



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

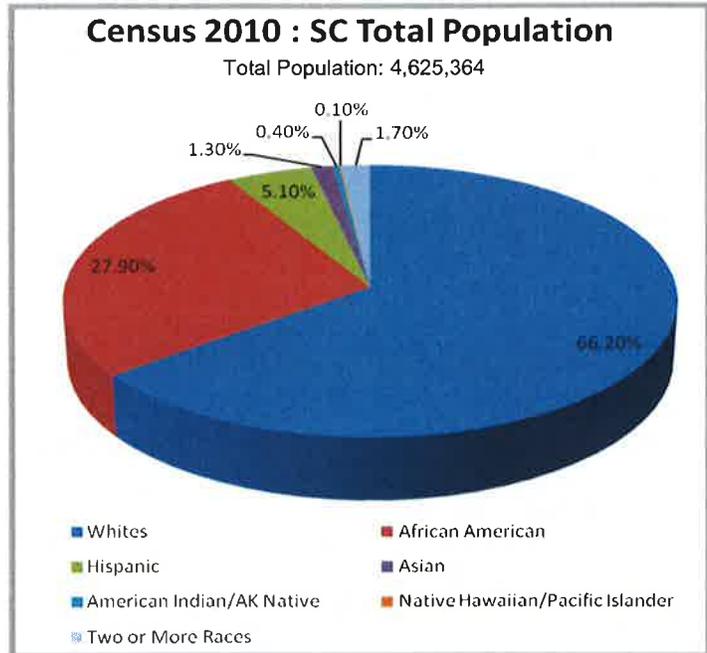
The South Carolina Commission for Minority Affairs (CMA) is the official state government agency responsible for working with the many diverse communities of color present in South Carolina. African Americans are the largest minority group in the State, followed by Hispanic/Latino persons, Asians and 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

Figure 1

- 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.

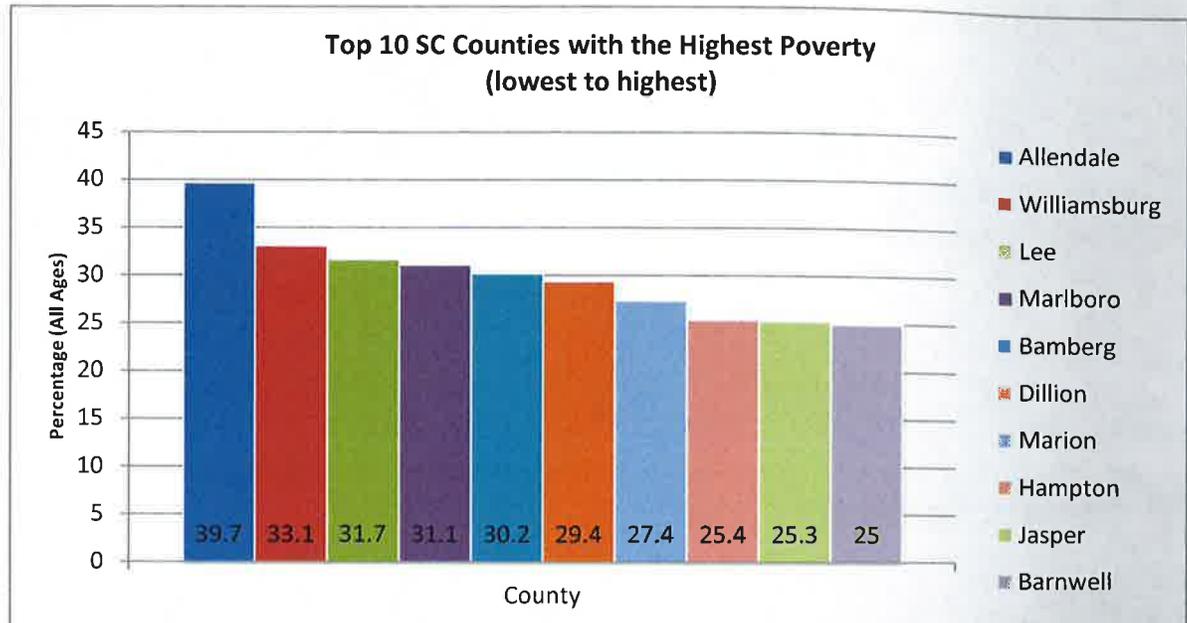
Figure 2

2010 American Community Survey: State Percentage Below Poverty Level By Race/Ethnicity	
Race/Ethnicity	Percentage
State	18.2%
Whites	12.8%
Blacks	30.1%
American Indian or Alaskan Native	33.9 %
Hispanic	33.8%
Asian	8.5%
Native Hawaiian and Other Pacific Islander	N/A
Some Other Race	34.3.0%
Two or More Races	25.3%

Source: Income, Earnings, and Poverty Data from the 2010 American Community survey. U.S. Census Bureau.
www.census.gov, 2012 SC Commission for Minority Affairs

“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



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.

Figure 4

Number of Housing Units and Households in S.C.						
South Carolina	2000		2010		2000-2010	
	Housing Units	Households	Housing Units	Households	Percent Change in Housing Units	Percent Change in Households
	1,753,670	1,533,854	2,137,683	1,801,181	21.9%	17.4%

Figure 5

Occupied Housing Characteristics: 2010 – South Carolina										
Geographic area	Population in occupied housing units	Occupied housing units								
		Total	Owner	Renter	Average household size			Percent		
					Total	Owner	Renter	Owner	1-person households	With householder 65 years and over
South Carolina	4,486,210	1,801,181	1,248,805	552,376	2.49	2.51	2.45	69.3	26.5	23.1
Charleston	339,878	144,309	87,068	57,241	2.36	2.41	2.27	60.3	30.1	20.8
Richland	352,502	145,194	89,023	56,171	2.43	2.49	2.34	61.3	30.2	17.2
Allendale	9,077	3,706	2,395	1,311	2.45	2.41	2.53	64.6	33.7	26.1
Greenwood	67,021	27,547	18,025	9,522	2.43	2.43	2.43	65.4	27.9	25.5
Marlboro	25,642	10,383	6,797	3,586	2.47	2.48	2.46	65.5	30.0	25.5
Dillon	31,611	11,923	7,908	4,015	2.65	2.62	2.72	66.3	26.5	23.5
Sumter	104,682	40,398	27,014	13,384	2.59	2.58	2.61	66.9	25.8	23.2
Greenville	439,371	176,531	119,039	57,492	2.49	2.55	2.36	67.4	27.0	21.4
Florence	133,657	52,653	35,526	17,127	2.54	2.56	2.50	67.5	26.3	22.5
Horry	266,339	112,225	76,997	35,228	2.37	2.33	2.47	68.6	26.8	26.7

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.

Allendale

Ranked #1 in Percentage of Population Living Below Poverty

73.6% of County Population is African American

County Median Income: \$26,200

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
10,419	2,465	7,672	20	43	239	134	85

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+
9,077	2,395	1,311	2.45	64.6	33.7	26.1

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.

Bamberg

Ranked #5 in Percentage of Population Living Below Poverty

61.5% of County Population is African American

County Median Income: \$39,973

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
15,987	5,770	9,837	42	71	258	112	155

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+
14,746	4,292	1,756	2.44	71	31.8	29.1

Housing Costs

Owners:

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

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

Renters:

Median gross rent in 2009:
\$502

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.

Barnwell

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)							
Total	White	African American	American Indian/ Alaska Native	Asian/ Hawaiian/ Pacific Islander	Hispanic	Other Race	Two or More Races
22,621	11,899	10,015	85	131	411	160	331

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+
22,336	6,280	2,657	2.5	70.3	28.4	23.9

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.

Dillon

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.

Hampton

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)							
Total	White	African American	American Indian/Alaska Native	Asian/Hawaiian/Pacific Islander	Hispanic	Other Race	Two or More Races
21,090	8,999	11,359	66	121	744	274	271

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+
19,559	5,600	1,998	2.6	73.7	28.1	25.2

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.

Jasper

Ranked #9 in Percentage of Population Living Below Poverty

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

County Median Income: \$35,168

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
24,777	10,658	11,406	122	189	3,752	2,050	352

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+
23,289	5,871	2,646	2.7	68.9	24.8	21

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.



Lee

Ranked #3 in Percentage of Population Living Below Poverty

64.3% of County Population is African American

County Median Income: \$30,796

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
19,220	6,419	12,359	51	62	334	162	167

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+
17,245	4,887	1,910	2.5	71.9	29.3	25.8

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.

Marion

Ranked #7 in Percentage of Population Living Below Poverty

55.8% of County Population is African American

County Median Income: \$25,715

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
33,062	13,434	18,476	144	178	791	417	413

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+
32,859	8,980	4,078	2.5	68.8	28.5	25.6

Housing Costs

Owners:

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

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

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

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

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
28,933	11,987	14,729	1,308	79	800	306	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+
25,642	6,797	3,586	2.5	65.5	30	25.5

Housing Costs

Owners:

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

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

Renters:

Median gross rent in 2009:
\$317

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.

Williamsburg

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)							
Total	White	African American	American Indian/Alaska Native	Asian/Hawaiian/Pacific Islander	Hispanic	Other Race	Two or More Races
34,423	10,939	22,637	114	141	689	330	262

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+
32,947	9,781	3,226	2.5	75.2	29	26.8

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.

