SOUTH CAROLINA

PROFILE OF MINORITY HOUSING DATA

SC Commission for Minority Affairs | Thomas Smith, Executive Director
September 7, 2012
**Introduction**

As economic conditions across South Carolina begin to stabilize, the housing market continues to remain an important factor in determining overall economic improvement across the State. As this report has been requested by the Governor’s Office, the SC Commission for Minority Affairs seeks to provide a “Profile of Minority Housing Data” to better assist the Governor and her staff to provide constituent-services to rural, minority and underserved communities in South Carolina.

In order for State officials and agencies to get a clearer understanding of the trends in housing across the State, it is important to review data related to poverty, race/ethnicity, rural locations and counties. The intent of this report is to provide an initial snapshot of housing trends in South Carolina providing insight into the overall well being of housing in rural, minority counties.

Utilizing data sets from the SC Budget and Control Board-Office of Research and Statics, US Census Bureau, American Community Survey, US Department of Agriculture, US Housing Department and others, the Commission has provided a current data profile for the State’s rural minority communities housing trends. The following are covered in this report:

- Financial and Physical Housing Poverty Data;
- Racial and Ethnic Minority Data; and
- Poverty and Income Data.

**South Carolina’s Changing Landscape**

The South Carolina Commission for Minority Affairs (CMA) is the official state government agency responsible for working with the many diverse communities of color present in South Carolina. African Americans are the largest minority group in the State, followed by Hispanic/Latino persons, Asians and the indigenous or Native American/Alaska Native people. Additionally, many other ethnic groups have made South Carolina home, changing the population landscape of our State. According to the US Census 2010:

- South Carolina ranks first in Hispanic growth among all US states and nationally, the Hispanic population ranks first in poverty;
- South Carolina’s Native American Indian population is approximately 42,171 persons (alone or in combination) and located across our State; and
- South Carolina’s African American population is approximately 29% of the total population of the State.

Additionally, the Commission is charged with addressing issues of poverty and deprivation within the racial/ethnic minority communities in South Carolina. Figure 1 shows the total population breakdown for South Carolina from the 2010 Census by race/ethnicity. Figure 2 is a table showing the percentage below poverty level by race/ethnicity for South Carolina in 2010 according to data from the American Community Survey.

When looking at the data presented in the Figure 2, South Carolina’s total percentage below the poverty level is 18.2% with Whites have a total of 12.8% of the population living below poverty and all other racial/ethnic minorities having above 30% of the population living below poverty level, with the exception of the Asian population.

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>18.2%</td>
</tr>
<tr>
<td>Whites</td>
<td>12.8%</td>
</tr>
<tr>
<td>Blacks</td>
<td>30.1%</td>
</tr>
<tr>
<td>American Indian or Alaskan Native</td>
<td>33.9%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>33.8%</td>
</tr>
<tr>
<td>Asian</td>
<td>8.5%</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander</td>
<td>N/A</td>
</tr>
<tr>
<td>Some Other Race</td>
<td>34.3.0%</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>25.3%</td>
</tr>
</tbody>
</table>

“Poverty is a state of privation or lack of the usual or socially acceptable amount of money or material possessions,” (Zweig, Michael (2004) *What’s Class Got to do With It, American Society in the Twenty-first Century*. ILR Press). Additionally, poverty is defined based on the total income received. For example, the poverty level for 2012 was set at $23,050 (total yearly income) for a family of four (*2012 HHS Poverty Guidelines, U.S. Department of Health & Human Services*).

![Figure 3](image)

**Top 10 SC Counties with the Highest Poverty**

(lowest to highest)

<table>
<thead>
<tr>
<th>County</th>
<th>Percentage (All Ages)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allendale</td>
<td>39.7</td>
</tr>
<tr>
<td>Williamsburg</td>
<td>33.1</td>
</tr>
<tr>
<td>Lee</td>
<td>31.7</td>
</tr>
<tr>
<td>Marlboro</td>
<td>31.1</td>
</tr>
<tr>
<td>Bamberg</td>
<td>30.2</td>
</tr>
<tr>
<td>Dillon</td>
<td>29.4</td>
</tr>
<tr>
<td>Marion</td>
<td>27.4</td>
</tr>
<tr>
<td>Hampton</td>
<td>25.4</td>
</tr>
<tr>
<td>Jasper</td>
<td>25.3</td>
</tr>
<tr>
<td>Barnwell</td>
<td>25</td>
</tr>
</tbody>
</table>

When researching rural, minority, underserved communities and housing trends, the poverty of the State and County will have a major impact on households and housing units. While Figure 2 examined poverty by race/ethnicity in the State, Figure 3 shows poverty rates by the top ten highest rated counties.

The number of housing units and the number of households in South Carolina for the years 2000 and 2010 are shown in Figure 4. According to the Budget and Control Board-Office of Research and Statistics, the number of housing units increased by 22% while the number of households increased by 17% percent from the 2000 Census until the 2010 Census. Statewide home ownership is at 69% with the average household size being 2.5 people according to US Census American Fact Finder data in Figure 5. Utilizing this same data set, the top ten counties with the lowest percentage of home ownership have been identified in Figure 5.
### Number of Housing Units and Households in S.C.

<table>
<thead>
<tr>
<th>South Carolina</th>
<th>2000</th>
<th>2010</th>
<th>2000-2010</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Housing Units</td>
<td>Households</td>
<td>Housing Units</td>
</tr>
<tr>
<td></td>
<td>1,753,670</td>
<td>1,533,854</td>
<td>2,137,683</td>
</tr>
</tbody>
</table>

### Occupied Housing Characteristics: 2010 – South Carolina

<table>
<thead>
<tr>
<th>Geographic area</th>
<th>Population in occupied housing units</th>
<th>Occupied housing units</th>
<th>Average household size</th>
<th>Percent</th>
<th>With householder 65 years and over</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Owner</td>
<td>Renter</td>
<td>Total</td>
<td>Owner</td>
</tr>
<tr>
<td>South Carolina</td>
<td>4,486,210</td>
<td>1,801,181</td>
<td>1,248,805</td>
<td>552,376</td>
<td>2.49</td>
</tr>
<tr>
<td>Charleston</td>
<td>339,878</td>
<td>144,309</td>
<td>87,068</td>
<td>57,241</td>
<td>2.36</td>
</tr>
<tr>
<td>Richland</td>
<td>352,502</td>
<td>145,194</td>
<td>89,023</td>
<td>56,171</td>
<td>2.43</td>
</tr>
<tr>
<td>Allendale</td>
<td>9,077</td>
<td>3,706</td>
<td>2,395</td>
<td>1,311</td>
<td>2.45</td>
</tr>
<tr>
<td>Greenwood</td>
<td>67,021</td>
<td>27,547</td>
<td>18,025</td>
<td>9,522</td>
<td>2.43</td>
</tr>
<tr>
<td>Marlboro</td>
<td>25,642</td>
<td>10,383</td>
<td>6,797</td>
<td>3,586</td>
<td>2.47</td>
</tr>
<tr>
<td>Dillon</td>
<td>31,611</td>
<td>11,923</td>
<td>7,908</td>
<td>4,015</td>
<td>2.65</td>
</tr>
<tr>
<td>Sumter</td>
<td>104,682</td>
<td>40,398</td>
<td>27,014</td>
<td>13,384</td>
<td>2.59</td>
</tr>
<tr>
<td>Greenville</td>
<td>439,371</td>
<td>176,531</td>
<td>119,039</td>
<td>57,492</td>
<td>2.49</td>
</tr>
<tr>
<td>Florence</td>
<td>133,657</td>
<td>52,653</td>
<td>35,526</td>
<td>17,127</td>
<td>2.54</td>
</tr>
<tr>
<td>Horry</td>
<td>266,339</td>
<td>112,225</td>
<td>76,997</td>
<td>35,228</td>
<td>2.37</td>
</tr>
</tbody>
</table>
South Carolina’s County Housing Trend Profile

As South Carolina continues to grow and the cultural landscape of the state continues to change, the Commission will continue to focus on the issues of poverty and deprivation within our State’s minority and underserved populations. Utilizing the same data sets as mentioned earlier, the Commission has developed a profile for the top ten highest poverty counties regarding the housing trends of rural, minority and underserved communities in South Carolina (Figure 4). Counties are listed in alphabetical order for ease of review by reader.
Ranked #1 in Percentage of Population Living Below Poverty

73.6% of County Population is African American

County Median Income: $26,200

<table>
<thead>
<tr>
<th>Population by Race and Hispanic Origin (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
</tr>
<tr>
<td>------------------</td>
</tr>
<tr>
<td>10,419</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Occupied Housing Characteristics (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population in Occupied Housing Units</td>
</tr>
<tr>
<td>----------------------------------------</td>
</tr>
<tr>
<td>9,077</td>
</tr>
</tbody>
</table>

Housing Costs

Owners:
- Estimated median house or condo value in 2009: $63,824 ($43,700 in 2000)
- Mean prices in 2009:
  - All housing units: $71,238
  - Detached houses: $77,613
  - In 2-unit structures: $141,922
  - In 5-or-more-unit structures: $107,230
  - Mobile homes: $38,388

Renters:
- Median gross rent in 2009: $401
- Fair Market Rent Summary:
  - Efficiency: $439
  - 1-Bedroom: $475
  - 2-Bedroom: $528
  - 3-Bedroom: $655
  - 4-Bedroom: $847

Physical Housing Characteristics

- 14% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1960-1999.
- Majority of housing units are 5 room units with 3 bedrooms.
- 3% of housing units use wood as the primary heating fuel source.
- 10% do not have telephone service, while 1% each lack bathroom or kitchen facilities.
Ranked #5 in Percentage of Population Living Below Poverty

61.5% of County Population is African American

County Median Income: $39,973

<table>
<thead>
<tr>
<th>Population by Race and Hispanic Origin (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>15,987</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Occupied Housing Characteristics (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population in Occupied Housing Units</td>
</tr>
<tr>
<td>---------------------------------------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Housing Costs

Owners:
- Estimated median house or condo value in 2009: $103,018 ($63,800 in 2000)

Renters:
- Median gross rent in 2009: $502

Mean prices in 2009:
- All housing units: $134,651
- Detached houses: $143,095
- In 2-unit structures: $156,048
- In 5-or-more-unit structures: $28,089
- Mobile homes: $42,412

Fair Market Rent Summary:
- Efficiency: $438
- 1-Bedroom: $440
- 2-Bedroom: $528
- 3-Bedroom: $704
- 4-Bedroom: $725

Physical Housing Characteristics

- 10% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1970-1999.
- Majority of housing units are 5 room units with 3 bedrooms.
- 1% of housing units had no heating source or used wood as their primary heating source.
- 5.5% do not have telephone service, while 1% each lack bathroom or kitchen facilities.
Ranked #10 in Percentage of Population Living Below Poverty
44.3% of County Population is African American
County Median Income: $34,710

### Population by Race and Hispanic Origin (2010)

<table>
<thead>
<tr>
<th>Total</th>
<th>White</th>
<th>African American</th>
<th>American Indian/Alaska Native</th>
<th>Asian/Hawaiian/Pacific Islander</th>
<th>Hispanic</th>
<th>Other Race</th>
<th>Two or More Races</th>
</tr>
</thead>
<tbody>
<tr>
<td>22,621</td>
<td>11,899</td>
<td>10,015</td>
<td>85</td>
<td>131</td>
<td>411</td>
<td>160</td>
<td>331</td>
</tr>
</tbody>
</table>

### Occupied Housing Characteristics (2010)

<table>
<thead>
<tr>
<th>Population in Occupied Housing Units</th>
<th>Owners</th>
<th>Renters</th>
<th>Average Household Size</th>
<th>Percentage of Owners</th>
<th>Percentage of 1-Person Households</th>
<th>Percentage of Owners age 65+</th>
</tr>
</thead>
<tbody>
<tr>
<td>22,336</td>
<td>6,280</td>
<td>2,657</td>
<td>2.5</td>
<td>70.3</td>
<td>28.4</td>
<td>23.9</td>
</tr>
</tbody>
</table>

### Housing Costs

**Owners:**
- Estimated median house or condo value in 2009: $76,782 ($61,500 in 2000)
- Mean prices in 2009:
  - All housing units: $93,016
  - Detached houses: $99,510
  - In 2-unit structures: N/A
  - In 5-or-more-unit structures: $319,408
  - Mobile homes: $39,433

**Renters:**
- Median gross rent in 2009: $556
- Fair Market Rent Summary:
  - Efficiency: $437
  - 1-Bedroom: $460
  - 2-Bedroom: $528
  - 3-Bedroom: $636
  - 4-Bedroom: $822

### Physical Housing Characteristics

- 11% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1970-1999.
- Majority of housing units are 5-6 room units with 3 bedrooms.
- 2% of housing units used wood as their primary heating source, while 0.5% used another source including solar for heating.
- 5.7% do not have telephone service, while 1% each lack bathroom or kitchen facilities.
Ranked #6 in Percentage of Population Living Below Poverty

46.1% of County Population is African American

County Median Income: $29,665

| Population by Race and Hispanic Origin (2010) |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Total           | White           | African American| American Indian/Alaska Native | Asian/Hawaiian/Pacific Islander | Hispanic         | Other Race      | Two or More Races |
| 32,062          | 15,399          | 14,782          | 790                          | 86                            | 833              | 481             | 524             |

| Occupied Housing Characteristics (2010) |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Population in Occupied Housing Units | Owners | Renters | Average Household Size | Percentage of Owners | Percentage of 1-Person Households | Percentage of Owners age 65+ |
| 31,611          | 7,908          | 4,015          | 2.7              | 66.3            | 26.5            | 23.5            |

Housing Costs

Owners:

Estimated median house or condo value in 2009: $109,015 ($66,900 in 2000)

Mean prices in 2009:
- All housing units: $128,946
- Detached houses: $133,082
- Townhouses: $165,397
- In 2-unit structures: $120,289
- In 3-4 unit structures: $28,067
- Mobile homes: $52,237

Renters:

Median gross rent in 2009: $574

Fair Market Rent Summary:
- Efficiency: $438
- 1-Bedroom: $446
- 2-Bedroom: $528
- 3-Bedroom: $660
- 4-Bedroom: $725

Physical Housing Characteristics

- 11% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1970-1999.
- Majority of housing units are 4-5 room units with 2-3 bedrooms.
- 2% of housing units used wood as their primary heating source, while 0.5% each used another source, solar power or did not have a source for heating.
- 5.7% do not have telephone service, while 0.5% each lack bathroom or kitchen facilities.
Ranked #8 in Percentage of Population Living Below Poverty

53.8% of County Population is African American

County Median Income: $37,120

### Population by Race and Hispanic Origin (2010)

<table>
<thead>
<tr>
<th>Total</th>
<th>White</th>
<th>African American</th>
<th>American Indian/Alaska Native</th>
<th>Asian Hawaiian/Pacific Islander</th>
<th>Hispanic</th>
<th>Other Race</th>
<th>Two or More Races</th>
</tr>
</thead>
<tbody>
<tr>
<td>21,090</td>
<td>8,999</td>
<td>11,359</td>
<td>66</td>
<td>121</td>
<td>744</td>
<td>274</td>
<td>271</td>
</tr>
</tbody>
</table>

### Occupied Housing Characteristics (2010)

<table>
<thead>
<tr>
<th>Population in Occupied Housing Units</th>
<th>Owners</th>
<th>Renters</th>
<th>Average Household Size</th>
<th>Percentage of Owners</th>
<th>Percentage of 1-Person Households</th>
<th>Percentage of Owners age 65+</th>
</tr>
</thead>
<tbody>
<tr>
<td>19,559</td>
<td>5,600</td>
<td>1,998</td>
<td>2.6</td>
<td>73.7</td>
<td>28.1</td>
<td>25.2</td>
</tr>
</tbody>
</table>

### Housing Costs

**Owners:**

- Estimated median house or condo value in 2009: $125,613 ($65,900 in 2000)
- Mean prices in 2009:
  - All housing units: $122,494
  - Detached houses: $135,612
  - In 3-4 unit structures: $241,751
  - In 5 or more unit structures: $52,820
  - Mobile homes: $38,282

**Renters:**

- Median gross rent in 2009: $584
- Fair Market Rent Summary:
  - Efficiency: $447
  - 1-Bedroom: $455
  - 2-Bedroom: $538
  - 3-Bedroom: $663
  - 4-Bedroom: $753

### Physical Housing Characteristics

- 7.7% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1960-1999.
- Majority of housing units are 5-6 room units with 3 bedrooms.
- 2.3% of housing units used wood as their primary heating source, while 0.7% used another source or did not have a source for heating.
- 5.9% do not have telephone service, while 1% each lack bathroom or kitchen facilities.
Ranked #9 in Percentage of Population Living Below Poverty

46% of County Population is African American, 15% is Hispanic

County Median Income: $35,168

<table>
<thead>
<tr>
<th>Population by Race and Hispanic Origin (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>24,777</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Occupied Housing Characteristics (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population in Occupied Housing Units</td>
</tr>
<tr>
<td>---------------------------------------</td>
</tr>
<tr>
<td>23,289</td>
</tr>
</tbody>
</table>

**Housing Costs**

Owners:

**Estimated median house or condo value in 2009:**
$135,572 ($64,900 in 2000)

**Mean prices in 2009:**
- All housing units: N/A
- Detached houses: $228,583
- Townhouses: $512,710
- Mobile homes: $38,282
- Occupied Boats, RV's, Vans, etc.: $74,003

Renters:

**Median gross rent in 2009:** $507

**Fair Market Rent Summary:**
- Efficiency: $567
- 1-Bedroom: $616
- 2-Bedroom: $686
- 3-Bedroom: $818
- 4-Bedroom: $928

**Physical Housing Characteristics**

- 3% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1970-1999.
- Majority of housing units are 5-6 room units with 3 bedrooms.
- 1.2% of housing units used wood as their primary heating source, while 0.1% did not have a source for heating.
- 7.7% do not have telephone service, while 1% lacked kitchen facilities.
Ranked #3 in Percentage of Population Living Below Poverty

64.3% of County Population is African American

County Median Income: $30,796

<table>
<thead>
<tr>
<th>Population by Race and Hispanic Origin (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>19,220</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Occupied Housing Characteristics (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population in Occupied Housing Units</td>
</tr>
<tr>
<td>----------------------------------------</td>
</tr>
<tr>
<td>17,245</td>
</tr>
</tbody>
</table>

Housing Costs

Owners:

Estimated median house or condo value in 2009: $135,572 ($64,900 in 2000)

Mean prices in 2009:
- All housing units: N/A
- Detached houses: $183,095
- Mobile homes: $43,739
- Occupied Boats, RV's, Vans, etc.: $5,693

Renters:

Median gross rent in 2009: $318

Fair Market Rent Summary:
- Efficiency: $361
- 1-Bedroom: $442
- 2-Bedroom: $528
- 3-Bedroom: $649
- 4-Bedroom: $813

Physical Housing Characteristics

- 7.7% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1960-1999.
- Majority of housing units are 5-6 room units with 3 bedrooms.
- 1.5% of housing units used wood as their primary heating source, while 0.8% did not have a source for heating or used another source.
- 8.6% do not have telephone service, while 0.4% lacked plumbing facilities.
Ranked #7 in Percentage of Population Living Below Poverty

55.8% of County Population is African American

County Median Income: $25,715

<table>
<thead>
<tr>
<th>Population by Race and Hispanic Origin (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>33,062</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Occupied Housing Characteristics (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population in Occupied Housing Units</td>
</tr>
<tr>
<td>---------------------------------------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Housing Costs

Owners:

Estimated median house or condo value in 2009:
$98,092 ($57,400 in 2000)

Renters:

Median gross rent in 2009:
$494

Fair Market Rent Summary:

- Efficiency: $446
- 1-Bedroom: $437
- 2-Bedroom: $528
- 3-Bedroom: $649
- 4-Bedroom: $658

Mean prices in 2009:
- All housing units: $116,405
- Detached houses: $119,379
- Townhomes: $57,339
- In 3-4 unit structures: $68,261
- In 5 or more unit structures: $42,049
- Mobile homes: $43,739

Physical Housing Characteristics

- 10% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1960-1999.
- Majority of housing units are 5 room units with 3 bedrooms.
- 0.6% of housing units used wood as their primary heating source, while 0.5% did not have a source for heating or used another source.
- 3.8% do not have telephone service, while 1% lacked kitchen or plumbing facilities.
Ranked #4 in Percentage of Population Living Below Poverty

50.9% of County Population is African American,
4.5% is American Indian

County Median Income: $30,442

<table>
<thead>
<tr>
<th>Population by Race and Hispanic Origin (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>28,933</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Occupied Housing Characteristics (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population in Occupied Housing Units</td>
</tr>
<tr>
<td>---------------------------------------</td>
</tr>
<tr>
<td>25,642</td>
</tr>
</tbody>
</table>

**Housing Costs**

**Owners:**
- Estimated median house or condo value in 2009: $64,359 ($49,000 in 2000)

**Renters:**
- Median gross rent in 2009: $317

**Mean prices in 2009:**
- All housing units: N/A
- Detached houses: $134,471
- Townhomes: $681,234
- Mobile homes: $44,871
- Occupied Boats, RV's, Vans, etc.: $26,836

**Fair Market Rent Summary:**
- Efficiency: $438
- 1-Bedroom: $439
- 2-Bedroom: $528
- 3-Bedroom: $666
- 4-Bedroom: $789

**Physical Housing Characteristics**

- 10.7% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1960-1999.
- Majority of housing units are 5 room units with 3 bedrooms.
- 2% of housing units used wood as their primary heating source, while 0.4% did not have a source for heating or used another source.
- 3.7% do not have telephone service, while 3% lacked kitchen or plumbing facilities.
Ranked #2 in Percentage of Population Living Below Poverty

65.7% of County Population is African American

County Median Income: $27,714

### Population by Race and Hispanic Origin (2010)

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>White</th>
<th>African American</th>
<th>American Indian/Alaska Native</th>
<th>Asian/Hawaiian/Pacific Islander</th>
<th>Hispanic</th>
<th>Other Race</th>
<th>Two or More Races</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>34,423</td>
<td>10,939</td>
<td>22,837</td>
<td>114</td>
<td>141</td>
<td>689</td>
<td>330</td>
<td>262</td>
</tr>
</tbody>
</table>

### Occupied Housing Characteristics (2010)

<table>
<thead>
<tr>
<th>Population in Occupied Housing Units</th>
<th>Owners</th>
<th>Renters</th>
<th>Average Household Size</th>
<th>Percentage of Owners</th>
<th>Percentage of 1-Person Households</th>
<th>Percentage of Owners age 65+</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>32,947</td>
<td>9,781</td>
<td>3,226</td>
<td>2.5</td>
<td>75.2</td>
<td>29</td>
</tr>
</tbody>
</table>

### Housing Costs

**Owners:**

Estimated median house or condo value in 2009: $70,570 (49,100 in 2000)

Mean prices in 2009:

- All housing units: N/A
- Detached houses: $212,061
- Townhomes: $665,635
- In 3-4 unit structures: $661,415
- In 5 or more unit structures: $1,071,196
- Mobile homes: $69,838

**Renters:**

Median gross rent in 2009: $267

Fair Market Rent Summary:

- Efficiency: $439
- 1-Bedroom: $440
- 2-Bedroom: $528
- 3-Bedroom: $633
- 4-Bedroom: $721

### Physical Housing Characteristics

- 17.5% of Housing Units were built in 1939 or earlier.
- The majority of units were built between 1960-1999.
- Majority of housing units are 5 room units with 3 bedrooms.
- 1% of housing units used wood as their primary heating source, while 0.3% did not have a source for heating.
- 12.6% do not have telephone service, while 0.7% lacked kitchen or plumbing facilities.