597 | 11,117 |

The total number of individuals in poverty in Richland County changed by 12.86 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 40.7.

TABLE 40.7
POVERTY STATUS BY AGE, 1990 & 2000¹⁰⁴
SOUTH CAROLINA VS RICHLAND COUNTY

| AGE | SOUTH CAROLINA | | RICHLAND COUNTY | |
|-------------------|----------------|---------|-----------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 3,974 | 3,916 |
| 5 years | 11,063 | 10,403 | 654 | 744 |
| 6-11 years | 64,806 | 66,197 | 4,106 | 4,849 |
| 12-17 years | 57,494 | 58,222 | 3,544 | 3,887 |
| 18-64 years | 248,828 | 295,906 | 19,737 | 23,436 |
| 65-74 years | 42,296 | 31,507 | 2,200 | 1,956 |
| 75 years and over | 35,796 | 33,181 | 1,568 | 1,598 |
| Total | 517,793 | 547,869 | 35,783 | 40,386 |

Homeowners in poverty comprised 6.23 percent of owner-occupied households in Richland county, and renters in poverty 23.99 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 1.45 percent of owner-occupied households, and 10.32 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 40.8.

TABLE 40.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| AGE GROUPS | SOUTH CAROLINA | | RICHLAND COUNTY | |
|-------------|----------------|-----------------|-----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 269 | 3,052 |
| 25-34 years | 11,268 | 25,396 | 322 | 2,821 |
| 35-44 years | 17,496 | 21,903 | 750 | 1,963 |
| 45-54 years | 17,170 | 15,657 | 934 | 1,207 |
| 55-59 years | 9,254 | 5,482 | 414 | 438 |
| 60-64 years | 9,738 | 4,963 | 460 | 326 |
| 65-74 years | 16,713 | 8,270 | 741 | 701 |
| 75 years + | 18,079 | 8,756 | 707 | 609 |
| Total | 103,182 | 114,169 | 4,597 | 11,117 |

Richland County’s median family income changed from \$45,658 in 1990 to \$52,287 in 2000 (in 2002 real dollars). This compares to South Carolina’s median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 40.9, presents the 2000 Census data on families by income ranges.

TABLE 40.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| FAMILY INCOME | SOUTH CAROLINA | RICHLAND COUNTY |
|-------------------------------------|----------------|-----------------|
| Less than \$10,000 | 76,639 | 4,958 |
| \$10,000-\$19,999 | 119,963 | 7,413 |
| \$20,000-\$34,999 | 213,815 | 13,412 |
| \$35,000-\$49,999 | 201,370 | 13,071 |
| \$50,000-\$79,999 | 241,243 | 16,831 |
| \$80,000-\$99,999 | 114,775 | 9,585 |
| \$100,000-\$149,999 | 73,186 | 7,013 |
| \$150,000 or more | 37,745 | 4,463 |
| Total | 1,078,736 | 76,746 |
| Median Family Income (2002 dollars) | \$46,749 | \$52,287 |

¹⁰⁴ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Richland County was \$51,811, and the median for renter-occupied households was \$25,676. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 40.10, presents households by tenure and household income ranges.

TABLE 40.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | RICHLAND COUNTY | |
|-------------------------|----------------|-----------------|-----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 3,991 | 8,491 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 5,868 | 9,357 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 12,172 | 12,847 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 13,119 | 7,551 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 17,132 | 5,235 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 9,722 | 1,723 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 7,107 | 674 |
| \$150,000 or more | 39,213 | 3,456 | 4,648 | 464 |
| Total | 1,107,619 | 426,235 | 73,759 | 46,342 |
| Median Household Income | \$43,179 | \$23,855 | \$51,811 | \$25,676 |

According to the 2000 Census, 19.04 percent of Richland County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 17.21 percent spent 50 percent¹⁰⁵ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 16.23 percent of Richland County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 8.84 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 40.11.

TABLE 40.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| RICHLAND COUNTY | | | | |
| Less than 30 percent | 25,869 | 35,928 | 13,519 | 250 |
| 30 to 49.9 percent | 8,803 | 7,848 | 875 | 49,447 |
| 50 percent or more | 7,955 | 4,274 | 574 | 8,723 |
| Not computed | 3,609 | 295 | 4,848 | 4,848 |
| Total | 46,236 | 48,345 | 15,218 | 63,563 |
| Median gross rent/monthly costs | \$570 | \$962 | \$286 | . |

Homeowners in Richland County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 19.16 in 1990 to 21.04

¹⁰⁵ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 40.12-40.15).

in 2000, while homeowners aged 65 years and over changed from 19.26 in 1990 to 22.43 in 2000. Table 40.12, presents details of households by monthly owner-costs by household income and age.

TABLE 40.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹⁰⁶ | | | | | |
|---|---|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| RICHLAND COUNTY | | | | | | |
| Less than 20 percent | 20,378 | 26,171 | 7,669 | 8,593 | 28,047 | 34,764 |
| 20 to 24.9 percent | 6,316 | 7,716 | 873 | 1,221 | 7,189 | 8,937 |
| 25 to 29.9 percent | 4,321 | 4,821 | 706 | 925 | 5,027 | 5,746 |
| 30 to 34.9 percent | 2,458 | 3,030 | 487 | 668 | 2,945 | 3,698 |
| 35 percent or more | 4,950 | 7,375 | 1,740 | 2,498 | 6,690 | 9,873 |
| Not computed | 231 | 338 | 87 | 207 | 318 | 545 |
| Total | 38,654 | 49,451 | 11,562 | 14,112 | 50,216 | 63,563 |

Renters in Richland County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 34.69 in 1990 to 35.13 in 2000, while renters aged 65 years and over changed from 49.76 in 1990 to 47.62 in 2000. Table 40.13, presents details of households by gross rent by income and age.

TABLE 40.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹⁰⁷ | | | | | |
|---|--|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| RICHLAND COUNTY | | | | | | |
| Less than 20 percent | 12,365 | 13,769 | 473 | 877 | 12,838 | 14,646 |
| 20 to 24.9 percent | 5,348 | 5,803 | 507 | 474 | 5,855 | 6,277 |
| 25 to 29.9 percent | 4,154 | 4,507 | 596 | 439 | 4,750 | 4,946 |
| 30 to 34.9 percent | 3,111 | 2,912 | 305 | 382 | 3,416 | 3,294 |
| 35 percent or more | 9,829 | 11,876 | 1,581 | 1,588 | 11,410 | 13,464 |
| Not computed | 2,493 | 3,232 | 328 | 377 | 2,821 | 3,609 |
| Total | 37,300 | 42,099 | 3,790 | 4,137 | 41,090 | 46,236 |

¹⁰⁶ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹⁰⁷ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 36.87 percent homeowners in Richland County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 40.14.

TABLE 40.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| RICHLAND COUNTY | | | | | | | | | |
| Less than 20 percent | 85 | 1,052 | 3,324 | 4,769 | 9,615 | 6,641 | 5,353 | 3,925 | 34,764 |
| 20 to 24.9 percent | 76 | 521 | 918 | 2,302 | 2,857 | 1,317 | 748 | 198 | 8,937 |
| 25 to 29.9 percent | 100 | 369 | 1,380 | 1,623 | 1,508 | 472 | 234 | 60 | 5,746 |
| 30 to 34.9 percent | 131 | 310 | 1,152 | 1,046 | 746 | 148 | 150 | 15 | 3,698 |
| 35 percent or more | 2,118 | 2,444 | 3,015 | 1,383 | 594 | 187 | 117 | 15 | 9,873 |
| Not computed | 533 | . | . | . | . | . | . | 12 | 545 |
| Total | 3,043 | 4,696 | 9,789 | 11,123 | 15,320 | 8,765 | 6,602 | 4,225 | 63,563 |

As per the 2000 Census, 35.34 percent renters in Richland County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 40.15.

TABLE 40.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | or more | | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| RICHLAND COUNTY | | | | | | | | | |
| Less than 20 percent | 242 | 691 | 2,317 | 4,289 | 4,430 | 1,587 | 1,090 | 14,646 | |
| 20 to 24.9 percent | 253 | 583 | 3,137 | 1,846 | 405 | 43 | 10 | 6,277 | |
| 25 to 29.9 percent | 380 | 898 | 2,919 | 674 | 75 | . | . | 4,946 | |
| 30 to 34.9 percent | 259 | 1,072 | 1,759 | 152 | 32 | 20 | . | 3,294 | |
| 35 percent or more | 5,664 | 5,700 | 1,921 | 137 | 42 | . | . | 13,464 | |
| Not computed | 1,693 | 399 | 773 | 420 | 231 | 65 | 28 | 3,609 | |
| Total | 8,491 | 9,343 | 12,826 | 7,518 | 5,215 | 1,715 | 1,128 | 46,236 | |

As per the 2000 Census, 5.54 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 40.16. The median value for a home in 2000 in the county was \$98,700, compared to \$94,900 in Wyoming.

TABLE 40.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| RICHLAND COUNTY | | | | | | | | |
| Less than \$10,000 | 35 | 17 | 33 | 7 | . | 8 | . | 100 |
| \$10,000-\$29,999 | 161 | 223 | 151 | 98 | 96 | 17 | 24 | 770 |
| \$30,000-\$49,999 | 495 | 696 | 793 | 566 | 255 | 152 | 106 | 3,063 |
| \$50,000-\$79,999 | 1,203 | 1,844 | 3,658 | 3,361 | 3,153 | 1,175 | 562 | 14,956 |
| \$80,000-\$99,999 | 522 | 829 | 2,416 | 3,179 | 4,249 | 1,622 | 921 | 13,738 |
| \$100,000-\$199,999 | 478 | 901 | 2,291 | 3,393 | 6,394 | 4,495 | 4,253 | 22,205 |
| \$200,000 or more | 149 | 186 | 447 | 519 | 1,173 | 1,296 | 4,961 | 8,731 |
| Total | 3,043 | 4,696 | 9,789 | 11,123 | 15,320 | 8,765 | 10,827 | 63,563 |

As per the 2000 Census, 9.65 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 40.17.

TABLE 40.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS RICHLAND COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| RICHLAND COUNTY | | | | | | | | |
| Less than \$200 | 1,547 | 496 | 184 | 67 | 13 | . | 4 | 2,311 |
| \$200-\$399 | 1,968 | 2,048 | 1,209 | 387 | 177 | 88 | 57 | 5,934 |
| \$400-\$599 | 2,508 | 3,791 | 5,738 | 2,553 | 1,326 | 405 | 187 | 16,508 |
| \$600-\$799 | 1,352 | 1,973 | 3,658 | 2,920 | 2,263 | 484 | 300 | 12,950 |
| \$800-\$999 | 348 | 487 | 984 | 823 | 880 | 457 | 257 | 4,236 |
| \$1000+ | 128 | 149 | 286 | 348 | 325 | 216 | 301 | 1,753 |
| No Cash Rent | 640 | 399 | 767 | 420 | 231 | 65 | 22 | 2,544 |
| Total | 8,491 | 9,343 | 12,826 | 7,518 | 5,215 | 1,715 | 1,128 | 46,236 |

The median household income in Richland County was \$39,921, compared to \$36,951 statewide. Table 40.18, presents further details of householders by age and household income.

**TABLE 40.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS RICHLAND COUNTY**

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| RICHLAND COUNTY | | | | | | | | | | |
| Under 25 years | 2,284 | 2,282 | 2,403 | 1,055 | 596 | 120 | 33 | 25 | 8,798 | \$18,943 |
| 25-34 years | 2,092 | 2,912 | 6,429 | 4,814 | 4,871 | 1,786 | 881 | 310 | 24,095 | \$36,372 |
| 35-44 years | 1,596 | 2,802 | 5,762 | 5,160 | 6,665 | 3,201 | 1,981 | 1,282 | 28,449 | \$46,169 |
| 45-54 years | 1,796 | 1,944 | 3,832 | 4,225 | 4,843 | 3,360 | 2,677 | 1,948 | 24,625 | \$51,980 |
| 55-64 years | 1,366 | 1,432 | 2,471 | 2,284 | 2,674 | 1,599 | 1,268 | 985 | 14,079 | \$46,456 |
| 65-74 years | 1,625 | 1,857 | 2,346 | 1,780 | 1,707 | 792 | 610 | 326 | 11,043 | \$32,488 |
| 75 years + | 1,632 | 1,925 | 1,820 | 1,366 | 1,156 | 443 | 373 | 230 | 8,945 | \$26,438 |
| Total | 12,391 | 15,154 | 25,063 | 20,684 | 22,512 | 11,301 | 7,823 | 5,106 | 120,034 | \$39,921 |

As per the 2000 Census, civilian employed males aged 16 years comprised 44.35 percent of the labor force, and females 45.32 percent in Richland County. About 64.83 percent of the male population 16 years and over and 51.65 percent females worked 35 or more hours per week. Employed males contributed to 11.96 percent of jobs to the manufacturing industry in the county, while employed females contributed 34.13 percent of jobs to the educational, health and social services. Further, males in the County held 15.61 percent of production, transportation, material & moving occupations in the county, while females held 35.26 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 40.19.

**TABLE 40.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS RICHLAND COUNTY**

| Subject | SOUTH CAROLINA | | RICHLAND COUNTY | |
|--|----------------|-----------|-----------------|---------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 119,961 | 132,429 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 6,530 | 3,205 |
| Civilian Employed | 955,764 | 868,936 | 74,286 | 75,909 |
| Civilian Un-employed | 53,659 | 59,836 | 5,095 | 5,679 |
| Total in Labor Force | 1,038,566 | 935,656 | 85,911 | 84,793 |
| Not in Labor Force | 449,088 | 690,706 | 34,050 | 47,636 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 77,765 | 68,394 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 12,120 | 18,827 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 3,150 | 5,411 |
| Did not work | 375,577 | 604,016 | 26,926 | 39,797 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 435 | 207 |
| Construction | 135,502 | 15,106 | 7,174 | 853 |
| Manufacturing | 229,789 | 124,597 | 8,886 | 4,096 |
| Wholesale Trade | 42,461 | 18,042 | 3,047 | 1,158 |
| Retail Trade | 103,533 | 114,071 | 8,128 | 8,059 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 4,504 | 1,671 |
| Information | 20,038 | 18,516 | 2,465 | 2,325 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 5,689 | 7,943 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 7,482 | 5,540 |
| Educational Health & Social Services | 74,498 | 265,210 | 10,294 | 25,906 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 6,110 | 6,415 |
| Other Services | 43,939 | 41,855 | 3,340 | 3,832 |
| Public Administration | 44,062 | 41,621 | 6,732 | 7,904 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 11,165 | 10,065 |
| Professional & Related Services | 128,066 | 196,766 | 16,271 | 20,918 |
| Sales & Office | 110,748 | 157,913 | 10,325 | 13,172 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 14,637 | 26,765 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 178 | 146 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 10,112 | 613 |
| | 235,563 | 110,908 | 11,598 | 4,230 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Richland County, defined as the number of people working or actively seeking work, changed from 147,175 in 1990 to 162,091 in 2002. The unemployment rate for the County, at 3.90 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 40.20, provides annual labor force details for the years 1990-2002.

**TABLE 40.20
ANNUAL LABOR FORCE
RICHLAND COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 147,175 | 141,874 | 5,301 | 3.60 |
| 1991 | 148,724 | 141,838 | 6,886 | 4.60 |
| 1992 | 149,717 | 142,341 | 7,376 | 4.90 |
| 1993 | 149,549 | 140,282 | 9,267 | 6.20 |
| 1994 | 147,042 | 140,529 | 6,513 | 4.40 |
| 1995 | 149,892 | 144,671 | 5,221 | 3.50 |
| 1996 | 152,459 | 146,491 | 5,968 | 3.90 |
| 1997 | 157,766 | 153,028 | 4,738 | 3.00 |
| 1998 | 160,493 | 156,883 | 3,610 | 2.20 |
| 1999 | 161,009 | 156,548 | 4,461 | 2.80 |
| 2000 | 159,605 | 155,153 | 4,452 | 2.80 |
| 2001 | 161,158 | 155,857 | 5,301 | 3.30 |
| 2002 | 162,091 | 155,808 | 6,283 | 3.90 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Richland County recorded 260,798 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$9,592,274,000 and real per capita income was \$29,542 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$34,573 in 2001, while South Carolina's average earnings per job was \$30,861. Table 40.21, provides further annual data for years 1969 through 2001.

TABLE 40.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
RICHLAND COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 3,099,603 | 88,961 | -535,825 | 317,545 | 182,467 | 2,974,829 | 12,999 | 133,772 | 23,171 |
| 1970 | 3,229,041 | 92,142 | -570,935 | 344,139 | 213,076 | 3,123,179 | 13,263 | 136,971 | 23,575 |
| 1971 | 3,391,912 | 99,373 | -616,677 | 363,072 | 242,578 | 3,281,513 | 13,368 | 140,652 | 24,116 |
| 1972 | 3,672,844 | 109,784 | -683,783 | 385,164 | 270,213 | 3,534,655 | 14,380 | 146,437 | 25,081 |
| 1973 | 3,927,982 | 136,013 | -759,869 | 423,261 | 305,846 | 3,761,208 | 15,222 | 153,707 | 25,555 |
| 1974 | 4,105,123 | 146,164 | -808,036 | 443,429 | 348,513 | 3,942,865 | 15,248 | 161,436 | 25,429 |
| 1975 | 4,033,691 | 139,949 | -779,060 | 440,890 | 427,803 | 3,983,376 | 15,514 | 159,652 | 25,266 |
| 1976 | 4,148,486 | 141,993 | -807,059 | 460,484 | 433,654 | 4,093,572 | 16,016 | 159,617 | 25,990 |
| 1977 | 4,264,386 | 145,009 | -853,852 | 480,260 | 429,588 | 4,175,373 | 15,965 | 164,246 | 25,963 |
| 1978 | 4,403,073 | 152,932 | -892,897 | 518,551 | 441,507 | 4,317,300 | 16,382 | 167,914 | 26,222 |
| 1979 | 4,549,695 | 164,042 | -946,801 | 555,477 | 464,772 | 4,459,102 | 16,659 | 173,328 | 26,249 |
| 1980 | 4,602,684 | 167,963 | -999,446 | 634,235 | 514,396 | 4,583,906 | 16,944 | 176,391 | 26,094 |
| 1981 | 4,625,945 | 182,377 | -1,027,140 | 710,672 | 536,010 | 4,663,110 | 17,061 | 177,646 | 26,040 |
| 1982 | 4,627,589 | 190,601 | -1,049,254 | 742,428 | 538,386 | 4,668,547 | 17,063 | 178,176 | 25,972 |
| 1983 | 4,912,472 | 209,126 | -1,139,668 | 790,364 | 561,873 | 4,915,915 | 17,740 | 184,610 | 26,610 |
| 1984 | 5,316,841 | 229,331 | -1,240,963 | 863,850 | 563,399 | 5,273,796 | 18,901 | 193,785 | 27,437 |
| 1985 | 5,546,311 | 251,183 | -1,293,844 | 933,516 | 598,088 | 5,532,889 | 19,894 | 200,519 | 27,660 |
| 1986 | 5,838,743 | 273,741 | -1,380,009 | 975,953 | 621,843 | 5,782,789 | 20,555 | 208,209 | 28,043 |
| 1987 | 6,024,874 | 281,403 | -1,416,909 | 1,046,885 | 628,207 | 6,001,655 | 21,326 | 210,706 | 28,594 |
| 1988 | 6,351,674 | 309,800 | -1,506,324 | 1,115,057 | 647,534 | 6,298,142 | 22,321 | 218,558 | 29,062 |
| 1989 | 6,497,350 | 323,367 | -1,548,827 | 1,176,284 | 700,296 | 6,501,735 | 22,891 | 222,548 | 29,195 |
| 1990 | 6,650,919 | 330,801 | -1,529,925 | 1,276,448 | 766,188 | 6,832,830 | 23,767 | 226,963 | 29,304 |
| 1991 | 6,525,603 | 328,872 | -1,473,684 | 1,266,943 | 852,876 | 6,842,866 | 23,346 | 220,880 | 29,544 |
| 1992 | 6,740,336 | 332,127 | -1,516,864 | 1,224,044 | 924,705 | 7,040,094 | 23,780 | 224,041 | 30,085 |
| 1993 | 6,754,529 | 337,715 | -1,525,768 | 1,222,530 | 966,057 | 7,079,633 | 23,709 | 225,250 | 29,987 |
| 1994 | 6,906,794 | 349,752 | -1,555,228 | 1,329,856 | 1,009,275 | 7,340,947 | 24,453 | 231,343 | 29,855 |
| 1995 | 7,165,739 | 368,587 | -1,599,274 | 1,341,460 | 1,039,018 | 7,578,357 | 24,981 | 238,533 | 30,041 |
| 1996 | 7,505,323 | 383,602 | -1,606,499 | 1,393,614 | 1,080,164 | 7,989,001 | 26,014 | 246,583 | 30,437 |
| 1997 | 7,688,838 | 396,305 | -1,636,441 | 1,404,488 | 1,116,145 | 8,176,725 | 26,334 | 250,117 | 30,741 |
| 1998 | 8,194,516 | 425,177 | -1,730,904 | 1,570,899 | 1,143,412 | 8,752,746 | 27,804 | 256,495 | 31,948 |
| 1999 | 8,661,427 | 449,793 | -1,848,807 | 1,534,286 | 1,181,463 | 9,078,575 | 28,546 | 261,168 | 33,164 |
| 2000 | 8,986,393 | 459,587 | -1,892,340 | 1,677,642 | 1,223,404 | 9,535,513 | 29,669 | 266,481 | 33,722 |
| 2001 | 9,016,444 | 472,677 | -1,926,468 | 1,652,790 | 1,322,185 | 9,592,274 | 29,542 | 260,798 | 34,573 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Richland County changed from 1,088 in 1980 to 2,611 in 2002. Total units also changed from 1,618 in 1980 to 2,929 in 2002. Additional details of permit activity and per unit valuations are given in Table 40.22.

TABLE 40.22
BUILDING PERMITS AND VALUATION¹⁰⁸
RICHLAND COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 1,088 | . | 217 | 313 | 1,618 | 77.54 |
| 1981 | 612 | 26 | 3 | 480 | 1,121 | 96.32 |
| 1982 | 818 | 66 | 73 | 387 | 1,344 | 89.18 |
| 1983 | 1,208 | 208 | 154 | 602 | 2,172 | 84.98 |
| 1984 | 1,292 | 188 | 320 | 2,162 | 3,962 | 84.10 |
| 1985 | 1,418 | 84 | 192 | 1,653 | 3,347 | 85.22 |
| 1986 | 1,648 | 20 | 95 | 1,113 | 2,876 | 89.75 |
| 1987 | 1,250 | 6 | 11 | 488 | 1,755 | 104.25 |
| 1988 | 1,096 | 18 | 32 | 1,186 | 2,332 | 93.42 |
| 1989 | 1,016 | 2 | 20 | 540 | 1,578 | 99.96 |
| 1990 | 1,148 | 20 | 3 | 228 | 1,399 | 95.96 |
| 1991 | 1,078 | 14 | 16 | 636 | 1,744 | 85.43 |
| 1992 | 1,354 | 2 | 4 | 291 | 1,651 | 87.21 |
| 1993 | 1,344 | 2 | 8 | 150 | 1,504 | 89.61 |
| 1994 | 1,507 | . | . | 536 | 2,043 | 93.04 |
| 1995 | 1,744 | 4 | 18 | 396 | 2,162 | 90.73 |
| 1996 | 2,181 | 34 | 3 | 167 | 2,385 | 91.56 |
| 1997 | 1,991 | 18 | . | 1,128 | 3,137 | 82.26 |
| 1998 | 2,289 | 38 | 3 | 526 | 2,856 | 87.54 |
| 1999 | 2,560 | 70 | 4 | 975 | 3,609 | 102.26 |
| 2000 | 2,494 | 2 | 4 | 436 | 2,936 | 87.62 |
| 2001 | 2,463 | 6 | 3 | 86 | 2,558 | 92.64 |
| 2002 | 2,611 | 16 | 18 | 284 | 2,929 | 91.65 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Richland County would change by 45,433 persons from 320,677 in 2000 to 366,110 in 2025, as seen in Table 40.23.

TABLE 40.23
B&CB POPULATION FORECAST
RICHLAND COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | RICHLAND COUNTY |
|------|----------------|-----------------|
| 2000 | 4,012,012 | 320,677 |
| 2005 | 4,154,900 | 321,680 |
| 2010 | 4,387,780 | 333,430 |
| 2015 | 4,618,440 | 344,650 |
| 2020 | 4,849,980 | 355,660 |
| 2025 | 5,077,400 | 366,110 |

The household forecast indicates a total change of 17,094 homeowners in the county from 73,757 in 2000 to 90,851 in 2025. Renters, on the other hand, would change by 6,217 households from 46,344 in 2000 to 52,561 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 1,279 households for householders having incomes from 31-50 percent of MFI; and to change by 2,465 households for those at

¹⁰⁸Data Source: U.S. Bureau of Census.

51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 1,020 households for renters having incomes from 31-50 percent of MFI; and to change some 1,396 households for those at 51-80 percent of MFI. Table 40.24, provides further details of the household forecast by tenure and income.

TABLE 40.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
RICHLAND COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 73,757 | 5,070 | 5,520 | 10,632 | 6,050 | 46,485 |
| 2005 | 73,852 | 5,076 | 5,527 | 10,646 | 6,058 | 46,545 |
| 2010 | 78,239 | 5,378 | 5,855 | 11,279 | 6,418 | 49,309 |
| 2015 | 82,501 | 5,671 | 6,174 | 11,893 | 6,768 | 51,996 |
| 2020 | 86,758 | 5,963 | 6,493 | 12,507 | 7,117 | 54,678 |
| 2025 | 90,851 | 6,244 | 6,799 | 13,097 | 7,453 | 57,258 |
| Renters | | | | | | |
| 2000 | 46,344 | 9,840 | 7,605 | 10,401 | 4,789 | 13,708 |
| 2005 | 46,496 | 9,872 | 7,630 | 10,435 | 4,805 | 13,753 |
| 2010 | 48,108 | 10,215 | 7,895 | 10,797 | 4,971 | 14,230 |
| 2015 | 49,642 | 10,540 | 8,146 | 11,141 | 5,130 | 14,684 |
| 2020 | 51,142 | 10,859 | 8,392 | 11,478 | 5,285 | 15,128 |
| 2025 | 52,561 | 11,160 | 8,625 | 11,797 | 5,432 | 15,547 |

Saluda County

Saluda County's population changed by 17.26 percent, from 16,357 in 1990 to 19,181 in 2000. It represented 0.48 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 66 persons, 19,247 in July 2002.

Of the total households in Saluda County, homeowners comprised 80.61 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 0.88 percent in 1990 to 1.39 percent in 2000, and renter vacancy rate changed from 8.77 percent in 1990 to 6.31 percent in 2000. Housing units in urban areas of the county changed by 71 persons, and in rural areas by 1,680 persons between 1990 and 2000¹⁰⁹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 41.1.

TABLE 41.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS SALUDA COUNTY

| Subject | SOUTH CAROLINA | | SALUDA COUNTY | |
|---|----------------|-----------|---------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 16,357 | 19,181 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 6,792 | 8,543 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 5,824 | 7,127 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 4,752 | 5,745 |
| Homeownership Rate | 69.86 | 72.21 | 81.59 | 80.61 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 0.88 | 1.39 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 1,072 | 1,382 |
| Renter Vacancy Rate | 11.49 | 12.01 | 8.77 | 6.31 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 103 | 93 |
| For sale | 15,186 | 21,955 | 42 | 81 |
| Rented or sold, not occupied | 13,691 | 15,930 | 56 | 74 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 292 | 641 |
| For migrant workers | 360 | 420 | 1 | 4 |
| Other vacant | 37,806 | 53,137 | 474 | 523 |
| Total Vacant | 166,111 | 219,816 | 968 | 1,416 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 1,257 | 1,328 |
| Rural; Farm | 17,086 | 13,656 | 313 | 405 |
| Rural; Non-farm | 606,887 | 666,731 | 5,222 | 6,810 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Saluda County had an average of 2.62 persons per household, and renter-occupied units an average of 2.79 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 37.62 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 41.2.

¹⁰⁹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 41.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| Subject | SOUTH CAROLINA | | SALUDA COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 5,745 | 1,382 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 1,265 | 343 |
| 2-person | 403,375 | 118,155 | 2,065 | 310 |
| 3-person | 204,199 | 72,676 | 1,062 | 298 |
| 4-person | 168,089 | 49,616 | 840 | 196 |
| 5 or more person | 98,068 | 36,558 | 513 | 235 |
| Average Household size | 2.61 | 2.32 | 2.62 | 2.79 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 18 | 13 |
| 2-rooms | 7,193 | 29,729 | 55 | 101 |
| 3-rooms | 34,806 | 64,824 | 178 | 185 |
| 4-rooms | 110,567 | 133,284 | 757 | 367 |
| 5-rooms | 273,699 | 103,323 | 1,628 | 415 |
| 6-rooms | 282,379 | 53,158 | 1,418 | 162 |
| 7-rooms | 190,620 | 21,072 | 744 | 65 |
| 8-rooms | 111,735 | 8,826 | 541 | 53 |
| 9+ rooms | 95,834 | 4,326 | 406 | 21 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 4,119 | 758 |
| 1 unit attached | 17,320 | 16,521 | 45 | 4 |
| 2 units | 3,155 | 33,776 | 13 | 78 |
| 3-4 units | 4,981 | 43,186 | 6 | 39 |
| 5-9 units | 5,944 | 55,970 | 11 | 64 |
| 10-19 units | 2,800 | 28,382 | . | . |
| 20-49 units | 1,316 | 13,371 | . | 2 |
| 50 or more units | 1,775 | 21,101 | . | . |
| Mobile Home/Trailer | 238,054 | 68,258 | 1,551 | 437 |
| Boat, RV, van, etc. (1) | 886 | 303 | . | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 35 | 32 |
| 1-Bedroom | 23,334 | 83,424 | 153 | 177 |
| 2-Bedrooms | 224,109 | 193,862 | 1,379 | 577 |
| 3-Bedrooms | 652,265 | 118,376 | 3,325 | 532 |
| 4-Bedrooms | 173,600 | 17,763 | 719 | 47 |
| 5-Bedrooms or more | 30,849 | 2,463 | 134 | 17 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 113 | 5 |
| 1995-1998 | 148,415 | 33,780 | 586 | 81 |
| 1990-1994 | 129,165 | 34,670 | 575 | 174 |
| 1980-1989 | 217,891 | 92,610 | 1,008 | 254 |
| 1970-1979 | 208,372 | 98,506 | 1,195 | 224 |
| 1960-1969 | 143,455 | 57,252 | 941 | 196 |
| 1950-1959 | 103,181 | 45,056 | 462 | 183 |
| 1940-1949 | 49,638 | 26,680 | 273 | 69 |
| 1939 or earlier | 64,338 | 30,473 | 592 | 196 |

(1) 1990 Census defined as "Other".

Total housing units in Saluda County changed by 1,751 dwellings between 1990 and 2000. Single-unit detached structures constituted 67.26 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 41.3.

TABLE 41.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS SALUDA COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | SALUDA COUNTY | |
|-------------------------|------------------|------------------|---------------|--------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 5,072 | 5,746 |
| 1-unit, attached | 34,261 | 40,185 | 25 | 55 |
| 2 to 4 units | 42,358 | 43,607 | 112 | 146 |
| 5 to 19 units | 50,441 | 57,981 | 90 | 78 |
| 20 to 49 units | 66,909 | 77,598 | . | 2 |
| 50 or more units | 38,782 | 41,561 | . | . |
| Mobile Home/Trailer | 21,027 | 22,457 | 1,429 | 2,495 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 64 | 21 |
| Total | 1,424,155 | 1,753,670 | 6,792 | 8,543 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 25.69 percent of owner-occupied housing units, and 14.62 percent of renter-occupied units in Saluda County. Table 41.4, presents the number of units in the dwelling by household size and tenure.

TABLE 41.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| SALUDA COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 935 | 172 | 1,476 | 202 | 760 | 181 | 618 | 111 | 375 | 96 |
| 2 to 4 units | . | 52 | 6 | 22 | 3 | 27 | 8 | 14 | 2 | 2 |
| 5 to 19 units | 5 | 6 | . | 22 | . | 26 | 6 | 2 | . | 8 |
| 20 to 24 units | . | . | . | . | . | 2 | . | . | . | . |
| 50 or more units | . | . | . | . | . | . | . | . | . | . |
| Mobile Home/Trailer | 325 | 113 | 583 | 64 | 299 | 62 | 208 | 69 | 136 | 129 |
| Boat, RV, van, etc. (1) | . | . | . | . | . | . | . | . | . | . |
| Total | 1,265 | 343 | 2,065 | 310 | 1,062 | 298 | 840 | 196 | 513 | 235 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 5.39 percent in 1990 to 1.50 percent in 2000, and renter-occupied units from 7.84 percent to 16.14 percent. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 41.5.

TABLE 41.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000
SOUTH CAROLINA VS SALUDA COUNTY

| Subject | SOUTH CAROLINA | | SALUDA COUNTY | |
|---|----------------|-----------|---------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 4,752 | 5,745 |
| 1.00 or less | 854,031 | 1,084,101 | 4,496 | 5,659 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 219 | 45 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 37 | 41 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 1,072 | 1,382 |
| 1.00 or less | 355,343 | 400,415 | 988 | 1,159 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 61 | 108 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 23 | 115 |
| Total occupied-units | 1,258,044 | 1,533,854 | 5,824 | 7,127 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 88 | 60 |
| 1.00 or less | 7,025 | 4,955 | 81 | 60 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 7 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | . | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 104 | 15 |
| 1.00 or less | 7,155 | 3,854 | 76 | 15 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 20 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 8 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 192 | 75 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 1.60 percent owner-occupied units and 18.64 percent renter-occupied units. Homeowners in poverty suffered from 2.85 percent overcrowding, compared to 21.37 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 41.6.

TABLE 41.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| Subject | SOUTH CAROLINA | | SALUDA COUNTY | |
|--|----------------|---------|---------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 4,183 | 1,191 |
| 1.00 or less | 817,756 | 349,147 | 4,116 | 969 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 39 | 107 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 28 | 115 |
| 65 years and over | 268,256 | 51,819 | 1,562 | 191 |
| 1.00 or less | 266,345 | 51,268 | 1,543 | 190 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 6 | 1 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 13 | . |
| Total occupied units | 1,107,619 | 426,235 | 5,745 | 1,382 |
| 1.00 or less | 1,084,101 | 400,415 | 5,659 | 1,159 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 45 | 108 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 41 | 115 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 613 | 379 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 18 | 51 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | . | 52 |
| Total in poverty | 103,182 | 114,169 | 631 | 482 |

The total number of individuals in poverty in Saluda County changed by 0.89 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 41.7.

TABLE 41.7
POVERTY STATUS BY AGE, 1990 & 2000¹¹⁰
SOUTH CAROLINA VS SALUDA COUNTY

| AGE | SOUTH CAROLINA | | SALUDA COUNTY | |
|-------------------|----------------|---------|---------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 265 | 315 |
| 5 years | 11,063 | 10,403 | 43 | 48 |
| 6-11 years | 64,806 | 66,197 | 400 | 347 |
| 12-17 years | 57,494 | 58,222 | 344 | 328 |
| 18-64 years | 248,828 | 295,906 | 1,423 | 1,486 |
| 65-74 years | 42,296 | 31,507 | 199 | 203 |
| 75 years and over | 35,796 | 33,181 | 251 | 224 |
| Total | 517,793 | 547,869 | 2,925 | 2,951 |

Homeowners in poverty comprised 10.98 percent of owner-occupied households in Saluda county, and renters in poverty 34.88 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 2.68 percent of owner-occupied households, and 14.47 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 41.8.

TABLE 41.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| AGE GROUPS | SOUTH CAROLINA | | SALUDA COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 2 | 74 |
| 25-34 years | 11,268 | 25,396 | 83 | 105 |
| 35-44 years | 17,496 | 21,903 | 71 | 95 |
| 45-54 years | 17,170 | 15,657 | 107 | 93 |
| 55-59 years | 9,254 | 5,482 | 31 | 22 |
| 60-64 years | 9,738 | 4,963 | 47 | 24 |
| 65-74 years | 16,713 | 8,270 | 139 | 40 |
| 75 years + | 18,079 | 8,756 | 151 | 29 |
| Total | 103,182 | 114,169 | 631 | 482 |

Saluda County's median family income changed from \$36,500 in 1990 to \$43,975 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 41.9, presents the 2000 Census data on families by income ranges.

TABLE 41.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| FAMILY INCOME | SOUTH CAROLINA | SALUDA COUNTY |
|-------------------------------------|----------------|---------------|
| Less than \$10,000 | 76,639 | 427 |
| \$10,000-\$19,999 | 119,963 | 646 |
| \$20,000-\$34,999 | 213,815 | 1,092 |
| \$35,000-\$49,999 | 201,370 | 1,089 |
| \$50,000-\$79,999 | 241,243 | 1,219 |
| \$80,000-\$99,999 | 114,775 | 534 |
| \$100,000-\$149,999 | 73,186 | 206 |
| \$150,000 or more | 37,745 | 116 |
| Total | 1,078,736 | 5,329 |
| Median Family Income (2002 dollars) | \$46,749 | \$43,975 |

¹¹⁰ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Saluda County was \$39,592, and the median for renter-occupied households was \$20,484. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 41.10, presents households by tenure and household income ranges.

TABLE 41.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | SALUDA COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 640 | 415 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 668 | 258 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 1,206 | 323 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 1,186 | 178 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 1,260 | 122 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 486 | 58 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 196 | 15 |
| \$150,000 or more | 39,213 | 3,456 | 103 | 13 |
| Total | 1,107,619 | 426,235 | 5,745 | 1,382 |
| Median Household Income | \$43,179 | \$23,855 | \$39,592 | \$20,484 |

According to the 2000 Census, 11.86 percent of Saluda County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 13.20 percent spent 50 percent¹¹¹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 15.30 percent of Saluda County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 8.65 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 41.11.

TABLE 41.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| SALUDA COUNTY | | | | |
| Less than 30 percent | 617 | 1,405 | 1,302 | 38 |
| 30 to 49.9 percent | 151 | 283 | 81 | 2,707 |
| 50 percent or more | 168 | 160 | 25 | 364 |
| Not computed | 337 | 2 | 185 | 185 |
| Total | 1,273 | 1,850 | 1,446 | 3,296 |
| Median gross rent/monthly costs | \$394 | \$715 | \$224 | . |

Homeowners in Saluda County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 15.73 in 1990 to 16.06 in

¹¹¹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 41.12-41.15).

2000, while homeowners aged 65 years and over changed from 26.21 in 1990 to 18.05 in 2000. Table 41.12, presents details of households by monthly owner-costs by household income and age.

TABLE 41.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS SALUDA COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹¹² | | | | | |
|---|---|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| SALUDA COUNTY | | | | | | |
| Less than 20 percent | 1,144 | 1,478 | 451 | 638 | 1,595 | 2,116 |
| 20 to 24.9 percent | 241 | 270 | 74 | 111 | 315 | 381 |
| 25 to 29.9 percent | 169 | 165 | 7 | 45 | 176 | 210 |
| 30 to 34.9 percent | 43 | 109 | 41 | 35 | 84 | 144 |
| 35 percent or more | 252 | 262 | 148 | 143 | 400 | 405 |
| Not computed | 26 | 26 | . | 14 | 26 | 40 |
| Total | 1,875 | 2,310 | 721 | 986 | 2,596 | 3,296 |

Renters in Saluda County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 21.89 in 1990 to 23.80 in 2000, while renters aged 65 years and over changed from 36.43 in 1990 to 34.44 in 2000. Table 41.13, presents details of households by gross rent by income and age.

TABLE 41.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS SALUDA COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹¹³ | | | | | |
|---|--|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| SALUDA COUNTY | | | | | | |
| Less than 20 percent | 331 | 416 | 12 | 10 | 343 | 426 |
| 20 to 24.9 percent | 55 | 86 | 36 | 1 | 91 | 87 |
| 25 to 29.9 percent | 41 | 99 | 25 | 5 | 66 | 104 |
| 30 to 34.9 percent | 15 | 47 | 27 | 2 | 42 | 49 |
| 35 percent or more | 166 | 220 | 24 | 50 | 190 | 270 |
| Not computed | 219 | 254 | 16 | 83 | 235 | 337 |
| Total | 827 | 1,122 | 140 | 151 | 967 | 1,273 |

¹¹² Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹¹³ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 57.38 percent homeowners in Saluda County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 41.14.

TABLE 41.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | SOUTH CAROLINA | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| SALUDA COUNTY | | | | | | | | | |
| Less than 20 percent | 65 | 143 | 385 | 488 | 615 | 271 | 102 | 47 | 2,116 |
| 20 to 24.9 percent | 43 | 53 | 71 | 72 | 109 | 23 | 10 | . | 381 |
| 25 to 29.9 percent | 23 | 28 | 89 | 41 | 24 | 5 | . | . | 210 |
| 30 to 34.9 percent | 19 | 31 | 67 | 8 | 13 | 6 | . | . | 144 |
| 35 percent or more | 153 | 112 | 107 | 31 | 2 | . | . | . | 405 |
| Not computed | 35 | . | . | . | . | . | . | 5 | 40 |
| Total | 338 | 367 | 719 | 640 | 763 | 305 | 112 | 52 | 3,296 |

As per the 2000 Census, 62.38 percent renters in Saluda County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 41.15.

TABLE 41.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | |
| | SOUTH CAROLINA | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| SALUDA COUNTY | | | | | | | | |
| Less than 20 percent | 3 | 28 | 134 | 104 | 104 | 32 | 21 | 426 |
| 20 to 24.9 percent | . | 8 | 73 | 6 | . | . | . | 87 |
| 25 to 29.9 percent | 23 | 50 | 27 | 4 | . | . | . | 104 |
| 30 to 34.9 percent | 10 | 28 | 5 | 6 | . | . | . | 49 |
| 35 percent or more | 189 | 71 | 10 | . | . | . | . | 270 |
| Not computed | 149 | 56 | 44 | 47 | 18 | 16 | 7 | 337 |
| Total | 374 | 241 | 293 | 167 | 122 | 48 | 28 | 1,273 |

As per the 2000 Census, 7.95 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 41.16. The median value for a home in 2000 in the county was \$74,000, compared to \$94,900 in Wyoming.

TABLE 41.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| SALUDA COUNTY | | | | | | | | |
| Less than \$10,000 | 10 | . | . | . | . | . | . | 10 |
| \$10,000-\$29,999 | 66 | 41 | 29 | 42 | 20 | 3 | . | 201 |
| \$30,000-\$49,999 | 131 | 95 | 182 | 128 | 76 | 28 | 27 | 667 |
| \$50,000-\$79,999 | 78 | 138 | 246 | 193 | 243 | 62 | 7 | 967 |
| \$80,000-\$99,999 | 30 | 35 | 76 | 96 | 129 | 59 | 7 | 432 |
| \$100,000-\$199,999 | 11 | 34 | 156 | 165 | 268 | 131 | 77 | 842 |
| \$200,000 or more | 12 | 24 | 30 | 16 | 27 | 22 | 46 | 177 |
| Total | 338 | 367 | 719 | 640 | 763 | 305 | 164 | 3,296 |

As per the 2000 Census, 27.72 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 41.17.

TABLE 41.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS SALUDA COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| SALUDA COUNTY | | | | | | | | |
| Less than \$200 | 42 | 16 | 21 | . | 11 | . | 3 | 93 |
| \$200-\$399 | 110 | 91 | 119 | 44 | 34 | 7 | 15 | 420 |
| \$400-\$599 | 102 | 60 | 92 | 60 | 41 | 21 | 3 | 379 |
| \$600-\$799 | 21 | 18 | 12 | 6 | 8 | 4 | . | 69 |
| \$800-\$999 | 3 | . | 5 | 4 | 10 | . | . | 22 |
| \$1000+ | 4 | . | . | 6 | . | . | . | 10 |
| No Cash Rent | 92 | 56 | 44 | 47 | 18 | 16 | 7 | 280 |
| Total | 374 | 241 | 293 | 167 | 122 | 48 | 28 | 1,273 |

The median household income in Saluda County was \$35,541, compared to \$36,951 statewide. Table 41.18, presents further details of householders by age and household income.

TABLE 41.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS SALUDA COUNTY

| AGE | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$79,999 | \$80,000-\$99,999 | \$100,000-\$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| SALUDA COUNTY | | | | | | | | | | |
| Under 25 years | 32 | 66 | 78 | 33 | 42 | 1 | . | 4 | 256 | \$27,589 |
| 25-34 years | 96 | 123 | 326 | 229 | 268 | 62 | 12 | . | 1,116 | \$35,707 |
| 35-44 years | 120 | 127 | 268 | 335 | 347 | 117 | 40 | 25 | 1,379 | \$42,755 |
| 45-54 years | 164 | 122 | 220 | 254 | 399 | 174 | 75 | 44 | 1,452 | \$47,976 |
| 55-64 years | 108 | 137 | 237 | 235 | 178 | 131 | 55 | 23 | 1,104 | \$39,741 |
| 65-74 years | 217 | 177 | 267 | 197 | 114 | 66 | 20 | 26 | 1,084 | \$28,438 |
| 75 years + | 290 | 198 | 122 | 72 | 49 | 3 | 13 | 3 | 750 | \$12,768 |
| Total | 1,027 | 950 | 1,518 | 1,355 | 1,397 | 554 | 215 | 125 | 7,141 | \$35,541 |

As per the 2000 Census, civilian employed males aged 16 years comprised 51.42 percent of the labor force, and females 43.19 percent in Saluda County. About 66.25 percent of the male population 16 years and over and 45.98 percent females worked 35 or more hours per week. Employed males contributed to 33.71 percent of jobs to the manufacturing industry in the county, while employed females contributed 25.54 percent of jobs to the educational, health and social services. Further, males in the County held 34.73 percent of production, transportation, material & moving occupations in the county, while females held 31.55 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 41.19.

**TABLE 41.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS SALUDA COUNTY**

| Subject | SOUTH CAROLINA | | SALUDA COUNTY | |
|--|----------------|-----------|---------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 7,304 | 7,604 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 38 | . |
| Civilian Employed | 955,764 | 868,936 | 4,728 | 3,971 |
| Civilian Un-employed | 53,659 | 59,836 | 213 | 244 |
| Total in Labor Force | 1,038,566 | 935,656 | 4,979 | 4,215 |
| Not in Labor Force | 449,088 | 690,706 | 2,325 | 3,389 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 4,839 | 3,496 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 368 | 814 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 136 | 160 |
| Did not work | 375,577 | 604,016 | 1,961 | 3,134 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 364 | 62 |
| Construction | 135,502 | 15,106 | 688 | 56 |
| Manufacturing | 229,789 | 124,597 | 1,594 | 1,024 |
| Wholesale Trade | 42,461 | 18,042 | 175 | 77 |
| Retail Trade | 103,533 | 114,071 | 451 | 467 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 385 | 87 |
| Information | 20,038 | 18,516 | 76 | 46 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 101 | 237 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 173 | 224 |
| Educational Health & Social Services | 74,498 | 265,210 | 222 | 1,014 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 131 | 244 |
| Other Services | 43,939 | 41,855 | 151 | 159 |
| Public Administration | 44,062 | 41,621 | 217 | 274 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 492 | 361 |
| Professional & Related | 128,066 | 196,766 | 301 | 669 |
| Services | 110,748 | 157,913 | 398 | 668 |
| Sales & Office | 155,086 | 304,638 | 564 | 1,253 |
| Farming, Fishing & Forestry | 8,604 | 2,075 | 156 | 39 |
| Construction, Extraction & Maintenance | 199,793 | 9,255 | 1,175 | 48 |
| Production, Transportation, Material & Moving | 235,563 | 110,908 | 1,642 | 933 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Saluda County, defined as the number of people working or actively seeking work, changed from 8,104 in 1990 to 9,761 in 2002. The unemployment rate for the County, at 5.40 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 41.20, provides annual labor force details for the years 1990-2002.

**TABLE 41.20
ANNUAL LABOR FORCE
SALUDA COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 8,104 | 7,621 | 483 | 6.00 |
| 1991 | 8,333 | 7,903 | 430 | 5.20 |
| 1992 | 8,522 | 8,035 | 487 | 5.70 |
| 1993 | 8,644 | 8,008 | 636 | 7.40 |
| 1994 | 8,354 | 7,899 | 455 | 5.40 |
| 1995 | 8,397 | 7,991 | 406 | 4.80 |
| 1996 | 8,455 | 7,908 | 547 | 6.50 |
| 1997 | 9,103 | 8,740 | 363 | 4.00 |
| 1998 | 9,045 | 8,657 | 388 | 4.30 |
| 1999 | 9,013 | 8,541 | 472 | 5.20 |
| 2000 | 9,048 | 8,671 | 377 | 4.20 |
| 2001 | 9,161 | 8,681 | 480 | 5.20 |
| 2002 | 9,761 | 9,237 | 524 | 5.40 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Saluda County recorded 6,863 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$352,328,000 and real per capita income was \$18,280 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$21,521 in 2001, while South Carolina's average earnings per job was \$30,861. Table 41.21, provides further annual data for years 1969 through 2001.

TABLE 41.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
SALUDA COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 71,378 | 2,038 | 52,859 | 9,606 | 12,791 | 144,596 | 9,706 | 4,866 | 14,669 |
| 1970 | 69,381 | 2,018 | 50,315 | 10,700 | 15,742 | 144,121 | 9,916 | 4,705 | 14,746 |
| 1971 | 73,866 | 2,113 | 49,596 | 11,095 | 17,543 | 149,987 | 10,189 | 4,721 | 15,646 |
| 1972 | 79,625 | 2,393 | 51,633 | 11,706 | 18,209 | 158,781 | 10,753 | 4,872 | 16,343 |
| 1973 | 93,462 | 2,918 | 54,734 | 12,772 | 20,238 | 178,288 | 12,001 | 5,000 | 18,692 |
| 1974 | 82,372 | 3,022 | 55,916 | 13,308 | 24,178 | 172,753 | 11,619 | 5,046 | 16,324 |
| 1975 | 71,441 | 2,811 | 54,233 | 14,632 | 28,474 | 165,968 | 11,132 | 5,102 | 14,003 |
| 1976 | 84,062 | 3,045 | 59,780 | 15,349 | 28,432 | 184,577 | 11,592 | 5,095 | 16,499 |
| 1977 | 83,264 | 3,095 | 62,285 | 16,420 | 28,022 | 186,898 | 12,329 | 5,214 | 15,969 |
| 1978 | 89,448 | 3,426 | 66,153 | 17,690 | 28,104 | 197,970 | 12,924 | 5,380 | 16,626 |
| 1979 | 92,336 | 3,412 | 69,564 | 20,813 | 29,254 | 208,555 | 13,336 | 5,618 | 16,436 |
| 1980 | 83,816 | 3,325 | 72,885 | 24,138 | 32,566 | 210,079 | 13,029 | 5,569 | 15,050 |
| 1981 | 81,937 | 3,550 | 73,717 | 26,456 | 32,903 | 211,462 | 13,213 | 5,603 | 14,624 |
| 1982 | 72,421 | 3,322 | 72,234 | 30,153 | 33,976 | 205,462 | 12,673 | 5,221 | 13,871 |
| 1983 | 72,103 | 3,639 | 74,038 | 34,443 | 31,530 | 208,476 | 12,783 | 5,399 | 13,355 |
| 1984 | 91,229 | 3,967 | 80,816 | 37,512 | 30,975 | 236,565 | 14,350 | 5,530 | 16,497 |
| 1985 | 91,309 | 4,468 | 85,353 | 38,247 | 33,390 | 243,832 | 14,735 | 5,405 | 16,893 |
| 1986 | 93,777 | 4,972 | 88,710 | 40,864 | 34,257 | 252,636 | 15,501 | 5,497 | 17,060 |
| 1987 | 95,306 | 5,138 | 93,914 | 38,993 | 34,242 | 257,318 | 15,810 | 5,648 | 16,874 |
| 1988 | 107,256 | 5,676 | 97,981 | 40,531 | 35,873 | 275,966 | 17,034 | 5,478 | 19,579 |
| 1989 | 106,313 | 6,110 | 102,733 | 45,277 | 39,424 | 287,636 | 17,521 | 5,501 | 19,326 |
| 1990 | 109,277 | 6,200 | 98,615 | 45,319 | 43,060 | 290,072 | 17,608 | 5,873 | 18,607 |
| 1991 | 117,252 | 6,548 | 95,357 | 43,000 | 49,461 | 298,523 | 17,892 | 6,012 | 19,503 |
| 1992 | 114,968 | 6,634 | 97,584 | 40,273 | 54,262 | 300,453 | 17,630 | 6,104 | 18,835 |
| 1993 | 115,510 | 7,108 | 97,733 | 39,503 | 55,839 | 301,478 | 17,249 | 6,210 | 18,601 |
| 1994 | 122,279 | 7,495 | 98,500 | 41,294 | 60,284 | 314,862 | 17,698 | 6,304 | 19,397 |
| 1995 | 120,891 | 7,871 | 101,287 | 44,052 | 63,253 | 321,612 | 17,853 | 6,383 | 18,940 |
| 1996 | 120,200 | 7,768 | 99,544 | 46,426 | 65,011 | 323,413 | 17,776 | 6,371 | 18,867 |
| 1997 | 143,179 | 8,534 | 98,374 | 50,001 | 66,557 | 349,576 | 18,955 | 6,939 | 20,634 |
| 1998 | 146,216 | 8,661 | 99,901 | 54,389 | 67,380 | 359,225 | 19,139 | 6,981 | 20,945 |
| 1999 | 148,931 | 8,463 | 101,293 | 49,711 | 68,483 | 359,954 | 18,934 | 6,865 | 21,694 |
| 2000 | 151,212 | 8,539 | 96,015 | 50,988 | 72,023 | 361,698 | 18,846 | 6,921 | 21,848 |
| 2001 | 147,700 | 8,761 | 85,598 | 50,380 | 77,411 | 352,328 | 18,280 | 6,863 | 21,521 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Saluda County changed from 64 in 1980 to 51 in 2002. Total units also changed from 112 in 1980 to 51 in 2002. Additional details of permit activity and per unit valuations are given in Table 41.22.

**TABLE 41.22
BUILDING PERMITS AND VALUATION¹¹⁴
SALUDA COUNTY 1980-2002**

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 64 | . | . | 48 | 112 | 61.57 |
| 1981 | 49 | . | . | . | 49 | 60.15 |
| 1982 | 61 | . | . | . | 61 | 51.20 |
| 1983 | 62 | . | . | . | 62 | 48.38 |
| 1984 | 63 | . | . | . | 63 | 56.38 |
| 1985 | 77 | . | . | . | 77 | 57.57 |
| 1986 | 89 | . | . | 20 | 109 | 66.80 |
| 1987 | 86 | . | . | . | 86 | 66.33 |
| 1988 | 104 | . | . | . | 104 | 60.06 |
| 1989 | 85 | . | . | . | 85 | 61.41 |
| 1990 | 74 | . | 3 | . | 77 | 62.81 |
| 1991 | 77 | . | . | . | 77 | 67.37 |
| 1992 | 68 | . | . | . | 68 | 72.71 |
| 1993 | 62 | . | . | . | 62 | 82.45 |
| 1994 | 58 | . | . | . | 58 | 85.99 |
| 1995 | 47 | . | . | . | 47 | 84.68 |
| 1996 | 45 | . | . | . | 45 | 90.43 |
| 1997 | 45 | . | . | . | 45 | 102.80 |
| 1998 | 68 | . | . | . | 68 | 108.22 |
| 1999 | 52 | . | . | . | 52 | 109.29 |
| 2000 | 47 | . | . | . | 47 | 113.85 |
| 2001 | 52 | . | . | . | 52 | 137.46 |
| 2002 | 51 | . | . | . | 51 | 126.98 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Saluda County would change by 3,469 persons from 19,181 in 2000 to 22,650 in 2025, as seen in Table 41.23.

**TABLE 41.23
B&CB POPULATION FORECAST
SALUDA COUNTY 2000 THROUGH 2025**

| Year | SOUTH CAROLINA | SALUDA COUNTY |
|------|----------------|---------------|
| 2000 | 4,012,012 | 19,181 |
| 2005 | 4,154,900 | 19,350 |
| 2010 | 4,387,780 | 20,170 |
| 2015 | 4,618,440 | 21,040 |
| 2020 | 4,849,980 | 21,880 |
| 2025 | 5,077,400 | 22,650 |

The household forecast indicates a total change of 1,675 homeowners in the county from 5,745 in 2000 to 7,420 in 2025. Renters, on the other hand, would change by 185 households from 1,382 in 2000 to 1,567 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 195 households for householders having incomes from 31-50 percent of MFI; and to change by 244 households for those at 51-80 percent of

¹¹⁴Data Source: U.S. Bureau of Census.

MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 34 households for renters having incomes from 31-50 percent of MFI; and to change some 34 households for those at 51-80 percent of MFI. Table 41.24, provides further details of the household forecast by tenure and income.

TABLE 41.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
SALUDA COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------------------------|-------|-----------|------------|------------|------------|-----------|
| ----- Homeowners ----- | | | | | | |
| 2000 | 5,745 | 655 | 668 | 836 | 509 | 3,077 |
| 2005 | 5,811 | 663 | 676 | 846 | 515 | 3,112 |
| 2010 | 6,198 | 707 | 721 | 902 | 549 | 3,320 |
| 2015 | 6,619 | 755 | 770 | 963 | 586 | 3,545 |
| 2020 | 7,034 | 802 | 818 | 1,023 | 623 | 3,767 |
| 2025 | 7,420 | 846 | 863 | 1,080 | 657 | 3,974 |
| ----- Renters ----- | | | | | | |
| 2000 | 1,382 | 361 | 254 | 254 | 128 | 385 |
| 2005 | 1,393 | 364 | 256 | 256 | 129 | 387 |
| 2010 | 1,437 | 376 | 264 | 264 | 133 | 400 |
| 2015 | 1,483 | 388 | 273 | 273 | 137 | 413 |
| 2020 | 1,527 | 399 | 281 | 281 | 141 | 425 |
| 2025 | 1,567 | 410 | 288 | 288 | 145 | 436 |

Spartanburg County

Spartanburg County's population changed by 11.90 percent, from 226,800 in 1990 to 253,791 in 2000. It represented 6.33 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 5531 persons, 259,322 in July 2002.

Of the total households in Spartanburg County, homeowners comprised 71.98 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.15 percent in 1990 to 2.28 percent in 2000, and renter vacancy rate changed from 7.99 percent in 1990 to 10.36 percent in 2000. Housing units in urban areas of the county changed by 22,147 persons, and in rural areas by -5,088 persons between 1990 and 2000¹¹⁵. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 42.1.

TABLE 42.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| Subject | SOUTH CAROLINA | | SPARTANBURG COUNTY | |
|---|----------------|-----------|--------------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 226,800 | 253,791 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 89,927 | 106,986 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 84,503 | 97,735 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 58,959 | 70,354 |
| Homeownership Rate | 69.86 | 72.21 | 69.77 | 71.98 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.15 | 2.28 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 25,544 | 27,381 |
| Renter Vacancy Rate | 11.49 | 12.01 | 7.99 | 10.36 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 2,218 | 3,163 |
| For sale | 15,186 | 21,955 | 686 | 1,641 |
| Rented or sold, not occupied | 13,691 | 15,930 | 686 | 788 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 388 | 551 |
| For migrant workers | 360 | 420 | 24 | 23 |
| Other vacant | 37,806 | 53,137 | 1,422 | 3,085 |
| Total Vacant | 166,111 | 219,816 | 5,424 | 9,251 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | 45,597 | 67,414 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 2,843 | 3,173 |
| Rural; Farm | 17,086 | 13,656 | 492 | 568 |
| Rural; Non-farm | 606,887 | 666,731 | 40,995 | 35,831 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Spartanburg County had an average of 2.60 persons per household, and renter-occupied units an average of 2.32 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 38.43 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 42.2.

¹¹⁵ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 42.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| Subject | SOUTH CAROLINA | | SPARTANBURG COUNTY | |
|---------------------------------------|----------------|-----------------|--------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 70,354 | 27,381 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 14,413 | 9,856 |
| 2-person | 403,375 | 118,155 | 26,000 | 7,158 |
| 3-person | 204,199 | 72,676 | 13,600 | 4,663 |
| 4-person | 168,089 | 49,616 | 10,559 | 3,310 |
| 5 or more person | 98,068 | 36,558 | 5,782 | 2,394 |
| Average Household size | 2.61 | 2.32 | 2.60 | 2.32 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 23 | 304 |
| 2-rooms | 7,193 | 29,729 | 315 | 2,038 |
| 3-rooms | 34,806 | 64,824 | 1,374 | 4,097 |
| 4-rooms | 110,567 | 133,284 | 8,143 | 9,407 |
| 5-rooms | 273,699 | 103,323 | 19,175 | 6,743 |
| 6-rooms | 282,379 | 53,158 | 18,448 | 3,044 |
| 7-rooms | 190,620 | 21,072 | 11,427 | 1,085 |
| 8-rooms | 111,735 | 8,826 | 5,853 | 463 |
| 9+ rooms | 95,834 | 4,326 | 5,596 | 200 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 57,388 | 10,279 |
| 1 unit attached | 17,320 | 16,521 | 1,030 | 696 |
| 2 units | 3,155 | 33,776 | 123 | 3,038 |
| 3-4 units | 4,981 | 43,186 | 181 | 2,440 |
| 5-9 units | 5,944 | 55,970 | 102 | 2,761 |
| 10-19 units | 2,800 | 28,382 | 61 | 1,498 |
| 20-49 units | 1,316 | 13,371 | 6 | 805 |
| 50 or more units | 1,775 | 21,101 | . | 1,642 |
| Mobile Home/Trailer | 238,054 | 68,258 | 11,450 | 4,196 |
| Boat, RV, van, etc. (1) | 886 | 303 | 13 | 26 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 85 | 484 |
| 1-Bedroom | 23,334 | 83,424 | 1,155 | 5,645 |
| 2-Bedrooms | 224,109 | 193,862 | 16,495 | 13,321 |
| 3-Bedrooms | 652,265 | 118,376 | 41,242 | 6,904 |
| 4-Bedrooms | 173,600 | 17,763 | 9,556 | 915 |
| 5-Bedrooms or more | 30,849 | 2,463 | 1,821 | 112 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 2,612 | 301 |
| 1995-1998 | 148,415 | 33,780 | 8,697 | 2,012 |
| 1990-1994 | 129,165 | 34,670 | 7,293 | 1,633 |
| 1980-1989 | 217,891 | 92,610 | 11,310 | 5,428 |
| 1970-1979 | 208,372 | 98,506 | 14,162 | 6,658 |
| 1960-1969 | 143,455 | 57,252 | 9,786 | 3,512 |
| 1950-1959 | 103,181 | 45,056 | 6,894 | 3,091 |
| 1940-1949 | 49,638 | 26,680 | 4,089 | 2,260 |
| 1939 or earlier | 64,338 | 30,473 | 5,511 | 2,486 |

(1) 1990 Census defined as "Other".

Total housing units in Spartanburg County changed by 17,059 dwellings between 1990 and 2000. Single-unit detached structures constituted 67.98 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 42.3.

TABLE 42.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | SPARTANBURG COUNTY | |
|-------------------------|------------------|------------------|--------------------|----------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 62,359 | 72,726 |
| 1-unit, attached | 34,261 | 40,185 | 1,459 | 1,980 |
| 2 to 4 units | 42,358 | 43,607 | 6,412 | 6,508 |
| 5 to 19 units | 50,441 | 57,981 | 5,628 | 5,253 |
| 20 to 49 units | 66,909 | 77,598 | 787 | 923 |
| 50 or more units | 38,782 | 41,561 | 783 | 1,836 |
| Mobile Home/Trailer | 21,027 | 22,457 | 11,986 | 17,711 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 513 | 49 |
| Total | 1,424,155 | 1,753,670 | 89,927 | 106,986 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 32.20 percent of owner-occupied housing units, and 10.08 percent of renter-occupied units in Spartanburg County. Table 42.4, presents the number of units in the dwelling by household size and tenure.

TABLE 42.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| SPARTANBURG COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 11,655 | 3,157 | 22,655 | 2,760 | 10,959 | 2,039 | 8,629 | 1,707 | 4,520 | 1,312 |
| 2 to 4 units | 152 | 2,242 | 80 | 1,491 | 44 | 885 | 19 | 545 | 9 | 315 |
| 5 to 19 units | 70 | 1,754 | 41 | 1,128 | 20 | 766 | 13 | 363 | 19 | 248 |
| 20 to 24 units | 6 | 466 | . | 182 | . | 69 | . | 45 | . | 43 |
| 50 or more units | . | 914 | . | 439 | . | 155 | . | 85 | . | 49 |
| Mobile Home/Trailer | 2,530 | 1,305 | 3,216 | 1,158 | 2,572 | 749 | 1,898 | 557 | 1,234 | 427 |
| Boat, RV, van, etc. (1) | . | 18 | 8 | . | 5 | . | . | 8 | . | . |
| Total | 14,413 | 9,856 | 26,000 | 7,158 | 13,600 | 4,663 | 10,559 | 3,310 | 5,782 | 2394 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 1.94 percent in 1990 to 1.80 percent in 2000, and renter-occupied units from 5.57 percent to 6.26 percent. Overcrowded units with incomplete plumbing facilities comprised 2.17 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 42.5.

TABLE 42.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| Subject | SOUTH CAROLINA | | SPARTANBURG COUNTY | |
|---|----------------|-----------|--------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 58,959 | 70,354 |
| 1.00 or less | 854,031 | 1,084,101 | 57,815 | 69,086 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 978 | 922 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 166 | 346 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 25,544 | 27,381 |
| 1.00 or less | 355,343 | 400,415 | 24,121 | 25,666 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 1,113 | 1,262 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 310 | 453 |
| Total occupied-units | 1,258,044 | 1,533,854 | 84,503 | 97,735 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 417 | 281 |
| 1.00 or less | 7,025 | 4,955 | 386 | 281 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 11 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 20 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 423 | 226 |
| 1.00 or less | 7,155 | 3,854 | 387 | 215 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 18 | 11 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 18 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 840 | 507 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.22 percent owner-occupied units and 7.11 percent renter-occupied units. Homeowners in poverty suffered from 3.76 percent overcrowding, compared to 8.64 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 42.6.

TABLE 42.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| Subject | SOUTH CAROLINA | | SPARTANBURG COUNTY | |
|--|----------------|---------|--------------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 53,256 | 23,488 |
| 1.00 or less | 817,756 | 349,147 | 52,072 | 21,818 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 857 | 1,227 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 327 | 443 |
| 65 years and over | 268,256 | 51,819 | 17,098 | 3,893 |
| 1.00 or less | 266,345 | 51,268 | 17,014 | 3,848 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 65 | 35 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 19 | 10 |
| Total occupied units | 1,107,619 | 426,235 | 70,354 | 27,381 |
| 1.00 or less | 1,084,101 | 400,415 | 69,086 | 25,666 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 922 | 1,262 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 346 | 453 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 5,173 | 6,577 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 105 | 448 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 97 | 174 |
| Total in poverty | 103,182 | 114,169 | 5,375 | 7,199 |

The total number of individuals in poverty in Spartanburg County changed by 16.66 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 42.7.

TABLE 42.7
POVERTY STATUS BY AGE, 1990 & 2000¹¹⁶
SOUTH CAROLINA VS SPARTANBURG COUNTY

| AGE | SOUTH CAROLINA | | SPARTANBURG COUNTY | |
|-------------------|----------------|---------|--------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 2,859 | 2,557 |
| 5 years | 11,063 | 10,403 | 516 | 551 |
| 6-11 years | 64,806 | 66,197 | 3,078 | 3,450 |
| 12-17 years | 57,494 | 58,222 | 2,438 | 3,042 |
| 18-64 years | 248,828 | 295,906 | 12,200 | 16,683 |
| 65-74 years | 42,296 | 31,507 | 2,492 | 1,798 |
| 75 years and over | 35,796 | 33,181 | 2,470 | 2,313 |
| Total | 517,793 | 547,869 | 26,053 | 30,394 |

Homeowners in poverty comprised 7.64 percent of owner-occupied households in Spartanburg county, and renters in poverty 26.29 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 1.99 percent of owner-occupied households, and 10.91 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 42.8.

TABLE 42.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| AGE GROUPS | SOUTH CAROLINA | | SPARTANBURG COUNTY | |
|-------------|----------------|-----------------|--------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 137 | 1,205 |
| 25-34 years | 11,268 | 25,396 | 546 | 1,736 |
| 35-44 years | 17,496 | 21,903 | 851 | 1,252 |
| 45-54 years | 17,170 | 15,657 | 857 | 1,045 |
| 55-59 years | 9,254 | 5,482 | 512 | 315 |
| 60-64 years | 9,738 | 4,963 | 563 | 381 |
| 65-74 years | 16,713 | 8,270 | 871 | 550 |
| 75 years + | 18,079 | 8,756 | 1,038 | 715 |
| Total | 103,182 | 114,169 | 5,375 | 7,199 |

Spartanburg County’s median family income changed from \$42,336 in 1990 to \$47,935 in 2000 (in 2002 real dollars). This compares to South Carolina’s median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 42.9, presents the 2000 Census data on families by income ranges.

TABLE 42.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| FAMILY INCOME | SOUTH CAROLINA | SPARTANBURG COUNTY |
|-------------------------------------|----------------|--------------------|
| Less than \$10,000 | 76,639 | 4,181 |
| \$10,000-\$19,999 | 119,963 | 7,213 |
| \$20,000-\$34,999 | 213,815 | 14,174 |
| \$35,000-\$49,999 | 201,370 | 13,416 |
| \$50,000-\$79,999 | 241,243 | 16,532 |
| \$80,000-\$99,999 | 114,775 | 7,542 |
| \$100,000-\$149,999 | 73,186 | 4,457 |
| \$150,000 or more | 37,745 | 2,238 |
| Total | 1,078,736 | 69,753 |
| Median Family Income (2002 dollars) | \$46,749 | \$47,935 |

¹¹⁶ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Spartanburg County was \$44,367, and the median for renter-occupied households was \$23,765. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 42.10, presents households by tenure and household income ranges.

TABLE 42.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | SPARTANBURG COUNTY | |
|-------------------------|----------------|-----------------|--------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 4,870 | 5,895 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 8,072 | 5,686 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 13,965 | 7,253 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 12,992 | 4,585 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 15,819 | 2,850 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 7,660 | 672 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 4,673 | 251 |
| \$150,000 or more | 39,213 | 3,456 | 2,303 | 189 |
| Total | 1,107,619 | 426,235 | 70,354 | 27,381 |
| Median Household Income | \$43,179 | \$23,855 | \$44,367 | \$23,765 |

According to the 2000 Census, 17.10 percent of Spartanburg County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 15.41 percent spent 50 percent¹¹⁷ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 15.31 percent of Spartanburg County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 8.15 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 42.11.

TABLE 42.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| SPARTANBURG COUNTY | | | | |
| Less than 30 percent | 15,430 | 27,748 | 15,719 | 302 |
| 30 to 49.9 percent | 4,613 | 5,608 | 830 | 43,467 |
| 50 percent or more | 4,158 | 2,987 | 550 | 6,438 |
| Not computed | 2,780 | 293 | 3,537 | 3,537 |
| Total | 26,981 | 36,636 | 17,401 | 54,037 |
| Median gross rent/monthly costs | \$485 | \$874 | \$226 | . |

Homeowners in Spartanburg County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 12.42 in 1990 to

¹¹⁷ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 42.12-42.15).

18.20 in 2000, while homeowners aged 65 years and over changed from 17.71 in 1990 to 19.20 in 2000. Table 42.12, presents details of households by monthly owner-costs by household income and age.

TABLE 42.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹¹⁸ | | | | | |
|---|---|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| SPARTANBURG COUNTY | | | | | | |
| Less than 20 percent | 21,239 | 22,856 | 7,753 | 8,801 | 28,992 | 31,657 |
| 20 to 24.9 percent | 4,583 | 5,778 | 1,223 | 1,386 | 5,806 | 7,164 |
| 25 to 29.9 percent | 2,345 | 3,788 | 830 | 858 | 3,175 | 4,646 |
| 30 to 34.9 percent | 1,397 | 2,304 | 551 | 539 | 1,948 | 2,843 |
| 35 percent or more | 2,621 | 4,993 | 1,593 | 2,139 | 4,214 | 7,132 |
| Not computed | 166 | 373 | 154 | 222 | 320 | 595 |
| Total | 32,351 | 40,092 | 12,104 | 13,945 | 44,455 | 54,037 |

Renters in Spartanburg County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 28.01 in 1990 to 30.42 in 2000, while renters aged 65 years and over changed from 46.13 in 1990 to 45.15 in 2000. Table 42.13, presents details of households by gross rent by income and age.

TABLE 42.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹¹⁹ | | | | | |
|---|--|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| SPARTANBURG COUNTY | | | | | | |
| Less than 20 percent | 8,754 | 8,986 | 572 | 726 | 9,326 | 9,712 |
| 20 to 24.9 percent | 2,998 | 2,855 | 373 | 326 | 3,371 | 3,181 |
| 25 to 29.9 percent | 2,204 | 2,194 | 487 | 343 | 2,691 | 2,537 |
| 30 to 34.9 percent | 1,445 | 1,598 | 351 | 351 | 1,796 | 1,949 |
| 35 percent or more | 4,514 | 5,447 | 1,314 | 1,375 | 5,828 | 6,822 |
| Not computed | 1,362 | 2,078 | 512 | 702 | 1,874 | 2,780 |
| Total | 21,277 | 23,158 | 3,609 | 3,823 | 24,886 | 26,981 |

¹¹⁸ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹¹⁹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 40.81 percent homeowners in Spartanburg County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 42.14.

TABLE 42.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-----------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| SPARTANBURG COUNTY | | | | | | | | | |
| Less than 20 percent | 264 | 2,416 | 4,698 | 5,054 | 8,808 | 5,118 | 3,528 | 1,771 | 31,657 |
| 20 to 24.9 percent | 232 | 668 | 1,139 | 1,706 | 2,237 | 803 | 294 | 85 | 7,164 |
| 25 to 29.9 percent | 319 | 382 | 1,044 | 1,365 | 1,014 | 374 | 100 | 48 | 4,646 |
| 30 to 34.9 percent | 253 | 249 | 904 | 804 | 421 | 143 | 55 | 14 | 2,843 |
| 35 percent or more | 1,566 | 2,003 | 2,167 | 857 | 453 | 65 | 21 | . | 7,132 |
| Not computed | 586 | . | . | . | . | . | . | 9 | 595 |
| Total | 3,220 | 5,718 | 9,952 | 9,786 | 12,933 | 6,503 | 3,998 | 1,927 | 54,037 |

As per the 2000 Census, 41.27 percent renters in Spartanburg County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 42.15.

TABLE 42.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-----------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | \$150,000 | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| SPARTANBURG COUNTY | | | | | | | | | |
| Less than 20 percent | 267 | 556 | 2,177 | 3,327 | 2,378 | 617 | 390 | 9,712 | |
| 20 to 24.9 percent | 249 | 422 | 1,853 | 544 | 105 | . | 8 | 3,181 | |
| 25 to 29.9 percent | 377 | 635 | 1,294 | 172 | 45 | 7 | 7 | 2,537 | |
| 30 to 34.9 percent | 262 | 877 | 724 | 69 | 17 | . | . | 1,949 | |
| 35 percent or more | 3,358 | 2,715 | 631 | 102 | 16 | . | . | 6,822 | |
| Not computed | 1,329 | 426 | 432 | 292 | 235 | 41 | 25 | 2,780 | |
| Total | 5,842 | 5,631 | 7,111 | 4,506 | 2,796 | 665 | 430 | 26,981 | |

As per the 2000 Census, 7.39 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 42.16. The median value for a home in 2000 in the county was \$91,100, compared to \$94,900 in Wyoming.

TABLE 42.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|---------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| SPARTANBURG COUNTY | | | | | | | | |
| Less than \$10,000 | 90 | 33 | 74 | 20 | 9 | 6 | 2 | 234 |
| \$10,000-\$29,999 | 426 | 495 | 537 | 207 | 144 | 44 | 38 | 1,891 |
| \$30,000-\$49,999 | 754 | 998 | 1,360 | 838 | 662 | 144 | 43 | 4,799 |
| \$50,000-\$79,999 | 1,060 | 1,998 | 3,727 | 2,984 | 2,700 | 923 | 449 | 13,841 |
| \$80,000-\$99,999 | 375 | 1,046 | 1,844 | 2,354 | 3,223 | 1,242 | 692 | 10,776 |
| \$100,000-\$199,999 | 457 | 992 | 2,073 | 3,030 | 5,437 | 3,191 | 2,576 | 17,756 |
| \$200,000 or more | 58 | 156 | 337 | 353 | 758 | 953 | 2,125 | 4,740 |
| Total | 3,220 | 5,718 | 9,952 | 9,786 | 12,933 | 6,503 | 5,925 | 54,037 |

As per the 2000 Census, 10.92 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 42.17.

TABLE 42.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|---------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| SPARTANBURG COUNTY | | | | | | | | |
| Less than \$200 | 1,518 | 365 | 210 | 75 | 31 | 16 | . | 2,215 |
| \$200-\$399 | 1,594 | 1,644 | 1,340 | 644 | 335 | 49 | 36 | 5,642 |
| \$400-\$599 | 1,438 | 2,361 | 3,548 | 1,949 | 1,101 | 223 | 124 | 10,744 |
| \$600-\$799 | 436 | 645 | 1,152 | 1,117 | 772 | 223 | 104 | 4,449 |
| \$800-\$999 | 136 | 95 | 245 | 241 | 173 | 76 | 59 | 1,025 |
| \$1000+ | 119 | 95 | 184 | 188 | 149 | 37 | 82 | 854 |
| No Cash Rent | 601 | 426 | 432 | 292 | 235 | 41 | 25 | 2,052 |
| Total | 5,842 | 5,631 | 7,111 | 4,506 | 2,796 | 665 | 430 | 26,981 |

The median household income in Spartanburg County was \$37,332, compared to \$36,951 statewide. Table 42.18, presents further details of householders by age and household income.

TABLE 42.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS SPARTANBURG COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|---------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|---------------|------------------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| SPARTANBURG COUNTY | | | | | | | | | | |
| Under 25 years | 1,004 | 1,061 | 1,392 | 920 | 489 | 92 | 9 | 20 | 4,987 | \$24,048 |
| 25-34 years | 1,192 | 1,883 | 4,635 | 3,734 | 3,826 | 1,111 | 439 | 144 | 16,964 | \$37,939 |
| 35-44 years | 1,447 | 1,843 | 4,229 | 4,197 | 5,369 | 2,316 | 1,181 | 616 | 21,198 | \$45,555 |
| 45-54 years | 1,587 | 1,671 | 3,262 | 3,531 | 4,466 | 2,800 | 1,812 | 779 | 19,908 | \$49,592 |
| 55-64 years | 1,477 | 1,990 | 2,763 | 2,461 | 2,746 | 1,338 | 999 | 581 | 14,355 | \$40,527 |
| 65-74 years | 1,717 | 2,526 | 2,776 | 1,904 | 1,180 | 494 | 354 | 213 | 11,164 | \$26,240 |
| 75 years + | 2,283 | 2,563 | 2,102 | 908 | 758 | 250 | 108 | 110 | 9,082 | \$18,441 |
| Total | 10,707 | 13,537 | 21,159 | 17,655 | 18,834 | 8,401 | 4,902 | 2,463 | 97,658 | \$37,332 |

As per the 2000 Census, civilian employed males aged 16 years comprised 50.17 percent of the labor force, and females 44.32 percent in Spartanburg County. About 66.87 percent of the male population 16 years and over and 47.74 percent females worked 35 or more hours per week. Employed males contributed to 34.57 percent of jobs to the manufacturing industry in the county, while employed females contributed 29.19 percent of jobs to the educational, health and social services. Further, males in the County held 32.03 percent of production, transportation, material & moving occupations in the county, while females held 35.65 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 42.19.

**TABLE 42.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS SPARTANBURG COUNTY**

| Subject | SOUTH CAROLINA | | SPARTANBURG COUNTY | |
|--|----------------|-----------|--------------------|---------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 94,050 | 103,240 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 73 | 12 |
| Civilian Employed | 955,764 | 868,936 | 63,662 | 56,248 |
| Civilian Un-employed | 53,659 | 59,836 | 3,351 | 3,568 |
| Total in Labor Force | 1,038,566 | 935,656 | 67,086 | 59,828 |
| Not in Labor Force | 449,088 | 690,706 | 26,964 | 43,412 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 62,887 | 49,290 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 6,938 | 12,482 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 1,595 | 3,233 |
| Did not work | 375,577 | 604,016 | 22,630 | 38,235 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 537 | 80 |
| Construction | 135,502 | 15,106 | 8,269 | 967 |
| Manufacturing | 229,789 | 124,597 | 22,007 | 11,156 |
| Wholesale Trade | 42,461 | 18,042 | 3,572 | 1,623 |
| Retail Trade | 103,533 | 114,071 | 6,505 | 7,782 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 4,088 | 1,335 |
| Information | 20,038 | 18,516 | 1,341 | 1,303 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 1,746 | 3,087 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 3,859 | 3,451 |
| Educational Health & Social Services | 74,498 | 265,210 | 3,977 | 16,421 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 3,270 | 5,091 |
| Other Services | 43,939 | 41,855 | 3,063 | 2,630 |
| Public Administration | 44,062 | 41,621 | 1,428 | 1,322 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 7,009 | 4,860 |
| Professional & Related | 128,066 | 196,766 | 7,689 | 12,326 |
| Services | 110,748 | 157,913 | 5,588 | 9,477 |
| Sales & Office | 155,086 | 304,638 | 9,997 | 20,050 |
| Farming, Fishing & Forestry | 8,604 | 2,075 | 289 | 67 |
| Construction, Extraction & Maintenance | 199,793 | 9,255 | 12,700 | 466 |
| Production, Transportation, Material & Moving | 235,563 | 110,908 | 20,390 | 9,002 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Spartanburg County, defined as the number of people working or actively seeking work, changed from 119,429 in 1990 to 129,257 in 2002. The unemployment rate for the County, at 6.80 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 42.20, provides annual labor force details for the years 1990-2002.

**TABLE 42.20
ANNUAL LABOR FORCE
SPARTANBURG COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 119,429 | 114,225 | 5,204 | 4.40 |
| 1991 | 120,859 | 114,266 | 6,593 | 5.50 |
| 1992 | 121,694 | 115,890 | 5,804 | 4.80 |
| 1993 | 123,620 | 116,990 | 6,630 | 5.40 |
| 1994 | 124,884 | 119,343 | 5,541 | 4.40 |
| 1995 | 128,256 | 123,499 | 4,757 | 3.70 |
| 1996 | 128,009 | 121,865 | 6,144 | 4.80 |
| 1997 | 132,068 | 127,050 | 5,018 | 3.80 |
| 1998 | 134,091 | 129,622 | 4,469 | 3.30 |
| 1999 | 133,079 | 127,310 | 5,769 | 4.30 |
| 2000 | 131,398 | 126,867 | 4,531 | 3.40 |
| 2001 | 130,896 | 124,097 | 6,799 | 5.20 |
| 2002 | 129,257 | 120,407 | 8,850 | 6.80 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Spartanburg County recorded 146,423 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$6,349,785,000 and real per capita income was \$24,707 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$33,458 in 2001, while South Carolina's average earnings per job was \$30,861. Table 42.21, provides further annual data for years 1969 through 2001.

TABLE 42.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
SPARTANBURG COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 1,873,190 | 69,685 | -93,702 | 185,603 | 159,396 | 2,054,803 | 11,984 | 80,942 | 23,142 |
| 1970 | 1,928,077 | 71,194 | -98,002 | 199,302 | 182,890 | 2,141,073 | 12,281 | 83,182 | 23,179 |
| 1971 | 2,008,136 | 76,781 | -102,827 | 207,974 | 198,314 | 2,234,817 | 12,556 | 84,945 | 23,640 |
| 1972 | 2,151,593 | 85,843 | -103,458 | 218,767 | 213,029 | 2,394,088 | 13,027 | 89,202 | 24,120 |
| 1973 | 2,330,885 | 106,118 | -106,833 | 243,765 | 238,759 | 2,600,457 | 13,898 | 94,456 | 24,677 |
| 1974 | 2,333,611 | 110,442 | -101,326 | 257,779 | 272,368 | 2,651,990 | 13,979 | 96,140 | 24,273 |
| 1975 | 2,231,401 | 104,426 | -118,107 | 253,252 | 345,293 | 2,607,413 | 13,598 | 92,462 | 24,133 |
| 1976 | 2,418,643 | 113,281 | -125,383 | 267,719 | 338,761 | 2,786,458 | 14,598 | 97,992 | 24,682 |
| 1977 | 2,449,229 | 113,906 | -118,982 | 283,801 | 336,908 | 2,837,051 | 14,508 | 99,015 | 24,736 |
| 1978 | 2,619,405 | 123,800 | -125,108 | 309,837 | 343,668 | 3,024,001 | 15,322 | 103,123 | 25,401 |
| 1979 | 2,696,635 | 132,419 | -118,647 | 335,780 | 365,146 | 3,146,495 | 15,768 | 105,651 | 25,524 |
| 1980 | 2,726,380 | 135,601 | -123,945 | 385,826 | 404,262 | 3,256,921 | 15,986 | 106,912 | 25,501 |
| 1981 | 2,695,553 | 145,109 | -111,716 | 440,271 | 434,182 | 3,313,182 | 16,091 | 106,717 | 25,259 |
| 1982 | 2,571,428 | 143,671 | -103,397 | 469,464 | 460,138 | 3,253,962 | 15,684 | 104,062 | 24,711 |
| 1983 | 2,674,664 | 151,398 | -102,227 | 511,240 | 467,148 | 3,399,428 | 16,286 | 104,858 | 25,507 |
| 1984 | 2,926,015 | 165,944 | -110,285 | 571,745 | 462,520 | 3,684,052 | 17,400 | 110,100 | 26,576 |
| 1985 | 2,995,250 | 179,980 | -95,404 | 611,962 | 494,357 | 3,826,186 | 17,798 | 111,949 | 26,755 |
| 1986 | 3,085,670 | 190,715 | -78,491 | 638,099 | 509,211 | 3,963,773 | 18,353 | 113,368 | 27,218 |
| 1987 | 3,270,086 | 199,341 | -77,549 | 655,621 | 511,882 | 4,160,699 | 19,088 | 117,242 | 27,892 |
| 1988 | 3,475,066 | 220,336 | -75,353 | 689,889 | 525,196 | 4,394,462 | 19,890 | 123,256 | 28,194 |
| 1989 | 3,573,269 | 232,920 | -65,785 | 729,948 | 557,260 | 4,561,773 | 20,310 | 128,215 | 27,869 |
| 1990 | 3,646,802 | 235,368 | -49,354 | 783,880 | 596,672 | 4,742,632 | 20,839 | 130,220 | 28,005 |
| 1991 | 3,609,404 | 239,870 | -51,608 | 782,640 | 650,439 | 4,751,006 | 20,587 | 127,013 | 28,418 |
| 1992 | 3,821,679 | 251,241 | -97,994 | 763,802 | 693,813 | 4,930,060 | 21,139 | 129,343 | 29,547 |
| 1993 | 3,958,516 | 261,405 | -103,774 | 775,125 | 719,468 | 5,087,929 | 21,628 | 132,773 | 29,814 |
| 1994 | 4,089,625 | 273,759 | -133,161 | 827,925 | 747,658 | 5,258,288 | 22,087 | 138,048 | 29,625 |
| 1995 | 4,282,216 | 288,074 | -164,147 | 820,798 | 784,001 | 5,434,795 | 22,540 | 142,733 | 30,002 |
| 1996 | 4,346,476 | 287,927 | -163,684 | 852,576 | 822,383 | 5,569,823 | 22,796 | 144,939 | 29,988 |
| 1997 | 4,463,155 | 296,156 | -188,762 | 887,030 | 848,046 | 5,713,312 | 23,147 | 147,493 | 30,260 |
| 1998 | 4,623,614 | 304,653 | -234,264 | 966,212 | 859,320 | 5,910,229 | 23,714 | 148,633 | 31,108 |
| 1999 | 4,817,968 | 312,733 | -189,400 | 931,263 | 894,319 | 6,141,416 | 24,381 | 148,188 | 32,513 |
| 2000 | 4,948,520 | 315,986 | -210,907 | 1,047,667 | 923,694 | 6,392,987 | 25,126 | 149,228 | 33,161 |
| 2001 | 4,899,033 | 318,725 | -269,649 | 1,040,347 | 998,780 | 6,349,785 | 24,707 | 146,423 | 33,458 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Spartanburg County changed from 968 in 1980 to 1,532 in 2002. Total units also changed from 1,604 in 1980 to 1,986 in 2002. Additional details of permit activity and per unit valuations are given in Table 42.22.

TABLE 42.22
BUILDING PERMITS AND VALUATION¹²⁰
SPARTANBURG COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 968 | 292 | 59 | 285 | 1,604 | 85.51 |
| 1981 | 642 | 90 | 61 | 848 | 1,641 | 73.94 |
| 1982 | 468 | 38 | 14 | 42 | 562 | 72.36 |
| 1983 | 813 | 100 | 23 | 237 | 1,173 | 79.09 |
| 1984 | 883 | 148 | 62 | 82 | 1,175 | 74.46 |
| 1985 | 953 | 86 | 37 | 1,686 | 2,762 | 75.20 |
| 1986 | 972 | 44 | 19 | 545 | 1,580 | 82.33 |
| 1987 | 888 | 30 | 25 | 38 | 981 | 86.72 |
| 1988 | 868 | 34 | 4 | 87 | 993 | 89.38 |
| 1989 | 859 | 16 | 12 | 41 | 928 | 87.05 |
| 1990 | 860 | 18 | 10 | 11 | 899 | 83.21 |
| 1991 | 860 | 8 | 11 | 5 | 884 | 79.84 |
| 1992 | 1,088 | 6 | 59 | 12 | 1,165 | 78.90 |
| 1993 | 1,164 | . | 20 | 8 | 1,192 | 85.41 |
| 1994 | 1,362 | 2 | . | . | 1,364 | 84.23 |
| 1995 | 1,264 | 16 | 3 | 160 | 1,443 | 87.85 |
| 1996 | 1,388 | 14 | . | 324 | 1,726 | 89.18 |
| 1997 | 1,423 | 28 | 3 | 424 | 1,878 | 88.38 |
| 1998 | 1,580 | 38 | . | 156 | 1,774 | 87.65 |
| 1999 | 1,696 | 162 | . | 162 | 2,020 | 90.54 |
| 2000 | 1,515 | 16 | 16 | 20 | 1,567 | 90.03 |
| 2001 | 1,396 | 22 | . | 154 | 1,572 | 90.07 |
| 2002 | 1,532 | 82 | 20 | 352 | 1,986 | 90.44 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Spartanburg County would change by 67,409 persons from 253,791 in 2000 to 321,200 in 2025, as seen in Table 42.23.

TABLE 42.23
B&CB POPULATION FORECAST
SPARTANBURG COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | SPARTANBURG COUNTY |
|------|----------------|-----------------------|
| 2000 | 4,012,012 | 253,791 |
| 2005 | 4,154,900 | 265,790 |
| 2010 | 4,387,780 | 279,730 |
| 2015 | 4,618,440 | 293,630 |
| 2020 | 4,849,980 | 307,510 |
| 2025 | 5,077,400 | 321,200 |

The household forecast indicates a total change of 34,088 homeowners in the county from 70,339 in 2000 to 104,427 in 2025. Renters, on the other hand, would change by 5,780 households from 27,396 in 2000 to 33,176 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 3,210 households for householders having

¹²⁰Data Source: U.S. Bureau of Census.

incomes from 31-50 percent of MFI; and to change by 5,390 households for those at 51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 960 households for renters having incomes from 31-50 percent of MFI; and to change some 1,257 households for those at 51-80 percent of MFI. Table 42.24, provides further details of the household forecast by tenure and income.

TABLE 42.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
SPARTANBURG COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|---------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 70,339 | 6,193 | 6,625 | 11,120 | 5,976 | 40,425 |
| 2005 | 76,032 | 6,694 | 7,161 | 12,020 | 6,460 | 43,697 |
| 2010 | 82,884 | 7,297 | 7,806 | 13,104 | 7,042 | 47,635 |
| 2015 | 89,917 | 7,916 | 8,469 | 14,216 | 7,640 | 51,677 |
| 2020 | 97,133 | 8,552 | 9,148 | 15,356 | 8,253 | 55,824 |
| 2025 | 104,427 | 9,194 | 9,835 | 16,510 | 8,872 | 60,016 |
| Renters | | | | | | |
| 2000 | 27,396 | 6,378 | 4,549 | 5,960 | 2,540 | 7,968 |
| 2005 | 28,461 | 6,626 | 4,726 | 6,192 | 2,639 | 8,278 |
| 2010 | 29,674 | 6,908 | 4,927 | 6,456 | 2,752 | 8,631 |
| 2015 | 30,865 | 7,186 | 5,125 | 6,715 | 2,862 | 8,977 |
| 2020 | 32,036 | 7,458 | 5,320 | 6,969 | 2,971 | 9,318 |
| 2025 | 33,176 | 7,724 | 5,509 | 7,217 | 3,076 | 9,650 |

Sumter County

Sumter County's population changed by 1.96 percent, from 102,637 in 1990 to 104,646 in 2000. It represented 2.61 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 552 persons, 105,198 in July 2002.

Of the total households in Sumter County, homeowners comprised 69.46 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.34 percent in 1990 to 1.86 percent in 2000, and renter vacancy rate changed from 5.25 percent in 1990 to 10.26 percent in 2000. Housing units in urban areas of the county changed by 5,717 persons, and in rural areas by 1,018 persons between 1990 and 2000¹²¹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 43.1.

TABLE 43.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS SUMTER COUNTY

| Subject | SOUTH CAROLINA | | SUMTER COUNTY | |
|---|----------------|-----------|---------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 102,637 | 104,646 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 35,016 | 41,751 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 32,723 | 37,728 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 21,328 | 26,207 |
| Homeownership Rate | 69.86 | 72.21 | 65.18 | 69.46 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.34 | 1.86 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 11,395 | 11,521 |
| Renter Vacancy Rate | 11.49 | 12.01 | 5.25 | 10.26 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 632 | 1,317 |
| For sale | 15,186 | 21,955 | 290 | 496 |
| Rented or sold, not occupied | 13,691 | 15,930 | 233 | 420 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 170 | 236 |
| For migrant workers | 360 | 420 | 7 | 10 |
| Other vacant | 37,806 | 53,137 | 961 | 1,544 |
| Total Vacant | 166,111 | 219,816 | 2,293 | 4,023 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | 18,987 | 25,957 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 1,253 | . |
| Rural; Farm | 17,086 | 13,656 | 515 | 330 |
| Rural; Non-farm | 606,887 | 666,731 | 14,261 | 15,464 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Sumter County had an average of 2.75 persons per household, and renter-occupied units an average of 2.52 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 41.91 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 43.2.

¹²¹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 43.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| Subject | SOUTH CAROLINA | | SUMTER COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 26,207 | 11,521 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 5,203 | 3,557 |
| 2-person | 403,375 | 118,155 | 8,602 | 3,016 |
| 3-person | 204,199 | 72,676 | 5,028 | 2,079 |
| 4-person | 168,089 | 49,616 | 4,315 | 1,659 |
| 5 or more person | 98,068 | 36,558 | 3,059 | 1,210 |
| Average Household size | 2.61 | 2.32 | 2.75 | 2.52 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 8 | 137 |
| 2-rooms | 7,193 | 29,729 | 109 | 643 |
| 3-rooms | 34,806 | 64,824 | 1,021 | 1,267 |
| 4-rooms | 110,567 | 133,284 | 2,112 | 3,195 |
| 5-rooms | 273,699 | 103,323 | 6,466 | 2,961 |
| 6-rooms | 282,379 | 53,158 | 6,756 | 1,894 |
| 7-rooms | 190,620 | 21,072 | 5,115 | 977 |
| 8-rooms | 111,735 | 8,826 | 2,857 | 344 |
| 9+ rooms | 95,834 | 4,326 | 1,763 | 103 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 18,579 | 4,259 |
| 1 unit attached | 17,320 | 16,521 | 323 | 1,321 |
| 2 units | 3,155 | 33,776 | 67 | 902 |
| 3-4 units | 4,981 | 43,186 | 47 | 960 |
| 5-9 units | 5,944 | 55,970 | 64 | 715 |
| 10-19 units | 2,800 | 28,382 | 15 | 316 |
| 20-49 units | 1,316 | 13,371 | . | 109 |
| 50 or more units | 1,775 | 21,101 | 5 | 559 |
| Mobile Home/Trailer | 238,054 | 68,258 | 7,094 | 2,380 |
| Boat, RV, van, etc. (1) | 886 | 303 | 13 | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 61 | 202 |
| 1-Bedroom | 23,334 | 83,424 | 444 | 1,366 |
| 2-Bedrooms | 224,109 | 193,862 | 3,960 | 5,023 |
| 3-Bedrooms | 652,265 | 118,376 | 16,729 | 4,037 |
| 4-Bedrooms | 173,600 | 17,763 | 4,384 | 826 |
| 5-Bedrooms or more | 30,849 | 2,463 | 629 | 67 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 820 | 189 |
| 1995-1998 | 148,415 | 33,780 | 3,205 | 546 |
| 1990-1994 | 129,165 | 34,670 | 3,289 | 1,029 |
| 1980-1989 | 217,891 | 92,610 | 5,444 | 2,467 |
| 1970-1979 | 208,372 | 98,506 | 5,199 | 2,701 |
| 1960-1969 | 143,455 | 57,252 | 3,430 | 2,100 |
| 1950-1959 | 103,181 | 45,056 | 2,550 | 1,416 |
| 1940-1949 | 49,638 | 26,680 | 1,016 | 466 |
| 1939 or earlier | 64,338 | 30,473 | 1,254 | 607 |

(1) 1990 Census defined as "Other".

Total housing units in Sumter County changed by 6,735 dwellings between 1990 and 2000. Single-unit detached structures constituted 59.46 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 43.3.

TABLE 43.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS SUMTER COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | SUMTER COUNTY | |
|-------------------------|------------------|------------------|---------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 21,660 | 24,824 |
| 1-unit, attached | 34,261 | 40,185 | 1,820 | 1,693 |
| 2 to 4 units | 42,358 | 43,607 | 2,266 | 2,326 |
| 5 to 19 units | 50,441 | 57,981 | 1,046 | 1,177 |
| 20 to 49 units | 66,909 | 77,598 | 175 | 127 |
| 50 or more units | 38,782 | 41,561 | 262 | 620 |
| Mobile Home/Trailer | 21,027 | 22,457 | 7,391 | 10,942 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 396 | 42 |
| Total | 1,424,155 | 1,753,670 | 35,016 | 41,751 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 25.90 percent of owner-occupied housing units, and 13.68 percent of renter-occupied units in Sumter County. Table 43.4, presents the number of units in the dwelling by household size and tenure.

TABLE 43.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| SUMTER COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 3,695 | 1,235 | 6,788 | 1,576 | 3,467 | 1,111 | 3,019 | 971 | 1,933 | 687 |
| 2 to 4 units | 23 | 728 | 23 | 466 | 39 | 279 | 24 | 235 | 5 | 154 |
| 5 to 19 units | 14 | 516 | 4 | 257 | 30 | 119 | 10 | 63 | 21 | 76 |
| 20 to 24 units | . | 78 | . | 31 | . | . | . | . | . | . |
| 50 or more units | 5 | 326 | . | 101 | . | 97 | . | 26 | . | 9 |
| Mobile Home/Trailer | 1,459 | 674 | 1,781 | 585 | 1,492 | 473 | 1,262 | 364 | 1,100 | 284 |
| Boat, RV, van, etc. (1) | 7 | . | 6 | . | . | . | . | . | . | . |
| Total | 5,203 | 3,557 | 8,602 | 3,016 | 5,028 | 2,079 | 4,315 | 1,659 | 3,059 | 1210 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 4.20 percent in 1990 to 2.71 percent in 2000, and renter-occupied units from 7.99 percent to 5.60 percent. Overcrowded units with incomplete plumbing facilities comprised 2.90 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 43.5.

TABLE 43.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000

| Subject | SOUTH CAROLINA | | SUMTER COUNTY | |
|---|----------------|-----------|---------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 21,328 | 26,207 |
| 1.00 or less | 854,031 | 1,084,101 | 20,433 | 25,497 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 695 | 542 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 200 | 168 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 11,395 | 11,521 |
| 1.00 or less | 355,343 | 400,415 | 10,484 | 10,876 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 651 | 491 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 260 | 154 |
| Total occupied-units | 1,258,044 | 1,533,854 | 32,723 | 37,728 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 327 | 117 |
| 1.00 or less | 7,025 | 4,955 | 306 | 117 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 17 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 4 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 252 | 124 |
| 1.00 or less | 7,155 | 3,854 | 197 | 117 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 29 | 7 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 26 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 579 | 241 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 3.22 percent owner-occupied units and 6.37 percent renter-occupied units. Homeowners in poverty suffered from 6.14 percent overcrowding, compared to 9.31 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 43.6.

TABLE 43.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000

| Subject | SOUTH CAROLINA | | SUMTER COUNTY | |
|--|----------------|---------|---------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 20,152 | 10,049 |
| 1.00 or less | 817,756 | 349,147 | 19,503 | 9,409 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 497 | 491 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 152 | 149 |
| 65 years and over | 268,256 | 51,819 | 6,055 | 1,472 |
| 1.00 or less | 266,345 | 51,268 | 5,994 | 1,467 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 45 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 16 | 5 |
| Total occupied units | 1,107,619 | 426,235 | 26,207 | 11,521 |
| 1.00 or less | 1,084,101 | 400,415 | 25,497 | 10,876 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 542 | 491 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 168 | 154 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 2,891 | 2,775 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 128 | 205 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 61 | 80 |
| Total in poverty | 103,182 | 114,169 | 3,080 | 3,060 |

The total number of individuals in poverty in Sumter County changed by -15.85 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 43.7.

TABLE 43.7
POVERTY STATUS BY AGE, 1990 & 2000¹²²
SOUTH CAROLINA VS SUMTER COUNTY

| AGE | SOUTH CAROLINA | | SUMTER COUNTY | |
|-------------------|----------------|---------|---------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 2,420 | 1,802 |
| 5 years | 11,063 | 10,403 | 462 | 328 |
| 6-11 years | 64,806 | 66,197 | 2,950 | 2,292 |
| 12-17 years | 57,494 | 58,222 | 2,196 | 1,875 |
| 18-64 years | 248,828 | 295,906 | 9,083 | 8,166 |
| 65-74 years | 42,296 | 31,507 | 1,315 | 842 |
| 75 years and over | 35,796 | 33,181 | 1,124 | 1,146 |
| Total | 517,793 | 547,869 | 19,550 | 16,451 |

Homeowners in poverty comprised 11.75 percent of owner-occupied households in Sumter county, and renters in poverty 26.56 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 3.76 percent of owner-occupied households, and 11.44 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 43.8.

TABLE 43.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| AGE GROUPS | SOUTH CAROLINA | | SUMTER COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 68 | 434 |
| 25-34 years | 11,268 | 25,396 | 388 | 660 |
| 35-44 years | 17,496 | 21,903 | 598 | 658 |
| 45-54 years | 17,170 | 15,657 | 502 | 444 |
| 55-59 years | 9,254 | 5,482 | 293 | 226 |
| 60-64 years | 9,738 | 4,963 | 232 | 141 |
| 65-74 years | 16,713 | 8,270 | 410 | 272 |
| 75 years + | 18,079 | 8,756 | 589 | 225 |
| Total | 103,182 | 114,169 | 3,080 | 3,060 |

Sumter County's median family income changed from \$34,131 in 1990 to \$41,192 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 43.9, presents the 2000 Census data on families by income ranges.

TABLE 43.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| FAMILY INCOME | SOUTH CAROLINA | SUMTER COUNTY |
|-------------------------------------|----------------|---------------|
| Less than \$10,000 | 76,639 | 2,268 |
| \$10,000-\$19,999 | 119,963 | 3,791 |
| \$20,000-\$34,999 | 213,815 | 6,255 |
| \$35,000-\$49,999 | 201,370 | 5,487 |
| \$50,000-\$79,999 | 241,243 | 5,832 |
| \$80,000-\$99,999 | 114,775 | 2,299 |
| \$100,000-\$149,999 | 73,186 | 1,203 |
| \$150,000 or more | 37,745 | 647 |
| Total | 1,078,736 | 27,782 |
| Median Family Income (2002 dollars) | \$46,749 | \$41,192 |

¹²² Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Sumter County was \$40,014, and the median for renter-occupied households was \$22,632. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 43.10, presents households by tenure and household income ranges.

TABLE 43.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | SUMTER COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 2,624 | 2,460 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 3,357 | 2,559 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 5,334 | 3,097 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 5,166 | 1,713 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 5,702 | 1,221 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 2,208 | 284 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 1,114 | 145 |
| \$150,000 or more | 39,213 | 3,456 | 702 | 42 |
| Total | 1,107,619 | 426,235 | 26,207 | 11,521 |
| Median Household Income | \$43,179 | \$23,855 | \$40,014 | \$22,632 |

According to the 2000 Census, 13.88 percent of Sumter County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 13.10 percent spent 50 percent¹²³ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 12.79 percent of Sumter County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 8.03 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 43.11.

TABLE 43.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| SUMTER COUNTY | | | | |
| Less than 30 percent | 5,820 | 9,427 | 4,947 | 147 |
| 30 to 49.9 percent | 1,590 | 1,541 | 388 | 14,374 |
| 50 percent or more | 1,501 | 968 | 299 | 1,929 |
| Not computed | 2,548 | 117 | 1,267 | 1,267 |
| Total | 11,459 | 12,053 | 5,781 | 17,834 |
| Median gross rent/monthly costs | \$461 | \$794 | \$229 | . |

Homeowners in Sumter County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 19.17 in 1990 to 16.89 in

¹²³ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 43.12-43.15).

2000, while homeowners aged 65 years and over changed from 24.63 in 1990 to 20.77 in 2000. Table 43.12, presents details of households by monthly owner-costs by household income and age.

TABLE 43.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS SUMTER COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹²⁴ | | | | | |
|---|---|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| SUMTER COUNTY | | | | | | |
| Less than 20 percent | 5,884 | 7,657 | 2,082 | 3,089 | 7,966 | 10,746 |
| 20 to 24.9 percent | 1,648 | 1,850 | 415 | 319 | 2,063 | 2,169 |
| 25 to 29.9 percent | 1,235 | 1,193 | 251 | 266 | 1,486 | 1,459 |
| 30 to 34.9 percent | 600 | 649 | 213 | 217 | 813 | 866 |
| 35 percent or more | 1,503 | 1,561 | 709 | 769 | 2,212 | 2,330 |
| Not computed | 100 | 176 | 74 | 88 | 174 | 264 |
| Total | 10,970 | 13,086 | 3,744 | 4,748 | 14,714 | 17,834 |

Renters in Sumter County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 30.58 in 1990 to 24.67 in 2000, while renters aged 65 years and over changed from 45.31 in 1990 to 42.88 in 2000. Table 43.13, presents details of households by gross rent by income and age.

TABLE 43.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS SUMTER COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹²⁵ | | | | | |
|---|--|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| SUMTER COUNTY | | | | | | |
| Less than 20 percent | 2,865 | 3,346 | 189 | 294 | 3,054 | 3,640 |
| 20 to 24.9 percent | 1,162 | 1,036 | 120 | 100 | 1,282 | 1,136 |
| 25 to 29.9 percent | 901 | 904 | 136 | 140 | 1,037 | 1,044 |
| 30 to 34.9 percent | 703 | 554 | 201 | 62 | 904 | 616 |
| 35 percent or more | 2,279 | 1,914 | 413 | 561 | 2,692 | 2,475 |
| Not computed | 1,841 | 2,252 | 296 | 296 | 2,137 | 2,548 |
| Total | 9,751 | 10,006 | 1,355 | 1,453 | 11,106 | 11,459 |

¹²⁴ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹²⁵ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 55.98 percent homeowners in Sumter County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 43.14.

TABLE 43.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| SUMTER COUNTY | | | | | | | | | |
| Less than 20 percent | 100 | 705 | 1,593 | 1,947 | 3,254 | 1,647 | 935 | 565 | 10,746 |
| 20 to 24.9 percent | 59 | 235 | 469 | 650 | 541 | 157 | 52 | 6 | 2,169 |
| 25 to 29.9 percent | 80 | 163 | 373 | 434 | 378 | 22 | 9 | . | 1,459 |
| 30 to 34.9 percent | 92 | 181 | 324 | 184 | 79 | 6 | . | . | 866 |
| 35 percent or more | 845 | 671 | 514 | 208 | 83 | 9 | . | . | 2,330 |
| Not computed | 252 | . | . | . | . | . | . | 12 | 264 |
| Total | 1,428 | 1,955 | 3,273 | 3,423 | 4,335 | 1,841 | 996 | 583 | 17,834 |

As per the 2000 Census, 47.75 percent renters in Sumter County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 43.15.

TABLE 43.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|---------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | or more | | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| SUMTER COUNTY | | | | | | | | | |
| Less than 20 percent | 76 | 298 | 887 | 1,057 | 944 | 218 | 160 | 3,640 | |
| 20 to 24.9 percent | 61 | 238 | 641 | 175 | 13 | 8 | . | 1,136 | |
| 25 to 29.9 percent | 106 | 301 | 551 | 72 | 6 | 8 | . | 1,044 | |
| 30 to 34.9 percent | 63 | 327 | 212 | 14 | . | . | . | 616 | |
| 35 percent or more | 1,413 | 900 | 110 | 16 | 36 | . | . | 2,475 | |
| Not computed | 722 | 474 | 696 | 373 | 206 | 50 | 27 | 2,548 | |
| Total | 2,441 | 2,538 | 3,097 | 1,707 | 1,205 | 284 | 187 | 11,459 | |

As per the 2000 Census, 7.75 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 43.16. The median value for a home in 2000 in the county was \$78,700, compared to \$94,900 in Wyoming.

TABLE 43.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| SUMTER COUNTY | | | | | | | | |
| Less than \$10,000 | 45 | 43 | 35 | 8 | 6 | . | . | 137 |
| \$10,000-\$29,999 | 258 | 191 | 119 | 91 | 83 | 15 | 14 | 771 |
| \$30,000-\$49,999 | 376 | 484 | 748 | 456 | 247 | 74 | 53 | 2,438 |
| \$50,000-\$79,999 | 394 | 775 | 1,411 | 1,256 | 1,477 | 336 | 165 | 5,814 |
| \$80,000-\$99,999 | 145 | 256 | 476 | 783 | 1,038 | 424 | 185 | 3,307 |
| \$100,000-\$199,999 | 193 | 175 | 438 | 754 | 1,378 | 849 | 839 | 4,626 |
| \$200,000 or more | 17 | 31 | 46 | 75 | 106 | 143 | 323 | 741 |
| Total | 1,428 | 1,955 | 3,273 | 3,423 | 4,335 | 1,841 | 1,579 | 17,834 |

As per the 2000 Census, 8.81 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 43.17.

TABLE 43.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS SUMTER COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| SUMTER COUNTY | | | | | | | | |
| Less than \$200 | 381 | 169 | 77 | 15 | 5 | . | . | 647 |
| \$200-\$399 | 804 | 868 | 628 | 192 | 142 | 20 | 14 | 2,668 |
| \$400-\$599 | 650 | 836 | 1,298 | 708 | 352 | 81 | 49 | 3,974 |
| \$600-\$799 | 103 | 100 | 332 | 293 | 298 | 53 | 42 | 1,221 |
| \$800-\$999 | 17 | 29 | 45 | 97 | 148 | 49 | 33 | 418 |
| \$1000+ | 49 | 74 | 21 | 29 | 54 | 31 | 22 | 280 |
| No Cash Rent | 437 | 462 | 696 | 373 | 206 | 50 | 27 | 2,251 |
| Total | 2,441 | 2,538 | 3,097 | 1,707 | 1,205 | 284 | 187 | 11,459 |

The median household income in Sumter County was \$33,632, compared to \$36,951 statewide. Table 43.18, presents further details of householders by age and household income.

TABLE 43.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS SUMTER COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| SUMTER COUNTY | | | | | | | | | | |
| Under 25 years | 374 | 510 | 766 | 339 | 102 | 10 | 5 | 4 | 2,110 | \$22,712 |
| 25-34 years | 608 | 1,034 | 1,850 | 1,350 | 1,282 | 326 | 122 | 46 | 6,618 | \$33,011 |
| 35-44 years | 717 | 959 | 2,025 | 1,927 | 2,022 | 616 | 324 | 156 | 8,746 | \$39,303 |
| 45-54 years | 689 | 852 | 1,419 | 1,382 | 1,569 | 806 | 420 | 262 | 7,399 | \$42,245 |
| 55-64 years | 810 | 779 | 922 | 839 | 900 | 439 | 269 | 142 | 5,100 | \$35,451 |
| 65-74 years | 787 | 829 | 937 | 613 | 558 | 195 | 63 | 84 | 4,066 | \$26,250 |
| 75 years + | 1,126 | 1,015 | 565 | 435 | 307 | 114 | 76 | 42 | 3,680 | \$15,800 |
| Total | 5,111 | 5,978 | 8,484 | 6,885 | 6,740 | 2,506 | 1,279 | 736 | 37,719 | \$33,632 |

As per the 2000 Census, civilian employed males aged 16 years comprised 43.49 percent of the labor force, and females 42.82 percent in Sumter County. About 65.64 percent of the male population 16 years and over and 45.80 percent females worked 35 or more hours per week. Employed males contributed to 29.43 percent of jobs to the manufacturing industry in the county, while employed females contributed 31.87 percent of jobs to the educational, health and social services. Further, males in the County held 29.59 percent of production, transportation, material & moving occupations in the county, while females held 33.45 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 43.19.

**TABLE 43.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS SUMTER COUNTY**

| Subject | SOUTH CAROLINA | | SUMTER COUNTY | |
|--|----------------|-----------|---------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 37,293 | 41,164 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 3,157 | 763 |
| Civilian Employed | 955,764 | 868,936 | 20,845 | 20,527 |
| Civilian Un-employed | 53,659 | 59,836 | 1,528 | 1,876 |
| Total in Labor Force | 1,038,566 | 935,656 | 25,530 | 23,166 |
| Not in Labor Force | 449,088 | 690,706 | 11,763 | 17,998 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 24,478 | 18,852 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 2,476 | 4,924 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 796 | 1,169 |
| Did not work | 375,577 | 604,016 | 9,543 | 16,219 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 440 | 144 |
| Construction | 135,502 | 15,106 | 2,843 | 350 |
| Manufacturing | 229,789 | 124,597 | 6,134 | 3,674 |
| Wholesale Trade | 42,461 | 18,042 | 772 | 346 |
| Retail Trade | 103,533 | 114,071 | 2,255 | 2,700 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 1,222 | 358 |
| Information | 20,038 | 18,516 | 374 | 249 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 718 | 1,325 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 1,158 | 854 |
| Educational Health & Social Services | 74,498 | 265,210 | 1,432 | 6,542 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 1,012 | 1,702 |
| Other Services | 43,939 | 41,855 | 1,214 | 1,031 |
| Public Administration | 44,062 | 41,621 | 1,271 | 1,252 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 2,005 | 1,709 |
| Professional & Related Services | 128,066 | 196,766 | 2,271 | 4,319 |
| Sales & Office | 110,748 | 157,913 | 2,465 | 3,957 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 3,283 | 6,866 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 162 | 77 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 4,490 | 214 |
| | 235,563 | 110,908 | 6,169 | 3,385 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Sumter County, defined as the number of people working or actively seeking work, changed from 40,694 in 1990 to 45,579 in 2002. The unemployment rate for the County, at 7.60 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 43.20, provides annual labor force details for the years 1990-2002.

**TABLE 43.20
ANNUAL LABOR FORCE
SUMTER COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 40,694 | 38,551 | 2,143 | 5.30 |
| 1991 | 41,993 | 38,049 | 3,944 | 9.40 |
| 1992 | 42,725 | 39,443 | 3,282 | 7.70 |
| 1993 | 44,748 | 40,657 | 4,091 | 9.10 |
| 1994 | 44,360 | 40,842 | 3,518 | 7.90 |
| 1995 | 45,325 | 42,659 | 2,666 | 5.90 |
| 1996 | 45,156 | 42,239 | 2,917 | 6.50 |
| 1997 | 46,577 | 44,033 | 2,544 | 5.50 |
| 1998 | 47,438 | 45,233 | 2,205 | 4.60 |
| 1999 | 47,147 | 44,559 | 2,588 | 5.50 |
| 2000 | 47,755 | 45,527 | 2,228 | 4.70 |
| 2001 | 45,316 | 42,012 | 3,304 | 7.30 |
| 2002 | 45,579 | 42,098 | 3,481 | 7.60 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Sumter County recorded 54,754 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$2,215,647,000 and real per capita income was \$21,247 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$28,384 in 2001, while South Carolina's average earnings per job was \$30,861. Table 43.21, provides further annual data for years 1969 through 2001.

TABLE 43.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
SUMTER COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 695,566 | 21,687 | -35,356 | 66,344 | 55,282 | 760,149 | 9,526 | 35,738 | 19,463 |
| 1970 | 721,788 | 22,121 | -38,438 | 69,614 | 70,174 | 801,017 | 10,045 | 36,300 | 19,884 |
| 1971 | 743,354 | 23,654 | -39,519 | 72,286 | 79,524 | 831,991 | 10,163 | 36,618 | 20,300 |
| 1972 | 806,187 | 25,808 | -42,157 | 75,591 | 86,177 | 899,991 | 10,680 | 37,060 | 21,754 |
| 1973 | 826,031 | 30,669 | -41,800 | 81,918 | 97,384 | 932,864 | 11,217 | 37,870 | 21,812 |
| 1974 | 826,457 | 31,524 | -37,924 | 84,554 | 113,833 | 955,396 | 11,468 | 37,428 | 22,081 |
| 1975 | 804,655 | 30,660 | -41,851 | 85,437 | 135,742 | 953,324 | 11,166 | 37,207 | 21,626 |
| 1976 | 847,922 | 32,908 | -40,486 | 91,100 | 139,379 | 1,005,007 | 11,791 | 37,623 | 22,537 |
| 1977 | 865,577 | 33,781 | -40,575 | 97,393 | 136,403 | 1,025,018 | 11,837 | 38,479 | 22,495 |
| 1978 | 916,987 | 36,913 | -45,854 | 104,348 | 141,135 | 1,079,702 | 12,436 | 39,903 | 22,980 |
| 1979 | 928,191 | 38,669 | -46,924 | 111,776 | 148,714 | 1,103,089 | 12,599 | 40,317 | 23,022 |
| 1980 | 906,349 | 38,617 | -45,482 | 126,813 | 165,833 | 1,114,896 | 12,564 | 40,192 | 22,550 |
| 1981 | 900,278 | 41,661 | -38,001 | 143,720 | 172,950 | 1,137,286 | 12,578 | 40,200 | 22,395 |
| 1982 | 914,155 | 43,238 | -42,709 | 147,810 | 175,214 | 1,151,231 | 12,534 | 39,766 | 22,988 |
| 1983 | 946,755 | 45,454 | -40,466 | 155,705 | 181,686 | 1,198,225 | 12,931 | 40,747 | 23,235 |
| 1984 | 1,077,903 | 49,083 | -65,039 | 178,114 | 183,089 | 1,324,985 | 13,998 | 42,404 | 25,420 |
| 1985 | 1,120,067 | 53,593 | -71,655 | 192,605 | 197,033 | 1,384,457 | 14,367 | 43,447 | 25,780 |
| 1986 | 1,138,148 | 56,983 | -64,662 | 201,818 | 203,415 | 1,421,736 | 14,496 | 43,949 | 25,897 |
| 1987 | 1,189,096 | 58,900 | -63,520 | 216,821 | 204,105 | 1,487,601 | 14,963 | 44,864 | 26,504 |
| 1988 | 1,231,227 | 64,723 | -61,798 | 229,483 | 209,487 | 1,543,677 | 15,471 | 46,188 | 26,657 |
| 1989 | 1,248,748 | 67,931 | -57,444 | 249,515 | 232,414 | 1,605,301 | 15,749 | 47,103 | 26,511 |
| 1990 | 1,280,001 | 69,946 | -18,248 | 268,589 | 246,558 | 1,706,954 | 16,855 | 48,725 | 26,270 |
| 1991 | 1,269,699 | 70,482 | -27,039 | 270,084 | 277,576 | 1,719,837 | 16,758 | 47,829 | 26,547 |
| 1992 | 1,296,766 | 71,736 | -33,576 | 267,894 | 301,568 | 1,760,915 | 17,067 | 48,664 | 26,647 |
| 1993 | 1,346,548 | 75,052 | -26,142 | 278,394 | 311,839 | 1,835,586 | 17,444 | 51,108 | 26,347 |
| 1994 | 1,362,115 | 78,020 | -26,805 | 297,300 | 335,544 | 1,890,134 | 17,909 | 52,006 | 26,191 |
| 1995 | 1,397,913 | 81,909 | -39,078 | 300,164 | 346,034 | 1,923,124 | 18,168 | 53,516 | 26,121 |
| 1996 | 1,454,321 | 82,264 | -53,289 | 310,272 | 360,686 | 1,989,727 | 18,782 | 53,950 | 26,957 |
| 1997 | 1,489,437 | 86,300 | -62,201 | 329,744 | 378,427 | 2,049,107 | 19,427 | 55,075 | 27,044 |
| 1998 | 1,517,624 | 87,921 | -67,893 | 355,983 | 387,987 | 2,105,779 | 19,966 | 55,684 | 27,254 |
| 1999 | 1,546,839 | 89,109 | -38,819 | 341,233 | 400,532 | 2,160,676 | 20,612 | 55,725 | 27,758 |
| 2000 | 1,598,630 | 90,468 | -58,825 | 364,961 | 411,177 | 2,225,474 | 21,243 | 56,601 | 28,244 |
| 2001 | 1,554,150 | 88,491 | -57,323 | 362,694 | 444,617 | 2,215,647 | 21,247 | 54,754 | 28,384 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Sumter County changed from 220 in 1980 to 330 in 2002. Total units also changed from 300 in 1980 to 404 in 2002. Additional details of permit activity and per unit valuations are given in Table 43.22.

TABLE 43.22
BUILDING PERMITS AND VALUATION¹²⁶
SUMTER COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 220 | 2 | . | 78 | 300 | 72.59 |
| 1981 | 218 | . | 8 | 109 | 335 | 72.71 |
| 1982 | 232 | . | . | . | 232 | 66.54 |
| 1983 | 367 | 4 | 8 | . | 379 | 79.13 |
| 1984 | 448 | 10 | 27 | . | 485 | 73.56 |
| 1985 | 408 | 14 | 55 | . | 477 | 67.17 |
| 1986 | 447 | 38 | 31 | 6 | 522 | 78.66 |
| 1987 | 392 | 26 | 68 | . | 486 | 72.95 |
| 1988 | 289 | 24 | 80 | 180 | 573 | 73.09 |
| 1989 | 314 | 22 | 140 | . | 476 | 66.17 |
| 1990 | 501 | 60 | . | . | 561 | 69.30 |
| 1991 | 407 | 74 | 4 | . | 485 | 66.45 |
| 1992 | 388 | 108 | 4 | 32 | 532 | 72.51 |
| 1993 | 443 | 4 | 16 | 67 | 530 | 65.57 |
| 1994 | 350 | . | 18 | . | 368 | 72.27 |
| 1995 | 309 | . | 47 | . | 356 | 72.42 |
| 1996 | 379 | . | 10 | . | 389 | 74.25 |
| 1997 | 319 | 34 | . | . | 353 | 79.80 |
| 1998 | 337 | 90 | . | 55 | 482 | 83.59 |
| 1999 | 259 | 12 | . | . | 271 | 102.19 |
| 2000 | 294 | . | . | . | 294 | 99.29 |
| 2001 | 293 | 40 | . | 25 | 358 | 101.18 |
| 2002 | 330 | 54 | . | 20 | 404 | 96.35 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Sumter County would change by 21,634 persons from 104,646 in 2000 to 126,280 in 2025, as seen in Table 43.23.

TABLE 43.23
B&CB POPULATION FORECAST
SUMTER COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | SUMTER COUNTY |
|------|----------------|---------------|
| 2000 | 4,012,012 | 104,646 |
| 2005 | 4,154,900 | 109,020 |
| 2010 | 4,387,780 | 113,480 |
| 2015 | 4,618,440 | 117,720 |
| 2020 | 4,849,980 | 122,290 |
| 2025 | 5,077,400 | 126,280 |

The household forecast indicates a total change of 8,545 homeowners in the county from 26,217 in 2000 to 34,762 in 2025. Renters, on the other hand, would change by 2,035 households from 11,511 in 2000 to 13,546 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 751 households for householders having incomes from 31-50 percent of MFI; and to change by 1,317 households for those at

¹²⁶Data Source: U.S. Bureau of Census.

51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 266 households for renters having incomes from 31-50 percent of MFI; and to change some 475 households for those at 51-80 percent of MFI. Table 43.24, provides further details of the household forecast by tenure and income.

TABLE 43.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
SUMTER COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 26,217 | 2,763 | 2,304 | 4,040 | 1,873 | 15,236 |
| 2005 | 27,867 | 2,937 | 2,449 | 4,295 | 1,991 | 16,195 |
| 2010 | 29,593 | 3,119 | 2,601 | 4,561 | 2,115 | 17,198 |
| 2015 | 31,268 | 3,295 | 2,748 | 4,819 | 2,234 | 18,172 |
| 2020 | 33,123 | 3,491 | 2,911 | 5,105 | 2,367 | 19,250 |
| 2025 | 34,762 | 3,663 | 3,055 | 5,357 | 2,484 | 20,202 |
| Renters | | | | | | |
| 2000 | 11,511 | 2,651 | 1,508 | 2,691 | 999 | 3,663 |
| 2005 | 11,932 | 2,748 | 1,563 | 2,789 | 1,035 | 3,797 |
| 2010 | 12,356 | 2,845 | 1,618 | 2,888 | 1,072 | 3,932 |
| 2015 | 12,754 | 2,937 | 1,670 | 2,981 | 1,107 | 4,059 |
| 2020 | 13,178 | 3,035 | 1,726 | 3,080 | 1,144 | 4,194 |
| 2025 | 13,546 | 3,119 | 1,774 | 3,166 | 1,176 | 4,311 |

Union County

Union County's population changed by -1.50 percent, from 30,337 in 1990 to 29,881 in 2000. It represented 0.74 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of -399 persons, 29,482 in July 2002.

Of the total households in Union County, homeowners comprised 76.65 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 0.93 percent in 1990 to 1.73 percent in 2000, and renter vacancy rate changed from 4.94 percent in 1990 to 9.52 percent in 2000. Housing units in urban areas of the county changed by 989 persons, and in rural areas by 132 persons between 1990 and 2000¹²⁷. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 44.1.

TABLE 44.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS UNION COUNTY

| Subject | SOUTH CAROLINA | | UNION COUNTY | |
|---|----------------|-----------|--------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 30,337 | 29,881 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 12,230 | 13,351 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 11,407 | 12,087 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 8,769 | 9,265 |
| Homeownership Rate | 69.86 | 72.21 | 76.87 | 76.65 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 0.93 | 1.73 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 2,638 | 2,822 |
| Renter Vacancy Rate | 11.49 | 12.01 | 4.94 | 9.52 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 137 | 297 |
| For sale | 15,186 | 21,955 | 82 | 163 |
| Rented or sold, not occupied | 13,691 | 15,930 | 65 | 228 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 97 | 96 |
| For migrant workers | 360 | 420 | . | 1 |
| Other vacant | 37,806 | 53,137 | 442 | 479 |
| Total Vacant | 166,111 | 219,816 | 823 | 1,264 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 4,174 | 5,163 |
| Rural; Farm | 17,086 | 13,656 | 118 | 188 |
| Rural; Non-farm | 606,887 | 666,731 | 7,938 | 8,000 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Union County had an average of 2.49 persons per household, and renter-occupied units an average of 2.25 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 33.49 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 44.2.

¹²⁷ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 44.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS UNION COUNTY

| Subject | SOUTH CAROLINA | | UNION COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 9,265 | 2,822 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 2,037 | 1,203 |
| 2-person | 403,375 | 118,155 | 3,365 | 618 |
| 3-person | 204,199 | 72,676 | 1,892 | 527 |
| 4-person | 168,089 | 49,616 | 1,320 | 302 |
| 5 or more person | 98,068 | 36,558 | 651 | 172 |
| Average Household size | 2.61 | 2.32 | 2.49 | 2.25 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 7 | 36 |
| 2-rooms | 7,193 | 29,729 | 58 | 155 |
| 3-rooms | 34,806 | 64,824 | 277 | 480 |
| 4-rooms | 110,567 | 133,284 | 1,451 | 981 |
| 5-rooms | 273,699 | 103,323 | 3,035 | 692 |
| 6-rooms | 282,379 | 53,158 | 2,286 | 311 |
| 7-rooms | 190,620 | 21,072 | 1,111 | 107 |
| 8-rooms | 111,735 | 8,826 | 589 | 44 |
| 9+ rooms | 95,834 | 4,326 | 451 | 16 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 6,992 | 1,270 |
| 1 unit attached | 17,320 | 16,521 | 38 | 36 |
| 2 units | 3,155 | 33,776 | 24 | 260 |
| 3-4 units | 4,981 | 43,186 | 4 | 193 |
| 5-9 units | 5,944 | 55,970 | 5 | 244 |
| 10-19 units | 2,800 | 28,382 | . | 62 |
| 20-49 units | 1,316 | 13,371 | . | 121 |
| 50 or more units | 1,775 | 21,101 | . | 65 |
| Mobile Home/Trailer | 238,054 | 68,258 | 2,189 | 562 |
| Boat, RV, van, etc. (1) | 886 | 303 | 13 | 9 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 18 | 43 |
| 1-Bedroom | 23,334 | 83,424 | 231 | 688 |
| 2-Bedrooms | 224,109 | 193,862 | 2,613 | 1,231 |
| 3-Bedrooms | 652,265 | 118,376 | 5,344 | 727 |
| 4-Bedrooms | 173,600 | 17,763 | 933 | 114 |
| 5-Bedrooms or more | 30,849 | 2,463 | 126 | 19 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 204 | 13 |
| 1995-1998 | 148,415 | 33,780 | 749 | 96 |
| 1990-1994 | 129,165 | 34,670 | 678 | 162 |
| 1980-1989 | 217,891 | 92,610 | 1,209 | 486 |
| 1970-1979 | 208,372 | 98,506 | 1,809 | 544 |
| 1960-1969 | 143,455 | 57,252 | 1,408 | 495 |
| 1950-1959 | 103,181 | 45,056 | 1,141 | 402 |
| 1940-1949 | 49,638 | 26,680 | 782 | 272 |
| 1939 or earlier | 64,338 | 30,473 | 1,285 | 352 |

(1) 1990 Census defined as "Other".

Total housing units in Union County changed by 1,121 dwellings between 1990 and 2000. Single-unit detached structures constituted 67.20 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 44.3.

TABLE 44.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS UNION COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | UNION COUNTY | |
|-------------------------|------------------|------------------|---------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 9,195 | 8,972 |
| 1-unit, attached | 34,261 | 40,185 | 51 | 74 |
| 2 to 4 units | 42,358 | 43,607 | 537 | 561 |
| 5 to 19 units | 50,441 | 57,981 | 297 | 337 |
| 20 to 49 units | 66,909 | 77,598 | 40 | 140 |
| 50 or more units | 38,782 | 41,561 | . | 73 |
| Mobile Home/Trailer | 21,027 | 22,457 | 2,005 | 3,140 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 105 | 54 |
| Total | 1,424,155 | 1,753,670 | 12,230 | 13,351 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 28.80 percent of owner-occupied housing units, and 11.73 percent of renter-occupied units in Union County. Table 44.4, presents the number of units in the dwelling by household size and tenure.

TABLE 44.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS UNION COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| UNION COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 1,491 | 426 | 2,668 | 331 | 1,407 | 240 | 1,031 | 171 | 433 | 138 |
| 2 to 4 units | 14 | 232 | 14 | 84 | . | 64 | . | 56 | . | 17 |
| 5 to 19 units | 5 | 170 | . | 61 | . | 43 | . | 32 | . | . |
| 20 to 24 units | . | 108 | . | 8 | . | . | . | . | . | 5 |
| 50 or more units | . | 56 | . | . | . | 9 | . | . | . | . |
| Mobile Home/Trailer | 514 | 210 | 683 | 126 | 485 | 171 | 289 | 43 | 218 | 12 |
| Boat, RV, van, etc. (1) | 13 | 1 | . | 8 | . | . | . | . | . | . |
| Total | 2,037 | 1,203 | 3,365 | 618 | 1,892 | 527 | 1,320 | 302 | 651 | 172 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 3.54 percent in 1990 to 1.83 percent in 2000, and renter-occupied units from 5.23 percent to 4.85 percent. Overcrowded units with incomplete plumbing facilities comprised 6.96 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 44.5.

TABLE 44.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000
SOUTH CAROLINA VS UNION COUNTY

| Subject | SOUTH CAROLINA | | UNION COUNTY | |
|---|----------------|-----------|--------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 8,769 | 9,265 |
| 1.00 or less | 854,031 | 1,084,101 | 8,459 | 9,095 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 270 | 131 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 40 | 39 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 2,638 | 2,822 |
| 1.00 or less | 355,343 | 400,415 | 2,500 | 2,685 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 89 | 122 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 49 | 15 |
| Total occupied-units | 1,258,044 | 1,533,854 | 11,407 | 12,087 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 92 | 47 |
| 1.00 or less | 7,025 | 4,955 | 82 | 39 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 10 | 8 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | . | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 93 | 68 |
| 1.00 or less | 7,155 | 3,854 | 76 | 68 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 7 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 10 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 185 | 115 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.52 percent owner-occupied units and 5.56 percent renter-occupied units. Homeowners in poverty suffered from 2.89 percent overcrowding, compared to 6.45 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 44.6.

TABLE 44.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS UNION COUNTY

| Subject | SOUTH CAROLINA | | UNION COUNTY | |
|--|----------------|---------|--------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 6,734 | 2,338 |
| 1.00 or less | 817,756 | 349,147 | 6,564 | 2,208 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 131 | 117 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 39 | 13 |
| 65 years and over | 268,256 | 51,819 | 2,531 | 484 |
| 1.00 or less | 266,345 | 51,268 | 2,531 | 477 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | . | 5 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | . | 2 |
| Total occupied units | 1,107,619 | 426,235 | 9,265 | 2,822 |
| 1.00 or less | 1,084,101 | 400,415 | 9,095 | 2,685 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 131 | 122 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 39 | 15 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 839 | 957 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 25 | 57 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | . | 9 |
| Total in poverty | 103,182 | 114,169 | 864 | 1,023 |

The total number of individuals in poverty in Union County changed by -17.09 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 44.7.

TABLE 44.7
POVERTY STATUS BY AGE, 1990 & 2000¹²⁸
SOUTH CAROLINA VS UNION COUNTY

| AGE | SOUTH CAROLINA | | UNION COUNTY | |
|-------------------|----------------|---------|--------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 446 | 376 |
| 5 years | 11,063 | 10,403 | 61 | 103 |
| 6-11 years | 64,806 | 66,197 | 605 | 476 |
| 12-17 years | 57,494 | 58,222 | 529 | 395 |
| 18-64 years | 248,828 | 295,906 | 2,348 | 2,156 |
| 65-74 years | 42,296 | 31,507 | 526 | 307 |
| 75 years and over | 35,796 | 33,181 | 587 | 417 |
| Total | 517,793 | 547,869 | 5,102 | 4,230 |

Homeowners in poverty comprised 9.33 percent of owner-occupied households in Union county, and renters in poverty 36.25 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 2.29 percent of owner-occupied households, and 15.66 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 44.8.

TABLE 44.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS UNION COUNTY

| AGE GROUPS | SOUTH CAROLINA | | UNION COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 23 | 117 |
| 25-34 years | 11,268 | 25,396 | 107 | 188 |
| 35-44 years | 17,496 | 21,903 | 105 | 254 |
| 45-54 years | 17,170 | 15,657 | 164 | 161 |
| 55-59 years | 9,254 | 5,482 | 40 | 55 |
| 60-64 years | 9,738 | 4,963 | 96 | 56 |
| 65-74 years | 16,713 | 8,270 | 159 | 83 |
| 75 years + | 18,079 | 8,756 | 170 | 109 |
| Total | 103,182 | 114,169 | 864 | 1,023 |

Union County's median family income changed from \$34,556 in 1990 to \$39,809 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 44.9, presents the 2000 Census data on families by income ranges.

TABLE 44.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS UNION COUNTY

| FAMILY INCOME | SOUTH CAROLINA | UNION COUNTY |
|-------------------------------------|----------------|--------------|
| Less than \$10,000 | 76,639 | 694 |
| \$10,000-\$19,999 | 119,963 | 1,057 |
| \$20,000-\$34,999 | 213,815 | 2,064 |
| \$35,000-\$49,999 | 201,370 | 2,040 |
| \$50,000-\$79,999 | 241,243 | 1,697 |
| \$80,000-\$99,999 | 114,775 | 606 |
| \$100,000-\$149,999 | 73,186 | 278 |
| \$150,000 or more | 37,745 | 92 |
| Total | 1,078,736 | 8,528 |
| Median Family Income (2002 dollars) | \$46,749 | \$39,809 |

¹²⁸ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Union County was \$36,631, and the median for renter-occupied households was \$16,892. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 44.10, presents households by tenure and household income ranges.

TABLE 44.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS UNION COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | UNION COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 913 | 924 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 1,211 | 659 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 2,243 | 607 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 2,066 | 334 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 1,711 | 254 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 665 | 14 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 329 | 10 |
| \$150,000 or more | 39,213 | 3,456 | 127 | 20 |
| Total | 1,107,619 | 426,235 | 9,265 | 2,822 |
| Median Household Income | \$43,179 | \$23,855 | \$36,631 | \$16,892 |

According to the 2000 Census, 14.21 percent of Union County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 12.65 percent spent 50 percent¹²⁹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 15.83 percent of Union County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 7.89 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 44.11.

TABLE 44.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS UNION COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| UNION COUNTY | | | | |
| Less than 30 percent | 1,425 | 2,559 | 2,293 | 63 |
| 30 to 49.9 percent | 391 | 534 | 162 | 4,852 |
| 50 percent or more | 348 | 266 | 102 | 696 |
| Not computed | 588 | 14 | 368 | 368 |
| Total | 2,752 | 3,373 | 2,620 | 5,993 |
| Median gross rent/monthly costs | \$373 | \$691 | \$233 | . |

Homeowners in Union County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 10.58 in 1990 to 17.39 in

¹²⁹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 44.12-44.15).

2000, while homeowners aged 65 years and over changed from 22.37 in 1990 to 18.56 in 2000. Table 44.12, presents details of households by monthly owner-costs by household income and age.

TABLE 44.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS UNION COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹³⁰ | | | | | |
|---|---|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| UNION COUNTY | | | | | | |
| Less than 20 percent | 3,058 | 2,589 | 1,271 | 1,092 | 4,329 | 3,681 |
| 20 to 24.9 percent | 429 | 449 | 160 | 238 | 589 | 687 |
| 25 to 29.9 percent | 235 | 355 | 133 | 129 | 368 | 484 |
| 30 to 34.9 percent | 168 | 208 | 128 | 108 | 296 | 316 |
| 35 percent or more | 276 | 512 | 331 | 236 | 607 | 748 |
| Not computed | 29 | 27 | 29 | 50 | 58 | 77 |
| Total | 4,195 | 4,140 | 2,052 | 1,853 | 6,247 | 5,993 |

Renters in Union County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 27.12 in 1990 to 26.37 in 2000, while renters aged 65 years and over changed from 53.52 in 1990 to 29.26 in 2000. Table 44.13, presents details of households by gross rent by income and age.

TABLE 44.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS UNION COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹³¹ | | | | | |
|---|--|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| UNION COUNTY | | | | | | |
| Less than 20 percent | 855 | 826 | 52 | 94 | 907 | 920 |
| 20 to 24.9 percent | 222 | 247 | 32 | 23 | 254 | 270 |
| 25 to 29.9 percent | 161 | 173 | 41 | 62 | 202 | 235 |
| 30 to 34.9 percent | 142 | 134 | 37 | 33 | 179 | 167 |
| 35 percent or more | 422 | 471 | 191 | 101 | 613 | 572 |
| Not computed | 278 | 443 | 73 | 145 | 351 | 588 |
| Total | 2,080 | 2,294 | 426 | 458 | 2,506 | 2,752 |

¹³⁰ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹³¹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 58.55 percent homeowners in Union County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 44.14.

TABLE 44.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS UNION COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | SOUTH CAROLINA | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| UNION COUNTY | | | | | | | | | |
| Less than 20 percent | 48 | 319 | 693 | 959 | 1,034 | 368 | 199 | 61 | 3,681 |
| 20 to 24.9 percent | 71 | 116 | 185 | 180 | 97 | 32 | 6 | . | 687 |
| 25 to 29.9 percent | 63 | 94 | 162 | 98 | 45 | 13 | 9 | . | 484 |
| 30 to 34.9 percent | 39 | 83 | 98 | 65 | 16 | 15 | . | . | 316 |
| 35 percent or more | 310 | 191 | 182 | 32 | 33 | . | . | . | 748 |
| Not computed | 62 | . | . | . | . | . | . | 15 | 77 |
| Total | 593 | 803 | 1,320 | 1,334 | 1,225 | 428 | 214 | 76 | 5,993 |

As per the 2000 Census, 61.71 percent renters in Union County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 44.15.

TABLE 44.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS UNION COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | |
| | SOUTH CAROLINA | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| UNION COUNTY | | | | | | | | |
| Less than 20 percent | 69 | 113 | 306 | 226 | 184 | 9 | 13 | 920 |
| 20 to 24.9 percent | 36 | 64 | 125 | 38 | 7 | . | . | 270 |
| 25 to 29.9 percent | 80 | 94 | 52 | 9 | . | . | . | 235 |
| 30 to 34.9 percent | 51 | 91 | 19 | 6 | . | . | . | 167 |
| 35 percent or more | 405 | 151 | 16 | . | . | . | . | 572 |
| Not computed | 260 | 117 | 76 | 55 | 63 | . | 17 | 588 |
| Total | 901 | 630 | 594 | 334 | 254 | 9 | 30 | 2,752 |

As per the 2000 Census, 8.10 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 44.16. The median value for a home in 2000 in the county was \$61,900, compared to \$94,900 in Wyoming.

TABLE 44.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS UNION COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| UNION COUNTY | | | | | | | | |
| Less than \$10,000 | 27 | 27 | 6 | 19 | 6 | . | . | 85 |
| \$10,000-\$29,999 | 167 | 178 | 206 | 195 | 112 | 45 | 6 | 909 |
| \$30,000-\$49,999 | 169 | 186 | 340 | 270 | 210 | 15 | 45 | 1,235 |
| \$50,000-\$79,999 | 174 | 280 | 448 | 515 | 402 | 109 | 41 | 1,969 |
| \$80,000-\$99,999 | 48 | 72 | 189 | 183 | 303 | 84 | 77 | 956 |
| \$100,000-\$199,999 | 8 | 55 | 111 | 130 | 168 | 154 | 61 | 687 |
| \$200,000 or more | . | 5 | 20 | 22 | 24 | 21 | 60 | 152 |
| Total | 593 | 803 | 1,320 | 1,334 | 1,225 | 428 | 290 | 5,993 |

As per the 2000 Census, 9.86 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 44.17.

TABLE 44.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS UNION COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| UNION COUNTY | | | | | | | | |
| Less than \$200 | 276 | 79 | 23 | 15 | 13 | . | 7 | 413 |
| \$200-\$399 | 334 | 233 | 218 | 81 | 32 | . | . | 898 |
| \$400-\$599 | 115 | 155 | 231 | 126 | 110 | 9 | 6 | 752 |
| \$600-\$799 | 21 | 46 | 41 | 35 | 29 | . | . | 172 |
| \$800-\$999 | . | . | . | 16 | 7 | . | 7 | 30 |
| \$1000+ | . | . | 5 | 6 | . | . | . | 11 |
| No Cash Rent | 155 | 117 | 76 | 55 | 63 | . | 10 | 476 |
| Total | 901 | 630 | 594 | 334 | 254 | 9 | 30 | 2,752 |

The median household income in Union County was \$31,600, compared to \$36,951 statewide. Table 44.18, presents further details of householders by age and household income.

TABLE 44.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS UNION COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| UNION COUNTY | | | | | | | | | | |
| Under 25 years | 135 | 135 | 111 | 131 | 5 | 7 | 5 | . | 529 | \$19,665 |
| 25-34 years | 160 | 216 | 472 | 445 | 317 | 36 | 17 | . | 1,663 | \$33,821 |
| 35-44 years | 260 | 343 | 658 | 632 | 525 | 124 | 66 | . | 2,608 | \$35,881 |
| 45-54 years | 282 | 261 | 433 | 470 | 534 | 261 | 115 | 44 | 2,400 | \$42,835 |
| 55-64 years | 260 | 247 | 401 | 412 | 323 | 139 | 49 | . | 1,831 | \$35,213 |
| 65-74 years | 309 | 344 | 451 | 221 | 162 | 62 | 30 | 42 | 1,621 | \$24,683 |
| 75 years + | 422 | 395 | 299 | 126 | 74 | 35 | 21 | 57 | 1,429 | \$16,276 |
| Total | 1,828 | 1,941 | 2,825 | 2,437 | 1,940 | 664 | 303 | 143 | 12,081 | \$31,600 |

As per the 2000 Census, civilian employed males aged 16 years comprised 46.50 percent of the labor force, and females 45.81 percent in Union County. About 62.65 percent of the male population 16 years and over and 48.64 percent females worked 35 or more hours per week. Employed males contributed to 43.26 percent of jobs to the manufacturing industry in the county, while employed females contributed 30.09 percent of jobs to the educational, health and social services. Further, males in the County held 39.36 percent of production, transportation, material & moving occupations in the county, while females held 31.91 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 44.19.

**TABLE 44.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS UNION COUNTY**

| Subject | SOUTH CAROLINA | | UNION COUNTY | |
|--|----------------|-----------|--------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 10,825 | 12,657 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 64 | . |
| Civilian Employed | 955,764 | 868,936 | 6,496 | 6,400 |
| Civilian Un-employed | 53,659 | 59,836 | 434 | 577 |
| Total in Labor Force | 1,038,566 | 935,656 | 6,994 | 6,977 |
| Not in Labor Force | 449,088 | 690,706 | 3,831 | 5,680 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 6,782 | 6,156 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 529 | 1,255 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 196 | 220 |
| Did not work | 375,577 | 604,016 | 3,318 | 5,026 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 146 | 29 |
| Construction | 135,502 | 15,106 | 803 | 40 |
| Manufacturing | 229,789 | 124,597 | 2,810 | 2,070 |
| Wholesale Trade | 42,461 | 18,042 | 149 | 128 |
| Retail Trade | 103,533 | 114,071 | 491 | 756 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 454 | 86 |
| Information | 20,038 | 18,516 | 87 | 53 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 160 | 306 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 259 | 174 |
| Educational Health & Social Services | 74,498 | 265,210 | 363 | 1,926 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 197 | 352 |
| Other Services | 43,939 | 41,855 | 289 | 182 |
| Public Administration | 44,062 | 41,621 | 288 | 298 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 519 | 363 |
| Professional & Related Services | 128,066 | 196,766 | 478 | 1,134 |
| Sales & Office | 110,748 | 157,913 | 580 | 1,099 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 682 | 2,042 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 89 | 15 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 1,591 | 67 |
| | 235,563 | 110,908 | 2,557 | 1,680 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Union County, defined as the number of people working or actively seeking work, changed from 15,231 in 1990 to 14,024 in 2002. The unemployment rate for the County, at 12.40 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 44.20, provides annual labor force details for the years 1990-2002.

**TABLE 44.20
ANNUAL LABOR FORCE
UNION COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 15,231 | 14,072 | 1,159 | 7.60 |
| 1991 | 15,401 | 13,930 | 1,471 | 9.60 |
| 1992 | 15,950 | 14,661 | 1,289 | 8.10 |
| 1993 | 16,100 | 14,560 | 1,540 | 9.60 |
| 1994 | 15,960 | 14,632 | 1,328 | 8.30 |
| 1995 | 15,721 | 14,308 | 1,413 | 9.00 |
| 1996 | 15,133 | 13,793 | 1,340 | 8.90 |
| 1997 | 15,335 | 14,344 | 991 | 6.50 |
| 1998 | 15,359 | 14,351 | 1,008 | 6.60 |
| 1999 | 15,261 | 14,145 | 1,116 | 7.30 |
| 2000 | 14,616 | 13,689 | 927 | 6.30 |
| 2001 | 14,351 | 12,792 | 1,559 | 10.90 |
| 2002 | 14,024 | 12,292 | 1,732 | 12.40 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Union County recorded 12,510 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$621,118,000 and real per capita income was \$20,958 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$25,590 in 2001, while South Carolina's average earnings per job was \$30,861. Table 44.21, provides further annual data for years 1969 through 2001.

TABLE 44.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
UNION COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 257,105 | 9,582 | 11,920 | 22,192 | 30,186 | 311,821 | 10,260 | 12,699 | 20,246 |
| 1970 | 236,986 | 8,808 | 14,447 | 23,747 | 36,130 | 302,502 | 10,335 | 12,149 | 19,507 |
| 1971 | 244,079 | 9,420 | 15,503 | 24,608 | 36,667 | 311,436 | 10,464 | 12,382 | 19,712 |
| 1972 | 267,844 | 10,656 | 17,183 | 25,544 | 37,750 | 337,666 | 10,854 | 13,094 | 20,456 |
| 1973 | 287,723 | 12,963 | 19,346 | 27,751 | 40,598 | 362,454 | 11,708 | 13,926 | 20,661 |
| 1974 | 269,606 | 12,758 | 21,482 | 29,001 | 46,521 | 353,852 | 11,444 | 13,383 | 20,145 |
| 1975 | 249,600 | 11,807 | 22,079 | 30,533 | 61,757 | 352,163 | 11,528 | 12,054 | 20,707 |
| 1976 | 294,724 | 13,980 | 23,804 | 32,471 | 55,202 | 392,220 | 12,861 | 14,106 | 20,894 |
| 1977 | 284,377 | 13,267 | 27,009 | 34,765 | 57,098 | 389,981 | 12,579 | 13,577 | 20,945 |
| 1978 | 296,974 | 13,948 | 30,553 | 36,688 | 55,429 | 405,695 | 13,007 | 13,592 | 21,849 |
| 1979 | 284,778 | 13,902 | 35,091 | 38,652 | 58,583 | 403,203 | 12,957 | 13,328 | 21,367 |
| 1980 | 271,748 | 13,408 | 37,918 | 44,619 | 65,201 | 406,078 | 13,163 | 12,980 | 20,936 |
| 1981 | 271,789 | 14,583 | 35,584 | 49,534 | 69,024 | 411,348 | 13,227 | 12,908 | 21,056 |
| 1982 | 228,808 | 12,471 | 38,010 | 56,023 | 77,951 | 388,322 | 12,539 | 11,888 | 19,247 |
| 1983 | 234,862 | 13,124 | 40,211 | 61,367 | 75,230 | 398,546 | 12,909 | 11,873 | 19,781 |
| 1984 | 247,295 | 14,065 | 43,682 | 68,754 | 72,975 | 418,640 | 13,574 | 12,219 | 20,239 |
| 1985 | 263,210 | 15,633 | 42,864 | 74,796 | 77,205 | 442,443 | 14,500 | 12,440 | 21,158 |
| 1986 | 269,936 | 16,661 | 43,638 | 73,758 | 79,288 | 449,959 | 14,756 | 12,362 | 21,836 |
| 1987 | 284,987 | 17,241 | 46,124 | 70,630 | 77,840 | 462,340 | 15,147 | 12,323 | 23,126 |
| 1988 | 290,312 | 18,339 | 50,314 | 73,340 | 79,807 | 475,434 | 15,642 | 12,451 | 23,316 |
| 1989 | 291,056 | 19,033 | 51,548 | 77,511 | 85,604 | 486,686 | 15,903 | 12,709 | 22,902 |
| 1990 | 286,423 | 18,247 | 53,585 | 76,984 | 92,501 | 491,245 | 16,208 | 12,409 | 23,082 |
| 1991 | 276,659 | 18,143 | 53,145 | 76,341 | 103,112 | 491,114 | 16,157 | 12,149 | 22,772 |
| 1992 | 297,842 | 19,333 | 53,784 | 73,788 | 110,527 | 516,609 | 16,987 | 12,641 | 23,562 |
| 1993 | 307,600 | 20,112 | 55,737 | 72,312 | 112,900 | 528,437 | 17,373 | 12,768 | 24,091 |
| 1994 | 321,804 | 21,369 | 57,790 | 73,762 | 117,049 | 549,035 | 18,037 | 13,064 | 24,633 |
| 1995 | 304,799 | 20,620 | 64,534 | 76,674 | 121,817 | 547,203 | 17,919 | 12,795 | 23,822 |
| 1996 | 306,557 | 20,042 | 65,964 | 79,207 | 126,393 | 558,079 | 18,412 | 12,713 | 24,114 |
| 1997 | 320,773 | 20,823 | 67,224 | 84,125 | 129,569 | 580,869 | 19,194 | 12,916 | 24,835 |
| 1998 | 317,320 | 20,252 | 71,735 | 90,014 | 131,967 | 590,784 | 19,591 | 12,827 | 24,738 |
| 1999 | 332,683 | 21,101 | 72,404 | 83,844 | 135,576 | 603,406 | 20,137 | 13,223 | 25,159 |
| 2000 | 324,459 | 20,100 | 77,463 | 92,702 | 139,387 | 613,911 | 20,553 | 12,915 | 25,123 |
| 2001 | 320,133 | 19,792 | 78,634 | 90,986 | 151,157 | 621,118 | 20,958 | 12,510 | 25,590 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Union County changed from 77 in 1980 to 42 in 2002. Total units also changed from 81 in 1980 to 42 in 2002. Additional details of permit activity and per unit valuations are given in Table 44.22.

TABLE 44.22
BUILDING PERMITS AND VALUATION¹³²
UNION COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 77 | 4 | . | . | 81 | 65.15 |
| 1981 | 56 | 6 | . | 35 | 97 | 59.86 |
| 1982 | 57 | . | . | 6 | 63 | 60.75 |
| 1983 | 74 | . | . | . | 74 | 57.27 |
| 1984 | 113 | . | . | . | 113 | 50.95 |
| 1985 | 60 | . | . | . | 60 | 59.39 |
| 1986 | 43 | 2 | . | 46 | 91 | 71.72 |
| 1987 | 42 | 2 | . | 31 | 75 | 66.40 |
| 1988 | 40 | 2 | . | 47 | 89 | 69.14 |
| 1989 | 49 | 2 | . | 37 | 88 | 62.02 |
| 1990 | 65 | 2 | . | . | 67 | 68.39 |
| 1991 | 54 | . | . | 44 | 98 | 62.14 |
| 1992 | 62 | . | . | 28 | 90 | 82.56 |
| 1993 | 56 | . | . | 41 | 97 | 119.01 |
| 1994 | 71 | . | . | 19 | 90 | 74.77 |
| 1995 | 47 | . | . | 12 | 59 | 50.59 |
| 1996 | 57 | . | . | . | 57 | 83.97 |
| 1997 | 43 | . | . | . | 43 | 97.63 |
| 1998 | 64 | . | . | . | 64 | 104.99 |
| 1999 | 56 | . | . | 40 | 96 | 95.72 |
| 2000 | 47 | . | . | . | 47 | 108.29 |
| 2001 | 40 | . | . | . | 40 | 101.02 |
| 2002 | 42 | . | . | . | 42 | 117.06 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Union County would change by -1,511 persons from 29,881 in 2000 to 28,370 in 2025, as seen in Table 44.23.

TABLE 44.23
B&CB POPULATION FORECAST
UNION COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | UNION COUNTY |
|------|----------------|--------------|
| 2000 | 4,012,012 | 29,881 |
| 2005 | 4,154,900 | 29,180 |
| 2010 | 4,387,780 | 28,970 |
| 2015 | 4,618,440 | 28,800 |
| 2020 | 4,849,980 | 28,640 |
| 2025 | 5,077,400 | 28,370 |

The household forecast indicates a total change of 1,046 homeowners in the county from 9,267 in 2000 to 10,313 in 2025. Renters, on the other hand, would change by -242 households from 2,820 in 2000 to 2,578 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 116 households for householders having incomes from 31-50 percent of MFI; and to change by 180 households for those at 51-80 percent

¹³²Data Source: U.S. Bureau of Census.

of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some -35 households for renters having incomes from 31-50 percent of MFI; and to change some -48 households for those at 51-80 percent of MFI. Table 44.24, provides further details of the household forecast by tenure and income.

TABLE 44.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
UNION COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------------------------|--------|-----------|------------|------------|------------|-----------|
| ----- Homeowners ----- | | | | | | |
| 2000 | 9,267 | 990 | 1,026 | 1,594 | 662 | 4,994 |
| 2005 | 9,396 | 1,004 | 1,041 | 1,617 | 672 | 5,063 |
| 2010 | 9,286 | 992 | 1,028 | 1,598 | 664 | 5,004 |
| 2015 | 9,864 | 1,054 | 1,092 | 1,697 | 705 | 5,315 |
| 2020 | 9,777 | 1,045 | 1,083 | 1,682 | 699 | 5,269 |
| 2025 | 10,313 | 1,102 | 1,142 | 1,774 | 737 | 5,558 |
| ----- Renters ----- | | | | | | |
| 2000 | 2,820 | 875 | 404 | 563 | 252 | 725 |
| 2005 | 2,730 | 847 | 391 | 545 | 244 | 702 |
| 2010 | 2,713 | 842 | 389 | 542 | 243 | 697 |
| 2015 | 2,655 | 824 | 380 | 530 | 238 | 682 |
| 2020 | 2,643 | 820 | 379 | 528 | 237 | 679 |
| 2025 | 2,578 | 800 | 369 | 515 | 231 | 663 |

Williamsburg County

Williamsburg County's population changed by 1.09 percent, from 36,815 in 1990 to 37,217 in 2000. It represented 0.93 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of -726 persons, 36,491 in July 2002.

Of the total households in Williamsburg County, homeowners comprised 80.65 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 0.80 percent in 1990 to 1.09 percent in 2000, and renter vacancy rate changed from 4.18 percent in 1990 to 7.08 percent in 2000. Housing units in urban areas of the county changed by 1,003 persons, and in rural areas by 1,284 persons between 1990 and 2000¹³³. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 45.1.

TABLE 45.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| Subject | SOUTH CAROLINA | | WILLIAMSBURG COUNTY | |
|---|----------------|-----------|---------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 36,815 | 37,217 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 13,265 | 15,552 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 12,108 | 13,714 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 9,587 | 11,061 |
| Homeownership Rate | 69.86 | 72.21 | 79.18 | 80.65 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 0.80 | 1.09 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 2,521 | 2,653 |
| Renter Vacancy Rate | 11.49 | 12.01 | 4.18 | 7.08 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 110 | 202 |
| For sale | 15,186 | 21,955 | 77 | 122 |
| Rented or sold, not occupied | 13,691 | 15,930 | 265 | 206 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 47 | 303 |
| For migrant workers | 360 | 420 | 18 | 15 |
| Other vacant | 37,806 | 53,137 | 640 | 990 |
| Total Vacant | 166,111 | 219,816 | 1,157 | 1,838 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | . | . |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 1,585 | 2,588 |
| Rural; Farm | 17,086 | 13,656 | 741 | 279 |
| Rural; Non-farm | 606,887 | 666,731 | 10,939 | 12,685 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in Williamsburg County had an average of 2.71 persons per household, and renter-occupied units an average of 2.59 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 42.75 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 45.2.

¹³³ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 45.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| Subject | SOUTH CAROLINA WILLIAMSBURG COUNTY | | | |
|---------------------------------------|------------------------------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 11,061 | 2,653 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 2,367 | 1,049 |
| 2-person | 403,375 | 118,155 | 3,523 | 532 |
| 3-person | 204,199 | 72,676 | 2,080 | 408 |
| 4-person | 168,089 | 49,616 | 1,753 | 336 |
| 5 or more person | 98,068 | 36,558 | 1,338 | 328 |
| Average Household size | 2.61 | 2.32 | 2.71 | 2.59 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 5 | 40 |
| 2-rooms | 7,193 | 29,729 | 96 | 124 |
| 3-rooms | 34,806 | 64,824 | 609 | 389 |
| 4-rooms | 110,567 | 133,284 | 1,012 | 625 |
| 5-rooms | 273,699 | 103,323 | 2,603 | 609 |
| 6-rooms | 282,379 | 53,158 | 2,624 | 500 |
| 7-rooms | 190,620 | 21,072 | 2,067 | 250 |
| 8-rooms | 111,735 | 8,826 | 1,177 | 84 |
| 9+ rooms | 95,834 | 4,326 | 868 | 32 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 6,460 | 1,157 |
| 1 unit attached | 17,320 | 16,521 | 68 | 118 |
| 2 units | 3,155 | 33,776 | 14 | 99 |
| 3-4 units | 4,981 | 43,186 | 13 | 190 |
| 5-9 units | 5,944 | 55,970 | 30 | 152 |
| 10-19 units | 2,800 | 28,382 | . | 39 |
| 20-49 units | 1,316 | 13,371 | 22 | 71 |
| 50 or more units | 1,775 | 21,101 | . | 23 |
| Mobile Home/Trailer | 238,054 | 68,258 | 4,454 | 804 |
| Boat, RV, van, etc. (1) | 886 | 303 | . | . |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 22 | 53 |
| 1-Bedroom | 23,334 | 83,424 | 242 | 415 |
| 2-Bedrooms | 224,109 | 193,862 | 1,982 | 918 |
| 3-Bedrooms | 652,265 | 118,376 | 6,339 | 990 |
| 4-Bedrooms | 173,600 | 17,763 | 2,000 | 245 |
| 5-Bedrooms or more | 30,849 | 2,463 | 476 | 32 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 311 | 84 |
| 1995-1998 | 148,415 | 33,780 | 1,136 | 234 |
| 1990-1994 | 129,165 | 34,670 | 1,243 | 233 |
| 1980-1989 | 217,891 | 92,610 | 2,283 | 462 |
| 1970-1979 | 208,372 | 98,506 | 2,456 | 662 |
| 1960-1969 | 143,455 | 57,252 | 1,507 | 421 |
| 1950-1959 | 103,181 | 45,056 | 981 | 234 |
| 1940-1949 | 49,638 | 26,680 | 380 | 153 |
| 1939 or earlier | 64,338 | 30,473 | 764 | 170 |

(1) 1990 Census defined as "Other".

Total housing units in Williamsburg County changed by 2,287 dwellings between 1990 and 2000. Single-unit detached structures constituted 55.48 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 45.3.

TABLE 45.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| UNITS IN STRUCTURE | SOUTH CAROLINA | | WILLIAMSBURG COUNTY | |
|-------------------------|------------------|------------------|---------------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 8,783 | 8,629 |
| 1-unit, attached | 34,261 | 40,185 | 171 | 213 |
| 2 to 4 units | 42,358 | 43,607 | 334 | 387 |
| 5 to 19 units | 50,441 | 57,981 | 131 | 228 |
| 20 to 49 units | 66,909 | 77,598 | 37 | 93 |
| 50 or more units | 38,782 | 41,561 | . | 23 |
| Mobile Home/Trailer | 21,027 | 22,457 | 3,622 | 5,974 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 187 | 5 |
| Total | 1,424,155 | 1,753,670 | 13,265 | 15,552 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 21.25 percent of owner-occupied housing units, and 10.86 percent of renter-occupied units in Williamsburg County. Table 45.4, presents the number of units in the dwelling by household size and tenure.

TABLE 45.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| WILLIAMSBURG COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 1,431 | 445 | 2,350 | 288 | 1,242 | 176 | 932 | 195 | 573 | 171 |
| 2 to 4 units | 9 | 172 | 7 | 15 | 5 | 52 | . | 9 | 6 | 41 |
| 5 to 19 units | 7 | 86 | 9 | 34 | 12 | 29 | 2 | 36 | . | 6 |
| 20 to 24 units | 17 | 50 | . | 14 | 5 | . | . | 7 | . | . |
| 50 or more units | . | 16 | . | . | . | . | . | 7 | . | . |
| Mobile Home/Trailer | 903 | 280 | 1,157 | 181 | 816 | 151 | 819 | 82 | 759 | 110 |
| Boat, RV, van, etc. (1) | . | . | . | . | . | . | . | . | . | . |
| Total | 2,367 | 1,049 | 3,523 | 532 | 2,080 | 408 | 1,753 | 336 | 1,338 | 328 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 6.45 percent in 1990 to 4.33 percent in 2000, and renter-occupied units from 12.53 percent to 6.22 percent. Overcrowded units with incomplete plumbing facilities comprised 10.95 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 45.5.

TABLE 45.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 & 2000

SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| Subject | SOUTH CAROLINA | | WILLIAMSBURG COUNTY | |
|---|----------------|-----------|---------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 9,587 | 11,061 |
| 1.00 or less | 854,031 | 1,084,101 | 8,969 | 10,582 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 411 | 299 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 207 | 180 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 2,521 | 2,653 |
| 1.00 or less | 355,343 | 400,415 | 2,205 | 2,488 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 179 | 137 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 137 | 28 |
| Total occupied-units | 1,258,044 | 1,533,854 | 12,108 | 13,714 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 184 | 136 |
| 1.00 or less | 7,025 | 4,955 | 149 | 117 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 27 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 8 | 19 |
| Renter-occupied Housing Units | 8,646 | 4,295 | 310 | 74 |
| 1.00 or less | 7,155 | 3,854 | 190 | 70 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 55 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 65 | 4 |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 494 | 210 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 5.19 percent owner-occupied units and 7.53 percent renter-occupied units. Homeowners in poverty suffered from 8.12 percent overcrowding, compared to 6.08 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 45.6.

TABLE 45.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000

SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| Subject | SOUTH CAROLINA | | WILLIAMSBURG COUNTY | |
|--|----------------|---------|---------------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 8,130 | 2,191 |
| 1.00 or less | 817,756 | 349,147 | 7,708 | 2,026 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 259 | 137 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 163 | 28 |
| 65 years and over | 268,256 | 51,819 | 2,931 | 462 |
| 1.00 or less | 266,345 | 51,268 | 2,874 | 462 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 40 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 17 | . |
| Total occupied units | 1,107,619 | 426,235 | 11,061 | 2,653 |
| 1.00 or less | 1,084,101 | 400,415 | 10,582 | 2,488 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 299 | 137 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 180 | 28 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 2,343 | 1,297 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 149 | 61 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 58 | 23 |
| Total in poverty | 103,182 | 114,169 | 2,550 | 1,381 |

The total number of individuals in poverty in Williamsburg County changed by -1.84 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 45.7.

TABLE 45.7
POVERTY STATUS BY AGE, 1990 & 2000¹³⁴
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| AGE | SOUTH CAROLINA | | WILLIAMSBURG COUNTY | |
|-------------------|----------------|---------|---------------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 997 | 926 |
| 5 years | 11,063 | 10,403 | 268 | 158 |
| 6-11 years | 64,806 | 66,197 | 1,632 | 1,350 |
| 12-17 years | 57,494 | 58,222 | 1,350 | 1,410 |
| 18-64 years | 248,828 | 295,906 | 4,608 | 5,220 |
| 65-74 years | 42,296 | 31,507 | 957 | 675 |
| 75 years and over | 35,796 | 33,181 | 675 | 555 |
| Total | 517,793 | 547,869 | 10,487 | 10,294 |

Homeowners in poverty comprised 23.05 percent of owner-occupied households in Williamsburg county, and renters in poverty 52.05 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 7.59 percent of owner-occupied households, and 22.28 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 45.8.

TABLE 45.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| AGE GROUPS | SOUTH CAROLINA | | WILLIAMSBURG COUNTY | |
|-------------|----------------|-----------------|---------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 39 | 98 |
| 25-34 years | 11,268 | 25,396 | 268 | 250 |
| 35-44 years | 17,496 | 21,903 | 572 | 341 |
| 45-54 years | 17,170 | 15,657 | 558 | 273 |
| 55-59 years | 9,254 | 5,482 | 168 | 86 |
| 60-64 years | 9,738 | 4,963 | 205 | 56 |
| 65-74 years | 16,713 | 8,270 | 406 | 138 |
| 75 years + | 18,079 | 8,756 | 334 | 139 |
| Total | 103,182 | 114,169 | 2,550 | 1,381 |

Williamsburg County's median family income changed from \$29,217 in 1990 to \$32,111 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 45.9, presents the 2000 Census data on families by income ranges.

TABLE 45.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| FAMILY INCOME | SOUTH CAROLINA | WILLIAMSBURG COUNTY |
|-------------------------------------|----------------|---------------------|
| Less than \$10,000 | 76,639 | 1,566 |
| \$10,000-\$19,999 | 119,963 | 1,839 |
| \$20,000-\$34,999 | 213,815 | 2,218 |
| \$35,000-\$49,999 | 201,370 | 1,915 |
| \$50,000-\$79,999 | 241,243 | 1,525 |
| \$80,000-\$99,999 | 114,775 | 568 |
| \$100,000-\$149,999 | 73,186 | 257 |
| \$150,000 or more | 37,745 | 186 |
| Total | 1,078,736 | 10,074 |
| Median Family Income (2002 dollars) | \$46,749 | \$32,111 |

¹³⁴ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in Williamsburg County was \$28,103, and the median for renter-occupied households was \$11,716. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 45.10, presents households by tenure and household income ranges.

TABLE 45.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | WILLIAMSBURG COUNTY | |
|-------------------------|----------------|-----------------|---------------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 2,047 | 1,181 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 2,126 | 523 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 2,306 | 560 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 1,968 | 169 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 1,585 | 120 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 582 | 72 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 255 | 11 |
| \$150,000 or more | 39,213 | 3,456 | 192 | 17 |
| Total | 1,107,619 | 426,235 | 11,061 | 2,653 |
| Median Household Income | \$43,179 | \$23,855 | \$28,103 | \$11,716 |

According to the 2000 Census, 15.22 percent of Williamsburg County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 18.94 percent spent 50 percent¹³⁵ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 12.69 percent of Williamsburg County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 17.32 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 45.11.

TABLE 45.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| WILLIAMSBURG COUNTY | | | | |
| Less than 30 percent | 1,008 | 1,644 | 2,671 | 208 |
| 30 to 49.9 percent | 392 | 304 | 227 | 4,315 |
| 50 percent or more | 488 | 415 | 180 | 531 |
| Not computed | 688 | 33 | 595 | 595 |
| Total | 2,576 | 2,396 | 3,286 | 5,682 |
| Median gross rent/monthly costs | \$291 | \$655 | \$233 | . |

Homeowners in Williamsburg County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 15.51 in 1990 to

¹³⁵ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 45.12-45.15).

17.61 in 2000, while homeowners aged 65 years and over changed from 28.60 in 1990 to 24.13 in 2000. Table 45.12, presents details of households by monthly owner-costs by household income and age.

TABLE 45.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹³⁶ | | | | | |
|---|---|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| WILLIAMSBURG COUNTY | | | | | | |
| Less than 20 percent | 2,425 | 2,357 | 910 | 1,103 | 3,335 | 3,460 |
| 20 to 24.9 percent | 393 | 294 | 135 | 158 | 528 | 452 |
| 25 to 29.9 percent | 191 | 273 | 150 | 130 | 341 | 403 |
| 30 to 34.9 percent | 122 | 134 | 90 | 48 | 212 | 182 |
| 35 percent or more | 441 | 528 | 398 | 416 | 839 | 944 |
| Not computed | 57 | 173 | 23 | 68 | 80 | 241 |
| Total | 3,629 | 3,759 | 1,706 | 1,923 | 5,335 | 5,682 |

Renters in Williamsburg County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 26.77 in 1990 to 34.41 in 2000, while renters aged 65 years and over changed from 31.11 in 1990 to 32.96 in 2000. Table 45.13, presents details of households by gross rent by income and age.

TABLE 45.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹³⁷ | | | | | |
|---|--|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| WILLIAMSBURG COUNTY | | | | | | |
| Less than 20 percent | 569 | 635 | 74 | 67 | 643 | 702 |
| 20 to 24.9 percent | 182 | 113 | 55 | 15 | 237 | 128 |
| 25 to 29.9 percent | 94 | 154 | 75 | 24 | 169 | 178 |
| 30 to 34.9 percent | 97 | 98 | 61 | 36 | 158 | 134 |
| 35 percent or more | 372 | 635 | 130 | 111 | 502 | 746 |
| Not computed | 438 | 495 | 219 | 193 | 657 | 688 |
| Total | 1,752 | 2,130 | 614 | 446 | 2,366 | 2,576 |

¹³⁶ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹³⁷ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 79.13 percent homeowners in Williamsburg County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 45.14.

TABLE 45.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | \$150,000 or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| WILLIAMSBURG COUNTY | | | | | | | | | |
| Less than 20 percent | 48 | 469 | 656 | 820 | 817 | 334 | 180 | 136 | 3,460 |
| 20 to 24.9 percent | 33 | 95 | 187 | 49 | 64 | 24 | . | . | 452 |
| 25 to 29.9 percent | 71 | 116 | 109 | 56 | 38 | 13 | . | . | 403 |
| 30 to 34.9 percent | 49 | 43 | 38 | 51 | 1 | . | . | . | 182 |
| 35 percent or more | 533 | 266 | 125 | 16 | 4 | . | . | . | 944 |
| Not computed | 241 | . | . | . | . | . | . | . | 241 |
| Total | 975 | 989 | 1,115 | 992 | 924 | 371 | 180 | 136 | 5,682 |

As per the 2000 Census, 78.52 percent renters in Williamsburg County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 45.15.

TABLE 45.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-------------------|-------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | | |
| | \$10,000 | \$19,999 | \$34,999 | \$49,999 | \$74,999 | \$99,999 | \$149,000 | \$150,000 or more | |
| SOUTH CAROLINA | | | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 | |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 | |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 | |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 | |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 | |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 | |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 | |
| WILLIAMSBURG COUNTY | | | | | | | | | |
| Less than 20 percent | 66 | 91 | 304 | 101 | 61 | 57 | 22 | 702 | |
| 20 to 24.9 percent | 17 | 37 | 69 | 5 | . | . | . | 128 | |
| 25 to 29.9 percent | 66 | 71 | 23 | 18 | . | . | . | 178 | |
| 30 to 34.9 percent | 64 | 51 | 19 | . | . | . | . | 134 | |
| 35 percent or more | 627 | 101 | 18 | . | . | . | . | 746 | |
| Not computed | 335 | 145 | 113 | 43 | 39 | 7 | 6 | 688 | |
| Total | 1,175 | 496 | 546 | 167 | 100 | 64 | 28 | 2,576 | |

As per the 2000 Census, 20.52 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 45.16. The median value for a home in 2000 in the county was \$63,300, compared to \$94,900 in Wyoming.

TABLE 45.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|----------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| WILLIAMSBURG COUNTY | | | | | | | | |
| Less than \$10,000 | 70 | 35 | 24 | 13 | . | . | 8 | 150 |
| \$10,000-\$29,999 | 165 | 189 | 209 | 44 | 52 | . | 2 | 661 |
| \$30,000-\$49,999 | 278 | 224 | 187 | 205 | 202 | 23 | 8 | 1,127 |
| \$50,000-\$79,999 | 275 | 331 | 352 | 408 | 354 | 65 | 84 | 1,869 |
| \$80,000-\$99,999 | 65 | 96 | 142 | 135 | 130 | 84 | 73 | 725 |
| \$100,000-\$199,999 | 111 | 102 | 184 | 165 | 167 | 177 | 127 | 1,033 |
| \$200,000 or more | 11 | 12 | 17 | 22 | 19 | 22 | 14 | 117 |
| Total | 975 | 989 | 1,115 | 992 | 924 | 371 | 316 | 5,682 |

As per the 2000 Census, 18.85 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 45.17.

TABLE 45.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|----------------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| WILLIAMSBURG COUNTY | | | | | | | | |
| Less than \$200 | 329 | 63 | 49 | 27 | . | . | 15 | 483 |
| \$200-\$399 | 437 | 175 | 207 | 49 | 43 | 21 | . | 932 |
| \$400-\$599 | 170 | 106 | 143 | 25 | 6 | 14 | 6 | 470 |
| \$600-\$799 | 23 | 7 | 16 | 5 | 12 | 22 | 1 | 86 |
| \$800-\$999 | . | . | 9 | 11 | . | . | . | 20 |
| \$1000+ | . | . | 9 | 7 | . | . | . | 16 |
| No Cash Rent | 216 | 145 | 113 | 43 | 39 | 7 | 6 | 569 |
| Total | 1,175 | 496 | 546 | 167 | 100 | 64 | 28 | 2,576 |

The median household income in Williamsburg County was \$24,523, compared to \$36,951 statewide. Table 45.18, presents further details of householders by age and household income.

TABLE 45.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS WILLIAMSBURG COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| WILLIAMSBURG COUNTY | | | | | | | | | | |
| Under 25 years | 156 | 80 | 82 | 59 | 24 | 2 | . | . | 403 | \$15,368 |
| 25-34 years | 363 | 298 | 450 | 414 | 251 | 71 | . | 2 | 1,849 | \$28,937 |
| 35-44 years | 545 | 515 | 698 | 472 | 413 | 140 | 69 | 25 | 2,877 | \$26,859 |
| 45-54 years | 754 | 452 | 594 | 544 | 487 | 219 | 101 | 81 | 3,232 | \$30,315 |
| 55-64 years | 402 | 484 | 381 | 322 | 283 | 122 | 33 | 38 | 2,065 | \$24,527 |
| 65-74 years | 586 | 434 | 433 | 160 | 149 | 61 | 39 | 40 | 1,902 | \$18,703 |
| 75 years + | 454 | 441 | 199 | 159 | 94 | 26 | 21 | 14 | 1,408 | \$15,326 |
| Total | 3,260 | 2,704 | 2,837 | 2,130 | 1,701 | 641 | 263 | 200 | 13,736 | \$24,523 |

As per the 2000 Census, civilian employed males aged 16 years comprised 44.96 percent of the labor force, and females 45.64 percent in Williamsburg County. About 54.21 percent of the male population 16 years and over and 42.02 percent females worked 35 or more hours per week. Employed males contributed to 29.40 percent of jobs to the manufacturing industry in the county, while employed females contributed 31.89 percent of jobs to the educational, health and social services. Further, males in the County held 31.71 percent of production, transportation, material & moving occupations in the county, while females held 25.35 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 45.19.

**TABLE 45.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS WILLIAMSBURG COUNTY**

| Subject | SOUTH CAROLINA | | WILLIAMSBURG COUNTY | |
|--|----------------|-----------|---------------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 12,645 | 15,268 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 41 | . |
| Civilian Employed | 955,764 | 868,936 | 6,771 | 6,873 |
| Civilian Un-employed | 53,659 | 59,836 | 595 | 779 |
| Total in Labor Force | 1,038,566 | 935,656 | 7,407 | 7,652 |
| Not in Labor Force | 449,088 | 690,706 | 5,238 | 7,616 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 6,855 | 6,416 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 762 | 1,596 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 338 | 417 |
| Did not work | 375,577 | 604,016 | 4,690 | 6,839 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 487 | 44 |
| Construction | 135,502 | 15,106 | 1,032 | 64 |
| Manufacturing | 229,789 | 124,597 | 1,991 | 1,572 |
| Wholesale Trade | 42,461 | 18,042 | 199 | 65 |
| Retail Trade | 103,533 | 114,071 | 649 | 686 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 390 | 101 |
| Information | 20,038 | 18,516 | 148 | 57 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 161 | 384 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 234 | 219 |
| Educational Health & Social Services | 74,498 | 265,210 | 470 | 2,192 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 343 | 936 |
| Other Services | 43,939 | 41,855 | 361 | 294 |
| Public Administration | 44,062 | 41,621 | 306 | 259 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 594 | 399 |
| Professional & Related | 128,066 | 196,766 | 495 | 1,597 |
| Services | 110,748 | 157,913 | 779 | 1,605 |
| Sales & Office | 155,086 | 304,638 | 805 | 1,742 |
| Farming, Fishing & Forestry | 8,604 | 2,075 | 205 | 14 |
| Construction, Extraction & Maintenance | 199,793 | 9,255 | 1,746 | 31 |
| Production, Transportation, Material & Moving | 235,563 | 110,908 | 2,147 | 1,485 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Williamsburg County, defined as the number of people working or actively seeking work, changed from 16,666 in 1990 to 14,114 in 2002. The unemployment rate for the County, at 14.40 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 45.20, provides annual labor force details for the years 1990-2002.

**TABLE 45.20
ANNUAL LABOR FORCE
WILLIAMSBURG COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 16,666 | 15,095 | 1,571 | 9.40 |
| 1991 | 15,943 | 14,309 | 1,634 | 10.20 |
| 1992 | 16,482 | 14,941 | 1,541 | 9.30 |
| 1993 | 17,492 | 14,769 | 2,723 | 15.60 |
| 1994 | 17,029 | 14,636 | 2,393 | 14.10 |
| 1995 | 16,451 | 14,091 | 2,360 | 14.30 |
| 1996 | 16,021 | 13,002 | 3,019 | 18.80 |
| 1997 | 15,105 | 12,718 | 2,387 | 15.80 |
| 1998 | 14,691 | 13,029 | 1,662 | 11.30 |
| 1999 | 14,896 | 12,990 | 1,906 | 12.80 |
| 2000 | 14,628 | 12,850 | 1,778 | 12.20 |
| 2001 | 14,227 | 12,177 | 2,050 | 14.40 |
| 2002 | 14,114 | 12,082 | 2,032 | 14.40 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, Williamsburg County recorded 12,665 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$668,209,000 and real per capita income was \$18,142 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$26,042 in 2001, while South Carolina's average earnings per job was \$30,861. Table 45.21, provides further annual data for years 1969 through 2001.

TABLE 45.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
WILLIAMSBURG COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 185,615 | 4,825 | 26,087 | 20,415 | 27,005 | 254,297 | 7,332 | 12,116 | 15,320 |
| 1970 | 181,991 | 4,855 | 27,669 | 22,128 | 34,965 | 261,898 | 7,654 | 12,120 | 15,016 |
| 1971 | 185,867 | 5,368 | 28,671 | 22,719 | 37,366 | 269,256 | 7,771 | 12,646 | 14,698 |
| 1972 | 200,916 | 5,585 | 33,111 | 23,669 | 40,397 | 292,508 | 8,371 | 12,554 | 16,004 |
| 1973 | 215,356 | 6,827 | 35,349 | 25,896 | 44,274 | 314,047 | 8,929 | 12,941 | 16,641 |
| 1974 | 236,487 | 7,349 | 38,879 | 26,441 | 53,121 | 347,579 | 9,894 | 13,161 | 17,969 |
| 1975 | 226,373 | 6,919 | 36,963 | 27,523 | 63,076 | 347,016 | 9,617 | 12,798 | 17,688 |
| 1976 | 229,255 | 7,754 | 41,671 | 29,198 | 63,647 | 356,017 | 9,530 | 12,874 | 17,808 |
| 1977 | 226,302 | 8,331 | 42,411 | 31,504 | 63,984 | 355,870 | 9,551 | 13,200 | 17,144 |
| 1978 | 252,006 | 9,368 | 43,477 | 34,042 | 66,093 | 386,250 | 10,157 | 13,408 | 18,795 |
| 1979 | 245,835 | 9,996 | 45,878 | 36,239 | 70,930 | 388,886 | 10,075 | 13,785 | 17,833 |
| 1980 | 214,582 | 9,993 | 48,940 | 43,106 | 80,492 | 377,127 | 9,869 | 13,831 | 15,515 |
| 1981 | 225,988 | 10,323 | 51,475 | 48,632 | 83,901 | 399,673 | 10,509 | 13,495 | 16,746 |
| 1982 | 216,785 | 10,176 | 49,509 | 50,175 | 84,796 | 391,090 | 10,364 | 12,650 | 17,137 |
| 1983 | 224,663 | 11,063 | 59,595 | 56,437 | 86,341 | 415,974 | 10,974 | 13,148 | 17,087 |
| 1984 | 234,273 | 11,904 | 61,007 | 58,925 | 86,592 | 428,893 | 11,353 | 13,515 | 17,334 |
| 1985 | 252,630 | 13,415 | 49,621 | 63,047 | 91,374 | 443,257 | 11,742 | 13,430 | 18,811 |
| 1986 | 276,966 | 16,525 | 39,299 | 65,159 | 91,243 | 456,142 | 12,234 | 13,821 | 20,039 |
| 1987 | 302,227 | 17,279 | 37,564 | 64,403 | 88,897 | 475,812 | 12,753 | 13,931 | 21,695 |
| 1988 | 314,100 | 18,230 | 38,358 | 66,077 | 90,291 | 490,596 | 13,130 | 14,666 | 21,417 |
| 1989 | 316,071 | 19,264 | 38,815 | 47,497 | 100,071 | 483,191 | 12,994 | 14,902 | 21,210 |
| 1990 | 304,318 | 18,458 | 46,928 | 71,106 | 107,700 | 511,594 | 13,913 | 14,783 | 20,586 |
| 1991 | 305,222 | 18,718 | 45,744 | 70,006 | 118,239 | 520,493 | 14,065 | 14,049 | 21,726 |
| 1992 | 323,344 | 19,779 | 42,398 | 69,226 | 129,207 | 544,397 | 14,674 | 14,371 | 22,500 |
| 1993 | 325,557 | 20,327 | 43,353 | 66,096 | 136,877 | 551,556 | 14,797 | 14,339 | 22,704 |
| 1994 | 336,824 | 20,725 | 45,362 | 68,063 | 146,835 | 576,360 | 15,326 | 14,420 | 23,358 |
| 1995 | 316,713 | 20,144 | 54,853 | 68,787 | 154,491 | 574,700 | 15,324 | 14,068 | 22,513 |
| 1996 | 293,432 | 18,045 | 64,394 | 71,642 | 162,911 | 574,334 | 15,300 | 13,171 | 22,279 |
| 1997 | 293,086 | 18,028 | 71,062 | 75,955 | 167,823 | 589,899 | 15,739 | 12,861 | 22,789 |
| 1998 | 295,785 | 18,454 | 74,749 | 83,845 | 169,744 | 605,669 | 16,207 | 12,916 | 22,901 |
| 1999 | 312,226 | 19,023 | 74,782 | 77,123 | 175,698 | 620,806 | 16,623 | 13,231 | 23,598 |
| 2000 | 324,239 | 18,809 | 80,261 | 82,009 | 181,014 | 648,715 | 17,463 | 12,868 | 25,197 |
| 2001 | 329,828 | 19,017 | 81,359 | 81,647 | 194,392 | 668,209 | 18,142 | 12,665 | 26,042 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in Williamsburg County changed from 162 in 1980 to 55 in 2002. Total units also changed from 162 in 1980 to 55 in 2002. Additional details of permit activity and per unit valuations are given in Table 45.22.

TABLE 45.22
BUILDING PERMITS AND VALUATION¹³⁸
WILLIAMSBURG COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 162 | . | . | . | 162 | 43.93 |
| 1981 | 188 | 8 | . | 48 | 244 | 42.43 |
| 1982 | 141 | 8 | 32 | . | 181 | 39.95 |
| 1983 | 139 | . | 4 | . | 143 | 41.15 |
| 1984 | 105 | . | . | 42 | 147 | 47.94 |
| 1985 | 133 | . | . | . | 133 | 47.94 |
| 1986 | 151 | . | . | . | 151 | 39.49 |
| 1987 | 103 | . | . | . | 103 | 47.78 |
| 1988 | 85 | . | . | . | 85 | 46.44 |
| 1989 | 90 | . | . | . | 90 | 58.51 |
| 1990 | 72 | . | . | . | 72 | 59.56 |
| 1991 | 72 | . | . | 5 | 77 | 57.74 |
| 1992 | 75 | 22 | . | . | 97 | 55.37 |
| 1993 | 58 | 32 | . | . | 90 | 50.93 |
| 1994 | 48 | . | . | . | 48 | 58.00 |
| 1995 | 45 | . | . | . | 45 | 61.14 |
| 1996 | 9 | 2 | . | . | 11 | 116.65 |
| 1997 | 38 | . | . | . | 38 | 75.79 |
| 1998 | 38 | . | . | . | 38 | 74.18 |
| 1999 | 51 | . | . | . | 51 | 85.39 |
| 2000 | 50 | . | . | . | 50 | 14.84 |
| 2001 | 58 | . | 20 | . | 78 | 93.83 |
| 2002 | 55 | . | . | . | 55 | 86.02 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in Williamsburg County would change by -2,547 persons from 37,217 in 2000 to 34,670 in 2025, as seen in Table 45.23.

TABLE 45.23
B&CB POPULATION FORECAST
WILLIAMSBURG COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | WILLIAMSBURG COUNTY |
|------|----------------|------------------------|
| 2000 | 4,012,012 | 37,217 |
| 2005 | 4,154,900 | 34,940 |
| 2010 | 4,387,780 | 34,920 |
| 2015 | 4,618,440 | 34,860 |
| 2020 | 4,849,980 | 34,760 |
| 2025 | 5,077,400 | 34,670 |

The household forecast indicates a total change of 1,674 homeowners in the county from 11,041 in 2000 to 12,715 in 2025. Renters, on the other hand, would change by -422 households from 2,673 in 2000 to 2,251 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 254 households for householders having incomes

¹³⁸Data Source: U.S. Bureau of Census.

from 31-50 percent of MFI; and to change by 279 households for those at 51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some -86 households for renters having incomes from 31-50 percent of MFI; and to change some -73 households for those at 51-80 percent of MFI. Table 45.24, provides further details of the household forecast by tenure and income.

TABLE 45.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
WILLIAMSBURG COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 11,041 | 1,856 | 1,676 | 1,842 | 932 | 4,735 |
| 2005 | 10,866 | 1,827 | 1,649 | 1,813 | 917 | 4,660 |
| 2010 | 10,835 | 1,821 | 1,645 | 1,808 | 914 | 4,647 |
| 2015 | 11,812 | 1,986 | 1,793 | 1,971 | 997 | 5,066 |
| 2020 | 11,753 | 1,976 | 1,784 | 1,961 | 992 | 5,041 |
| 2025 | 12,715 | 2,137 | 1,930 | 2,121 | 1,073 | 5,453 |
| Renters | | | | | | |
| 2000 | 2,673 | 867 | 550 | 462 | 231 | 563 |
| 2005 | 2,458 | 797 | 506 | 425 | 212 | 517 |
| 2010 | 2,459 | 798 | 506 | 425 | 212 | 517 |
| 2015 | 2,356 | 764 | 485 | 407 | 203 | 496 |
| 2020 | 2,351 | 763 | 484 | 407 | 203 | 495 |
| 2025 | 2,251 | 730 | 464 | 389 | 194 | 474 |

York County

York County's population changed by 25.18 percent, from 131,497 in 1990 to 164,614 in 2000. It represented 4.10 percent of the state population in 2000. The Census Bureau's intercensal estimates indicate a change of 9141 persons, 173,755 in July 2002.

Of the total households in York County, homeowners comprised 73.13 percent, which compares to the state homeownership rate of 72.21 percent in 2000. Homeowner vacancy rate in the county changed from 1.56 percent in 1990 to 2.41 percent in 2000, and renter vacancy rate changed from 7.91 percent in 1990 to 8.26 percent in 2000. Housing units in urban areas of the county changed by 13,898 persons, and in rural areas by 1,725 persons between 1990 and 2000¹³⁹. Additional data on selected housing characteristics from the 1990 and 2000 Census are presented in Table 46.1.

TABLE 46.1
SELECTED HOUSING CHARACTERISTICS, 1990 & 2000
SOUTH CAROLINA VS YORK COUNTY

| Subject | SOUTH CAROLINA | | YORK COUNTY | |
|---|----------------|-----------|-------------|---------|
| | 1990 | 2000 | 1990 | 2000 |
| POPULATION | 3,486,703 | 4,012,012 | 131,497 | 164,614 |
| TOTAL HOUSING UNITS | 1,424,155 | 1,753,670 | 50,438 | 66,061 |
| HOUSING UNITS BY TENURE | | | | |
| Occupied Housing Units | 1,258,044 | 1,533,854 | 47,006 | 61,051 |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 33,774 | 44,645 |
| Homeownership Rate | 69.86 | 72.21 | 71.85 | 73.13 |
| Homeowner Vacancy Rate | 1.70 | 1.94 | 1.56 | 2.41 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 13,232 | 16,406 |
| Renter Vacancy Rate | 11.49 | 12.01 | 7.91 | 8.26 |
| DISPOSITION OF VACANT HOUSING | | | | |
| For rent | 49,225 | 58,176 | 1,136 | 1,478 |
| For sale | 15,186 | 21,955 | 534 | 1,104 |
| Rented or sold, not occupied | 13,691 | 15,930 | 326 | 447 |
| For seasonal, recreational, or occasional use | 49,843 | 70,198 | 650 | 644 |
| For migrant workers | 360 | 420 | . | 5 |
| Other vacant | 37,806 | 53,137 | 786 | 1,332 |
| Total Vacant | 166,111 | 219,816 | 3,432 | 5,010 |
| HOUSING UNITS IN URBAN AND RURAL AREAS | | | | |
| Inside Urban Areas | 584,290 | 828,846 | 22,514 | 38,677 |
| Inside Urban Clusters (1) | 215,892 | 244,437 | 6,591 | 4,326 |
| Rural; Farm | 17,086 | 13,656 | 361 | 368 |
| Rural; Non-farm | 606,887 | 666,731 | 20,972 | 22,690 |

(1) 1990 Census defined as "outside Urban Areas".

As per the 2000 Census, owner-occupied housing units in York County had an average of 2.67 persons per household, and renter-occupied units an average of 2.50 persons per household. The greatest concentration of occupied housing units in the county were built between 1970 and 1989, when 38.34 percent of the occupied building stock was constructed. This compares to 40.25 percent in the state during the same period. Additional data on selected housing characteristics from the 2000 Census are presented in Table 46.2.

¹³⁹ As per the US Census Bureau an urbanized area consists of densely settled territory that contains 50,000 or more people. An urban cluster consists of densely settled territory that has at least 2,500 people but fewer than 50,000 people.

TABLE 46.2
SELECTED HOUSING CHARACTERISTICS, 2000
SOUTH CAROLINA VS YORK COUNTY

| Subject | SOUTH CAROLINA | | YORK COUNTY | |
|---------------------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| TOTAL HOUSING UNITS | 1,107,619 | 426,235 | 44,645 | 16,406 |
| HOUSEHOLD SIZE BY TENURE | | | | |
| 1-person | 233,888 | 149,230 | 7,860 | 5,175 |
| 2-person | 403,375 | 118,155 | 16,110 | 4,741 |
| 3-person | 204,199 | 72,676 | 8,576 | 2,981 |
| 4-person | 168,089 | 49,616 | 8,021 | 1,933 |
| 5 or more person | 98,068 | 36,558 | 4,078 | 1576 |
| Average Household size | 2.61 | 2.32 | 2.67 | 2.50 |
| NUMBER OF ROOMS BY TENURE | | | | |
| 1-room | 786 | 7,693 | 28 | 203 |
| 2-rooms | 7,193 | 29,729 | 251 | 1,140 |
| 3-rooms | 34,806 | 64,824 | 1,137 | 2,383 |
| 4-rooms | 110,567 | 133,284 | 4,813 | 5,757 |
| 5-rooms | 273,699 | 103,323 | 11,228 | 3,932 |
| 6-rooms | 282,379 | 53,158 | 10,931 | 1,956 |
| 7-rooms | 190,620 | 21,072 | 7,298 | 708 |
| 8-rooms | 111,735 | 8,826 | 4,464 | 232 |
| 9+ rooms | 95,834 | 4,326 | 4,495 | 95 |
| UNITS IN STRUCTURE BY TENURE | | | | |
| 1 unit detached | 831,388 | 145,367 | 34,932 | 5,943 |
| 1 unit attached | 17,320 | 16,521 | 1,031 | 480 |
| 2 units | 3,155 | 33,776 | 100 | 1,002 |
| 3-4 units | 4,981 | 43,186 | 272 | 1,710 |
| 5-9 units | 5,944 | 55,970 | 165 | 2,354 |
| 10-19 units | 2,800 | 28,382 | 33 | 1,347 |
| 20-49 units | 1,316 | 13,371 | 6 | 382 |
| 50 or more units | 1,775 | 21,101 | 78 | 700 |
| Mobile Home/Trailer | 238,054 | 68,258 | 7,974 | 2,479 |
| Boat, RV, van, etc. (1) | 886 | 303 | 54 | 9 |
| NUMBER OF BEDROOMS BY TENURE | | | | |
| No Bedroom | 3,462 | 10,347 | 100 | 245 |
| 1-Bedroom | 23,334 | 83,424 | 951 | 3,087 |
| 2-Bedrooms | 224,109 | 193,862 | 8,755 | 8,170 |
| 3-Bedrooms | 652,265 | 118,376 | 26,062 | 4,456 |
| 4-Bedrooms | 173,600 | 17,763 | 7,563 | 399 |
| 5-Bedrooms or more | 30,849 | 2,463 | 1,214 | 49 |
| YEAR STRUCTURE BUILT BY TENURE | | | | |
| 1999-March 2000 | 43,164 | 7,208 | 2,217 | 416 |
| 1995-1998 | 148,415 | 33,780 | 7,541 | 2,423 |
| 1990-1994 | 129,165 | 34,670 | 5,485 | 1,620 |
| 1980-1989 | 217,891 | 92,610 | 9,209 | 3,328 |
| 1970-1979 | 208,372 | 98,506 | 8,050 | 2,818 |
| 1960-1969 | 143,455 | 57,252 | 4,534 | 1,847 |
| 1950-1959 | 103,181 | 45,056 | 3,454 | 1,755 |
| 1940-1949 | 49,638 | 26,680 | 1,955 | 1,067 |
| 1939 or earlier | 64,338 | 30,473 | 2,200 | 1,132 |

(1) 1990 Census defined as "Other".

Total housing units in York County changed by 15,623 dwellings between 1990 and 2000. Single-unit detached structures constituted 65.96 percent of all housing units in the County during 2000, compared to 61.51 percent in the state, as seen in Table 46.3.

**TABLE 46.3
NUMBER OF UNITS IN STRUCTURE-OCCUPIED
HOUSING UNITS, 1990 & 2000
SOUTH CAROLINA VS YORK COUNTY**

| UNITS IN STRUCTURE | SOUTH CAROLINA | | YORK COUNTY | |
|-------------------------|------------------|------------------|---------------|---------------|
| | 1990 | 2000 | 1990 | 2000 |
| 1-unit, detached | 901,910 | 1,078,678 | 33,530 | 43,575 |
| 1-unit, attached | 34,261 | 40,185 | 1,224 | 1,731 |
| 2 to 4 units | 42,358 | 43,607 | 2,886 | 3,356 |
| 5 to 19 units | 50,441 | 57,981 | 3,074 | 4,468 |
| 20 to 49 units | 66,909 | 77,598 | 429 | 420 |
| 50 or more units | 38,782 | 41,561 | 189 | 914 |
| Mobile Home/Trailer | 21,027 | 22,457 | 8,773 | 11,526 |
| Boat, RV, van, etc. (1) | 20,077 | 33,548 | 333 | 71 |
| Total | 1,424,155 | 1,753,670 | 50,438 | 66,061 |

(1) 1990 Census defined as "Other".

As per the 2000 Census, 2-person household single-unit detached/attached structures constituted 30.28 percent of owner-occupied housing units, and 10.79 percent of renter-occupied units in York County. Table 46.4, presents the number of units in the dwelling by household size and tenure.

**TABLE 46.4
NUMBER OF UNITS IN STRUCTURE BY HOUSEHOLD SIZE BY TENURE, 2000
SOUTH CAROLINA VS YORK COUNTY**

| UNITS IN STRUCTURE | 1-person Household | | 2-person Household | | 3-person household | | 4-person household | | 5 or more person household | |
|-----------------------------|--------------------|----------------|--------------------|----------------|--------------------|---------------|--------------------|---------------|----------------------------|---------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| SOUTH CAROLINA | | | | | | | | | | |
| 1 unit attached or Detached | 172,268 | 42,433 | 327,868 | 44,765 | 154,009 | 30,700 | 126,512 | 24,269 | 68,051 | 19,721 |
| 2 to 4 units | 3,679 | 31,885 | 2,697 | 21,764 | 1,016 | 12,202 | 426 | 6,792 | 318 | 4,319 |
| 5 to 19 units | 4,389 | 34,739 | 3,046 | 26,045 | 763 | 12,779 | 343 | 7,007 | 203 | 3,782 |
| 20 to 49 units | 767 | 7,542 | 471 | 3,362 | 52 | 1,293 | 14 | 706 | 12 | 468 |
| 50 or more units | 1,088 | 11,799 | 581 | 4,988 | 48 | 2,272 | 44 | 1,304 | 14 | 738 |
| Mobile Home/Trailer | 51,224 | 20,646 | 68,373 | 17,154 | 48,275 | 13,417 | 40,729 | 9,520 | 29,453 | 7,521 |
| Boat, RV, van, etc. (1) | 473 | 186 | 339 | 77 | 36 | 13 | 21 | 18 | 17 | 9 |
| Total | 233,888 | 149,230 | 403,375 | 118,155 | 204,199 | 72,676 | 168,089 | 49,616 | 98,068 | 36,558 |
| YORK COUNTY | | | | | | | | | | |
| 1 unit attached or Detached | 5,888 | 1,486 | 13,517 | 1,771 | 6,837 | 1,253 | 6,528 | 993 | 3,193 | 920 |
| 2 to 4 units | 208 | 1,069 | 104 | 902 | 43 | 411 | . | 185 | 17 | 145 |
| 5 to 19 units | 82 | 1,490 | 79 | 1,187 | 2 | 561 | 10 | 297 | 25 | 166 |
| 20 to 24 units | 6 | 189 | . | 111 | . | 51 | . | 26 | . | 5 |
| 50 or more units | 41 | 387 | 37 | 130 | . | 112 | . | 46 | . | 25 |
| Mobile Home/Trailer | 1,596 | 554 | 2,358 | 631 | 1,694 | 593 | 1,483 | 386 | 843 | 315 |
| Boat, RV, van, etc. (1) | 39 | . | 15 | 9 | . | . | . | . | . | . |
| Total | 7,860 | 5,175 | 16,110 | 4,741 | 8,576 | 2,981 | 8,021 | 1,933 | 4,078 | 1576 |

Owner-occupied units in the county that suffer from overcrowding, defined as 1.01 persons per room or more; changed from 2.74 percent in 1990 to 1.82 percent in 2000, and renter-occupied units from 6.14 percent to 6.80 percent. Overcrowded units with incomplete plumbing facilities comprised 0.94 percent of all occupied households lacking complete plumbing facilities in 2000. Data on overcrowding by tenure and incidence of incomplete plumbing are presented in Table 46.5.

TABLE 46.5
OVERCROWDING BY TENURE AND INCIDENCE OF INCOMPLETE PLUMBING, 1990 &
2000
SOUTH CAROLINA VS YORK COUNTY

| Subject | SOUTH CAROLINA | | YORK COUNTY | |
|---|----------------|-----------|-------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| OVERCROWDING BY TENURE | | | | |
| Owner-occupied Housing Units | 878,824 | 1,107,619 | 33,774 | 44,645 |
| 1.00 or less | 854,031 | 1,084,101 | 32,847 | 43,832 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 19,030 | 17,414 | 691 | 620 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,763 | 6,104 | 236 | 193 |
| Renter-occupied Housing Units | 379,220 | 426,235 | 13,232 | 16,406 |
| 1.00 or less | 355,343 | 400,415 | 12,420 | 15,291 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,321 | 17,094 | 616 | 750 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,556 | 8,726 | 196 | 365 |
| Total occupied-units | 1,258,044 | 1,533,854 | 47,006 | 61,051 |
| OVERCROWDING BY INCIDENCE OF INCOMPLETE PLUMBING | | | | |
| Owner-occupied Housing Units | 7,980 | 5,226 | 188 | 160 |
| 1.00 or less | 7,025 | 4,955 | 152 | 158 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 575 | 105 | 22 | 2 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 380 | 166 | 14 | . |
| Renter-occupied Housing Units | 8,646 | 4,295 | 152 | 52 |
| 1.00 or less | 7,155 | 3,854 | 105 | 52 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 844 | 238 | 37 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 647 | 203 | 10 | . |
| Total occupied-units lacking plumbing facilities | 16,626 | 9,521 | 340 | 212 |

As per the 2000 Census, homeowners in the age group of 15-64, there was an overcrowding of 2.18 percent owner-occupied units and 7.55 percent renter-occupied units. Homeowners in poverty suffered from 5.91 percent overcrowding, compared to 9.95 percent renters in poverty. The 2000 Census data on overcrowding by age and poverty status are presented in Table 46.6.

TABLE 46.6
OVERCROWDING BY TENURE BY AGE OF HOUSEHOLDER & POVERTY STATUS, 2000
SOUTH CAROLINA VS YORK COUNTY

| Subject | SOUTH CAROLINA | | YORK COUNTY | |
|--|----------------|---------|-------------|--------|
| | Owner | Renter | Owner | Renter |
| OVERCROWDING BY AGE | | | | |
| 15-64 years | 839,363 | 374,416 | 35,744 | 14,764 |
| 1.00 or less | 817,756 | 349,147 | 34,966 | 13,649 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 16,021 | 16,765 | 602 | 750 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 5,586 | 8,504 | 176 | 365 |
| 65 years and over | 268,256 | 51,819 | 8,901 | 1,642 |
| 1.00 or less | 266,345 | 51,268 | 8,866 | 1,642 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 1,393 | 329 | 18 | . |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 518 | 222 | 17 | . |
| Total occupied units | 1,107,619 | 426,235 | 44,645 | 16,406 |
| 1.00 or less | 1,084,101 | 400,415 | 43,832 | 15,291 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 17,414 | 17,094 | 620 | 750 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 6,104 | 8,726 | 193 | 365 |
| OVERCROWDING BY POVERTY STATUS | | | | |
| 1.00 or less | 97,604 | 103,322 | 2,468 | 3,185 |
| 1.01 to 1.50 (<i>Represents overcrowding</i>) | 3,891 | 7,016 | 136 | 221 |
| 1.51 or more (<i>Represents severe overcrowding</i>) | 1,687 | 3,831 | 19 | 131 |
| Total in poverty | 103,182 | 114,169 | 2,623 | 3,537 |

The total number of individuals in poverty in York County changed by 21.77 percent, in between 1990 and 2000. This compares to a statewide change of 5.81 percent. Data on individuals in poverty by age is given in Table 46.7.

TABLE 46.7
POVERTY STATUS BY AGE, 1990 & 2000¹⁴⁰
SOUTH CAROLINA VS YORK COUNTY

| AGE | SOUTH CAROLINA | | YORK COUNTY | |
|-------------------|----------------|---------|-------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 years | 57,510 | 52,453 | 1,299 | 1,381 |
| 5 years | 11,063 | 10,403 | 330 | 335 |
| 6-11 years | 64,806 | 66,197 | 1,549 | 1,868 |
| 12-17 years | 57,494 | 58,222 | 1,329 | 1,665 |
| 18-64 years | 248,828 | 295,906 | 6,689 | 9,293 |
| 65-74 years | 42,296 | 31,507 | 1,043 | 721 |
| 75 years and over | 35,796 | 33,181 | 968 | 819 |
| Total | 517,793 | 547,869 | 13,207 | 16,082 |

Homeowners in poverty comprised 5.88 percent of owner-occupied households in York county, and renters in poverty 21.56 percent renter-occupied households in 2000. Of which, households in poverty in their prime working years, 25 through 44, comprised 1.80 percent of owner-occupied households, and 9.16 percent of renter-occupied households. This compares to a statewide average of 2.60 percent owner-occupied households and 11.10 percent of renter-occupied households, as seen in Table 46.8.

TABLE 46.8
POVERTY STATUS BY TENURE AND AGE OF HOUSEHOLDER, 2000
SOUTH CAROLINA VS YORK COUNTY

| AGE GROUPS | SOUTH CAROLINA | | YORK COUNTY | |
|-------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| 15-24 years | 3,464 | 23,742 | 84 | 781 |
| 25-34 years | 11,268 | 25,396 | 289 | 777 |
| 35-44 years | 17,496 | 21,903 | 515 | 726 |
| 45-54 years | 17,170 | 15,657 | 439 | 538 |
| 55-59 years | 9,254 | 5,482 | 287 | 167 |
| 60-64 years | 9,738 | 4,963 | 270 | 155 |
| 65-74 years | 16,713 | 8,270 | 302 | 201 |
| 75 years + | 18,079 | 8,756 | 437 | 192 |
| Total | 103,182 | 114,169 | 2,623 | 3,537 |

York County's median family income changed from \$47,675 in 1990 to \$54,770 in 2000 (in 2002 real dollars). This compares to South Carolina's median family income of \$40,927 in 1990 to \$46,749 in 2000. Table 46.9, presents the 2000 Census data on families by income ranges.

TABLE 46.9
NUMBER OF FAMILIES BY FAMILY INCOME, 2000
SOUTH CAROLINA VS YORK COUNTY

| FAMILY INCOME | SOUTH CAROLINA | YORK COUNTY |
|-------------------------------------|----------------|-------------|
| Less than \$10,000 | 76,639 | 2,097 |
| \$10,000-\$19,999 | 119,963 | 3,756 |
| \$20,000-\$34,999 | 213,815 | 7,603 |
| \$35,000-\$49,999 | 201,370 | 7,928 |
| \$50,000-\$79,999 | 241,243 | 11,648 |
| \$80,000-\$99,999 | 114,775 | 6,306 |
| \$100,000-\$149,999 | 73,186 | 3,880 |
| \$150,000 or more | 37,745 | 1,835 |
| Total | 1,078,736 | 45,053 |
| Median Family Income (2002 dollars) | \$46,749 | \$54,770 |

¹⁴⁰ Figures reflect the population for whom poverty status was determined.

Median household income for owner-occupied households in York County was \$52,241, and the median for renter-occupied households was \$28,227. This compares to a statewide median household income of \$43,179 and \$23,855 respectively. Table 46.10, presents households by tenure and household income ranges.

TABLE 46.10
HOUSEHOLD INCOME BY TENURE, 2000
SOUTH CAROLINA VS YORK COUNTY

| HOUSEHOLD INCOME | SOUTH CAROLINA | | YORK COUNTY | |
|-------------------------|----------------|-----------------|----------------|-----------------|
| | Owner-occupied | Renter-occupied | Owner-occupied | Renter-occupied |
| Less than \$10,000 | 91,196 | 91,725 | 2,362 | 2,769 |
| \$10,000-\$19,999 | 128,060 | 87,960 | 4,001 | 2,922 |
| \$20,000-\$34,999 | 216,029 | 109,789 | 6,955 | 4,468 |
| \$35,000-\$49,999 | 202,649 | 66,100 | 7,693 | 2,938 |
| \$50,000-\$79,999 | 240,035 | 47,218 | 11,371 | 2,319 |
| \$80,000-\$99,999 | 115,692 | 13,543 | 6,326 | 627 |
| \$100,000-\$149,999 | 74,745 | 6,444 | 4,079 | 212 |
| \$150,000 or more | 39,213 | 3,456 | 1,858 | 151 |
| Total | 1,107,619 | 426,235 | 44,645 | 16,406 |
| Median Household Income | \$43,179 | \$23,855 | \$52,241 | \$28,227 |

According to the 2000 Census, 17.62 percent of York County renters spent 30 to 49.9 percent of their household income on gross rent during 2000, and 14.60 percent spent 50 percent¹⁴¹ or more. This compares to a state average of 17.31 percent and 15.99 percent respectively. Further, 14.90 percent of York County homeowners with a mortgage spent 30 to 49.9 percent of their household income on housing, and 6.92 percent spent 50 percent or more. The state average for homeowners with a mortgage is 15.39 percent and 8.87 percent respectively, as noted in Table 46.11.

TABLE 46.11
GROSS RENT/SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS YORK COUNTY

| Income Range | Specified Renter-Occupied Units | Specified Owner-Occupied Units | | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|---------|
| | | Housing Units with a Mortgage | Housing Units without a Mortgage | Total |
| SOUTH CAROLINA | | | | |
| Less than 30 percent | 227,867 | 393,236 | 228,458 | 621,694 |
| 30 to 49.9 percent | 72,883 | 80,613 | 15,455 | 96,068 |
| 50 percent or more | 67,360 | 46,447 | 10,218 | 56,665 |
| Not computed | 53,036 | 3,552 | 5,930 | 9,482 |
| Total | 421,146 | 523,848 | 260,061 | 783,909 |
| Median gross rent/monthly costs | \$510 | \$894 | \$240 | . |
| YORK COUNTY | | | | |
| Less than 30 percent | 9,588 | 19,142 | 7,639 | 126 |
| 30 to 49.9 percent | 2,851 | 3,673 | 380 | 26,781 |
| 50 percent or more | 2,362 | 1,705 | 263 | 4,053 |
| Not computed | 1,377 | 134 | 1,968 | 1,968 |
| Total | 16,178 | 24,654 | 8,408 | 33,062 |
| Median gross rent/monthly costs | \$581 | \$1,013 | \$248 | . |

Homeowners in York County in the age group 15-64 that spent 30 percent or more of their household income per month on housing changed from 14.60 in 1990 to 18.13 in 2000, while homeowners aged 65 years and over changed from 20.39 in 1990 to 18.51

¹⁴¹ The range of monthly costs goes up only to 35 percent or more for detailed monthly costs tables (age, household income) for gross rent/monthly owner costs (Tables 46.12-46.15).

in 2000. Table 46.12, presents details of households by monthly owner-costs by household income and age.

TABLE 46.12
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY
AGE OF HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS YORK COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-occupied Housing Units ¹⁴² | | | | | |
|---|---|---------|------------|---------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 272,815 | 325,361 | 101,648 | 131,092 | 374,463 | 456,453 |
| 20 to 24.9 percent | 67,304 | 82,360 | 15,884 | 17,941 | 83,188 | 100,301 |
| 25 to 29.9 percent | 41,197 | 51,994 | 10,936 | 12,946 | 52,133 | 64,940 |
| 30 to 34.9 percent | 23,392 | 31,218 | 7,929 | 9,326 | 31,321 | 40,544 |
| 35 percent or more | 51,537 | 78,582 | 25,380 | 33,607 | 76,917 | 112,189 |
| Not computed | 3,252 | 5,922 | 2,029 | 3,560 | 5,281 | 9,482 |
| Total | 459,497 | 575,437 | 163,806 | 208,472 | 623,303 | 783,909 |
| YORK COUNTY | | | | | | |
| Less than 20 percent | 10,775 | 14,016 | 3,485 | 4,407 | 14,260 | 18,423 |
| 20 to 24.9 percent | 2,978 | 4,627 | 567 | 710 | 3,545 | 5,337 |
| 25 to 29.9 percent | 1,621 | 2,569 | 376 | 452 | 1,997 | 3,021 |
| 30 to 34.9 percent | 918 | 1,528 | 326 | 319 | 1,244 | 1,847 |
| 35 percent or more | 1,723 | 3,215 | 831 | 959 | 2,554 | 4,174 |
| Not computed | 79 | 204 | 88 | 56 | 167 | 260 |
| Total | 18,094 | 26,159 | 5,673 | 6,903 | 23,767 | 33,062 |

Renters in York County in the age group 15-64 that spent 30 percent or more of their household income on rent per month changed from 31.78 in 1990 to 31.59 in 2000, while renters aged 65 years and over changed from 47.97 in 1990 to 37.94 in 2000. Table 46.13, presents details of households by gross rent by income and age.

TABLE 46.13
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY AGE OF
HOUSEHOLDER, 1990 & 2000
SOUTH CAROLINA VS YORK COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-occupied Housing Units ¹⁴³ | | | | | |
|---|--|---------|------------|--------|---------|---------|
| | 15-64 years | | 65 years + | | Total | |
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| SOUTH CAROLINA | | | | | | |
| Less than 20 percent | 115,626 | 130,604 | 6,766 | 9,548 | 122,392 | 140,152 |
| 20 to 24.9 percent | 43,570 | 45,572 | 5,011 | 4,455 | 48,581 | 50,027 |
| 25 to 29.9 percent | 32,360 | 33,107 | 5,534 | 4,581 | 37,894 | 37,688 |
| 30 to 34.9 percent | 22,225 | 23,708 | 3,959 | 3,657 | 26,184 | 27,365 |
| 35 percent or more | 77,837 | 95,034 | 17,445 | 17,844 | 95,282 | 112,878 |
| Not computed | 30,391 | 42,416 | 8,137 | 10,620 | 38,528 | 53,036 |
| Total | 322,009 | 370,441 | 46,852 | 50,705 | 368,861 | 421,146 |
| YORK COUNTY | | | | | | |
| Less than 20 percent | 4,263 | 5,264 | 213 | 367 | 4,476 | 5,631 |
| 20 to 24.9 percent | 1,555 | 2,298 | 153 | 175 | 1,708 | 2,473 |
| 25 to 29.9 percent | 1,200 | 1,339 | 182 | 145 | 1,382 | 1,484 |
| 30 to 34.9 percent | 768 | 984 | 137 | 134 | 905 | 1,118 |
| 35 percent or more | 2,836 | 3,620 | 606 | 475 | 3,442 | 4,095 |
| Not computed | 719 | 1,068 | 258 | 309 | 977 | 1,377 |
| Total | 11,341 | 14,573 | 1,549 | 1,605 | 12,890 | 16,178 |

¹⁴² Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

¹⁴³ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

As per the 2000 Census, 33.17 percent homeowners in York County with a household income less than \$20,000 spent 30 percent or more of their household income per month on housing. This compares to a state average of 44.38 percent. Further details of monthly owner costs by household income are presented in Table 46.14.

TABLE 46.14
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS YORK COUNTY

| SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME | Specified Owner-Occupied Units | | | | | | | | Total |
|---|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000- \$149,000 | \$150,000 or more | |
| | SOUTH CAROLINA | | | | | | | | |
| Less than 20 percent | 3,681 | 28,538 | 63,703 | 74,837 | 124,648 | 75,412 | 55,041 | 30,593 | 456,453 |
| 20 to 24.9 percent | 3,550 | 9,437 | 13,674 | 23,720 | 30,375 | 12,583 | 5,574 | 1,388 | 100,301 |
| 25 to 29.9 percent | 3,859 | 6,817 | 14,411 | 16,727 | 15,748 | 4,942 | 2,040 | 396 | 64,940 |
| 30 to 34.9 percent | 3,611 | 4,836 | 12,209 | 10,071 | 6,844 | 1,970 | 801 | 202 | 40,544 |
| 35 percent or more | 31,017 | 28,317 | 30,705 | 12,612 | 6,605 | 1,845 | 911 | 177 | 112,189 |
| Not computed | 8,939 | . | 3 | . | 11 | 6 | . | 523 | 9,482 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 64,367 | 33,279 | 783,909 |
| YORK COUNTY | | | | | | | | | |
| Less than 20 percent | 116 | 861 | 1,980 | 2,426 | 4,777 | 3,751 | 2,967 | 1,545 | 18,423 |
| 20 to 24.9 percent | 85 | 366 | 385 | 1,072 | 1,989 | 968 | 430 | 42 | 5,337 |
| 25 to 29.9 percent | 91 | 250 | 463 | 670 | 1,100 | 336 | 105 | 6 | 3,021 |
| 30 to 34.9 percent | 64 | 145 | 488 | 548 | 397 | 159 | 46 | . | 1,847 |
| 35 percent or more | 822 | 966 | 1,118 | 622 | 467 | 142 | 19 | 18 | 4,174 |
| Not computed | 245 | . | . | . | . | 6 | . | 9 | 260 |
| Total | 1,423 | 2,588 | 4,434 | 5,338 | 8,730 | 5,362 | 3,567 | 1,620 | 33,062 |

As per the 2000 Census, 35.26 percent renters in York County with a household income less than \$10,000 spent 30 percent or more of their household income per month on rent. This compares to a state average of 41.50 percent. Further details of gross rent by household income are presented in Table 46.15.

TABLE 46.15
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME, 2000
SOUTH CAROLINA VS YORK COUNTY

| GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME | Specified Renter-Occupied Units | | | | | | | Total |
|---|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|----------------|
| | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$74,999 | \$75,000- \$99,999 | \$100,000 or more | |
| | SOUTH CAROLINA | | | | | | | |
| Less than 20 percent | 3,224 | 8,473 | 29,322 | 40,979 | 37,786 | 11,801 | 8,567 | 140,152 |
| 20 to 24.9 percent | 2,543 | 6,760 | 25,311 | 11,868 | 3,013 | 323 | 209 | 50,027 |
| 25 to 29.9 percent | 3,892 | 9,174 | 19,284 | 4,360 | 841 | 110 | 27 | 37,688 |
| 30 to 34.9 percent | 3,281 | 10,112 | 12,100 | 1,316 | 450 | 87 | 19 | 27,365 |
| 35 percent or more | 54,915 | 43,211 | 13,143 | 1,211 | 364 | 25 | 9 | 112,878 |
| Not computed | 22,887 | 9,203 | 9,497 | 5,559 | 4,020 | 951 | 919 | 53,036 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| YORK COUNTY | | | | | | | | |
| Less than 20 percent | 111 | 277 | 899 | 1,584 | 1,886 | 546 | 328 | 5,631 |
| 20 to 24.9 percent | 92 | 174 | 1,148 | 857 | 192 | 10 | . | 2,473 |
| 25 to 29.9 percent | 82 | 212 | 911 | 220 | 59 | . | . | 1,484 |
| 30 to 34.9 percent | 111 | 282 | 635 | 64 | 14 | 12 | . | 1,118 |
| 35 percent or more | 1,727 | 1,732 | 583 | 43 | 10 | . | . | 4,095 |
| Not computed | 589 | 215 | 261 | 125 | 116 | 45 | 26 | 1,377 |
| Total | 2,712 | 2,892 | 4,437 | 2,893 | 2,277 | 613 | 354 | 16,178 |

As per the 2000 Census, 6.15 percent homeowners with a household income less than \$20,000 owned a home with a value of more than \$100,000. This compares to 7.53 percent statewide, as seen in Table 46.16. The median value for a home in 2000 in the county was \$119,600, compared to \$94,900 in Wyoming.

TABLE 46.16
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS, 2000
SOUTH CAROLINA VS YORK COUNTY

| VALUE OF HOUSING UNITS | Specified Owner-occupied Units | | | | | | | Total |
|------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$10,000 | 1,608 | 955 | 730 | 423 | 210 | 76 | 50 | 4,052 |
| \$10,000-\$29,999 | 7,693 | 7,293 | 7,059 | 3,805 | 2,447 | 667 | 552 | 29,516 |
| \$30,000-\$49,999 | 12,153 | 14,959 | 17,414 | 12,418 | 9,047 | 2,446 | 1,511 | 69,948 |
| \$50,000-\$79,999 | 16,551 | 25,924 | 44,313 | 40,137 | 39,354 | 12,005 | 5,957 | 184,241 |
| \$80,000-\$99,999 | 6,411 | 11,963 | 25,653 | 29,690 | 38,646 | 15,540 | 8,266 | 136,169 |
| \$100,000-\$199,999 | 7,736 | 13,495 | 32,122 | 42,623 | 77,021 | 48,000 | 39,157 | 260,154 |
| \$200,000 or more | 2,505 | 3,356 | 7,414 | 8,871 | 17,506 | 18,024 | 42,153 | 99,829 |
| Total | 54,657 | 77,945 | 134,705 | 137,967 | 184,231 | 96,758 | 97,646 | 783,909 |
| YORK COUNTY | | | | | | | | |
| Less than \$10,000 | 11 | 10 | . | 6 | . | . | . | 27 |
| \$10,000-\$29,999 | 135 | 148 | 131 | 44 | 42 | 26 | 25 | 551 |
| \$30,000-\$49,999 | 191 | 362 | 346 | 257 | 190 | 72 | 30 | 1,448 |
| \$50,000-\$79,999 | 437 | 717 | 1,335 | 1,223 | 1,068 | 445 | 187 | 5,412 |
| \$80,000-\$99,999 | 220 | 519 | 1,032 | 1,186 | 1,324 | 549 | 275 | 5,105 |
| \$100,000-\$199,999 | 328 | 657 | 1,324 | 2,212 | 5,056 | 3,038 | 2,295 | 14,910 |
| \$200,000 or more | 101 | 175 | 266 | 410 | 1,050 | 1,232 | 2,375 | 5,609 |
| Total | 1,423 | 2,588 | 4,434 | 5,338 | 8,730 | 5,362 | 5,187 | 33,062 |

As per the 2000 Census, 7.85 percent renters with a household income less than \$10,000 spent more than \$600 a month on rent. This compares to 9.45 percent statewide, as seen in Table 46.17.

TABLE 46.17
HOUSEHOLD INCOME BY GROSS RENT, 2000
SOUTH CAROLINA VS YORK COUNTY

| GROSS RENT | Specified Renter-occupied Units | | | | | | | Total |
|-----------------------|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | Less than \$10,000 | \$10,000-\$19,999 | \$20,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000 or more | |
| SOUTH CAROLINA | | | | | | | | |
| Less than \$200 | 17,479 | 5,504 | 2,544 | 1,128 | 572 | 134 | 135 | 27,496 |
| \$200-\$399 | 27,103 | 23,863 | 19,539 | 7,474 | 3,969 | 1,063 | 983 | 83,994 |
| \$400-\$599 | 22,197 | 31,242 | 45,107 | 23,952 | 12,803 | 3,068 | 1,787 | 140,156 |
| \$600-\$799 | 8,378 | 12,538 | 23,001 | 18,481 | 14,724 | 3,817 | 1,972 | 82,911 |
| \$800-\$999 | 2,083 | 3,009 | 5,880 | 5,992 | 6,630 | 2,152 | 1,546 | 27,292 |
| \$1000+ | 1,598 | 1,614 | 3,096 | 2,727 | 3,766 | 2,119 | 2,493 | 17,413 |
| No Cash Rent | 11,904 | 9,163 | 9,490 | 5,539 | 4,010 | 944 | 834 | 41,884 |
| Total | 90,742 | 86,933 | 108,657 | 65,293 | 46,474 | 13,297 | 9,750 | 421,146 |
| YORK COUNTY | | | | | | | | |
| Less than \$200 | 484 | 200 | 72 | 46 | . | 5 | . | 807 |
| \$200-\$399 | 751 | 630 | 588 | 198 | 144 | 69 | 37 | 2,417 |
| \$400-\$599 | 652 | 983 | 1,710 | 925 | 509 | 79 | 73 | 4,931 |
| \$600-\$799 | 453 | 692 | 1,444 | 1,181 | 924 | 209 | 115 | 5,018 |
| \$800-\$999 | 77 | 148 | 284 | 275 | 355 | 107 | 43 | 1,289 |
| \$1000+ | 16 | 24 | 78 | 143 | 229 | 99 | 60 | 649 |
| No Cash Rent | 279 | 215 | 261 | 125 | 116 | 45 | 26 | 1,067 |
| Total | 2,712 | 2,892 | 4,437 | 2,893 | 2,277 | 613 | 354 | 16,178 |

The median household income in York County was \$44,542, compared to \$36,951 statewide. Table 46.18, presents further details of householders by age and household income.

TABLE 46.18
AGE OF HOUSEHOLDER BY INCOME
SOUTH CAROLINA VS YORK COUNTY

| AGE | Less than \$10,000 | \$10,000- \$19,999 | \$20,000- \$34,999 | \$35,000- \$49,999 | \$50,000- \$79,999 | \$80,000- \$99,999 | \$100,000- \$149,999 | \$150,000+ | Total | Median Household Income |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------|-----------|-------------------------|
| SOUTH CAROLINA | | | | | | | | | | |
| Under 25 years | 18,505 | 18,623 | 23,979 | 13,137 | 6,878 | 1,420 | 472 | 218 | 83,232 | \$22,072 |
| 25-34 years | 21,511 | 31,819 | 66,911 | 56,987 | 56,335 | 16,735 | 7,958 | 2,779 | 261,035 | \$37,242 |
| 35-44 years | 25,949 | 35,330 | 69,153 | 65,421 | 80,524 | 35,539 | 19,895 | 9,560 | 341,371 | \$43,569 |
| 45-54 years | 26,616 | 29,054 | 52,667 | 52,946 | 68,226 | 40,032 | 27,729 | 13,832 | 311,102 | \$48,128 |
| 55-64 years | 26,210 | 27,718 | 42,956 | 36,590 | 41,624 | 21,912 | 15,812 | 9,469 | 222,291 | \$40,275 |
| 65-74 years | 29,196 | 35,926 | 40,667 | 28,688 | 23,131 | 9,346 | 6,458 | 4,390 | 177,802 | \$28,293 |
| 75 years + | 33,790 | 36,385 | 29,074 | 15,790 | 12,039 | 4,534 | 3,300 | 2,589 | 137,501 | \$19,525 |
| Total | 181,777 | 214,855 | 325,407 | 269,559 | 288,757 | 129,518 | 81,624 | 42,837 | 1,534,334 | \$36,951 |
| YORK COUNTY | | | | | | | | | | |
| Under 25 years | 519 | 690 | 917 | 597 | 335 | 54 | 29 | . | 3,141 | \$26,205 |
| 25-34 years | 595 | 927 | 2,459 | 2,466 | 3,067 | 951 | 375 | 124 | 10,964 | \$44,038 |
| 35-44 years | 866 | 999 | 2,269 | 2,746 | 3,958 | 2,319 | 1,178 | 413 | 14,748 | \$52,642 |
| 45-54 years | 782 | 816 | 1,714 | 1,905 | 3,170 | 2,002 | 1,475 | 802 | 12,666 | \$57,500 |
| 55-64 years | 779 | 982 | 1,560 | 1,414 | 1,911 | 1,130 | 805 | 428 | 9,009 | \$47,163 |
| 65-74 years | 709 | 1,201 | 1,464 | 1,045 | 903 | 369 | 237 | 139 | 6,067 | \$31,863 |
| 75 years + | 890 | 1,264 | 1,085 | 523 | 352 | 169 | 123 | 93 | 4,499 | \$21,066 |
| Total | 5,140 | 6,879 | 11,468 | 10,696 | 13,696 | 6,994 | 4,222 | 1,999 | 61,094 | \$44,542 |

As per the 2000 Census, civilian employed males aged 16 years comprised 50.07 percent of the labor force, and females 43.74 percent in York County. About 71.67 percent of the male population 16 years and over and 49.64 percent females worked 35 or more hours per week. Employed males contributed to 27.36 percent of jobs to the manufacturing industry in the county, while employed females contributed 27.62 percent of jobs to the educational, health and social services. Further, males in the County held 25.88 percent of production, transportation, material & moving occupations in the county, while females held 36.64 percent of sales and office jobs. Further details of employment status, hours worked per week, employment by industry and occupation by gender are presented in Table 46.19.

**TABLE 46.19
EMPLOYMENT BY GENDER, 2000
SOUTH CAROLINA VS YORK COUNTY**

| Subject | SOUTH CAROLINA | | YORK COUNTY | |
|--|----------------|-----------|-------------|--------|
| | MALE | FEMALE | MALE | FEMALE |
| POPULATION 16 YEARS AND OVER | 1,487,654 | 1,626,362 | 59,584 | 66,145 |
| EMPLOYMENT STATUS | | | | |
| In Armed Forces | 29,143 | 6,884 | 49 | . |
| Civilian Employed | 955,764 | 868,936 | 43,485 | 37,991 |
| Civilian Un-employed | 53,659 | 59,836 | 2,162 | 3,167 |
| Total in Labor Force | 1,038,566 | 935,656 | 45,696 | 41,158 |
| Not in Labor Force | 449,088 | 690,706 | 13,888 | 24,987 |
| WORK STATUS BY HOURS WORKED PER WEEK | | | | |
| Worked 35 or more hrs/week | 968,937 | 768,422 | 42,705 | 32,836 |
| Worked 15-34 hrs/week | 112,956 | 204,126 | 4,403 | 9,747 |
| Worked 1-14 hrs/week | 30,184 | 49,798 | 1,215 | 2,148 |
| Did not work | 375,577 | 604,016 | 11,261 | 21,414 |
| EMPLOYMENT BY INDUSTRY | | | | |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17,099 | 3,686 | 406 | 90 |
| Construction | 135,502 | 15,106 | 5,769 | 668 |
| Manufacturing | 229,789 | 124,597 | 11,897 | 5,578 |
| Wholesale Trade | 42,461 | 18,042 | 2,763 | 1,542 |
| Retail Trade | 103,533 | 114,071 | 4,631 | 5,227 |
| Transportation, Warehousing, Utilities | 69,835 | 21,863 | 3,847 | 1,231 |
| Information | 20,038 | 18,516 | 1,096 | 1,033 |
| Finance, Insurance, Real Estate & Rental Leasing | 39,244 | 63,520 | 1,878 | 2,963 |
| Professional Scientific, Management, Adm. & Waste Mgmt Svcs | 70,252 | 55,262 | 3,231 | 2,678 |
| Educational Health & Social Services | 74,498 | 265,210 | 2,573 | 10,494 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 65,512 | 85,587 | 2,343 | 3,559 |
| Other Services | 43,939 | 41,855 | 1,925 | 1,912 |
| Public Administration | 44,062 | 41,621 | 1,126 | 1,016 |
| EMPLOYMENT BY OCCUPATION | | | | |
| Management, Business & Financial Operations | 117,904 | 87,381 | 6,097 | 4,009 |
| Professional & Related Services | 128,066 | 196,766 | 5,160 | 8,834 |
| Sales & Office | 110,748 | 157,913 | 4,060 | 6,078 |
| Farming, Fishing & Forestry | 155,086 | 304,638 | 7,517 | 13,919 |
| Construction, Extraction & Maintenance | 8,604 | 2,075 | 226 | 68 |
| Production, Transportation, Material & Moving | 199,793 | 9,255 | 9,172 | 338 |
| | 235,563 | 110,908 | 11,253 | 4,745 |

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in York County, defined as the number of people working or actively seeking work, changed from 71,699 in 1990 to 91,730 in 2002. The unemployment rate for the County, at 6.90 percent, compares to the state unemployment rate of 6.0 percent during 2002. Table 46.20, provides annual labor force details for the years 1990-2002.

**TABLE 46.20
ANNUAL LABOR FORCE
YORK COUNTY, 1990-2002**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate |
|------|-------------|----------|------------|-------------------|
| 1990 | 71,699 | 69,123 | 2,576 | 3.60 |
| 1991 | 73,347 | 69,295 | 4,052 | 5.50 |
| 1992 | 75,535 | 70,996 | 4,539 | 6.00 |
| 1993 | 77,354 | 72,211 | 5,143 | 6.60 |
| 1994 | 77,693 | 74,254 | 3,439 | 4.40 |
| 1995 | 80,649 | 77,741 | 2,908 | 3.60 |
| 1996 | 81,596 | 77,268 | 4,328 | 5.30 |
| 1997 | 85,212 | 81,697 | 3,515 | 4.10 |
| 1998 | 87,509 | 84,271 | 3,238 | 3.70 |
| 1999 | 89,350 | 85,668 | 3,682 | 4.10 |
| 2000 | 90,048 | 86,796 | 3,252 | 3.60 |
| 2001 | 88,949 | 84,333 | 4,616 | 5.20 |
| 2002 | 91,730 | 85,433 | 6,297 | 6.90 |

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full and part-time jobs. In 2001, the latest year available for the data, York County recorded 77,838 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments was \$4,524,215,000 and real per capita income was \$26,685 during 2002. This compares with a statewide average real per capita income of \$25,121. Further, average earnings per job in the county was \$31,557 in 2001, while South Carolina's average earnings per job was \$30,861. Table 46.21, provides further annual data for years 1969 through 2001.

TABLE 46.21
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
YORK COUNTY, BEA DATA 1969 THROUGH 2001: 1,000s OF 2002 \$

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings Per Job |
|------|-----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 765,271 | 27,262 | 68,105 | 74,109 | 70,924 | 951,147 | 11,339 | 37,216 | 20,563 |
| 1970 | 771,555 | 27,631 | 75,756 | 82,546 | 83,064 | 985,289 | 11,477 | 38,138 | 20,231 |
| 1971 | 796,520 | 29,508 | 97,213 | 87,687 | 92,867 | 1,044,778 | 11,693 | 38,958 | 20,446 |
| 1972 | 832,005 | 31,793 | 130,166 | 93,174 | 100,689 | 1,124,242 | 12,332 | 39,446 | 21,092 |
| 1973 | 897,416 | 38,965 | 154,239 | 103,717 | 111,592 | 1,228,000 | 13,365 | 40,466 | 22,177 |
| 1974 | 894,382 | 40,592 | 165,431 | 110,137 | 128,241 | 1,257,599 | 13,505 | 41,098 | 21,762 |
| 1975 | 847,170 | 38,235 | 165,686 | 116,988 | 165,053 | 1,256,661 | 13,308 | 39,503 | 21,446 |
| 1976 | 951,537 | 42,872 | 179,918 | 126,320 | 162,000 | 1,376,903 | 14,211 | 42,409 | 22,437 |
| 1977 | 1,027,877 | 46,112 | 187,429 | 136,849 | 155,999 | 1,462,041 | 14,932 | 44,224 | 23,243 |
| 1978 | 1,129,682 | 51,285 | 199,197 | 154,309 | 160,516 | 1,592,419 | 15,749 | 46,484 | 24,303 |
| 1979 | 1,174,618 | 55,474 | 217,620 | 172,181 | 167,646 | 1,676,591 | 16,102 | 48,079 | 24,431 |
| 1980 | 1,176,257 | 56,502 | 234,532 | 199,496 | 188,153 | 1,741,937 | 16,228 | 47,825 | 24,595 |
| 1981 | 1,180,464 | 62,163 | 251,897 | 227,590 | 199,836 | 1,797,624 | 16,419 | 48,018 | 24,584 |
| 1982 | 1,186,205 | 64,500 | 251,612 | 247,452 | 214,599 | 1,835,368 | 16,516 | 47,378 | 25,037 |
| 1983 | 1,263,184 | 69,956 | 264,414 | 271,989 | 221,606 | 1,951,237 | 17,373 | 48,322 | 26,141 |
| 1984 | 1,389,798 | 77,536 | 303,739 | 310,811 | 221,452 | 2,148,263 | 18,747 | 51,379 | 27,050 |
| 1985 | 1,381,739 | 80,787 | 380,166 | 342,921 | 236,556 | 2,260,597 | 19,174 | 51,423 | 26,870 |
| 1986 | 1,410,617 | 85,527 | 449,158 | 367,148 | 247,706 | 2,389,103 | 19,813 | 53,244 | 26,493 |
| 1987 | 1,472,507 | 88,260 | 519,062 | 376,661 | 250,989 | 2,530,959 | 20,493 | 54,749 | 26,896 |
| 1988 | 1,556,669 | 96,295 | 564,228 | 410,313 | 258,373 | 2,693,287 | 21,353 | 57,720 | 26,969 |
| 1989 | 1,597,442 | 101,754 | 598,957 | 423,251 | 277,091 | 2,794,987 | 21,650 | 59,496 | 26,850 |
| 1990 | 1,683,177 | 105,935 | 628,055 | 452,655 | 299,873 | 2,957,825 | 22,349 | 61,881 | 27,200 |
| 1991 | 1,673,744 | 108,678 | 608,360 | 451,670 | 324,524 | 2,949,620 | 21,812 | 61,382 | 27,268 |
| 1992 | 1,728,108 | 110,943 | 636,530 | 432,821 | 355,142 | 3,041,658 | 22,169 | 62,441 | 27,676 |
| 1993 | 1,792,225 | 115,835 | 651,334 | 443,778 | 367,611 | 3,139,113 | 22,490 | 63,595 | 28,182 |
| 1994 | 1,873,684 | 122,895 | 685,270 | 476,969 | 395,867 | 3,308,895 | 23,332 | 66,087 | 28,352 |
| 1995 | 1,953,713 | 129,329 | 732,190 | 490,192 | 413,197 | 3,459,964 | 23,856 | 68,534 | 28,507 |
| 1996 | 2,000,411 | 130,520 | 782,541 | 519,186 | 439,017 | 3,610,634 | 24,291 | 69,601 | 28,741 |
| 1997 | 2,024,270 | 132,670 | 841,389 | 561,364 | 455,717 | 3,750,070 | 24,511 | 72,217 | 28,030 |
| 1998 | 2,199,496 | 143,561 | 846,217 | 599,927 | 470,395 | 3,972,474 | 25,262 | 75,788 | 29,022 |
| 1999 | 2,351,757 | 152,141 | 903,240 | 581,174 | 488,546 | 4,172,575 | 25,829 | 77,845 | 30,211 |
| 2000 | 2,391,108 | 151,167 | 1,025,944 | 657,586 | 509,984 | 4,433,455 | 26,756 | 78,761 | 30,359 |
| 2001 | 2,456,321 | 154,202 | 1,013,035 | 655,303 | 553,758 | 4,524,215 | 26,685 | 77,838 | 31,557 |

The U.S. Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the county. Single-family building permit authorizations in York County changed from 571 in 1980 to 2,207 in 2002. Total units also changed from 613 in 1980 to 2,733 in 2002. Additional details of permit activity and per unit valuations are given in Table 46.22.

TABLE 46.22
BUILDING PERMITS AND VALUATION¹⁴⁴
YORK COUNTY 1980-2002

| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1000s of Real 2002 Dollars |
|------|---|-----------------|----------------------------|---------------------------|-------------|--|
| | Single-Family Units | Duplex Units | Tri and Four Plex Units | Multi- Family Units | Total Units | Single-Family Units (\$) |
| 1980 | 571 | 18 | 12 | 12 | 613 | 91.49 |
| 1981 | 444 | 8 | 4 | 17 | 473 | 87.90 |
| 1982 | 433 | 10 | 15 | 166 | 624 | 72.34 |
| 1983 | 779 | 14 | 35 | 77 | 905 | 65.11 |
| 1984 | 778 | 34 | 43 | 170 | 1,025 | 68.47 |
| 1985 | 1,392 | 18 | 3 | 48 | 1,461 | 64.64 |
| 1986 | 990 | 10 | 19 | 364 | 1,383 | 97.02 |
| 1987 | 959 | 26 | 68 | 613 | 1,666 | 105.35 |
| 1988 | 817 | 8 | 18 | 366 | 1,209 | 100.38 |
| 1989 | 715 | . | 13 | 177 | 905 | 98.83 |
| 1990 | 800 | 12 | 8 | 167 | 987 | 97.70 |
| 1991 | 668 | 2 | . | 73 | 743 | 119.61 |
| 1992 | 692 | . | . | 80 | 772 | 123.24 |
| 1993 | 767 | 10 | . | 23 | 800 | 117.07 |
| 1994 | 963 | 4 | . | 263 | 1,230 | 109.02 |
| 1995 | 1,026 | 18 | 8 | 287 | 1,339 | 115.58 |
| 1996 | 1,592 | 26 | . | 849 | 2,467 | 118.22 |
| 1997 | 1,224 | 10 | 11 | 382 | 1,627 | 117.24 |
| 1998 | 1,008 | 16 | 12 | 268 | 1,304 | 130.97 |
| 1999 | 1,713 | 14 | 4 | 257 | 1,988 | 135.11 |
| 2000 | 1,708 | 40 | . | 1,229 | 2,977 | 132.50 |
| 2001 | 2,053 | 30 | 35 | 410 | 2,528 | 139.53 |
| 2002 | 2,207 | 16 | 73 | 437 | 2,733 | 147.18 |

As per the South Carolina Budget and Control Board (B&CB) forecast the population in York County would change by 71,886 persons from 164,614 in 2000 to 236,500 in 2025, as seen in Table 46.23.

TABLE 46.23
B&CB POPULATION FORECAST
YORK COUNTY 2000 THROUGH 2025

| Year | SOUTH CAROLINA | YORK COUNTY |
|------|----------------|-------------|
| 2000 | 4,012,012 | 164,614 |
| 2005 | 4,154,900 | 175,470 |
| 2010 | 4,387,780 | 190,710 |
| 2015 | 4,618,440 | 205,890 |
| 2020 | 4,849,980 | 221,220 |
| 2025 | 5,077,400 | 236,500 |

The household forecast indicates a total change of 40,823 homeowners in the county from 44,629 in 2000 to 85,452 in 2025. Renters, on the other hand, would change by 5,311 households from 16,422 in 2000 to 21,733 in 2020. Homeownership from the year 2000 to 2025 is expected to change by 3,297 households for householders having incomes from 31-50 percent of MFI; and to change by 6,437 households for those at

¹⁴⁴Data Source: U.S. Bureau of Census.

51-80 percent of MFI. Rental demand from the year 2000 to 2025 in the county is expected to change some 932 households for renters having incomes from 31-50 percent of MFI; and to change some 1,101 households for those at 51-80 percent of MFI. Table 46.24, provides further details of the household forecast by tenure and income.

TABLE 46.24
HOUSEHOLD FORECAST BY TENURE AND INCOME
YORK COUNTY 2000 THROUGH 2025

| Year | Total | 0-30% MFI | 31-50% MFI | 51-80% MFI | 81-95% MFI | 96% + MFI |
|-------------------|--------|-----------|------------|------------|------------|-----------|
| Homeowners | | | | | | |
| 2000 | 44,629 | 3,669 | 3,604 | 7,037 | 3,728 | 26,591 |
| 2005 | 50,186 | 4,126 | 4,053 | 7,913 | 4,192 | 29,902 |
| 2010 | 58,416 | 4,803 | 4,717 | 9,211 | 4,880 | 34,805 |
| 2015 | 67,007 | 5,509 | 5,411 | 10,565 | 5,597 | 39,924 |
| 2020 | 76,065 | 6,254 | 6,143 | 11,994 | 6,354 | 45,321 |
| 2025 | 85,452 | 7,026 | 6,901 | 13,474 | 7,138 | 50,914 |
| Renters | | | | | | |
| 2000 | 16,422 | 3,747 | 2,883 | 3,401 | 1,463 | 4,927 |
| 2005 | 17,268 | 3,940 | 3,031 | 3,577 | 1,538 | 5,181 |
| 2010 | 18,421 | 4,204 | 3,234 | 3,816 | 1,641 | 5,527 |
| 2015 | 19,542 | 4,459 | 3,430 | 4,048 | 1,741 | 5,864 |
| 2020 | 20,650 | 4,712 | 3,625 | 4,277 | 1,840 | 6,196 |
| 2025 | 21,733 | 4,959 | 3,815 | 4,502 | 1,936 | 6,521 |