

Table 3: Percent Below Poverty Level by Race/Ethnicity for Greenville County

Race/Ethnicity	Percent in 1999
White	7.3
Black	22.4
American Indian	17.1
Asian	10.2
Hispanic	26.1

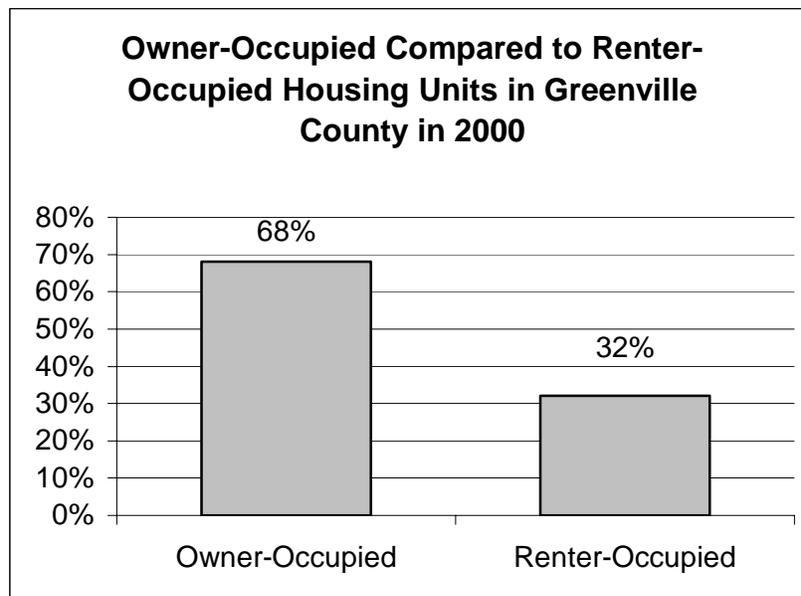
Source: SC Community Profiles, 2000/U.S. Census Bureau, Census 2000
 (http://www.sccommunityprofiles.org/pov_race.asp?COUNTYID=23)

Housing

Ownership

According to the Census 2000, Greenville County had 162,803 housing units. About 92% of the housing units were occupied, with about 8% vacant. The term “vacant” includes the categories: vacant for rent, vacant for sale, vacant for seasonal use, and vacant for other reasons. From 1990 to 2000, Greenville County experienced a 23.7% increase in the number of housing units; likewise, the number of households increased by 21.7%. Figure 10 shows that of the total occupied units in the county the majority (68%) were owner-occupied rather than renter-occupied.

Figure 10: Owned versus Rented Housing Units



Source: SC Community Profiles, 2000/U.S. Census Bureau, Census 2000
 (<http://www.sccommunityprofiles.org/housing1.asp?COUNTYID=23>)

Figure 11.
Greenville County Owner-Occupied Units,
by Zip Code

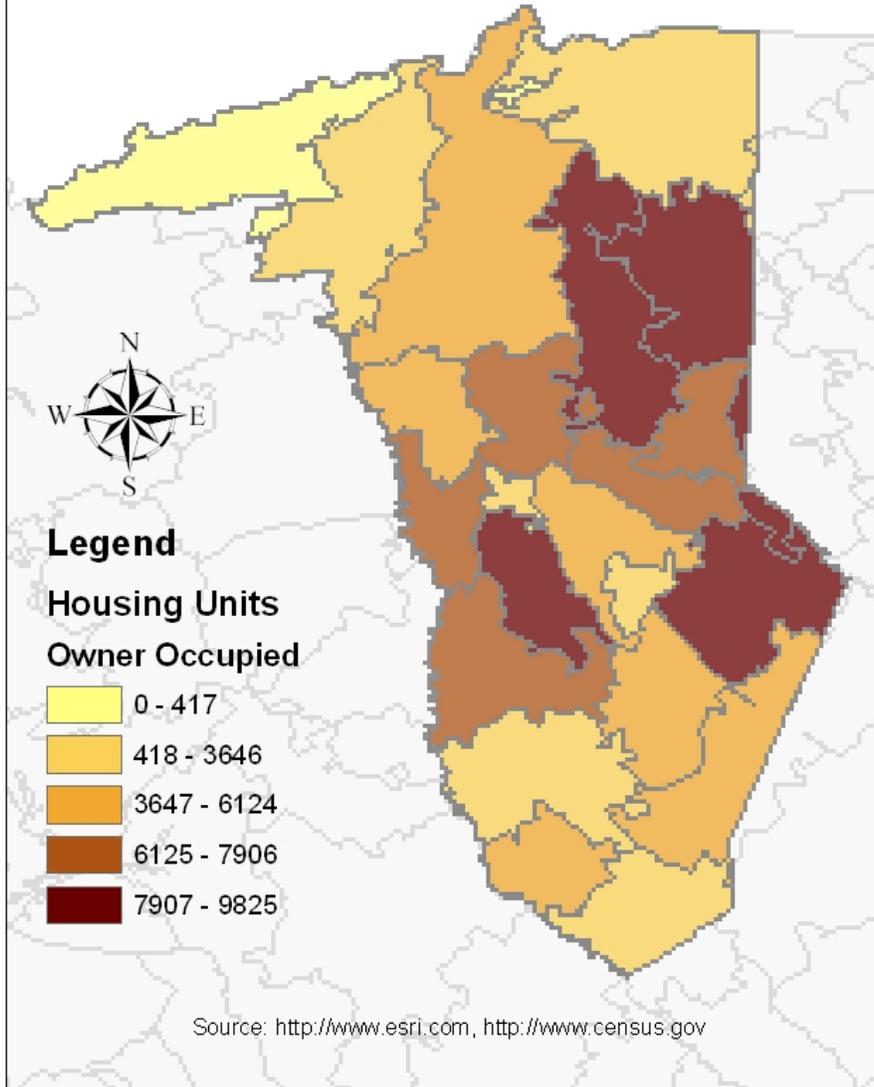
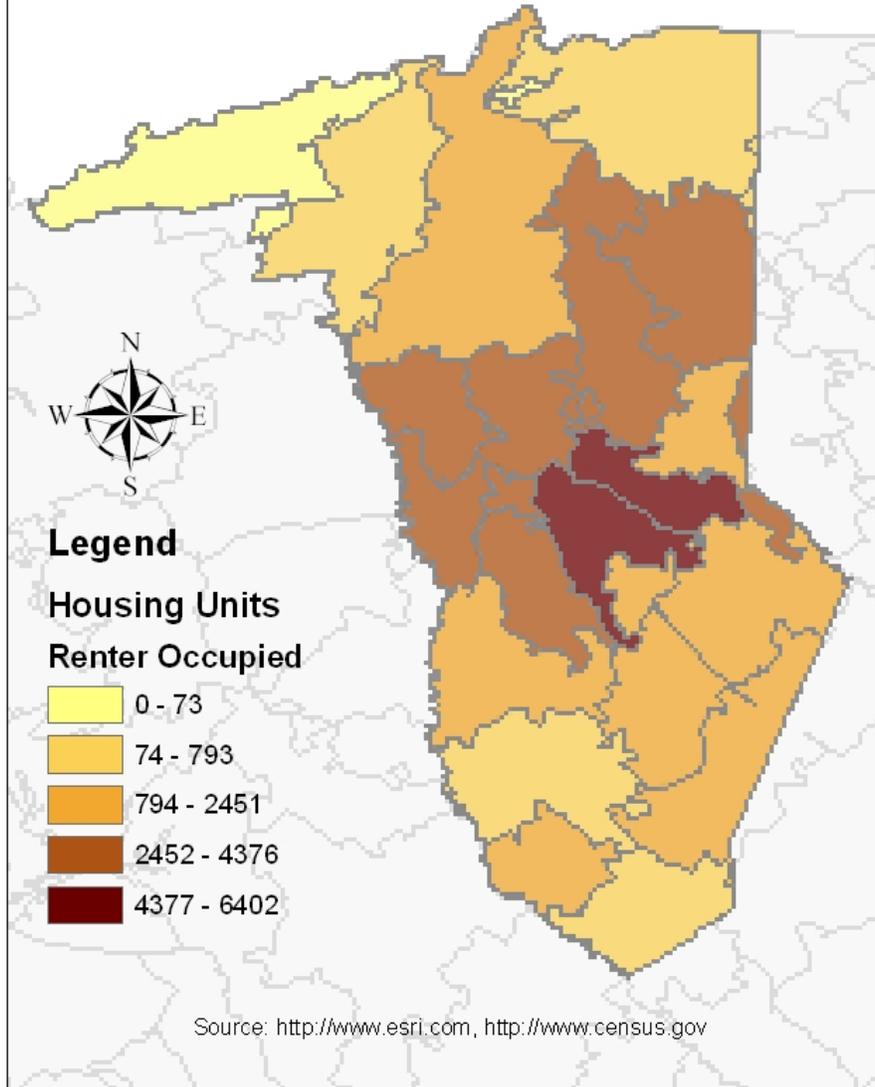


Figure 12.
Greenville County Renter-Occupied Units,
by Zip Code



Ownership by Race

The majority of owned housing units in Greenville County in 2000 were owned by whites; the same was true for rented housing units as well. However, this correlates with the fact that 79% of the total population of Greenville County is white, this is no surprise. Greater percentages of minorities (African American and other, as deemed by the U.S. Bureau of the Census) reported being renters rather than homeowners. Table 4 shows the ownership status by race for Greenville County.

Table 4: Ownership by Race of Householder for Greenville County in 2000

Race of Householder	Number of Owned Units	Percent of Owned Units	Number of Rented Units	Percent of Rented Units
White	88613	86.9	30546	64.2
Black	11319	11.1	14369	30.2
Other	2039	2.0	2664	5.6
Total	101,971	100.0	47,579	100.0

Source: SC Statistical Abstract, 2005/Office of Research and Statistics
(<http://www.ors2.state.sc.us/abstract/chapter12/housing5.asp>)

Gross Rent

Table 5 shows the gross rent for Greenville County and South Carolina in 2000. The median gross rent in Greenville County was \$544 per month, an increase from the 1990 median of \$383. This is slightly higher than the state of South Carolina, which had a median gross rent of \$510, a substantial increase from the median of \$376 in 1990 (<http://www.sccommunityprofiles.org/rent.asp?COUNTYID=23>). The fact that Greenville County had a median gross rent that was higher than the state in both 1990 and 2000 signifies a higher cost of living.

Table 5: Gross Rent for Greenville County and South Carolina in 2000

		Greenville County	South Carolina
Total Specified Renter-Occupied Units	#	47,295	421,146
	%	100.0	100.0
Less than \$200	#	2,583	27,496
	%	5.5	6.5
\$200 to \$299	#	2,574	31,965
	%	5.4	7.6
\$300 to \$499	#	12,548	122,673
	%	26.5	29.1
\$500 to \$749	#	19,225	139,071
	%	40.6	33.0
\$750 to \$999	#	5,457	40,644
	%	11.5	9.7
\$1,000 to \$1,499	#	1,728	13,136
	%	3.7	3.1
\$1,500 or More	#	416	4,277
	%	0.9	1.0
No Cash Rent	#	2,764	41,884
	%	5.8	9.9

Source: SC Community Profiles, 2000/U.S. Census Bureau, Census 2000
 (<http://www.sccommunityprofiles.org/rent.asp?COUNTYID=23>)

According to NationalHomeless.org, there are 4.9 million people in the United States who “suffer from worse case housing needs, which is understood to be unassisted renters living below 50% of area income and paying over half their income for housing” (Livable Incomes Fact Sheet; www.nationalhomeless.org). As shown in Table 6, approximately 25% of the population of Greenville County is paying 35% or more of their household income toward rent. This number is significant because it is an indicator that a considerable portion of income is spent monthly on rent, leaving little left over for other necessities and desires.

Table 6: Gross Rent as a Percentage of Household Income in 1999

		Greenville County	South Carolina
Total Specified Renter-Occupied Units	#	47,295	421,146
	%	100.0	100.0
Less than 15.0%	#	9,408	80,320
	%	19.9	19.1
15.0 to 19.9%	#	7,577	59,832
	%	16.0	14.2
20.0 to 24.9%	#	6,676	50,027
	%	14.1	11.9
25.0 to 29.9%	#	4,536	37,688
	%	9.6	8.9
30.0 to 34.9%	#	3,164	27,365
	%	6.7	6.5
35.0% or More	#	12,060	112,878
	%	25.5	26.8
Not Computed	#	3,874	53,036
	%	8.2	12.6

Source: South Carolina Office of Research and Statistics/U.S. Census Bureau, 2000 Census of Population and Housing
(<http://www.ors2.state.sc.us/abstract/chapter12/housing8.asp>)

Elderly Housing

The South Carolina Appalachian Council of Governments (SCA COG) conducted a Multi-Family Housing Survey in 2004 and published a report on their findings. A section of their market analysis included a listing of properties leased mainly to the elderly. SCA COG reported, “residents in these facilities have access to social activities, transportation, emergency medical services, and many more amenities” (<http://www.scacog.org/>). The surveyed housing units consist of only independent living facilities and do not include nursing homes, retirement centers, or assisted living facilities. Based upon those criteria, there are currently 1,603 elderly housing units in the county. The occupancy rate of these units is high at 98.8%.

Multi-Family Units

The Multi-Family Housing Survey also showed that there were 19,239 conventional apartment units in 2004. This number decreased by 739 units from 2003 due to a variety of reasons, such as conversion to condominiums, construction, or renovation. In 2004 there was no new construction of the

conventional apartment type. In the past ten years, 4,749 total apartment units were built. During the time of the SCA COG study, 4 properties were under construction. The results of the construction will yield an additional 918 apartment units in Greenville County. However, whether or not these will include affordable units is unknown at this time.

Specific Housing Barriers

According to the U.S. Census, housing barriers include a lack of complete plumbing facilities, a lack of complete kitchen facilities, and a lack of telephone service. The number of housing units lacking complete plumbing facilities, as show in Table 7, has increased 21.2% from 1990 to 2000 in Greenville County, while the state has experienced a 42.7% decrease. Therefore, while the state experienced improved plumbing facilities in housing units, Greenville County’s conditions declined in quality (<http://www.sccommunityprofiles.org/barriers1.asp?COUNTYID=23>).

Table 7: Housing Units Lacking Complete Plumbing Facilities

	1990		2000		Percent Change, 1990-2000
	#	%	#	%	
Greenville County	520	0.4	630	0.4	21.2
South Carolina	16,626	1.3	9,521	0.6	-42.7
United States	721,693	0.8	670,986	0.6	-7.0

Source: SC Community Profiles, 2000/U.S. Census Bureau, Census 2000
(<http://www.sccommunityprofiles.org/barriers1.asp?COUNTYID=23>)

The number of housing units lacking complete kitchen facilities, shown in Table 8, has decreased 14.9% from 1990 to 2000 in Greenville County, and the number of units in the state decreased by 30.8%. Essentially, because the number of housing units without complete kitchen facilities has decreased, conditions have improved over the last decade.

Table 8: Housing Units Lacking Complete Kitchen Facilities

	1990		2000		Percent Change, 1990-2000
	#	%	#	%	
Greenville County	891	0.7	758	0.5	-14.9
South Carolina	12,129	1.0	8,398	0.5	-30.8
United States	668,804	0.7	715,535	0.7	7.0

Source: SC Community Profiles, 2000/U.S. Census Bureau, Census 2000
(<http://www.sccommunityprofiles.org/barriers1.asp?COUNTYID=23>)

The number of housing units lacking telephone service, shown in Table 9, drastically decreased in the last decade, by approximately 45%. At the same time, the state also saw a decrease of 44%. In 1990 the state of South Carolina had 114,695 housing units without telephone service, but by 2000 this number had declined to 63,775.

Table 9: Housing Units Lacking Telephone Service

	1990		2000		Percent Change, 1990-2000
	#	%	#	%	
Greenville County	8,182	6.7	4,481	3.0	-45.2
South Carolina	114,695	9.1	63,775	4.2	-44.4
United States	4,817,457	5.2	2,570,705	2.4	-46.6

Source: SC Community Profiles, 2000/U.S. Census Bureau, Census 2000
 (<http://www.sccommunityprofiles.org/barriers1.asp?COUNTYID=23>)

With the exception of the 21% increase in housing units lacking complete plumbing, Greenville County has experienced a decline in the amount of housing units lacking basic amenities. However, the increase in lack of adequate plumbing facilities should be further explored, as this still remains a barrier to adequate housing.

Development Activity for Greenville County

The annual number of newly constructed, single-family homes has remained fairly stable with only 12 more units built in 2003 than in 2001. The number of residential lots grew from 2001 to 2002, but started to decline going into 2003. The number of rezoned residential acres has steadily declined since 2001. The residential acres rezoned in 2001 numbered 2,941.1, while 2002 and 2003 combined yielded only 1,206.8 rezoned residential acres. Finally, the number of unzoned lots increased from 593.0 to 1118.0 lots (88.5%) from 2002 to 2003. Likewise, the unzoned acres increased from 539.2 to 866.2 acres (60.6%) during the same time period. Table 10 displays the development activity for Greenville County between 2001 and 2003.

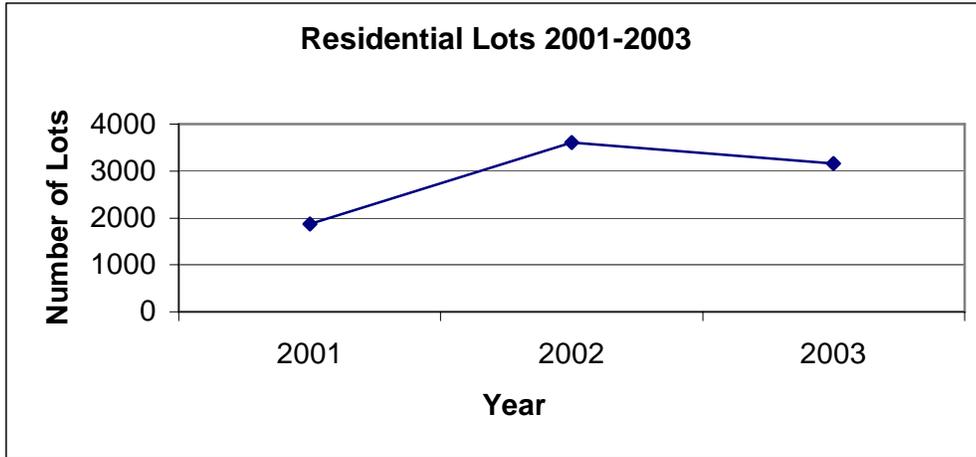
Table 10: Development Activity in Greenville County

This table does not include municipal numbers.	2001	2002	2003	Total
CERTIFICATES OF OCCUPANCY				
New single family homes	1,841.0	1,843.0	1,853.0	5,537.0
PRELIMINARY SUBDIVISIONS				
Residential lots	1,865.0	3,613.0	3,160.0	7,777.0
Residential acres	776.0	1,795.1	1,706.6	3,712.5
Non-residential lots	39.0	6.0	0.0	14.0
Non-residential acres	75.1	98.5	0.0	1,43.4
Unzoned lots	342.0	593.0	1,118.0	2,047.0
Unzoned acres	471.4	539.2	866.2	1,863.1
TOTAL ACRES SUBDIVIDED	1,322.5	2,432.7	2,572.8	5,719.0
TOTAL LOTS SUBDIVIDED	2,066.0	4,212.0	4,278.0	9,838.0
REZONINGS				
Acres rezoned residential	2,941.1	855.9	350.9	4,138.5
Acres rezoned commercial	78.5	106.6	47.4	229.6
Acres rezoned industrial	275.8	21.4	92.6	355.3
Acres rezoned planned development	662.3	114.7	43.6	816.6
TOTAL REZONED ACRES	3,957.6	1,098.6	534.5	5,539.8

Source: Greenville County Planning Commission, 2004
 (http://www.greenvilleplanning.com/comprehensive_planning/dev_activity/index1.htm)

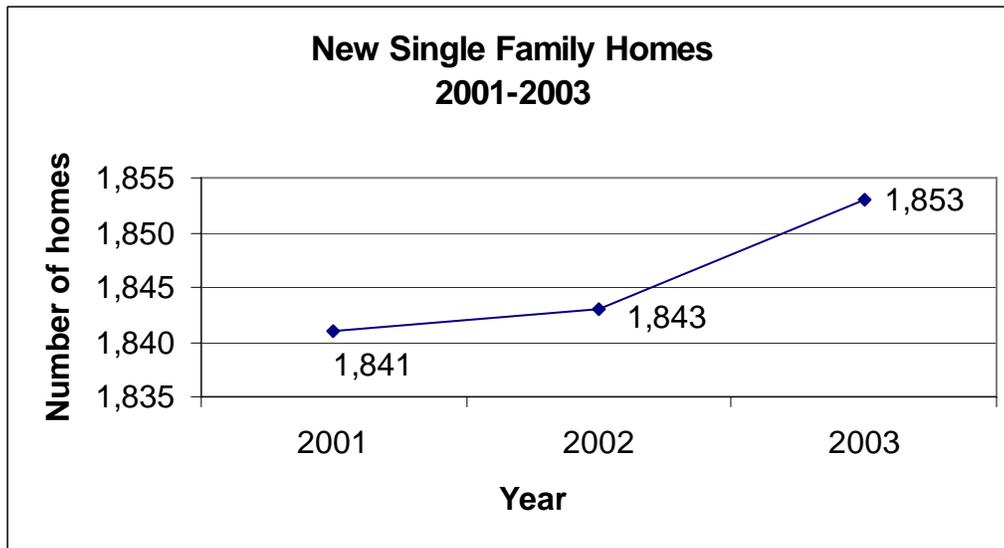
Figure 4 displays the decline of residential lots in preliminary subdivisions from 2002 to 2003. Figure 5 displays the increase of new single-family homes from 2001 to 2003. The sudden increase of homes could represent a new housing demand that did not previously exist.

Figure 13: Change in Number of Residential Lots in Preliminary Subdivisions in Greenville County



Source: Greenville County Planning Commission, 2004
(http://www.greenvilleplanning.com/comprehensive_planning/dev_activity/index1.htm)

Figure 14: Change in Number of New Single-Family Homes in Greenville County



Source: Greenville County Planning Commission, 2004
(http://www.greenvilleplanning.com/comprehensive_planning/dev_activity/index1.htm)