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Analysis of the

**ORANGEBURG,
SOUTH CAROLINA
HOUSING MARKET**

as of April 1, 1971

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411
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FHA Housing Market Analysis

Orangeburg, South Carolina, as of April 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 - ORANGEBURG, SOUTH CAROLINA
AS OF APRIL 1, 1971

The Orangeburg, South Carolina, Housing Market Area (HMA) is defined to include all of Orangeburg County. The city of Orangeburg, the county seat of government, is located approximately 40 miles south of Columbia, the state capital. Interstate Route 26, which passes through the area, provides a high-speed, toll-free link to other large South Carolina cities such as Charleston, Columbia, and Spartanburg. When completed, Interstate Route 95 will link the Orangeburg area with Florida and the northeast United States. South Carolina State College and Claflin College, with a combined enrollment of approximately 2,500 students, are important to the Orangeburg economy.

Anticipated Housing Demand

During the two-year forecast period ending April 1, 1973, it is expected that there will be an average annual demand for 425 new unsubsidized housing units in Orangeburg County, including 300 single-family units, 25 units in multifamily structures, and 100 mobile homes. The projected level of demand for single-family houses is above the average annual level of household growth that has occurred in the HMA because an important component of the demand for housing in recent years was from families whose rapidly-rising incomes enabled them to up-grade their standard of living. In particular, families have been moving out of the rental inventory (which includes a comparatively high proportion of substandard housing) into owner-occupied homes, as reflected by the steady decline in

the proportion of renter-occupancy in the HMA during the last two decades. The projected demand is, however, somewhat below the level of construction activity in the HMA in recent years. Because of an increase in vacancies during the past year, uncertain economic conditions, and a lower rate of household growth forecast for the HMA during the next two years, it is judged that an over-supply of sales housing would result if the volume of new construction continues at the 1967-1970 rate. See table I for a qualitative distribution of the estimated annual demand for nonsubsidized single-family housing during the April 1971-April 1973 forecast period.

There is a complete lack of modern rental accommodations in the HMA at the present time. Thus, although the proportion of renter occupancy has declined sharply in the last twenty years, it is judged that a small, well-located nonsubsidized multifamily project of up to 50 units, or two smaller projects of about 24 units each, would meet market acceptance if the units are provided at monthly rents at or near the lowest levels achievable with market-interest-rate-financing.

Occupancy Potential for Subsidized Housing

The total occupancy potential for federally-assisted rental housing approximates the sum of the potentials for public low-rent housing and Section 236 housing which, as shown in table II, is estimated to average 500 units annually in the Orangeburg HMA. The potential was based on 1971 incomes, the occupancy of substandard housing, estimates of the elderly population, and income limits in effect on April 1, 1971.

Sales Housing Under Section 235. Sales housing can be provided for low- and moderate-income families under the provisions of Section 235. Under this program, it is judged that an average of 150 units could be absorbed in the HMA during the next two years (exception and regular income limits are the same for Orangeburg County). In 1970, the Columbia FHA Insuring Office issued firm commitments for approximately 125 units under Section 235, compared with fewer than 10 in 1969. Families eligible for Section 235 housing also are eligible for rental housing produced under Section 236, and vice versa, because income limits are identical for both programs, but the two are not additive.

Rental Housing Under Section 236. To date, no Section 236 projects have been completed in the HMA, but a 76-unit project (which includes some rent-supplement accommodations) is under construction and is scheduled to be completed in the spring of 1971. Since the number of firm commitments issued under Section 235 in 1970 equaled 80 percent of the estimated annual occupancy potential for such housing, a continuation of this rate under Section 235 plus the Section 236 project would approximate the annual potential which has been estimated. Since there is a large inventory of substandard housing, an upward adjustment of the Section 236 potential may be warranted if units in the Section 236 project are rapidly absorbed and there is a continuation of the rate at which firm commitments are issued under Section 235.

Rental Housing under the Public Housing and Rent-Supplement Programs.

The occupancy potential in the HMA for public low-rent housing and rent-supplement accommodations is estimated at 385 units annually, including 335 units for families and 50 units for the elderly. Two rent-supplement projects with a total of 180 units will be completed during 1971; these units, plus the rent-supplement accommodations in the Section 236 project, will accommodate about one-half of the estimated annual occupancy potential for such housing in the HMA during the next year. Currently, there are no low-rent public housing units in the HMA; as yet, no LPA has been established in Orangeburg County. However, because of the fact that most low-income renter families in the HMA (particularly nonwhites) live in substandard housing, virtually all of the families in the HMA eligible for public housing are also eligible for rent-supplement housing. Thus, the construction of rent-supplement accommodations in the HMA can be utilized as an alternative to house families eligible for public low-rent housing. The absorption of these initial projects should be carefully observed for guidance to future project approvals.

Economic, Demographic, and Housing Factors

The estimated demand for housing in the Orangeburg HMA during the April 1971-April 1973 forecast period is based on the following findings and assumptions regarding employment, income, demographic trends, and housing market factors.

Employment. Table III shows work force, unemployment, and employment data in the HMA for the 1967-1970 period. Prior to 1967, employment data were available only for workers included under the South Carolina Employment Security Law. Between 1960 and 1966 covered employment in the HMA, both manufacturing and nonmanufacturing, increased steadily. The gain could be attributed primarily to the opening of the Smith Corona Marchant Corporation plant in the early 1960's to manufacture typewriters and adding machines. Peak employment at the plant was attained in 1968, and the level of employment in the HMA was relatively unchanged during the remainder of the decade (see table III). However, in the spring of 1970, the SCM facility was closed, and manufacturing employment in the HMA declined by 800 jobs between 1969 and 1970. In other categories of manufacturing, employment in the apparel industry has increased steadily in recent years, but these gains have been offset by declines in employment in the food and the lumber products industries. In nonmanufacturing, employment in trade and government has grown moderately during the last four years, there was a decline in construction employment, and the other categories of non-manufacturing had either minor gains or losses in employment.

Unemployment. During the 1960 decade, the rate of unemployment in the HMA probably was at its lowest during 1967 and 1968 when an average of 1,500 persons were unemployed, equal to 5.4 percent of the civilian work force. The rate of unemployment increased moderately to 5.7 percent in 1969 as layoffs began at SCM, then rose sharply to an average of 2,150

(8.0 percent) during 1970. While unemployment increased by 600 between 1969 and 1970, the number of persons in the work force declined by 400, suggesting that a number of local residents have either withdrawn from the work force or moved out of the Orangeburg area.

Future Employment Prospects. Two manufacturing concerns are expected to begin operations in the Orangeburg area during the next two years. Local officials of the South Carolina Employment Security Commission indicate that most of the workers dismissed at SCM could be retrained to work at either plant. One of these plants produces circular knitting machines, and expects to employ 300 workers eventually (about 100 are employed at present). The other concern is expected to employ 120 workers in the manufacture of non-woven disposable products. Should these plants eventually reach employment levels anticipated at the present time, it is judged that increases in wage and salary employment in the HMA could average as much as 200 a year during the next two years. Little or no over-all increase in employment is expected at other manufacturing firms in the HMA, but a moderate increase of 50 a year can be expected in nonmanufacturing, principally trade and government.

Income. The median annual income of all families in Orangeburg County nearly doubled during the last decade, but the median still is comparatively low. As shown in table IV, the median annual after-tax income of all families in the HMA is estimated at \$5,100, and the median for renter households is estimated to be \$4,350. By comparison, the median annual after-tax income of all families in the HMA in 1959 was only \$2,650. Currently, an estimated 41 percent of all families and 47 percent of the renter households have after-tax incomes of less than \$4,000 annually, while eight percent of all families and five percent of the renter households have annual after-tax incomes of \$15,000 or more.

Population. The population of the HMA increased moderately (an average of 123 persons a year) between April 1960 and April 1970, compared with a decline of an average of 17 persons a year during the 1950's. All of the increase in population occurred outside the city limits of Orangeburg. Primarily as a result of the closing of the SCM plant in 1970, the population of the HMA declined by 90 persons between April 1970 and April 1971 to a total of 69,700 as of April 1, 1971.

The moderate increase in population in the HMA during the 1960's occurred despite a sharp decline in net natural increase. During the 1960's, the net natural increase (excess of resident births over resident deaths) averaged 915 a year, as compared with 1,365 a year between 1950 and 1960. However, as a result of increased employment opportunities in the HMA during the last decade, the rate of net out-migration declined from nearly 1,385 a year in the 1950's to an average of fewer than 800 a year during the 1960's. No over-all increases in population are expected in the HMA

during the two-year April 1971-April 1973 forecast period. Although a modest increase in wage and salary employment can be anticipated during 1971 and 1972, most of these jobs will be filled by persons currently unemployed.

Households. The number of households (occupied housing units) in the Orangeburg HMA increased by an average of 242 a year during the 1960's, as compared with only 64 a year between April 1950 and April 1960 (see table V). However, most of the household growth in the HMA occurred between 1960 and 1966, years of fairly rapid increases in employment. The number of households in the HMA increased by 200 between April 1970 and April 1971, and is expected to increase by an average of 200 annually during the next two years. All of the household growth in the HMA since 1950 has occurred in suburban areas.

Household Size. The average size of all households in Orangeburg County declined from 4.26 persons in 1950 to 4.07 persons in 1960, then to 3.58 persons at the time of the 1970 census. Currently, the average household size is estimated at 3.54, and is expected to decline further to 3.46 persons by April 1973. The combination of a decline in the birth rate since the mid-1950's and the continued out-migration of young persons has resulted in a continuous decline in the average size of households in the HMA during the last two decades.

Housing Inventory. The housing inventory in the HMA increased at an annual rate of 225 units a year during the 1960's, compared with an average increase of 125 units a year between April 1950 and April 1960. As of April 1, 1971, there were an estimated 21,250 housing units in the HMA, a net increase of 390 units since April 1970 (see table VI). All of the increases in the housing supply in the last twenty years have occurred outside the city of Orangeburg.

Residential Building Activity. Table VII shows the number of housing units authorized by building permits in Orangeburg City and the remainder of the HMA between 1960 and 1970. In general, the volume of new residential construction in the city increased in the first half of the decade, then declined steadily between 1965 and 1969. Multifamily construction during the 1960 decade was limited to 12 units in duplex structures. In 1970, a total of 131 housing units was authorized by building permits in the city, including an 80-unit rent-supplement project that was under construction in April 1971.

Building permit coverage of all new construction in the remainder of the HMA has been available only since 1967. However, a comparison of the available building permit data with 1960 and 1970 Census enumerations of the housing supply in the HMA outside Orangeburg City suggests that residential construction increased steadily during the 1960 decade, of which

all but a few units were single-family houses. In 1970, a total of 758 single-family units were authorized by building permits, including approximately 125 units for which the Columbia FHA Insuring Office had issued firm commitments under Section 235. Permits also were issued for 178 units in multifamily structures during 1970, including a 100-unit rent-supplement project and a 76-unit Section 236 project. Both projects were under construction in April 1971.

Tenure of Occupancy. Prior to 1970, multifamily construction in the HMA was negligible. As shown in table VI, renter occupancy as a proportion of all occupied units has declined steadily from 56.0 percent in April 1950 to an estimated 36.2 percent in April 1971. The completion of the aforementioned subsidized rental projects will not reverse this downward trend because substantially all of the prospective occupants are residing currently in rental housing.

Vacancy. As shown in table VIII, the sales vacancy rate in Orangeburg County increased from 0.8 percent in April 1960 to 1.3 percent in April 1970, and the renter vacancy rate went from 6.4 percent to 7.2 percent during the same period. It is probable, however, that vacancy rates in the mid-1960's were somewhat below those reported in either 1960 or 1970. Substantially all of the employment growth in the HMA during the last decade occurred between 1960 and 1966, a period during which there was a comparatively low level of new residential construction. In recent years, the volume of residential construction has increased, but there was no overall increase in the level of employment during the last three years of the decade. Thus, the sales and rental vacancy rates in the HMA in April 1970 reflected the continuation of an upward trend in vacancy that began about 1965 and 1966. Vacancies continued to increase during 1970 because of declines in employment and population at a time when the volume of new residential construction in the HMA was at an all-time high. Although sales and rental vacancy rates in the HMA currently are at a level higher than warranted in view of the low level of employment and population growth expected in the area, it is important to note that a comparatively high proportion of the housing supply in the HMA is of marginal and substandard quality. The April 1970 Census reported that more than one-third of all housing units in Orangeburg County lacked one or more plumbing facilities; when only units occupied by nonwhites are considered, the proportion of units lacking one or more plumbing facilities exceeded 62 percent.

Table I

Estimated Annual Demand for New Nonsubsidized Single-Family Houses
Orangeburg, South Carolina, Housing Market Area
April 1, 1971 to April 1, 1973

<u>Sales price</u>	<u>Number of units</u>	<u>Percentage distribution</u>
Under \$17,500	45	15
\$17,500 - 19,999	60	20
20,000 - 22,499	50	17
22,500 - 24,999	45	15
25,000 - 29,999	40	13
30,000 - 34,999	35	12
35,000 and over	<u>25</u>	<u>8</u>
Total	300	100

Table II

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

<u>Size of unit</u>	<u>Number of units</u>			
	<u>Section 236 exclusively</u>	<u>Public housing exclusively</u>	<u>Eligible for both programs</u>	<u>Total for both programs</u>
<u>A. Families</u>				
One bedroom	10	20	5	35
Two bedrooms	45	95	15	155
Three bedrooms	40	100	10	150
Four or more bedrooms	<u>20</u>	<u>85</u>	<u>5</u>	<u>110</u>
Total	<u>115^{a/}</u>	<u>300^{b/}</u>	<u>35^{b/}</u>	450
<u>B. Elderly</u>				
Efficiency	-	10	15	25
One bedroom	-	<u>5</u>	<u>20</u>	<u>25</u>
Total	-	<u>15^{c/}</u>	<u>35^{c/}</u>	50

a/ Regular income limits and exception income limits are identical in the Orangeburg HMA.

b/ Virtually all of these families also are eligible under the rent-supplement program.

c/ All of these elderly couples and individuals also are eligible for rent supplements.

Table III

Work Force, Unemployment and Employment Trends
Orangeburg, South Carolina, Housing Market Area
Annual Averages, 1967-1970

<u>Work force component</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970a/</u>
Total civilian work force	28,000	27,750	27,350	26,950
Unemployment	1,500	1,500	1,550	2,150
Percent of work force	5.4%	5.4%	5.7%	8.0%
Total employment	26,500	26,250	25,800	24,800
Agricultural employment	4,350	4,150	3,800	3,750
Nonagricultural employment	22,150	22,100	22,000	21,050
Wage and salary employment	<u>17,850</u>	<u>17,950</u>	<u>17,800</u>	<u>17,050</u>
Manufacturing	<u>7,050</u>	<u>7,100</u>	<u>6,950</u>	<u>6,150</u>
Food products	1,150	1,150	950	900
Apparel	950	1,000	1,250	1,450
Lumber and wood	1,500	1,450	1,350	1,350
All other	3,450	3,500	3,400	2,450
Nonmanufacturing	<u>10,800</u>	<u>10,850</u>	<u>10,850</u>	<u>10,900</u>
Construction	1,150	1,050	750	800
Transp., comm., util.	650	650	600	650
Trade	3,200	3,450	3,450	3,450
Fin., ins., real estate	750	750	600	600
Services	1,750	1,800	1,900	1,800
Government	3,200	3,050	3,450	3,500
All other	100	100	100	100
Other nonagricultural employ. ^{b/}	4,300	4,150	4,200	4,000

a/ Preliminary.

b/ Includes the self-employed, domestics, and unpaid family workers.

Source: South Carolina Employment Security Commission.

Table IV

Percentage Distribution of All Families and Renter Households^{a/}
by Estimated Annual After-Tax Income
Orangeburg, South Carolina, Housing Market Area
1971

<u>Annual income</u> <u>after-tax</u>	<u>All</u> <u>families</u>	<u>Renter</u> <u>households</u>
Under \$2,000	22	26
\$2,000 - 3,999	19	21
4,000 - 5,999	15	16
6,000 - 7,999	12	11
8,000 - 9,999	8	9
10,000 - 12,499	8	7
12,500 - 14,999	8	5
15,000 and over	8	5
Total	<u>100</u>	<u>100</u>
Median	\$5,100	\$4,350

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Changes
Orangeburg, South Carolina, Housing Market Area
April 1, 1950-April 1, 1973

	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>April 1,</u> <u>1970</u>	<u>April 1,</u> <u>1971</u>	<u>April 1,</u> <u>1973</u>	<u>Average annual changes</u>			
						<u>1950-</u> <u>1960</u>	<u>1960-</u> <u>1970</u>	<u>1970-</u> <u>1971</u>	<u>1971-</u> <u>1973</u>
<u>Population</u>									
HMA total	<u>68,726</u>	<u>68,559</u>	<u>69,789</u>	<u>69,700</u>	<u>69,700</u>	<u>- 17</u>	<u>123</u>	<u>- 90</u>	<u>-</u>
City of Orangeburg	<u>15,322</u>	<u>13,852</u>	<u>13,252</u>	<u>13,100</u>	<u>12,900</u>	<u>-147</u>	<u>- 60</u>	<u>-150</u>	<u>-100</u>
Remainder of HMA	<u>53,404</u>	<u>54,707</u>	<u>56,537</u>	<u>56,600</u>	<u>56,800</u>	<u>130</u>	<u>183</u>	<u>60</u>	<u>100</u>
<u>Households</u>									
HMA total	<u>15,795</u>	<u>16,432</u>	<u>18,848</u>	<u>19,050</u>	<u>19,450</u>	<u>64</u>	<u>242</u>	<u>200</u>	<u>200</u>
City of Orangeburg	<u>4,008</u>	<u>3,746</u>	<u>3,793</u>	<u>3,775</u>	<u>3,725</u>	<u>- 26</u>	<u>5</u>	<u>- 20</u>	<u>- 25</u>
Remainder of HMA	<u>11,787</u>	<u>12,686</u>	<u>15,055</u>	<u>15,275</u>	<u>15,725</u>	<u>90</u>	<u>237</u>	<u>220</u>	<u>225</u>

Sources: 1950, 1960, and 1970 from U. S. Censuses of Population and Housing.
1971 and 1973 estimated by Housing Market Analyst.

Table VI

Changes in the Housing Inventory and Tenure
Orangeburg, South Carolina, Housing Market Area
April 1, 1960-April 1, 1971

<u>Inventory and tenure</u>	<u>April 1,</u> <u>1950</u>	<u>April 1,</u> <u>1960</u>	<u>April 1,</u> <u>1970</u>	<u>April 1,</u> <u>1971</u>
<u>HMA total</u>				
Total housing inventory	<u>17,355</u>	<u>18,602</u>	<u>20,857</u>	<u>21,250</u>
Total occupied units	<u>15,795</u>	<u>16,432</u>	<u>18,848</u>	<u>19,050</u>
Owner-occupied	6,946	8,715	11,861	12,150
Percent	44.0%	53.0%	62.9%	63.8%
Renter-occupied	8,849	7,715	6,987	6,900
Percent	56.0%	47.0%	37.1%	36.2%
Total vacant units	<u>1,560</u>	<u>2,170</u>	<u>2,009</u>	<u>2,200</u>
<u>City of Orangeburg</u>				
Total housing inventory	<u>4,196</u>	<u>4,199</u>	<u>4,054</u>	<u>4,050</u>
Total occupied units	<u>4,008</u>	<u>3,746</u>	<u>3,793</u>	<u>3,775</u>
Owner-occupied	1,485	1,667	1,974	2,000
Percent	37.1%	44.5%	52.0%	53.0%
Renter-occupied	2,523	2,079	1,819	1,775
Percent	62.9%	55.5%	48.0%	47.0%
Total vacant units	<u>188</u>	<u>453</u>	<u>261</u>	<u>275</u>
<u>Remainder of HMA</u>				
Total housing inventory	<u>13,159</u>	<u>14,403</u>	<u>16,803</u>	<u>17,200</u>
Total occupied units	<u>11,787</u>	<u>12,686</u>	<u>15,055</u>	<u>15,275</u>
Owner-occupied	5,461	7,048	9,887	10,150
Percent	46.3%	55.6%	65.7%	66.4%
Renter-occupied	6,326	5,636	5,168	5,125
Percent	53.7%	44.4%	34.3%	33.6%
Total vacant units	<u>1,372</u>	<u>1,717</u>	<u>1,748</u>	<u>1,925</u>

Sources: 1950, 1960, and 1970 from U.S. Census of Housing.
1971 estimated by Housing Market Analyst.

Table VII

New Housing Units Authorized by Building Permits
Orangeburg, South Carolina, Housing Market Area
Annual Totals, 1960-1970

<u>Year</u>	<u>City of Orangeburg</u>			<u>Remainder of HMA</u>			<u>HMA total</u>		
	<u>Single- family</u>	<u>Multi- family</u>	<u>Total</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total</u>
1960	47	-	47	3	-	3	50	-	50
1961	38	-	38	4	-	4	42	-	42
1962	59	-	59	13	-	13	72	-	72
1963	55	4	59	6	-	6	61	4	65
1964	79	4	83	6	-	6	85	4	89
1965	49	4	53	8	-	8	57	4	61
1966	45	-	45	16	-	16	61	-	61
1967	37	-	37	380	16	396	417	16	433
1968	25	-	25	420	-	420	445	-	445
1969	26	-	26	448	6	454	474	6	480
1970	25	106	131	758	178	936	783	284	1,067

Note: Since 1967, all new construction in Orangeburg County has been in areas which require a building permit. Prior to that time, most new construction occurred outside permit-issuing jurisdictions.

Source: U.S. Bureau of the Census, Construction Reports C-40 and C-42.

Table VIII

Changes in Vacancy
Orangeburg, South Carolina, Housing Market Area
April 1, 1950-April 1, 1971

<u>Vacancy characteristics</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>April 1, 1971</u>
<u>HMA total</u>				
Total vacant units	<u>1,560</u>	<u>2,170</u>	<u>2,009</u>	<u>2,200</u>
Available vacant units	<u>232</u>	<u>604</u>	<u>704</u>	<u>800</u>
For sale	19	73	158	200
Homeowner vacancy rate	0.3%	0.8%	1.3%	1.6%
For rent	213	531	546	600
Rental vacancy rate	2.4%	6.4%	7.2%	8.0%
Other vacant units ^{a/}	<u>1,328</u>	<u>1,566</u>	<u>1,305</u>	<u>1,400</u>
<u>City of Orangeburg</u>				
Total vacant units	<u>188</u>	<u>453</u>	<u>261</u>	<u>275</u>
Available vacant units	<u>93</u>	<u>312</u>	<u>166</u>	<u>175</u>
For sale	11	23	48	50
Homeowner vacancy rate	0.7%	1.4%	2.4%	2.4%
For rent	82	289	118	125
Rental vacancy rate	3.1%	12.2%	6.1%	6.6%
Other vacant units ^{a/}	<u>95</u>	<u>141</u>	<u>95</u>	<u>100</u>
<u>Remainder of HMA</u>				
Total vacant units	<u>1,372</u>	<u>1,717</u>	<u>1,748</u>	<u>1,925</u>
Available vacant units	<u>139</u>	<u>292</u>	<u>538</u>	<u>625</u>
For sale	8	50	110	150
Homeowner vacancy rate	0.1%	0.7%	1.1%	1.5%
For rent	131	242	428	475
Rental vacancy rate	2.0%	4.1%	7.6%	8.5%
Other vacant units ^{a/}	<u>1,233</u>	<u>1,425</u>	<u>1,210</u>	<u>1,300</u>

^{a/} Includes dilapidated units, units rented or sold and awaiting occupancy, vacant seasonal units, and units held off the market.

Sources: 1950, 1960, and 1970 from U.S. Census of Housing.
1971 estimated by Housing Market Analyst.

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U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, \$300

POSTAGE AND FEES PAID
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

