

CHAPTER 2

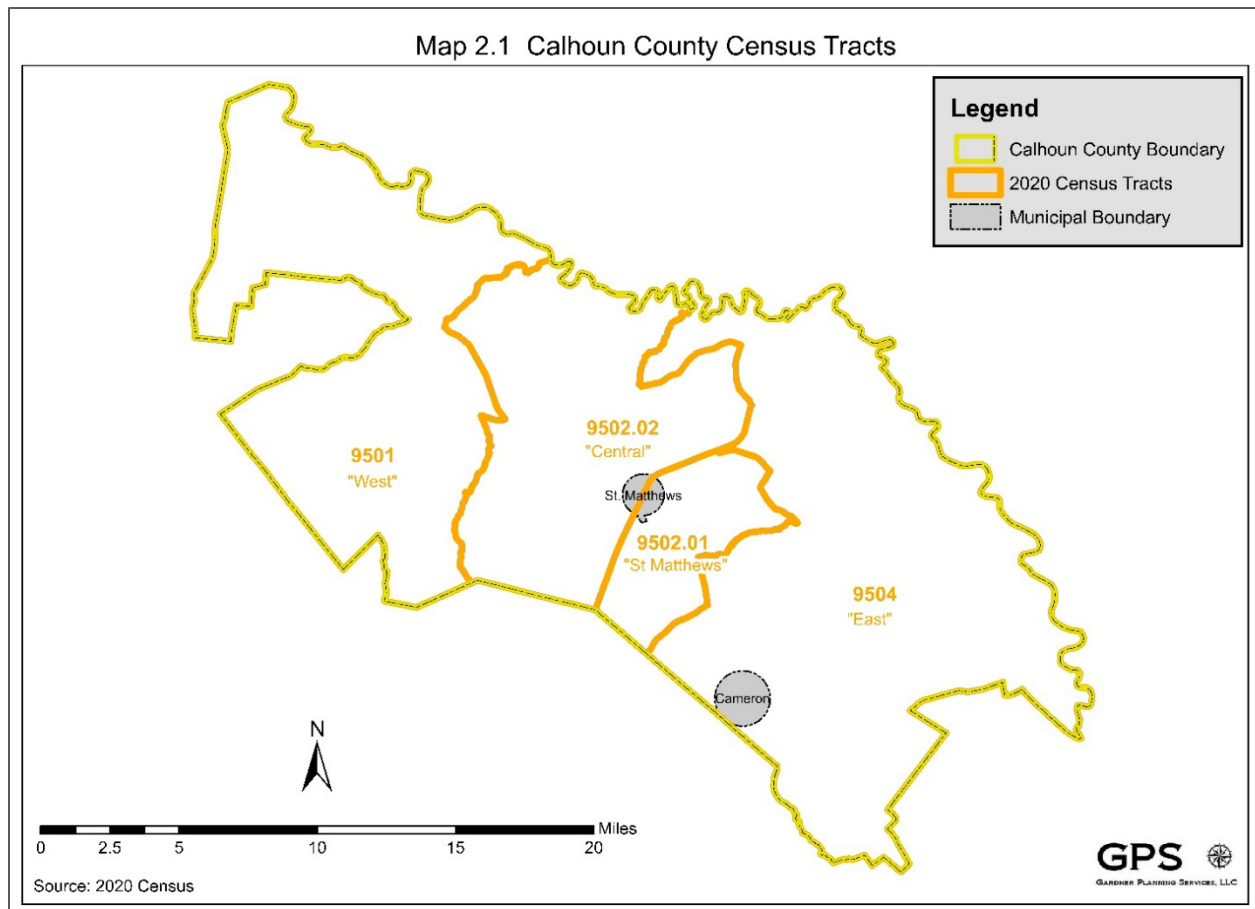
Housing

This evaluation of housing in Calhoun County is done at the census tract level of geographic detail. The analysis focuses on occupancy, type, age, and value of housing in each census tract. Housing data from the 2020 Census is not available as of this writing, so the analysis relies on the Census Bureau's American Community Survey 5-year estimates for 2020. Some comparisons between 2010 and 2020 housing counts will be included in the final draft of this section of the report.

Census tract numbers are not very useful in helping the reader to identify the general area covered by each tract, so reference to Map 2.1 will be important to understand the parts of the county being described by the analysis. In addition, each tract has been given a name for this analysis only:

- Tract 9501 is called "West" and includes the Sandy Run area;
- Tract 9502.01 is called "St. Matthews" and covers the middle of the county southeast of US 601;
- Tract 9502.02 is called "Central" and covers the middle of the county northwest of US 601;
- Tract 9504 is called "East" and covers an area along the Congaree River and southern county.

Map 2.1 below illustrates these census tract boundaries.

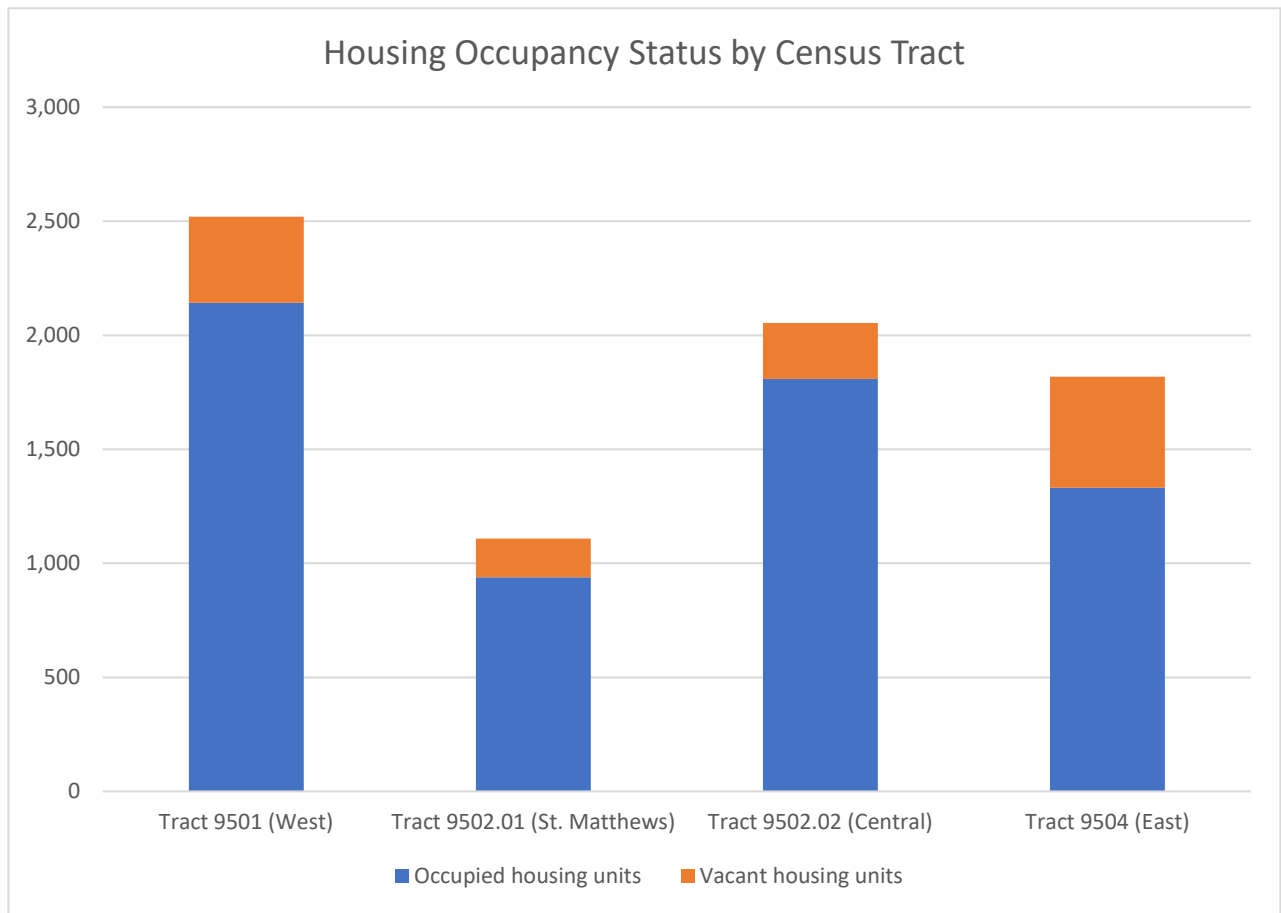


Housing Occupancy

Table 2.1 and the associated graph below illustrate housing occupancy for the four census tracts. The eastern tract has the lowest occupancy rate at 73.3 percent; this may be influenced by seasonal lakefront vacation homes in this tract. Occupancy rates in the remaining three tracts range from 84.6 to 88.0 percent.

Table 2.1
Housing Occupancy Status

Status	Tract 9501 (West)	Tract 9502.01 (St. Matthews)	Tract 9502.02 (Central)	Tract 9504 (East)	Total
Occupied housing units	2,143	938	1,808	1,332	6,221
Vacant housing units	377	171	246	486	1,280
Total	2,520	1,109	2,054	1,818	7,501
Percent Occupied	85.0%	84.6%	88.0%	73.3%	82.9%



Source: 2020 American Community Survey, 5-year Estimates, Table DP-04

Housing Types

Table 2.2 summarizes and analyzes data on the types of housing in the county. Like many rural counties, Calhoun has a high proportion of manufactured homes and mobile homes; the Census makes no distinction between mobile homes and manufactured homes, and counts all of them as mobile homes. County wide, mobile homes make up 36 percent of the 7,501 total housing units. Manufactured and mobile homes make up almost 52% of the housing in the West tract.

Single family housing -- both detached and attached (typically townhouses) – account for 61.5 percent of housing units in the county.

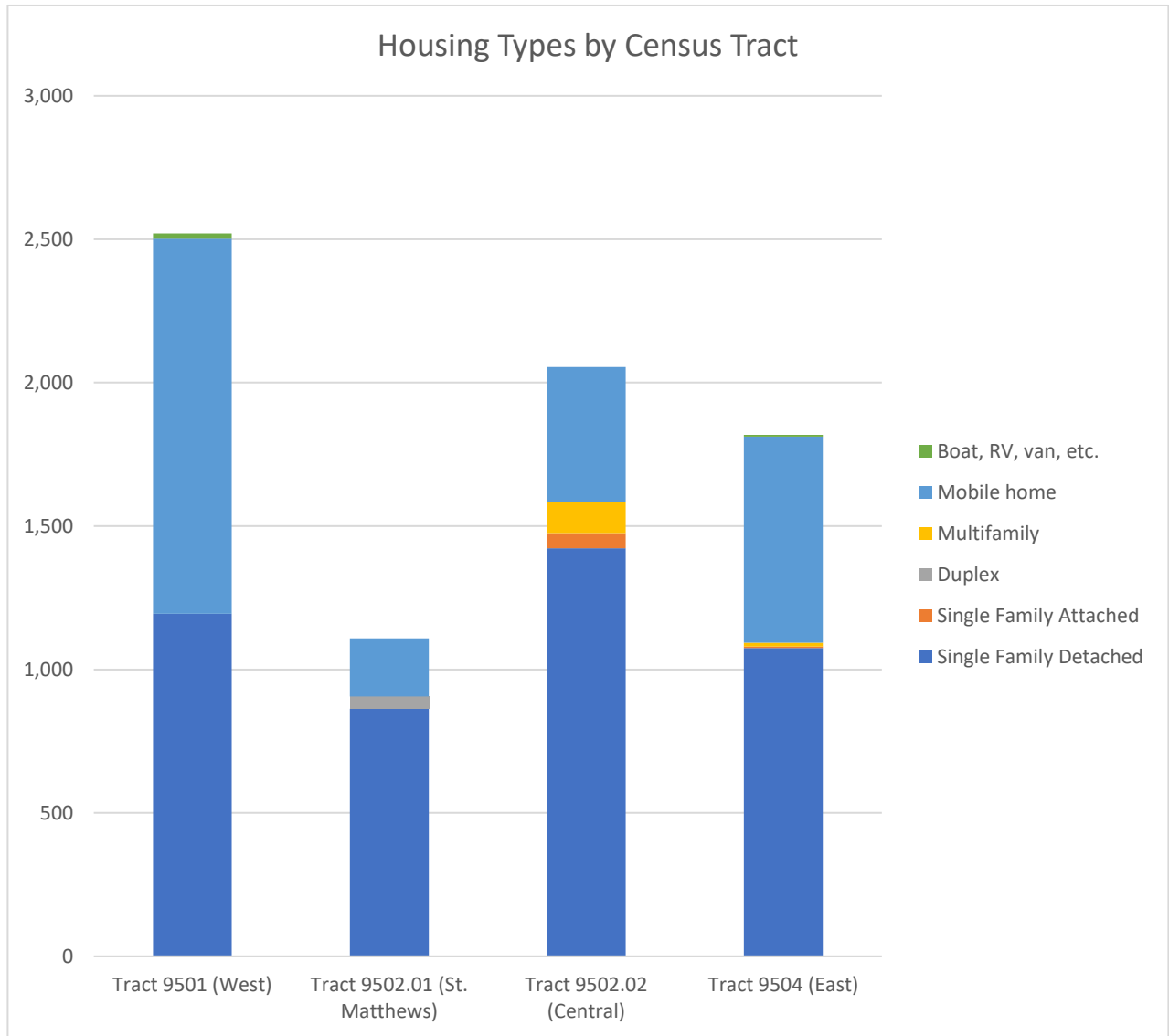
Some two-family or duplex housing is found in the St. Matthews tract. Multifamily housing is primarily in the Central census tract in the town limits of St. Matthews.

County-wide, 24 housing units are classified as Boat, RV, van, etc. by the Census Bureau.

Table 2.2
Housing Types

Status	Tract 9501 (West)	Tract 9502.01 (St. Matthews)	Tract 9502.02 (Central)	Tract 9504 (East)	Total
Single Family Detached	1,194	863	1,423	1,075	4,555
Single Family Attached	0	0	53	5	58
Duplex	0	43	0	0	43
Multifamily	0	0	107	13	120
Mobile home	1,308	203	471	719	2,701
Boat, RV, van, etc.	18	0	0	6	24
Total	2,520	1,109	2,054	1,818	7,501
Percent Single Family	47.4%	77.8%	71.9%	59.4%	61.5%
Percent Mobile home	51.9%	18.3%	22.9%	39.5%	36.0%

Source: 2020 American Community Survey, 5-year Estimates, Table DP-04



Source: 2020 American Community Survey, 5-year Estimates, Table DP-04

Age of Housing

Table 2.3 provides data and analysis of housing age in Calhoun County. Twenty-six percent of all housing units in Calhoun County were built prior to 1970, while 7.7 percent have been constructed since 2010.

The highest concentration of housing units that are over 50 years old is in the St. Matthews tract, where this older housing stock account for over 58 percent of all housing units.

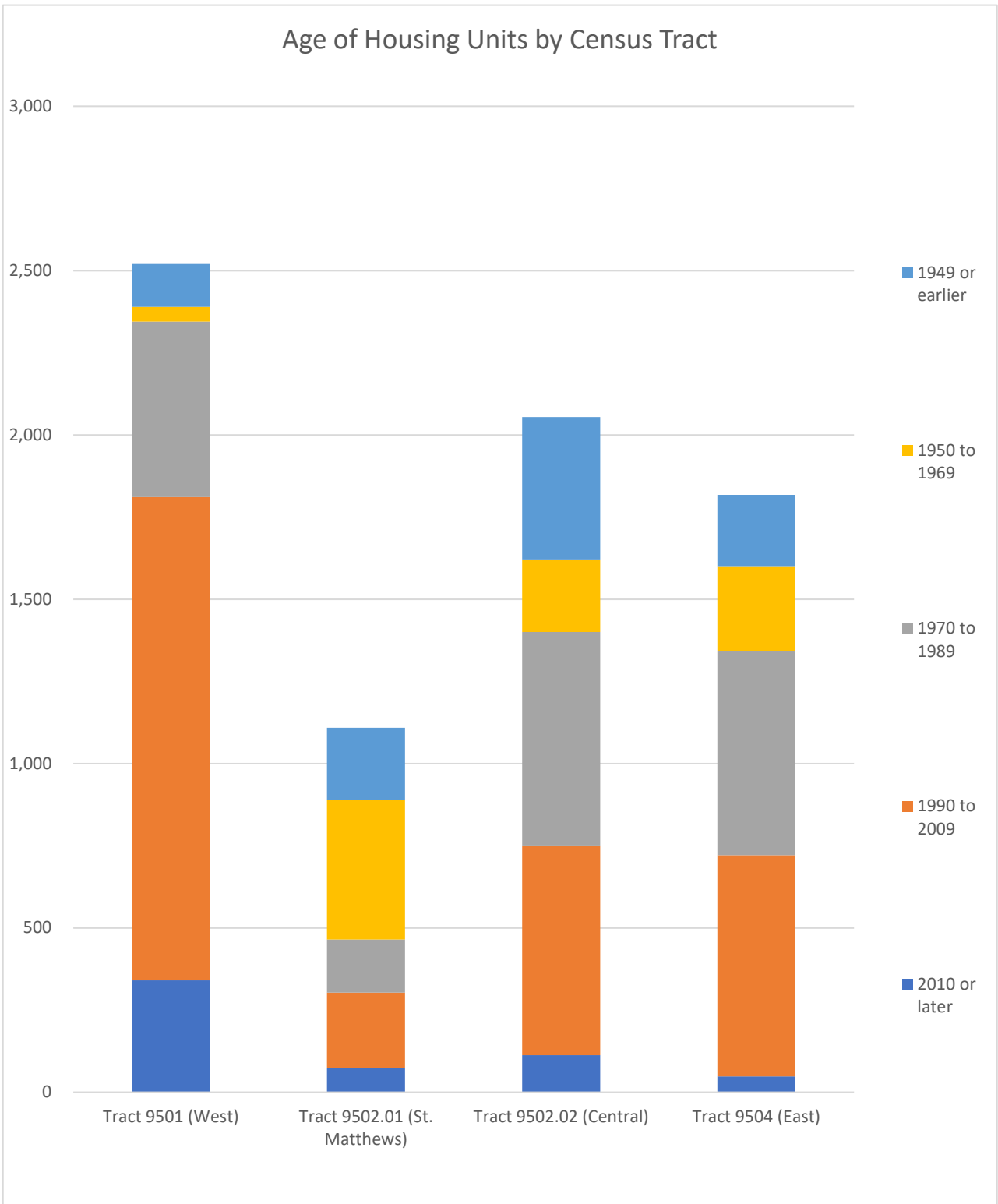
The West tract, which includes the Sandy Run area and the parts of the county closest to Lexington County, has less than seven percent of pre-1970 housing units, and also has the highest percentage of newer houses, with 13.5 percent built since 2010.

In the Central tract, almost 32 percent of housing units were built prior to 1970, while 26 percent of units in the East were built prior to 1970.

Table 2.3
Age of Housing Units

Status	Tract 9501 (West)	Tract 9502.01 (St. Matthews)	Tract 9502.02 (Central)	Tract 9504 (East)	Total
2010 or later	340	74	113	48	575
1990 to 2009	1,471	229	638	673	3,011
1970 to 1989	534	162	649	621	1,966
1950 to 1969	45	423	221	259	948
1949 or earlier	130	221	433	217	1,001
Total	2,520	1,109	2,054	1,818	7,501
Percent 2010 or later	13.5%	6.7%	5.5%	2.6%	7.7%
Percent 1969 or earlier	6.9%	58.1%	31.8%	26.2%	26.0%

Source: 2020 American Community Survey, 5-year Estimates, Table DP-04



Source: 2020 American Community Survey, 5-year Estimates, Table DP-04

Housing Values

The census collects data on housing unit values only on owner-occupied units. Table 2.4 presents the data and analysis of owner occupied housing values.

The median value of owner-occupied houses countywide is \$109,825. The St. Matthews tract has the highest median value at \$131,700, while the Central tract has the lowest values at \$81,700.

Countywide, over 23 percent of owner occupied housing units have a value of less than \$50,000 according to the Census, while 8.6 percent are valued at more than \$300,000.

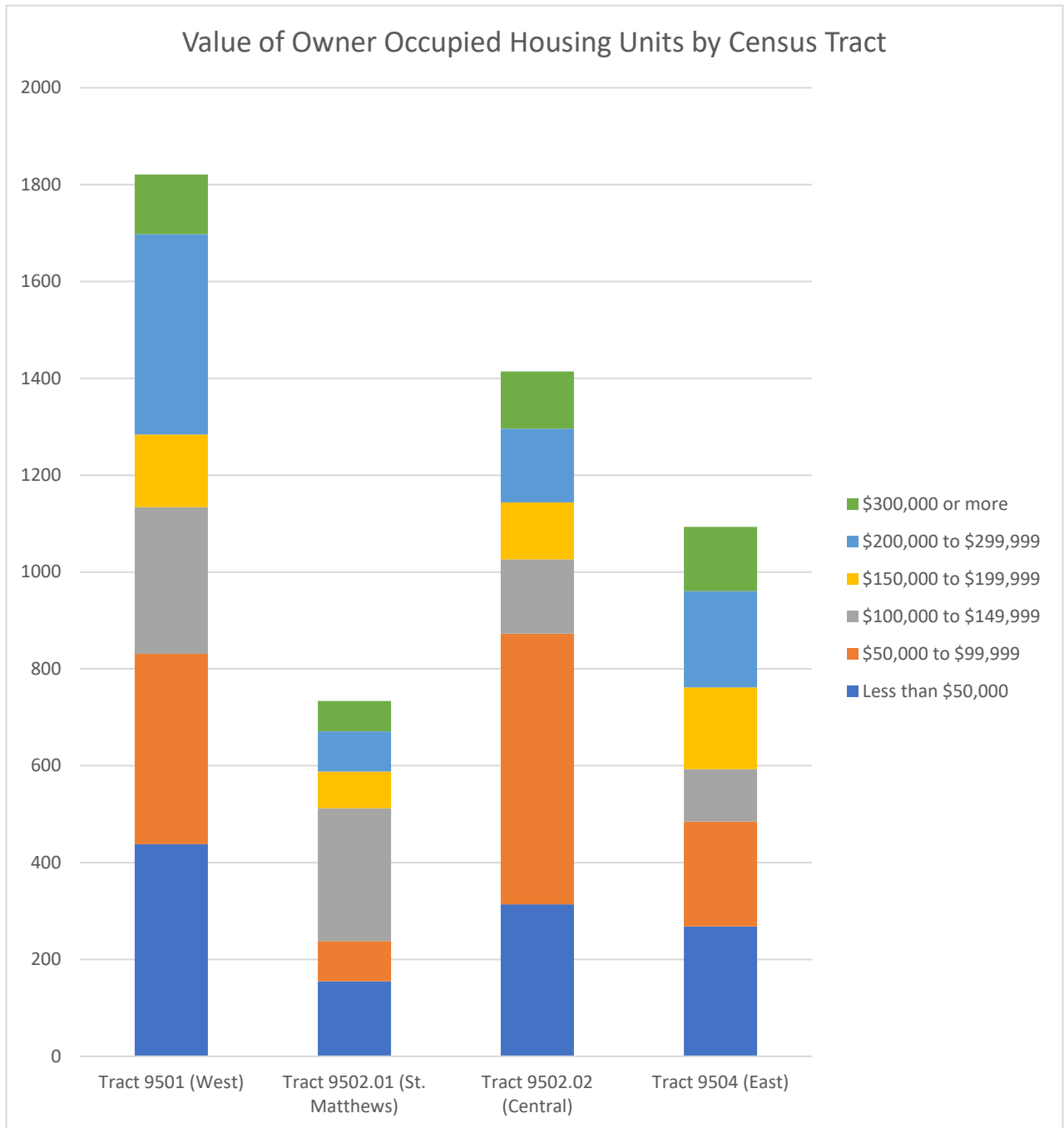
All four census tracts have similar shares of houses below \$50,000 in value, ranging from 21.1 in the St. Matthews tract to 24.5 in the East tract.

The East tract also has the highest proportion of homes valued above \$300,000, at 12.1 percent, which is likely influenced by homes on Lake Marion. The West tract nearest to Lexington County has the lowest percentage of houses in the highest value category.

Table 2.4
Value of Owner Occupied Housing Units

Status	Tract 9501 (West)	Tract 9502.01 (St. Matthews)	Tract 9502.02 (Central)	Tract 9504 (East)	Total
Less than \$50,000	438	155	314	268	1,175
\$50,000 to \$99,999	393	83	559	217	1,252
\$100,000 to \$149,999	303	274	153	108	838
\$150,000 to \$199,999	150	76	118	169	513
\$200,000 to \$299,999	414	83	152	199	848
\$300,000 or more	123	63	118	132	436
Total Owner-occupied units	1,821	734	1,414	1,093	5,062
Median Value (dollars)	107,100	131,700	81,700	118,800	109,825
Percent \$300,000 or more	6.8%	8.6%	8.3%	12.1%	8.6%
Percent less than \$50,000	24.1%	21.1%	22.2%	24.5%	23.2%

Source: 2020 American Community Survey, 5-year Estimates, Table DP-04



Source: 2020 American Community Survey, 5-year Estimates, Table DP-04

Goals, Objectives and Strategies

This section will be drafted based on input from the planning commission and input received from public meetings and other public outreach efforts.