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DEPARTMENT OF HOUSING  
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*Analysis of the*  
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**CHARLESTON,  
SOUTH CAROLINA  
HOUSING MARKET**

**as of January 1, 1971**

A Report by the  
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
V.S. FEDERAL HOUSING ADMINISTRATION  
///  
**WASHINGTON, D. C. 20411**

October 1971

## FHA Housing Market Analysis

Charleston, South Carolina, as of January 1, 1971

### Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
Federal Housing Administration  
Economic and Market Analysis Division  
Washington, D. C.

FHA HOUSING MARKET ANALYSIS -  
CHARLESTON, SOUTH CAROLINA  
AS OF JANUARY 1, 1971

The Charleston, South Carolina, Housing Market Area (HMA) is defined as Charleston and Berkeley Counties. This definition is coextensive with the Charleston Standard Metropolitan Statistical Area. The HMA is located in southeastern South Carolina on the Atlantic Ocean. The population of the HMA was 305,650 as of January 1, 1971, of whom 66,325 resided in the city of Charleston, the largest city in either Charleston or Berkeley County.

Employment increases from 1967 to 1969 were sizeable, with significant increments in both manufacturing and nonmanufacturing. The establishment of new manufacturing firms and employment increases at existing firms together with increases in state and local government employment were more than sufficient to offset slowed employment increases in the trade sector during this time. A reduction in military strength levels at the military installations in the Charleston HMA between 1967 and 1969 was the primary cause of the slowed growth in the trade sector. During the past year, small employment decreases in both durable goods and nondurable goods industries and a sharp decline in federal government employment have weakened the demand for unsubsidized housing. The combination of reduced military strength levels and the slackened economy has had its greatest impact on rental units in the low- to moderate-rent classes. There has been a significant reduction in the construction of new homes priced over \$25,000. Existing sales housing in the \$14,000 to \$22,000 price range also has experienced increasing vacancy rates, particularly in the North Charleston area.

Anticipated Housing Demand

There will be a demand for about 1,150 units annually of unsubsidized housing and 550 mobile homes annually during the two-year forecast period. This projected level of demand is significantly below the number of units built and absorbed in the Charleston HMA since the mid-1960's.

The expected reduction in demand is based upon an anticipated slower rate of growth in the number of civilian households, an expected stabilization in military strength levels, and the need for a substantial reduction in the current high level of vacancies. The anticipated level of demand also has taken into account expected losses to the existing inventory because of demolitions or other causes and the current volume of construction.

It is estimated that demand for sales housing will approximate 850 units annually and the demand for rental units will be 300 units annually. Detailed distributions of demand for single-family houses by price classes and for multifamily units by gross monthly rents are shown in table I.

#### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Charleston HMA, the total occupancy potential is estimated to be 1,145 units annually, 835 units for families and 310 units for the elderly (see table II).

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing,

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<sup>1/</sup> The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitably accessible locations, as well as a distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

diminishing employment opportunities. The weakening of the sales market has resulted in a sizeable reduction in subdivision activity in both Charleston County and Berkeley County.

Of the sales units completed in 1970, nearly 30 percent were financed under Section 235. The decline in building activity has been felt most in the over \$30,000 price range with volume off about 40 percent, as compared with 1969. Builders have reported that many of the units in this price range remain on the market for extended periods before they are sold; however, because of the decline in volume, this situation has improved over 1969. An FHA Unsold Inventory Survey of subdivisions with five or more completions during 1970, showed that 12 percent of the speculatively built homes selling for more than \$30,000 were still on the market at the end of 1970. This compared favorably with an FHA survey completed the previous year when nearly 32 percent of the speculatively built houses in the over \$30,000 price range remained unsold at the end of the year.

A further decline in subdivision activity resulted from sewer and water problems in the Goose Creek region of Berkeley County. This area, located about 10 miles north of the city of Charleston, had developed rapidly during the 1960's, before the recent sewage and water problems. In addition to the Goose Creek area of Berkeley County, a significant amount of single-family building activity has been occurring in North Charleston and the St. Andrews and Moultrie school districts in Charleston County. Although building activity has declined, speculative construction continues to predominate; about 80 percent of all new single-family homes are built speculatively.

The market for existing homes is down appreciably and the volume is off about 30 percent, compared to 1969. Part of the decline in volume has been the result of owners of existing units retaining them instead of paying the higher interest rates required for new homes. The market for existing structures has declined since the beginning of the reduction in the number of military personnel at the Naval and Air Force Bases in Charleston in 1968. The softening in the existing sales market has been most acute in the North Charleston area, in which a high proportion of military personnel and their families reside. The existing home market in the old city of Charleston remains good with reasonably priced homes (under \$25,000) in good condition being sold in a short time.

#### Rental Market

The rental market in the Charleston HMA strengthened during the 1964 to 1967 period, a result of increased employment opportunities in the area and in-migration of military personnel and their dependents. During the past two years, a combination of the decline in economic conditions in the HMA and cutbacks in military personnel has effectively weakened the rental market; the renter vacancy ratio was an estimated 12.3 percent as of

January 1, 1971. An FHA survey in October 1970 of multifamily units built within the past five years showed that unsubsidized rental units were approximately 96 percent occupied. In addition, three recently completed apartment developments (total of 500 units) report vacancies of about five percent. Larger apartments (three bedrooms) represent the majority of the vacant units in these developments. Rents for these newer apartments range from \$125 to \$160 a month for one-bedroom units, \$140 to \$190 a month for two-bedroom units, and \$165 to \$190 for three-bedroom units. Typically, these rents include air conditioning, some utilities, and use of a pool.

The low- to moderate-rent section of the rental market has been affected most by the softened rental conditions. Most of these units are outside the old city of Charleston, in the North Charleston and St. Andrews areas. It has been in these sections that the decrease in the number of military personnel has been felt most severely. Vacancy rates have increased appreciably during the past two years in apartment units renting from \$80 a month to \$130 a month in these areas, which is the most popular range for lower-grade enlisted men.

The majority of the unsubsidized apartments built in the HMA since the mid-1960's typically have been low-rise units in the moderate rent range. These units achieved satisfactory occupancy within a reasonable length of time and continue to maintain satisfactory occupancy levels. It appears, however, that absorption of new apartment units is slowing. Some new apartments have been constructed in the Goose Creek area of Berkeley County and the Summerville section of Dorchester County. These units have been in the moderate to semi-luxury rent range, and about 40 percent of the occupants of these units are military personnel (primarily officers) and their families.

The rental inventory in the HMA includes a large number of apartments and single-family houses which are substandard or otherwise not competitive with more modern units. Although there have been a large number of inadequate units removed from the inventory by demolitions or other causes, there remain a substantial number of these structures. By virtue of their location, size, and rents, many of these units are occupied by lower-grade enlisted men and their families. These marginally competitive rental units have been affected most by the softening of the rental market.

#### Economic, Demographic, and Housing Market Factors

The anticipated demand for additional housing in the Charleston area during the January 1, 1971-January 1, 1973 period is based on the following findings and assumptions regarding employment, income, demographic factors, and trends in the housing market.

The Economic Base. The economy of the Charleston HMA, which had been expanding from 1961 to 1969, has contracted during 1970, a result of general employment declines in manufacturing accompanied by losses in contract

construction and federal government employment. From 1966 to 1969, nonagricultural wage and salary employment increased by 10,800 workers with increases in manufacturing employment accounting for about 30 percent of this increment. In addition to increased employment by firms already in the area (principally the Avco-Lycoming Corporation), the establishment of the Lockheed-Georgia Company in 1967 and the General Electric Company in 1968 contributed significantly to employment gains in the manufacturing sector, which totaled 3,200 jobs from 1966 to 1969.

Nonmanufacturing employment increases averaged over 2,500 employees annually during the 1966-1969 period. While employment in all nonmanufacturing categories increased, about 53 percent of this gain was a result of increases in government employment, principally state and local government. The large increases in the military population in the HMA previous to 1967 had a stimulating effect upon nonmanufacturing employment until 1967, chiefly wholesale and retail trade. A subsequent decline in military strength at both the Naval and Air Force Bases has resulted in a slower rate of employment growth in this sector.

During the past twelve months there has been a general employment decline in the HMA. The manufacturing sector, which had employment increases of nearly 1,100 jobs annually during the 1966-1969 period, declined by 500 jobs during the first ten months of 1970, as compared with a similar period in 1969. This employment decrease resulted from cutbacks at Avco-Lycoming, which manufactures component parts for gas turbine engines for helicopters, and continued employment losses at chemical plants in the Charleston area. These employment losses have more than offset employment increases generated by the location of a new dyestuffs firm in Berkeley County. Declines in nonmanufacturing employment have resulted from decreased employment levels in contract construction (principally commercial construction) and a large decline in federal government employment. The Charleston Naval Complex has had a reduction-in-force of about 1,600 civilian employees during the past 14 months. However, since most of this reduction was accomplished through attrition (retirements, etc.) its effect upon the economy of the HMA has not been as severe as the smaller decreases in the level of manufacturing employment.

Based upon an expected stabilization of assigned military and civilian civil service strength at the military installations in the Charleston HMA, it is expected that nonagricultural wage and salary employment will increase by about 1,950 jobs a year during the next two years (2.2 percent annually). This estimate is predicated upon only a slight increase in manufacturing employment, with the bulk of the increase occurring in the nonmanufacturing sector. Employment gains in the nonmanufacturing sector are expected to be centered in the construction industry, wholesale and retail trade, and state and local government. Continued expansion is expected in local government employment to meet the needs of the population of the area, and employment increases are also anticipated at state facilities, notably at the

Medical College of South Carolina and its related facilities. This forecast has taken into account only announced changes in military strength and civilian civil service strength, which are slight. Because of the impact of military installations on all sectors of the Charleston economy, any sizeable changes in military strength or civilian civil service strength would have a large effect upon employment levels.

Income. As of January 1, 1971, the median income of all families in Charleston County, after the deduction of federal income tax, was \$7,500. The median after-tax income of renter households of two or more persons as of January 1971 was about \$5,950. Both of these income levels are considerably above the median incomes for Berkeley County. The after-tax income for all families in Berkeley County as of January 1971 was \$6,200, and the after-tax income of renter households of two or more persons was \$5,275. Detailed distributions of families and renter households by income are shown in table V.

Demographic Factors. The population of the Charleston HMA totaled 305,650 persons as of January 1, 1971, including approximately 205,950 nonmilitary-connected civilians. Population increases since 1960 have averaged 4,750 persons annually, with nonmilitary-connected civilian population growth accounting for a little more than 25 percent of the overall population growth. The most rapid rate of increase in population since 1960 was during the 1960-1967 period. Population growth during that time was a result of an increasing number of job opportunities presented by a strengthening of the economy and by a large build-up in the military and civil service strength levels by defense installations in the HMA. From 1967 to 1969, declines in military strength levels, which resulted in a significant out-migration of military personnel and their dependents, were partially offset by continued expansion of employment in the nonmilitary sector of the economy. Since April 1970, out-migration has increased significantly because of the lack of job opportunities. The rate of population growth in the HMA during the April 1970-January 1971 period was the lowest since 1960.

Out-migration during the 1960-1971 period averaged about 425 persons annually. The population within the 1960 boundaries of the city of Charleston declined by an average of about 2,000 persons annually which accounted for the major portion of the out-migration from Charleston County which has approximated 1,500 persons annually since 1960. The decline in population in the old city of Charleston can be attributed to rising incomes and the lack of adequate housing facilities, coupled with changing social patterns. The most rapid population increase in Charleston County has occurred in the Goose Creek Census division to the north of the city of Charleston and the James Island Census division on the south of the city. While Charleston County experienced out-migration, Berkeley County had a net in-migration during the 1960-1971 period which exceeded 950 persons annually. Rather than a response to increased job opportunities within Berkeley County, this



in-migration resulted from the fact that the tax rate is significantly lower in Berkeley County than in Charleston County. The Goose Creek and Hanahan areas (which grew most rapidly from 1960 to 1971) are adjacent to Charleston County and afford easy access to the industrial job centers and military installations in North Charleston.

The total population of the Charleston HMA is expected to reach 312,400 persons by January 1, 1973. This increase of 3,375 a year (1.1 percent annually) is significantly lower than the 1960-1971 annual rate of increase of 4,750 (1.7 percent). The majority of the increase in population growth is expected to occur in the nonmilitary-connected civilian population.

As of January 1, 1971 there were approximately 83,800 households in the Charleston HMA. About 60,700 of these households (72 percent) were nonmilitary-connected households. The growth in the number of households approximated 1,840 annually since 1960. Trends in household growth have generally paralleled population growth, with the peak period of growth occurring in the 1964-1967 period and a slowed rate of household formation since that time. During the forecast period, it is expected that households will increase by about 1,450 annually, a rate of 1.7 percent, which is significantly below the rate from 1960 to 1971 of 2.5 percent annually. The growth in households during the forecast period is expected to occur mainly in the nonmilitary-connected civilian sector, as is population growth.

Housing Factors. As of January 1, 1971 the housing inventory in the Charleston HMA consisted of 94,500 units. This reflects an increase of 22,800 units, or 2,125 units annually since 1960. The net gain was a result of the construction of 26,000 units, the loss of 7,950 units by demolitions or other causes, the creation of about 450 units through conversions, and an increase of 4,300 mobile homes. Of the 83,800 occupied units, about 50,650 units were occupied by owners and 33,150 units were occupied by renters.

There were about 950 units under construction as of January 1, 1971, 500 single-family houses and 450 multifamily units. Based upon experience in 1970, it can be expected that about 125 of the single-family units under construction will be financed under Section 235. Of the 450 multifamily units under construction, 150 units were being financed under the rent supplement program, and an additional 150 units were being financed under Section 236.

The volume of privately-financed residential construction activity declined between 1967 and 1969. In 1970, an increase in single-family activity, about 25 percent of which was a result of Section 235 activity, offset a continued decline in multifamily construction. A large proportion of the multifamily units constructed in the HMA since 1967 have been subsidized, as shown in table VII. The volume of privately financed housing

in the city of Charleston declined sharply in 1970, compared with 1969. The volume of construction in Berkeley County also declined from 1969 to 1970, however not as sharply as in the city of Charleston. Part of the reason for this decline was water and sewer problems in the Goose Creek section of Berkeley County.

The number of vacant units increased by nearly 40 percent from 1960 to 1971. Of the total of 10,700 vacancies as of January 1, 1971, about 1,400 units were for sale only and 4,650 units were for rent. The vacancy rate in sales units increased from 1.8 percent in 1960 to 2.7 percent in 1971. Similarly, the rental vacancy rate rose from 8.1 percent in 1960 to 12.3 percent in 1971. Most of the increase in vacancies has occurred since 1967, or since the time when military installations in the area reduced the level of military personnel. A large number of the current vacancies in both sales and rental units are in low- to moderate-price classes and rent ranges, in units which were formerly occupied by military personnel and their families. The vast majority of the vacant rental units are not competitive with newer, more modern apartments. It is estimated that approximately 15 percent of the units for sale only, and 25 percent of the units for rent are substandard in quality.

Mobile Homes. As of January 1, 1971, there were approximately 6,600 mobile homes in the Charleston HMA. This reflects an increase of about 4,300 units since 1960. The growth in the number of mobile homes in the HMA has slowed as the number of military personnel stationed in the Charleston area has decreased. It is estimated that mobile homes are currently increasing at a rate of about 700 annually. The majority of the mobile homes in the HMA are located in mobile home parks. Vacancies in spaces have increased somewhat during the past year in mobile home parks, however, and vacancies in rented mobile homes have risen appreciably during this period. This has resulted from the decline in military strength at the Naval and Air Force installations.

It appears that there is a limited supply of spaces in quality mobile home parks in the area. Most parks are marginal in quality and offer a minimum of amenities. Rental charges for this type of park currently average about \$25 monthly. This monthly rate is compatible with the large number of military personnel who comprise a significant proportion of the occupants of these mobile home parks.

It is expected that mobile homes will increase by about 1,100 during the next two years. This rate of growth is significantly lower than the growth rate recorded during the past four years. The decline in growth is attributable to the expected slow growth in economic opportunities and expected stabilization in military strength levels. Of the expected growth of 1,100 mobile homes, it is anticipated that slightly more than 50 percent of the new occupants will be willing and able to pay the rental charges which it is estimated will be necessary to support an FHA approved mobile

home park. There is also a demand for mobile home parks with additional amenities by current occupants of the many marginal mobile home parks in the area. The combination of the expected increase in mobile homes during the forecast period and current occupants of mobile homes who are desirous of upgrading their current conditions suggests a two-year demand for 650-700 mobile home spaces in the \$30 to \$40 a month rental range.

Table I

Annual Demand for New Nonsubsidized Housing  
Charleston, South Carolina, Housing Market Area  
January 1971-January 1973

A. Single-family

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$15,000	60	7
\$15,000 - 17,499	85	10
17,500 - 19,999	115	14
20,000 - 22,499	115	14
22,500 - 24,999	150	18
25,000 - 29,999	110	13
30,000 - 34,999	90	10
35,000 - 39,999	45	5
40,000 and over	80	9
Total	850	100

B. Multifamily

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$130	10	-	-	-
\$130 - 149	5	70	-	-
150 - 169	-	25	35	-
170 - 189	-	10	45	5
190 - 210	-	10	25	15
210 and over	-	-	30	15
Total	15	115	135	35

<sup>a/</sup> Gross rent is shelter rent plus the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing  
Charleston, South Carolina, Housing Market Area  
January 1, 1971 to January 1, 1973

	<u>Section 236<sup>a/</sup></u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
<b>A. <u>Families</u></b>				
1 bedroom	45	15	80	140
2 bedrooms	85	30	195	310
3 bedrooms	70	10	155	235
4+ bedrooms	<u>45</u>	<u>0</u>	<u>105</u>	<u>150</u>
Total	245	55 <sup>b/</sup>	535 <sup>b/</sup>	835
<b>B. <u>Elderly</u></b>				
Efficiency	15	40	135	190
1 bedroom	<u>25</u>	<u>20<sup>d/</sup></u>	<u>75<sup>d/</sup></u>	<u>120</u>
Total	40 <sup>c/</sup>	60	210	310

<sup>a/</sup> Estimates are based upon regular income limits.

<sup>b/</sup> Approximately two thirds of these families also are eligible under the rent supplement program.

<sup>c/</sup> Applications and commitments under Section 202 are being converted to Section 236.

<sup>d/</sup> All of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Nonagricultural Wage and Salary Employment by Industry  
Charleston, South Carolina, Housing Market Area  
1963-1970 (totals in thousands)<sup>a/</sup>

<u>Industry</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>First ten mos.</u>	
								<u>1969</u>	<u>1970<sup>c/</sup></u>
Total	65.0	66.8	71.4	77.9	81.1	85.3	88.7	88.7	87.3
Manufacturing	11.3	11.4	11.7	12.9	13.5	15.0	16.1	16.0	15.5
Durable goods	3.6	3.6	4.0	5.0	5.9	7.1	8.4	8.4	8.2
Lumber, wood products	1.3	1.1	1.0	1.2	1.2	1.2	1.3	1.3	1.4
Other durables	2.3	2.5	3.0	3.8	4.7	5.8	7.1	7.0	6.8
Nondurable goods	7.7	7.8	7.7	7.9	7.7	7.9	7.6	7.7	7.3
Food, kindred products	1.1	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9
Apparel, other finished prod.	1.2	1.2	1.1	1.2	1.1	1.3	1.3	1.3	1.2
Printing, publishing	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Chemicals, allied products	1.0	0.9	0.9	1.0	0.9	0.9	0.7	0.8	0.7
Other nondurables	3.9	4.2	4.2	4.2	4.1	4.4	4.1	4.2	4.0
Nonmanufacturing	53.7	55.4	59.7	65.0	67.6	70.3	72.6	72.7	71.8
Contract construction	4.6	4.8	5.5	5.7	5.3	5.7	6.2	6.3	5.8
Transportation, public util.	4.4	4.2	4.5	5.2	5.1	5.4	5.3	5.3	5.4
Wholesale, retail trade	13.2	13.6	14.6	15.5	16.2	16.6	17.0	16.9	16.8
Fin., ins., real estate	2.7	2.9	3.0	3.1	3.3	3.3	3.5	3.5	3.5
Services, miscellaneous	7.4	7.9	8.4	9.2	9.3	9.6	10.2	10.2	10.3
Government	21.4	22.0	23.7	26.3	28.4	29.5	30.4	30.4	29.9
State and local	(9.4)	(9.8)	(10.4)	(11.0)	(11.8)	(12.5)	(13.7)	(13.6)	(14.4)
Federal	(12.0)	(12.2)	(13.3)	(15.3)	(16.6)	(17.0)	(16.7)	(16.8)	(15.5)
Other nonmanufacturing	<u>b/</u>	<u>b/</u>	<u>b/</u>	<u>b/</u>	<u>b/</u>	0.1	0.1	0.1	0.1

a/ Constituent parts may not add to totals because of rounding.

b/ Category not included previous to 1968.

c/ Preliminary data.

Source: South Carolina Employment Security Commission.

Table IV

Military and Civilian Strength  
Charleston, South Carolina, Housing Market Area  
June 1963-June 1970

<u>Date</u>	<u>Naval activities<sup>a/</sup></u>		<u>Totals</u>
	<u>Military strength</u>	<u>Civilian civil service</u>	
June 1963	3,367	9,183	12,550
June 1964	3,535	9,074	12,609
June 1965	3,719	9,888	13,607
June 1966	3,766	11,288	15,054
June 1967	3,914	12,255	16,169
June 1968	3,325	12,905	16,231
June 1969	3,593	12,733	16,326
June 1970	3,667	11,358	15,025

<sup>a/</sup> Includes homeported military only.

Source: U.S. Department of the Navy.

<u>Date</u>	<u>Charleston Air Force Base</u>		<u>Totals</u>
	<u>Military strength</u>	<u>Civilian civil service</u>	
June 1963	6,382	865	7,247
June 1964	6,267	894	7,161
June 1965	6,579	891	7,470
June 1966	7,232	1,130	8,362
June 1967	7,820	1,163	8,983
June 1968	7,963	1,285	9,248
June 1969	6,185	1,229	7,414
June 1970	6,211	1,329	7,540

Source: U.S. Department of the Air Force.

<u>Date</u>	<u>Charleston Army Depot</u>		<u>Totals</u>
	<u>Military strength</u>	<u>Civilian civil service</u>	
June 1963	37	489	526
June 1964	10	593	603
June 1965	34	527	561
June 1966	18	664	682
June 1967	36	654	690
June 1968	12	600	612
June 1969	- <sup>b/</sup>	550 <sup>b/</sup>	550 <sup>b/</sup>
June 1970	17 <sup>c/</sup>	407 <sup>c/</sup>	424 <sup>c/</sup>

<sup>b/</sup> Does not include 23 military and 144 civilians in miscellaneous activities.

<sup>c/</sup> Does not include 16 military and 133 civilians in miscellaneous activities.

Source: U.S. Department of the Army.

Table V

Percentage Distribution of Families and Renter Households<sup>a/</sup>  
by Annual Income After Deduction of Federal Tax  
Charleston, South Carolina, Housing Market Area  
1959-1970

<u>After-tax income</u>	<u>Berkelcy County</u>				<u>Charleston County</u>			
	<u>All families</u>		<u>Renter households</u>		<u>All families</u>		<u>Renter households</u>	
	<u>1959</u>	<u>1970</u>	<u>1959</u>	<u>1970</u>	<u>1959</u>	<u>1970</u>	<u>1959</u>	<u>1970</u>
Under \$2,000	29.5	17.3	35.8	19.8	19.6	11.3	26.3	13.7
\$2,000 - 2,999	16.3	7.4	16.8	9.3	12.9	5.7	16.5	9.4
3,000 - 3,999	13.9	7.8	14.9	9.9	14.3	6.6	17.2	8.9
4,000 - 4,999	11.5	8.5	12.5	8.8	12.8	7.6	14.3	8.8
5,000 - 5,999	10.1	7.4	8.0	7.5	10.6	7.9	9.5	10.1
6,000 - 6,999	5.9	6.1	4.2	7.0	8.8	7.1	5.7	9.1
7,000 - 7,999	4.3	5.7	2.8	7.1	6.2	7.5	3.4	7.8
8,000 - 8,999	2.9	5.9	1.8	5.8	4.8	6.4	2.3	6.4
9,000 - 9,999	0.9	5.7	1.3	4.9	3.4	5.9	1.7	5.6
10,000 - 12,499	3.0	11.2	(	9.3	2.9	12.3	1.3	9.3
12,500 - 14,999	(1.7)	7.0	(1.9)	5.2	1.7	9.0	(1.8)	4.9
15,000 and over	(	10.0	(	5.4	2.0	12.7	(	6.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Median	\$3,300	\$6,200	\$2,825	\$5,275	\$4,275	\$7,500	\$3,425	\$5,950

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.



Table VI

Demographic Trends  
Charleston, South Carolina, Housing Market Area  
April 1960-January 1971

	<u>April 1960</u>	<u>April 1970</u>	<u>January 1971</u>	<u>Average annual change</u>	
				<u>1960-1970</u>	<u>1970-1971</u>
<u>Geographic components</u>					
HMA total population	<u>254,578</u>	<u>303,849</u>	<u>305,650</u>	<u>4,925</u>	<u>2,395</u>
Charleston County	<u>216,382</u>	<u>247,650</u>	<u>248,275</u>	<u>3,125</u>	<u>830</u>
Charleston City	<u>65,925</u>	<u>66,945</u>	<u>66,325</u>	<u>100</u>	<u>-825</u>
Remainder	<u>150,457</u>	<u>180,705</u>	<u>181,950</u>	<u>3,025</u>	<u>1,655</u>
Berkeley County	<u>38,196</u>	<u>56,199</u>	<u>57,375</u>	<u>1,800</u>	<u>1,565</u>
HMA total households	<u>64,016</u>	<u>82,643</u>	<u>83,800</u>	<u>1,865</u>	<u>1,540</u>
Charleston County	<u>55,337</u>	<u>68,103</u>	<u>68,725</u>	<u>1,275</u>	<u>825</u>
Charleston City	<u>18,306</u>	<u>21,213</u>	<u>21,075</u>	<u>290</u>	<u>-185</u>
Remainder	<u>37,031</u>	<u>46,890</u>	<u>47,650</u>	<u>985</u>	<u>1,010</u>
Berkeley County	<u>8,679</u>	<u>14,540</u>	<u>15,075</u>	<u>585</u>	<u>715</u>
<u>Demographic Components</u>					
HMA total population	<u>254,578</u>	<u>303,849</u>	<u>305,650</u>	<u>4,925</u>	<u>2,395</u>
Civilian	<u>191,878</u>	<u>205,409</u>	<u>205,950</u>	<u>1,355</u>	<u>1,050</u>
Military-connected civilian <sup>a/</sup>	<u>24,450</u>	<u>38,750</u>	<u>37,225</u>	<u>1,430</u>	<u>-2,025</u>
Military <sup>b/</sup>	<u>38,250</u>	<u>59,690</u>	<u>62,475</u>	<u>2,140</u>	<u>3,370</u>
HMA total households	<u>64,016</u>	<u>82,643</u>	<u>83,800</u>	<u>1,865</u>	<u>1,540</u>
Civilian	<u>48,241</u>	<u>59,728</u>	<u>60,700</u>	<u>1,145</u>	<u>1,290</u>
Military-connected civilian <sup>a/</sup>	<u>6,875</u>	<u>11,565</u>	<u>11,200</u>	<u>470</u>	<u>-485</u>
Military <sup>b/</sup>	<u>8,900</u>	<u>11,350</u>	<u>11,900</u>	<u>250</u>	<u>735</u>

<sup>a/</sup> Civil service employees at military installations and their dependents.

<sup>b/</sup> Military personnel at military installations and their dependents.

Sources: 1960 and 1970 Censuses of Population and Housing, U.S. Departments of Navy, Air Force, and Army and estimates by Housing Market Analyst.

Table VII

Trends of Residential Construction Activity  
Charleston, South Carolina, Housing Market Area  
1963-1970

	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
HMA total	1,818	2,852	3,215	2,345	3,265	2,743	1,612	2,077
Single-family	1,611	2,332	2,186	1,677	2,395	1,833	891	1,716
Multifamily	207	520	1,029	668	870	910	721	361
Charleston County	1,358	1,802	2,615	1,620	2,740	2,168	1,122	1,737
Single-family	1,261	1,557	1,711	1,172	1,905	1,438	701	1,426
Multifamily	97	245	904	448	835	730	421	311
Charleston City	352	504	505	460	497	218	305	58
Single-family	301	302	288	190	159	95	88	52
Multifamily	51	202	217	270	338	123	217	6
Remainder	1,006	1,298	2,110	1,160	2,243	1,950	817	1,679
Single-family	960	1,255	1,423	982	1,746	1,343	613	1,374
Multifamily	46	43	687	178	497	607	204	305
Berkeley County <sup>a/</sup>	460	1,050	600	725	525	575	490	340
Single-family	350	775	475	525	490	395	190	290
Multifamily	110	275	125	200	35	180	300	50
Subsidized Housing <sup>b/</sup>								
Charleston County	10	481	100	-	286	200	716	334
Charleston City	-	-	100	-	286	100	672	318
Remainder	10	481	-	-	-	100	44	16

<sup>a/</sup> Estimated from tax records and local information.

<sup>b/</sup> Includes public housing, military housing, Section 221(d)(3), Section 221(d)(4), and Section 236 housing. These units are excluded from HMA totals. It was not possible to exclude Section 235 activity from the single-family activity.

Sources: C-40 Construction Reports, local tax records and local building information.

Table VIII

Components of the Housing Inventory  
Charleston, South Carolina, Housing Market Area  
April 1960-January 1971

<u>Tenure and vacancy</u>	<u>April 1960</u>	<u>April 1970</u>	<u>January 1971</u>	<u>Average annual change</u>	
				<u>1960-1970</u>	<u>1970-1971</u>
Total housing inventory	71,683	93,307	94,500	2,165	1,600
Occupied housing units	64,016	82,643	83,800	1,865	1,540
Owner-occupied	33,676	49,692	50,650	1,600	1,275
Percent of occupied	52.6%	60.1%	60.4%	-	-
Renter-occupied	30,340	32,951	33,150	265	265
Vacant housing units	7,667	10,664	10,700	300	45
Available vacant	3,316	6,024	6,050	270	35
For sale	625	1,400	1,400	75	-
Homeowner vacancy rate	1.8%	2.7%	2.7%	-	-
For rent	2,691	4,624	4,650	195	35
Renter vacancy rate	8.1%	12.3%	12.3%	-	-
Other vacant	4,351	4,640	4,650	30	10

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

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