

2. POPULATION & DEMOGRAPHICS

2.1 Current Population & Regional Comparisons

Table 2.1.1 below shows population growth since 1970 in the City of North Charleston, Charleston and Dorchester Counties, Berkeley-Charleston-Dorchester (BCD) Region (which is also the Metropolitan Statistical Area), and the State of South Carolina. The U.S. Census reports the resident population of North Charleston in 2000 was 79,641, up 13.3% from 1990 when the population was 70,304. The chart shows a tremendous growth rate of 273% in North Charleston since its incorporation in 1972; however, this is due primarily to aggressive annexations. According to North Charleston's 1996 Comprehensive Plan, the city began in 1972 with a land area of 7.7 square miles, and by 1980 had grown to 30.1 square miles. The table shows more modest growth of 12.4% in the 1980's and 13.3% in the 1990's. Much of North Charleston's recent growth has been in Dorchester County, where the countywide growth rate was just over 16% in the 1990's. The Census Bureau's 2006 American Community Survey estimates a 2006 population in North Charleston of 89,638, for a growth of 12.6% since 2000. Also of note is the tremendous growth estimated in Dorchester County from 2000 to 2006. The following map (2.1) shows North Charleston's land growth since its establishment in 1972.

Table 2.1.1: Population and Growth Rates, 1970 - 2000; City of North Charleston and Context

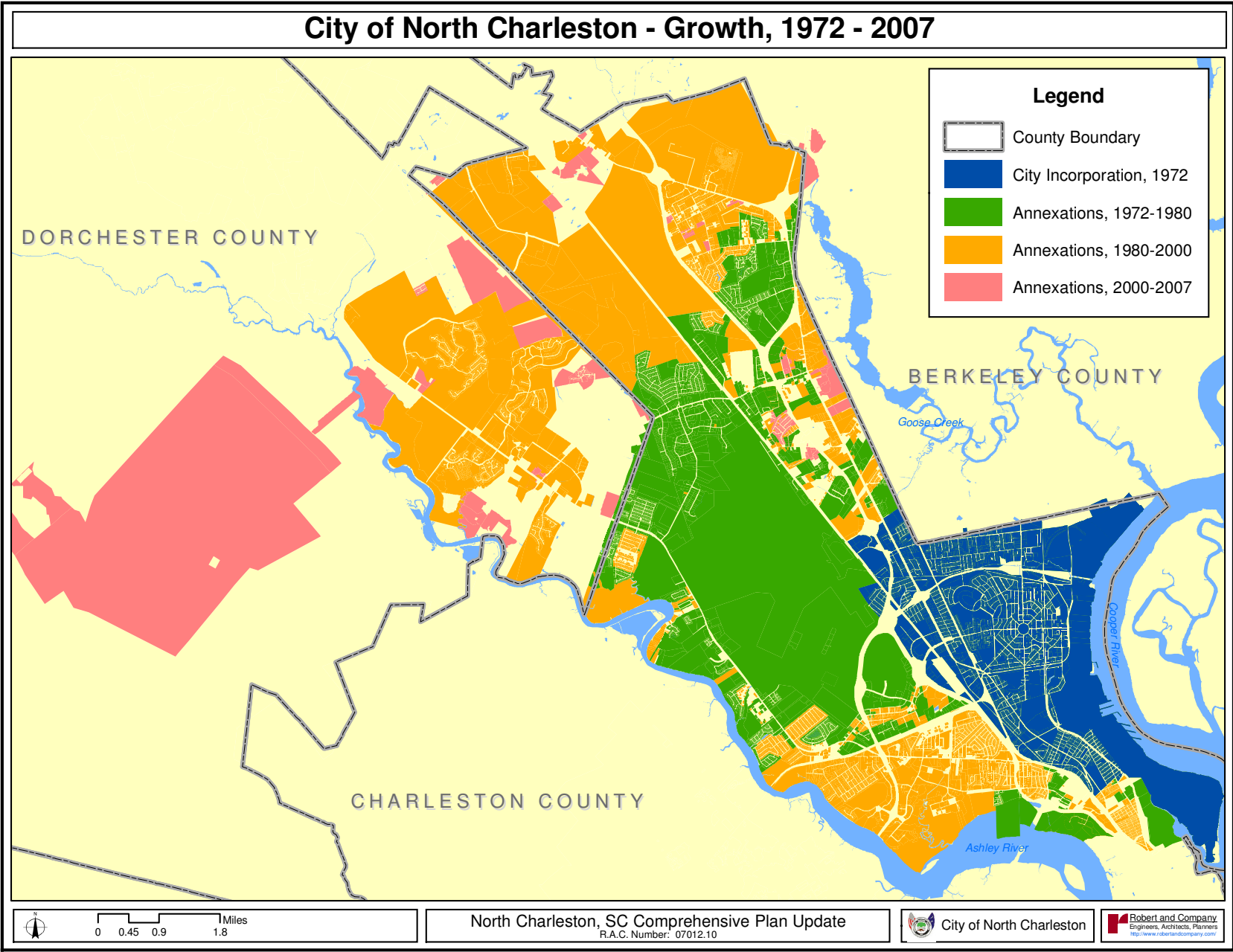
| Jurisdiction | 1970 | % Change 70-80 | 1980 | %Change 80-90 | 1990 | %Change 90-00 | 2000 | %Change 70-00 |
|-------------------------|----------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|
| North Charleston | 21,356* | 192.8% | 62,534 | 12.4% | 70,304 | 13.3% | 79,641 | 272.9% |
| Charleston County | 247,650 | 11.8% | 276,974 | 6.5% | 295,041 | 5.1% | 309,969 | 25.2% |
| Dorchester County | 32,276 | 82.1% | 58,761 | 41.4% | 83,060 | 16.1% | 96,413 | 198.7% |
| BCD Region/MSA | 336,125 | 28.1% | 430,462 | 17.8% | 506,877 | 8.3% | 549,033 | 63.3% |
| South Carolina | 2,590,509 | 20.5% | 3,121,820 | 11.8% | 3,489,703 | 15.0% | 4,012,012 | 54.9% |

Estimated Growth, 2000-2006*

| | 2000 | 2006* | % Growth |
|-------------------|-----------|-----------|----------|
| North Charleston | 79,641 | 89,638 | 12.6% |
| Charleston County | 309,969 | 331,917 | 7.1% |
| Dorchester County | 96,413 | 118,979 | 23.4% |
| Region/MSA | 549,033 | 603,178 | 9.9% |
| South Carolina | 4,012,012 | 4,321,249 | 7.7% |

Source: U.S. Census; *1970 Population based on 1972 city incorporation; *2006 is estimated population from the American Community Survey

Map 2.1 – City Growth



North Charleston is surrounded by several other rapidly growing municipalities within the BCD Region. A comparison table (Table 2.1.2) of all regional municipalities with a current population over 10,000 is shown below. Although North Charleston has grown steadily since its establishment, its recent growth is more modest in comparison to the recent growth experienced in the nearby communities of Mt. Pleasant, Goose Creek and Summerville.

Table 2.1.2: BCD Region Municipal Growth Comparison, 1970 - 2000

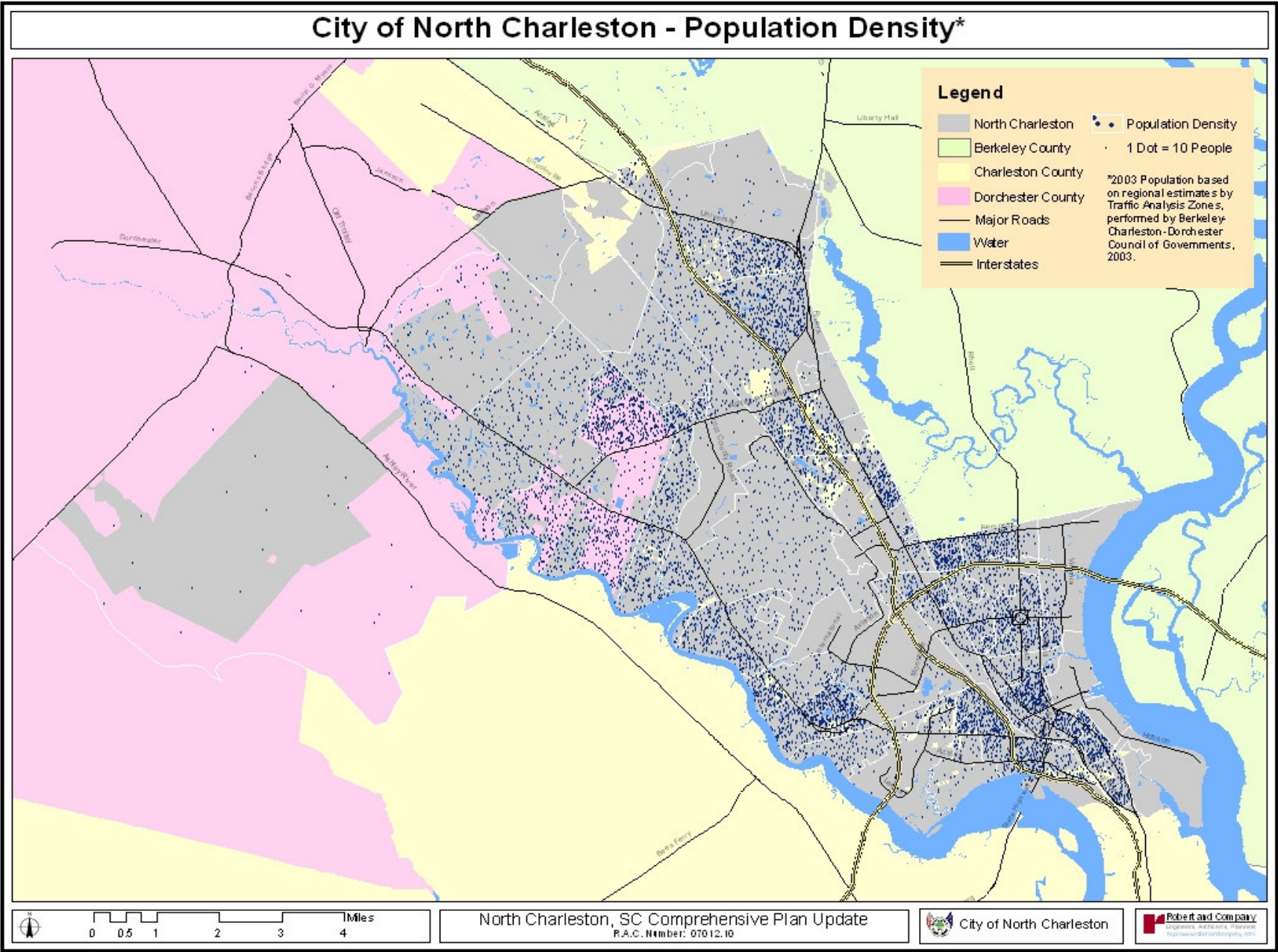
| | 1970 | 1980 | 1990 | 2000 | %Change 90-00 |
|-------------------------|----------------|---------------|---------------|---------------|------------------|
| Charleston | 66,945 | 69,510 | 88,256 | 97,772 | 10.8% |
| Goose Creek | 3,825 | 17,811 | 24,692 | 29,208 | 18.3% |
| Hanahan | N/A | 13,224 | 13,176 | 12,937 | -1.8% |
| Mt. Pleasant | 6,879 | 13,838 | 30,108 | 47,609 | 58.1% |
| North Charleston | 21,356* | 62,534 | 70,304 | 79,641 | 13.3% |
| Summerville | 3,839 | 6,109 | 21,913 | 26,807 | 22.3% |

Source: U.S. Census; * 1972 population

North Charleston's population has historically been concentrated inside the I-526 beltway and surrounding the Air Force Base and former Naval Base. These areas have consistently lost population to suburban flight away from the inner city, and out towards the northern portions of the city – in Dorchester County, along Ashley Phosphate Road, and between Northwoods Mall and University Boulevard. The map on the following page shows a dot density representation of North Charleston's population, divided by Traffic Analysis Zones - based on 2003 estimates by the Berkeley-Charleston-Dorchester Council of Governments. As shown on the map, the population is denser in the older, more urban portions of the city, as compared to the northern areas, where more suburban scale development has occurred.

*It should be noted that dot density in the map is spread evenly throughout each Analysis Zone, so it is only accurate in showing the density of different zones – it does not accurately show how the population within each zone is distributed.

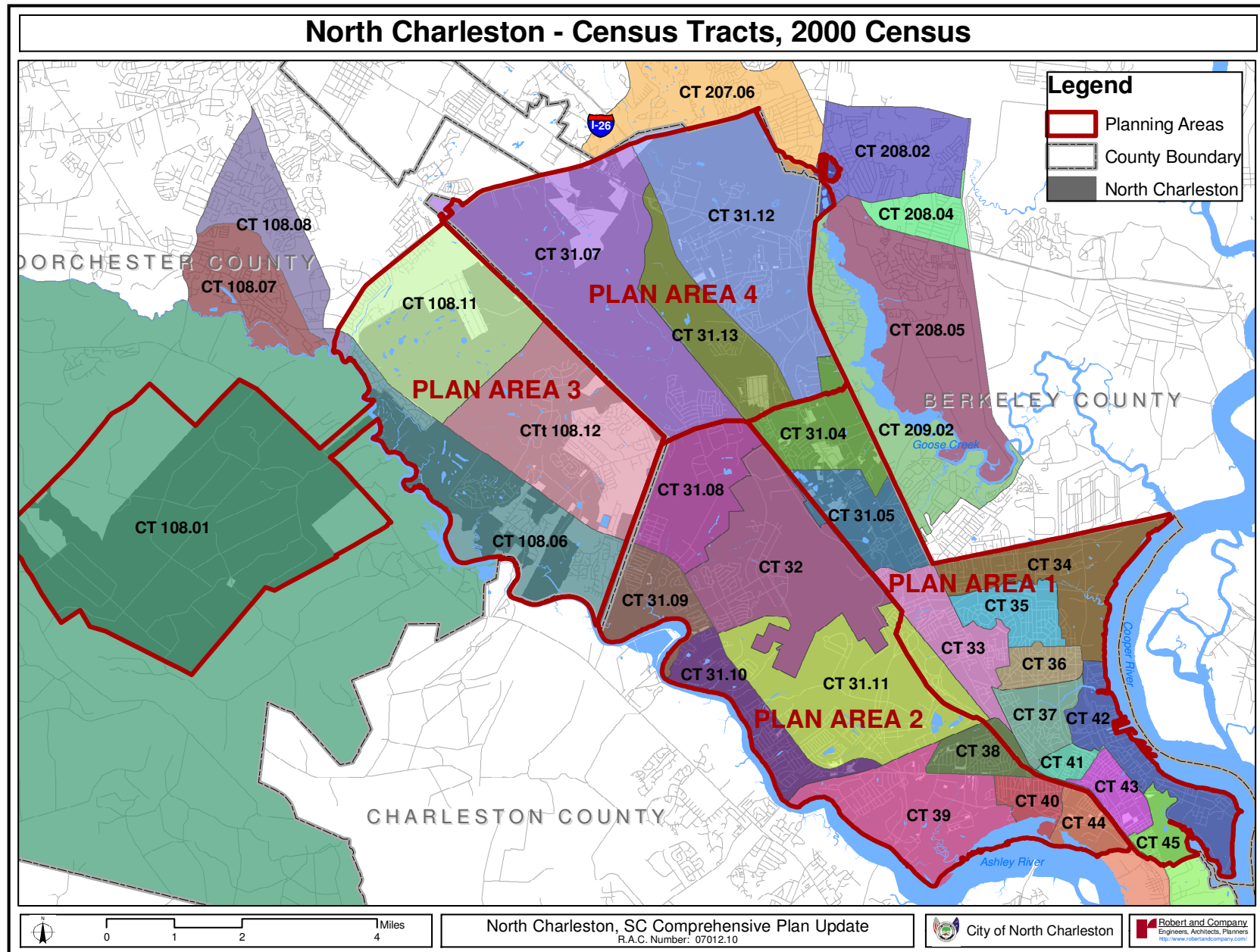
Map 2.2 – Population Density



2.2 Census Tract & Planning Area Populations

The following tables show population by census tract within each of North Charleston's four planning areas, to help show where population in the city is growing, and where it is declining. For reference, the map on the next page (Map 2.3) shows the location of North Charleston's census tracts and planning areas.

Map 2.3 - 2000 Census Tracts – City of North Charleston



Area 1

The first table (2.2.1) shows that Area 1 as a whole lost 20% of its population between 1970 and 2000, compared to the positive citywide population growth of 13.3% over the same time period. This loss would be even more dramatic, if not for Census Tract 31.04, where growth has actually increased by 38% during the same time period – and is the only tract in Area 1 that has gained population since North Charleston was incorporated. This census tract includes the Stall Road and Trident Tech areas. The areas with the most severe losses of population are tracts 42, 33, 35, and 45. This includes neighborhoods such as: Former Naval Base Housing (CT 42); Ferndale, Russelldale, and Ten Mile (CT 33); South Park Circle and Liberty Hill (CT 35); Union Heights and Windsor (CT 45).

Table 2.2.1 - Planning Area 1 Population

| Area 1 | Population | | | | %Change | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|
| Census Tract | 1970 | 1980 | 1990 | 2000 | 70-80 | 80-90 | 90-00 | 70-00 |
| 31.04 | 3114 | 3941 | 4073 | 4293 | 26.6% | 3.3% | 5.4% | 37.9% |
| 31.05 | 3443 | 3126 | 3245 | 3291 | -9.2% | 3.8% | 1.4% | -4.4% |
| 33 | 6489 | 5968 | 4892 | 4057 | -8.0% | -18.0% | -17.1% | -37.5% |
| 34 | 4537 | 4945 | 4482 | 4460 | 9.0% | -9.4% | -0.5% | -1.7% |
| 35 | 5026 | 4142 | 3885 | 3223 | -17.6% | -6.2% | -17.0% | -35.9% |
| 36 | 3716 | 3759 | 3180 | 2795 | 1.2% | -15.4% | -12.1% | -24.8% |
| 37 | 5117 | 5485 | 4806 | 4087 | 7.2% | -12.4% | -15.0% | -20.1% |
| 41 | 1405 | 1387 | 1533 | 1269 | -1.3% | 10.5% | -17.2% | -9.7% |
| 42 | 2095 | 1593 | 577 | 784 | -24.0% | -63.8% | 35.9% | -62.6% |
| 43 | 4168 | 4065 | 3431 | 3194 | -2.5% | -15.6% | -6.9% | -23.4% |
| 45 | 2385 | 2963 | 2188 | 1701 | 24.2% | -26.2% | -22.3% | -28.7% |
| | | | | | | | | |
| Total | 41495 | 41374 | 36292 | 33154 | -0.3% | -12.3% | -8.6% | -20.1% |

Source: U.S. Census

Since the 2000 Census, a resurgence of development within Area 1 has started to take place. The revitalization of East Montague Avenue in Olde North Charleston, the redevelopment of the former Navy Base, and a number of new large-scale housing developments proposed and under construction are generating a renewed interest in the southeastern core of the city. This includes Horizon Village, a Hope VI project of 480 single and multi-family units, just opened in September 2007. Also under construction is Oak Terrace Preserve, formerly Century Oaks, an eco-friendly development of approximately 370 single-family units. As is the case in many cities throughout the nation, populations are beginning to return to central city cores – fueled partly by changing attitudes towards city life, and partly by rising oil prices and the

desire to live closer to employment centers and cultural amenities. It is likely that the 2010 census will show population growth over the 2000's in many Area 1 census tracts that have lost population over the previous 3 decades.

Area 2

Like Planning Area 1, Planning Area 2 has also experienced population losses. All but two census tracts in this area lost population from 1990 to 2000: Census Tract 31.11 (Glynn Terrace, Highland Terrace, Oakridge), and Census Tract 39 (Wando Woods, Ashley Shores). The area as a whole lost 7% of its population during the 1990's.

Table 2.2.2 - Planning Area 2 Population

| Area 2 | Population | | | | %Change | | | |
|---------------------|-------------------|-------------|---------------|---------------|----------------|--------------|--------------|--------------|
| Census Tract | 1970 | 1980 | 1990 | 2000 | 70-80 | 80-90 | 90-00 | 70-00 |
| 31.08 | | | 1,949 | 1,921 | | | -1.4% | |
| 31.09 | | | 4,531 | 3,430 | | | -24.3% | |
| 31.1 | | | 7,207 | 6,436 | | | -10.7% | |
| 31.11 | | | 5,823 | 6,291 | | | 8.0% | |
| 32 | 6,238 | 5,501 | 4,278 | 3,324 | -11.8% | -22.2% | -22.3% | -46.7% |
| 38 | 4,502 | 3,924 | 3,694 | 3,560 | -12.8% | -5.9% | -3.6% | -20.9% |
| 39 | 3,610 | 3,451 | 3,219 | 4,125 | -4.4% | -6.7% | 28.1% | 14.3% |
| 40 | 3,598 | 3,076 | 3,304 | 2,890 | -14.5% | 7.4% | -12.5% | -19.7% |
| 44 | 2,095 | 1,593 | 2,566 | 2,027 | -23.9% | 61.1% | -21.0% | -3.2% |
| Total | | | 36,571 | 34,004 | | | -7.0% | |

Source: U.S. Census

Because census tracts merge or split from census to census, not all tracts can be evaluated the same year to year. Only five of this area's tracts have kept the same boundaries since 1970. Of those tracts only 1 has not lost population since 1970 - Census Tract 39 (located south of the airport, including Centre Pointe), declined in population during the 70's and 80's, but rebounded strongly in the 90's, giving it a 14% growth since 1970.

Area 3

Planning Area 3, which includes all of the Dorchester County portions of the North Charleston study area, was the fastest growing of North Charleston's planning areas between 1990 and 2000, with an area-wide growth rate of 34.7%. Area 3 consisted of 3 census tracts in 2000, two of which (108.11 & 108.12) split off from one of the two census tracts that existed in 1990 (108.05). Census Tract 108.06, located between Dorchester Road and the Ashley River, was by far the fastest

growing tract in all of North Charleston during the 1990's, growing by nearly 50%. On the opposite side of Dorchester Road, Census Tract 108.05 grew rapidly as well – by 25.5%. Building permit data (discussed in a later section) shows that this planning area has continued to grow at a rapid pace since the 2000 Census.

Table 2.2.3 - Planning Area 3 Population

| Area 3 | Population | | %Change |
|-----------------------|-------------------|---------------|----------------|
| Census Tract | 1990 | 2000 | 90-00 |
| 108.05 | 8,372 | | |
| 108.11 (Split) | | 2,678 | |
| 108.12 (Split) | | 7,831 | |
| Total (108.05) | 8,372 | 10,509 | 25.50% |
| 108.06 | 5,058 | 7,576 | 49.80% |
| Total Area 3 | 13,430 | 18,085 | 34.70% |

Source: U.S. Census

Area 4

Planning Area 4 (shown in Table 2.1.6) also grew in population during the 1990's, although not as much as Area 3. Area 4 featured 2 census tracts in 1990, one of which (31.03) split for the 2000 Census. This area includes Deerpark, Northwoods Estates, The Lakes, Colony North, Ashley Heights, and several apartment communities. This area grew by over 200% between 1970 and 2000. The other tract (31.07) lost a small amount of population (-4.3%) from 1990 to 2000.

Table 2.2.4 - Planning Area 4 Population

| Area 4 | Population | | | | %Change | |
|-----------------------|-------------------|--------------|---------------|---------------|----------------|----------------|
| Census Tract | 1970 | 1980 | 1990 | 2000 | 90-'00 | 70-'00 |
| 31.03 | 4,089 | 6,135 | 11,230 | | | |
| 31.12 (Split) | | | | 10,033 | | |
| 31.13 (Split) | | | | 2,279 | | |
| Total (31.03) | 4,089 | 6,135 | 11,230 | 12,312 | 9.60% | 201.10% |
| 31.07 | | | 4,073 | 3,898 | -4.30% | |
| Total (Area 4) | 4,089 | 6,135 | 11,230 | 12,312 | 9.63% | |

Source: U.S. Census

2.3 Age Distribution

Table 3 shows age distribution of North Charleston, South Carolina and the United States in 1990 and 2000. Statewide and nationally, the senior population (65 and older) comprises a greater percentage of the population (12.1% and 12.4%, respectively) than in North Charleston (9%); however, North Charleston's senior population grew by 75% from 1990 to 2000. The same is true of 45 to 64 year olds – South Carolina and the U.S. have a proportionately higher percentage of their population in this age group, but this group's numbers grew at a much higher percentage in North Charleston - 83%, compared to 42% statewide and 34% nationally). This shows that while North Charleston's current population is relatively younger than the state and the nation, its population is aging quickly.

Table 2.3.1: Age Distribution Comparisons, 1990-2000

| Location | Age Range | 1990 Census | | 2000 Census | | 1990 - 2000 |
|------------------|-----------|-------------|------------|-------------|------------|-------------|
| | | Number (#) | % Of Total | Number (#) | % Of Total | Change (%) |
| North Charleston | 0 – 4 | 7,064 | 10.1% | 6,404 | 8.0% | -9.3% |
| | 5 – 24 | 26,360 | 37.5% | 26,463 | 33.2% | 0.4% |
| | 25 – 44 | 24,981 | 35.6% | 25,503 | 32.0% | 2.1% |
| | 45 – 64 | 7,693 | 11.0% | 14,066 | 17.7% | 82.8% |
| | 65+ | 4,120 | 5.9% | 7,205 | 9.0% | 74.9% |
| South Carolina | 0 – 4 | 256,337 | 7.4% | 264,679 | 6.6% | 3.3% |
| | 5 – 24 | 1,070,396 | 30.7% | 1,152,813 | 28.7% | 7.7% |
| | 25 – 44 | 1,114,643 | 32.0% | 1,185,955 | 29.6% | 6.4% |
| | 45 – 64 | 648,392 | 18.6% | 923,232 | 23.0% | 42.4% |
| | 65+ | 396,935 | 11.4% | 485,333 | 12.1% | 22.3% |
| United States | 0 – 4 | 18,354,443 | 7.4% | 19,175,798 | 6.8% | 4.5% |
| | 5 – 24 | 71,987,755 | 28.9% | 80,261,468 | 28.5% | 11.5% |
| | 25 – 44 | 80,754,835 | 32.5% | 85,040,251 | 30.2% | 5.3% |
| | 45 – 64 | 46,371,009 | 18.6% | 61,952,636 | 22.0% | 33.6% |
| | 65+ | 31,241,831 | 12.6% | 34,991,753 | 12.4% | 12.0% |

Source: U.S. Census, 1990 STF1, 2000 SF1

The next table (2.3.2) shows only North Charleston's age distribution, but in greater detail. There were declines in population of children aged 1 year to 5 years, as well as declines in young adults (ages 19 through 34 all declined from 1990 to 2000). Growths of 100% or greater occurred in North Charleston for those aged 50 to 54, and for those aged 75-84. The highest percentages of the total population in 2000 are still relatively young (22-44), but the population is shifting towards higher ages than they were in 1990. While the city is not currently experiencing dramatic increases in its senior population, if these trends reported below continue over the next few decades, North Charleston will be dealing with a high percentage of retirement aged citizens by 2030. The city will need to accommodate this growth with an adequate amount of medical services and senior housing.

Table 2.3.2 – North Charleston Age Distribution, 1990-2000

| Age Group | 1990 | | 2000 | | %Change '90-'00 | Age Group | 1990 | | 2000 | | %Change '90-'00 |
|------------------------|-------|------------|-------|------------|--------------------|------------------|---------------|----------------|---------------|----------------|--------------------|
| | # | % of Total | # | % of Total | | | # | % of Total | # | % of Total | |
| Under 1 Year | 1,221 | 1.70% | 1,468 | 1.80% | 20.20% | 22 to 24 | 6,834 | 9.70% | 4,650 | 5.80% | -32.00% |
| 1 & 2 Years | 3,175 | 4.50% | 2,532 | 3.20% | -20.30% | 25 to 29 | 9,865 | 14.00% | 7,114 | 8.90% | -27.90% |
| 3 & 4 Years | 2,668 | 3.80% | 2,404 | 3.00% | -9.90% | 30 to 34 | 7,086 | 10.10% | 6,260 | 7.90% | -11.70% |
| 5 Years | 1,283 | 1.80% | 1,236 | 1.60% | -3.70% | 35 to 39 | 4,708 | 6.70% | 6,382 | 8.00% | 35.60% |
| 6 Years | 1,192 | 1.70% | 1,237 | 1.60% | 3.80% | 40 to 44 | 3,322 | 4.70% | 5,747 | 7.20% | 73.00% |
| 7 to 9 | 3,070 | 4.40% | 4,002 | 5.00% | 30.40% | 45 to 49 | 2,491 | 3.50% | 4,797 | 6.00% | 92.60% |
| 10 and 11 | 1,753 | 2.50% | 2,522 | 3.20% | 43.90% | 50 to 54 | 1,915 | 2.70% | 3,853 | 4.80% | 101.20% |
| 12 and 13 | 1,473 | 2.10% | 2,389 | 3.00% | 62.20% | 55 to 59 | 1,646 | 2.30% | 3,000 | 3.80% | 82.30% |
| 14 | 669 | 1.00% | 1,119 | 1.40% | 67.30% | 60 and 61 | 658 | 0.90% | 989 | 1.20% | 50.30% |
| 15 | 635 | 0.90% | 1,089 | 1.40% | 71.50% | 62 to 64 | 983 | 1.40% | 1,427 | 1.80% | 45.20% |
| 16 | 560 | 0.80% | 1,108 | 1.40% | 97.90% | 65 to 69 | 1,478 | 2.10% | 2,118 | 2.70% | 43.30% |
| 17 | 685 | 1.00% | 1,090 | 1.40% | 59.10% | 70 to 74 | 1,053 | 1.50% | 1,886 | 2.40% | 79.10% |
| 18 | 1,097 | 1.60% | 1,260 | 1.60% | 14.90% | 75 to 79 | 769 | 1.10% | 1,588 | 2.00% | 106.50% |
| 19 | 2,074 | 3.00% | 1,589 | 2.00% | -23.40% | 80 to 84 | 432 | 0.60% | 904 | 1.10% | 109.30% |
| 20 | 2,481 | 3.50% | 1,581 | 2.00% | -36.30% | 85+ | 388 | 0.60% | 709 | 0.90% | 82.70% |
| 21 | 2,554 | 3.60% | 1,591 | 2.00% | -37.70% | Total | 70,218 | 100.00% | 79,641 | 100.00% | 13.40% |

Source: U.S. Census

2.4 Racial Composition

The next table (2.3.1) shows that North Charleston has a more racially diverse population than its counties and the state. Whereas the White population is the strong majority in Charleston County, Dorchester County, and South Carolina; the Black population was the largest racial segment of North Charleston's 2000 population. The Black population comprised 49% of North Charleston's population, the White population made up 45%, and all other races totaled 6% in 2000. This is a marked change from 1990, when the White population was 63%, the Black population 34%, and other races combined for 3%, an indication that the pattern of suburban flight from the inner city continued throughout the 1990's.

Table 2.4.1: Racial Composition, 2000 - North Charleston, Counties, & State

| | North Charleston | % | Charleston County | % | Dorchester County | % | South Carolina | % |
|--|---------------------|--------|----------------------|--------|----------------------|--------|-------------------|--------|
| Population of one race: | 78,103 | 98.1% | 306,365 | 98.8% | 95,099 | 98.6% | 3,972,062 | 99.0% |
| White alone | 35,651 | 44.8% | 191,928 | 61.9% | 68,498 | 71.0% | 2,695,560 | 67.2% |
| Black or African American alone | 39,348 | 49.4% | 106,918 | 34.5% | 24,176 | 25.1% | 1,185,216 | 29.5% |
| American Indian and Alaska Native alone | 349 | 0.4% | 813 | 0.3% | 703 | 0.7% | 13,718 | 0.3% |
| Asian alone | 1,263 | 1.6% | 3,463 | 1.1% | 1,086 | 1.1% | 36,014 | 0.9% |
| Native Hawaiian and Other Pacific Islander alone | 75 | 0.1% | 172 | 0.1% | 66 | 0.1% | 1,628 | 0.0% |
| Some other race alone | 1,417 | 1.8% | 3,071 | 1.0% | 570 | 0.6% | 39,926 | 1.0% |
| Two or more races: | 1,538 | 1.9% | 3,604 | 1.2% | 1,314 | 1.4% | 39,950 | 1.0% |
| TOTAL | 79,641 | 100.0% | 309,969 | 100.0% | 96,413 | 100.0% | 4,012,012 | 100.0% |
| Hispanic/Latino origin | 3,163 | 4.0% | 7,434 | 2.4% | 1,722 | 1.8% | 95,076 | 2.4% |

Source: U.S. Census, 2000 SF1

Persons of Hispanic or Latino descent accounted for 4% of North Charleston's population in 2000, up from 2.5% in 1990. This is a higher percentage than in both counties and statewide. The Census Bureau's 2006 American Community estimated an Hispanic population of 5,170, which is 5.76% of the total estimated 2006 population. This also estimates a growth in the Hispanic population of 63.4% since 2000, compared to an overall population growth of 14.7%. Although the

number of Hispanic residents in North Charleston is relatively small, the rate of growth in this segment of the population is significant.

As is the issue throughout the nation, a rising Hispanic population represents an increase in a group of largely non-English speaking workers and residents. North Charleston's concentrations of Hispanic residents and businesses are centered in the Charleston Farms area along Remount Road, as well as along Ashley Phosphate Road between I-26 and Dorchester Road.

Table 2.4.2 – Racial Composition by Planning Area

| Planning Area | 2000 Total Population | White Population | | Black Population | | Other Race | | Two or More Races | |
|---------------|-----------------------|------------------|-------|------------------|-------|------------|------|-------------------|------|
| | | # | % | # | % | # | % | # | % |
| 1 | 33,154 | 11,706 | 35.3% | 19,416 | 58.6% | 1,365 | 4.1% | 667 | 2.0% |
| 2 | 34,004 | 14,202 | 41.8% | 17,958 | 52.8% | 1,207 | 3.5% | 637 | 1.9% |
| 3 | 18,085 | 12,791 | 70.7% | 4,170 | 23.1% | 774 | 4.3% | 350 | 1.9% |
| 4 | 16,210 | 9,653 | 59.5% | 5,420 | 33.4% | 827 | 5.1% | 310 | 1.9% |

Source: U.S. Census

As shown by the table above (2.4.2), the Black population is in the majority in the southern two planning areas (1 & 2), whereas the White population is the majority in the northern two planning areas. This is not at all a surprise, due to the suburban migration that has taken place in North Charleston. The greatest difference in Black and White populations in 2000 was in Planning Area 3, where the White population was 71%, and the Black population was only 23.1%. Conversely, Planning Area 1 has a 59% Black population, and only a 35% White population. Planning Area 2 has the most even mix of Black and White residents. Because the 'White flight' trend is beginning to reverse, and there is a return of residents into the city's older neighborhoods, it should be expected that the racial mix in Planning Area 1 would change significantly by the end of the present decade to a larger proportion of White residents.

2.5 Income & Education

Household income and poverty status are crucial factors affecting the quality of life for people in the city of North Charleston. As presented in Table 2.5.1, there is a fairly wide distribution of incomes in the city, but approximately two-thirds (66.2%) of the city's households made under \$40,000 in 1999. The 1989 figures show that the same percentage made under \$30,000 in that year. At first glance this would seem to be a positive improvement over the decade. However, when inflation is taken into account, \$30,000 in 1989 is approximately the same as \$40,000 in 1999 dollars.

Table 2.5.1: Household Income Distribution 1989, 1999, & 2006

| Category | 1989 | % | 1999 | % | 2006 (Inflation-adjusted) | 2006 | % |
|------------------------|--------|---------|--------|---------|---------------------------|--------|---------|
| Total | 23,545 | 100.00% | 29,811 | 100.00% | Total | 33,699 | 100.00% |
| Less than \$10,000 | 4,744 | 20.10% | 4,656 | 15.60% | Less than \$10,000 | 4,780 | 14.18% |
| \$10,000 to \$19,999 | 5,834 | 24.80% | 5,225 | 17.50% | \$10,000 to \$14,999 | 3,283 | 9.74% |
| \$20,000 to \$29,999 | 4,963 | 21.10% | 5,402 | 18.10% | \$15,000 to \$24,999 | 4,894 | 14.52% |
| \$30,000 to \$39,999 | 3,599 | 15.30% | 4,483 | 15.00% | \$25,000 to \$34,999 | 4,549 | 13.50% |
| \$40,000 to \$49,000 | 2,132 | 9.10% | 2,984 | 10.00% | \$35,000 to \$49,999 | 5,301 | 15.73% |
| \$50,000 to \$59,000 | 1,176 | 5.00% | 2,296 | 7.70% | \$50,000 to \$74,999 | 5,742 | 17.04% |
| \$60,000 to \$74,999 | 624 | 2.70% | 2,108 | 7.10% | \$75,000 to \$99,999 | 2,458 | 7.29% |
| \$75,000 to \$99,999 | 367 | 1.60% | 1,661 | 5.60% | \$100,000 to \$149,999 | 1,914 | 5.68% |
| \$100,000 to \$124,999 | 32 | 0.10% | 595 | 2.00% | \$150,000 to \$199,999 | 324 | 0.96% |
| \$125,000 to \$149,000 | 47 | 0.20% | 109 | 0.40% | \$200,000 and Above | 454 | 1.35% |
| \$150,000 and Above | 27 | 0.10% | 292 | 1.00% | | | |

Source: U.S. Census Bureau, SF3 1990 & 2000; American Community Survey, 2006

The next table (2.5.2) takes account of the inflation rate to accurately compare median household incomes in 1989 with those in 1999, and with household income estimates for 2006. Median household income represents the middle point of all incomes in North Charleston. North Charleston's median household dropped both from 1989 to 1999, and since 1999, according to current estimates. The same can be said for statewide household incomes. Regionally, household incomes improved, but only slightly. Per capita income has improved in North Charleston since 1989; however its 4% improvement is quite small in comparison to the gains in per capita income made regionally (27%) and statewide (13%).

Table 2.5.2: Median Household Income & Per Capita Income, 1989-1999 & 2006*

| | North Charleston | Charleston MSA | South Carolina |
|-------------------------------|------------------|----------------|----------------|
| 1989 (In 2006 Dollars) | | | |
| Median Household Income | \$35,482 | \$45,630 | \$42,687 |
| Per Capita Income | \$16,770 | \$20,053 | \$19,342 |
| 1999 (In 2006 Dollars) | | | |
| Median Household Income | \$35,464 | \$47,787 | \$44,872 |
| Per Capita Income | \$17,378 | \$23,926 | \$22,744 |
| 2006 | | | |
| Median Household Income | \$33,640 | \$46,421 | \$41,100 |
| Per Capita Income | \$17,445 | \$25,499 | \$21,875 |
| % Increase 1989-2006 | | | |
| Median HH Income | -5.19% | 1.73% | -3.72% |
| Per Capita | 4.03% | 27.16% | 13.10% |

Sources: 1990 & 2000 Census, SF3; *Estimate from 2006 American Community Survey

Although the inflation-adjusted median income decreased slightly, Table 2.5.3 shows there were less North Charleston residents living below poverty level in 1999 (23.2%) than there were in 1989 (33.2%). A similar decrease occurred in both the Metropolitan Area and the state over the same time period. Estimates from the 2006 American Community Survey estimate that these figures have regressed slightly since 1999 – up to 27.6% below the poverty line in 2006 – but there is still a better percentage than 1989. The 2006 numbers also show a similar trend statewide. Of greater concern is the much higher proportion of North Charleston residents living in poverty compared to the region and state in each of these years.

Table 2.5.3: Poverty, 1989-1999

| | % Below Poverty Level | | |
|-------------------------------|-----------------------|-------|-------|
| | 1989 | 1999 | 2006* |
| North Charleston | 33.2% | 23.2% | 27.6% |
| Charleston- N. Charleston MSA | 23.8% | 14.0% | 13.9% |
| South Carolina | 24.0% | 14.1% | 15.7% |

Source: U.S. Census, SF3, 1990 & 2000; *Estimate from 2006 ACS

Education

The next table (2.5.4) reports educational attainment in North Charleston, the Metropolitan Statistical Area and South Carolina. There are only minimal changes in North Charleston's educational attainment statistics between 1990 and 2000. There were a greater percentage of North Charleston residents with Bachelor's or Graduate/Professional Degrees in 2000 than in 1990; however, the Charleston MSA and South Carolina had greater shifts in percentage towards this trend. Additionally, while the state and regional percentage of residents without a high school diploma greatly improved over the 10-year span, North Charleston's numbers worsened in this category, with a larger percentage of residents in 2000 that had not achieved a high school education.

Table 2.5.4: Educational Attainment, 1990-2000

| | North Charleston | | Charleston MSA | | South Carolina | |
|---|------------------|-------|----------------|-------|----------------|-------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| No High School Diploma | 26.1% | 27.2% | 24.3% | 18.7% | 31.7% | 23.7% |
| High school graduate (includes equivalency) | 31.2% | 28.6% | 29.4% | 27.0% | 29.5% | 30.0% |
| Some college, no degree | 24.4% | 24.1% | 20.4% | 22.3% | 15.8% | 19.3% |
| Associate degree | 6.8% | 6.3% | 6.9% | 7.0% | 6.3% | 6.7% |
| Bachelor's degree | 8.8% | 9.7% | 12.6% | 16.3% | 11.2% | 13.5% |
| Graduate or professional degree | 2.6% | 4.1% | 6.4% | 8.7% | 5.4% | 6.9% |

Source: U.S. Census, SF3

2.6 Projections

Regional Projections

Table 2.6.1 lists U.S. Census Bureau population projections for South Carolina and the BCD Region's three counties. The Bureau does not provide population projections for the city of North Charleston, but state and county projections are useful in helping forecast North Charleston's population, as shown in the next section. These projections also show the difference in growth expectations between the two counties that are within North Charleston's boundaries.

Regional projections made by the Census Bureau show the continued rapid growth in Dorchester County. A population of nearly 750,000 is projected for the region by 2030, which is quite astonishing considering that it only surpassed 500,000 in 1990. If the projections hold true, the region will have grown by approximately 50% in just 40 years. South Carolina is projected to grow as a state by over 25% over the next 25 years. These numbers all reflect the growing appeal of South Carolina's coast as a place to reside. The rapid growth of Dorchester County will greatly impact North Charleston, as that portion of the city is likely to closely reflect growth that occurs countywide.

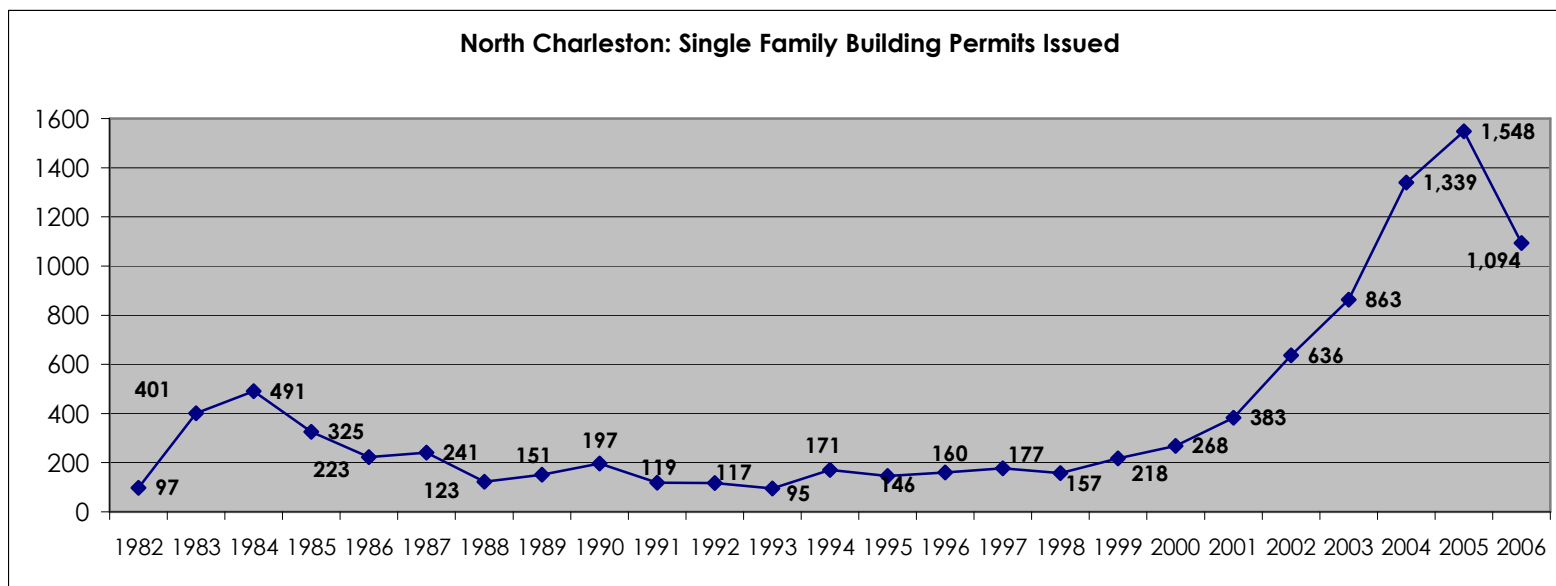
Table 2.6.1: Regional Population Projections

| | July 1, 2005 Estimate | July 1, 2010 Projection | July 1, 2015 Projection | July 1, 2020 Projection | July 1, 2025 Projection | July 1, 2030 Projection | Growth (%) 2005-30 |
|--------------------------------|--------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------|
| Charleston County | 330,381 | 339,140 | 347,910 | 356,680 | 365,450 | 376,420 | 13.9% |
| Dorchester County | 112,806 | 122,170 | 131,530 | 140,900 | 150,260 | 160,640 | 42.4% |
| BCD Region (Tri-County) | 594,985 | 623,680 | 652,380 | 681,100 | 709,790 | 741,260 | 24.6% |
| South Carolina | 4,255,575 | 4,486,740 | 4,717,890 | 4,949,090 | 5,180,290 | 5,407,890 | 27.1% |

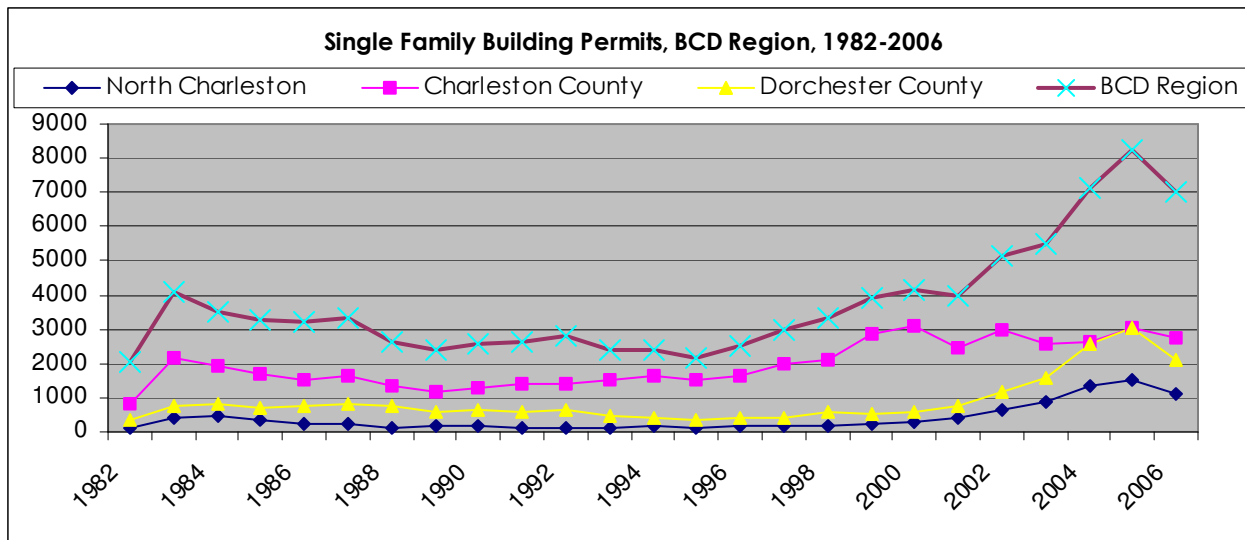
Source: U.S. Census Bureau

Building Permits & Related Projections

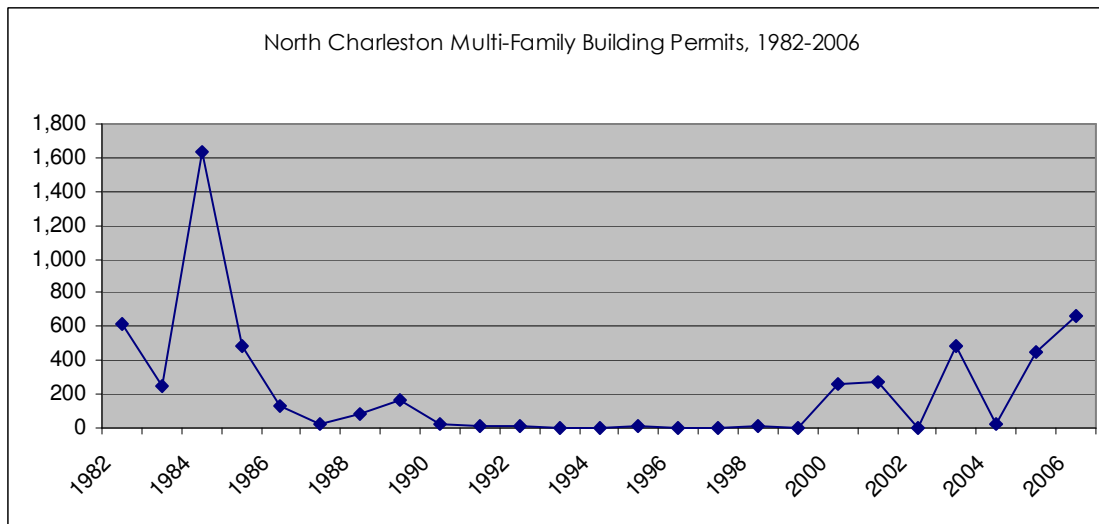
Since the 2000 Census, North Charleston has experienced a sharp increase in its issuance of building permits, which may indicate a growth in population that is not reflected in current census estimates. Below is a graph showing the single-family building permits issued since 1982. Prior to 2000, there were minor fluctuations in the number of permits issued, but overall a fairly steady number of issued permits. After 2000, there was a sharp spike in permits, increasing from 268 in the year 2000, to 383 in 2001; 636 in 2002; 863 in 2003; 1,339 in 2004, and a peak of 1,548 in 2005. The permitting numbers dropped back down to 1,094 in 2006, indicating the beginning of the downturn in the housing market that is being experienced throughout the nation.



Permitting data in Dorchester County, and the BCD Region as a whole, show a similar spike between 2000 and 2005, with a sharp decrease in 2006. Charleston County experienced a growth spurt in permitting numbers in the early part of the decade, but not as severe of a rise and fall. These trends are shown in first graph located on the next page.



Multi-family permitting in North Charleston has been much more volatile, with large fluctuations in numbers from year to year, especially during the mid 1980's and the 2000's (graph below).



The large numbers of permits issued in North Charleston since the 2000 Census prompted a need to formulate additional population projections based on this data. Whereas the previous projections were independent of building permit data, the following projection is a modification based on the trends of increased permitting.

The table below (2.6.2) shows the number of units that were displayed in the previous development map. If all of these proposed projects were built, it would increase North Charleston's housing stock by 27,693. Multiplied by the average household size in North Charleston (2.47, as reported in Chapter 3.4), this would generate a population increase of 68,402 above the 2000 Census, giving North Charleston a population of 148,043!

Table 2.6.2 – Development Build-out Scenario

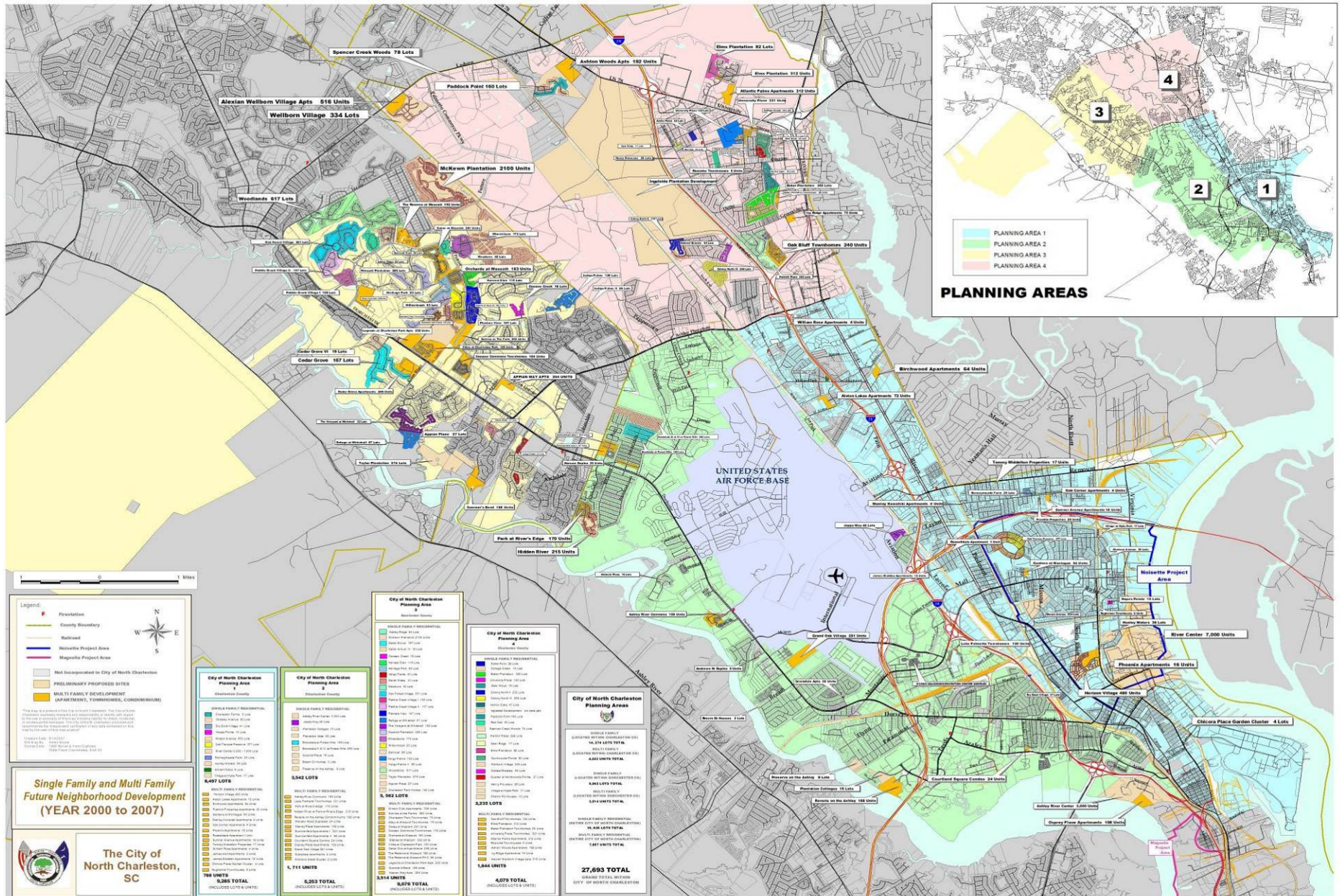
| | Planning Area | | | | Citywide |
|---|---------------|--------|--------|--------|----------|
| | Area 1 | Area 2 | Area 3 | Area 4 | |
| Single Family Units | 8,497 | 3,542 | 5,562 | 2,235 | 19,836 |
| Multi Family Units | 788 | 1,711 | 3,514 | 1,844 | 7,857 |
| Total | 9,285 | 5,253 | 9,076 | 4,079 | 27,693 |
| Population Generated: Units X Avg HH Size (2.47) | 22,934 | 12,975 | 22,418 | 10,075 | 68,402 |

Source: From North Charleston Planning Dept, 2000-2007 Future Development Map

However, it is very unlikely that all of these projects will be completed and sold out to capacity. Given the recent downturn in the housing market, this type of housing growth is even more unlikely. What this, and the building permit numbers do show, however, is that there is clearly a renewed residential development interest within North Charleston's urban core, and a continuation of the rapid development in the Dorchester Area and North Area of the city (planning areas 3 & 4). This adds justification that population projections for the city should reflect the increase in building permits.

The following map indicates a number of preliminary approved projects throughout the city, with the number of units approved:

Map 2.4 – Major Proposed Developments



Source: North Charleston Planning Department, 2007

North Charleston Projections

The following table (2.6.3) provides several population growth scenarios. Each of these scenarios applies different assumptions and mathematical formulas. The appropriate projection will depend on the strength of these assumptions. First, "share-based" or "step-down" projections assume that the city will grow proportionally to the growth of the region as a whole. Constant share projections use the proportion of the city's population to the county, region or state populations. Those proportions are then used in conjunction with the county or state projections to forecast the city's growth. Table 2.6.3 provides North Charleston constant share projections for each of Charleston County, the BCD Region, and South Carolina.

Next, historic trend projection methods, such as linear average, linear regression, and exponential regression assume that the city's population will follow a trend based on historic growth rates. These trends are calculated independently of regional and state projections. North Charleston's 1972-1980 population growth was not used in these projections in order to avoid skewing the numbers (the city quadrupled in size during those 8 years because of aggressive annexation).

Several building permit-based population projections were also calculated. Building permit-based population projections are based on residential construction trends. Building permit figures from the Berkeley-Charleston-Dorchester Council of Governments were employed in forecasting future building permits. Then population is extrapolated based on the city's average household size. Building permit data can provide an accurate picture of short-term population growth based on recent construction figures.

However, building permit-based projections may be distorted by market cycles. For example, the number of housing permits in North Charleston increased dramatically between 2003 and 2006 due to historically low interest rates and a national housing market boom. This rapid spike in building permits is unlikely to be sustained for long range projections, especially given the recent decline in housing markets and tightening of the credit and mortgage industries. Furthermore, construction trends may be constrained by a lack of buildable land. As the city nears build out, redevelopment may play a larger role than continued new construction.

For the City of North Charleston, population projection scenario number 6 has been applied as the recommended figure because it incorporates both local and regional building trends. The city's boom in building activity in between 2004-2006 will likely lead to rapid population increases within the coming years. However, this trend will likely stabilize in the long term as the city follows a long-term regional growth trend. Population scenario number 6 applies recent building permits to short-term population gains. Subsequent population growth is based on the long-term regional trend in building permit activity. Thus, population scenario 6 provides for rapid short-term growth followed by a slower, but sustained long-term growth trend.

Table 2.6.3 – North Charleston Projection Scenarios

| Projection Method | 1980 | 1990 | 2000 | 2005 (est) | 2010 | 2015 | 2020 | 2025 | 2030 |
|---|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|
| 1. Constant Share (County) | 62,534 | 70,304 | 79,641 | 86,313 | 88,601 | 90,893 | 93,184 | 95,475 | 98,341 |
| 2. Linear Regression (80-05) | 62,534 | 70,304 | 79,641 | 86,313 | 89,207 | 93,763 | 98,320 | 102,876 | 107,433 |
| 3. Constant Share (Region) | 62,534 | 70,304 | 79,641 | 86,313 | 90,476 | 94,639 | 98,805 | 102,967 | 107,533 |
| 4. Constant Share (State) | 62,534 | 70,304 | 79,641 | 86,313 | 91,002 | 95,690 | 100,379 | 105,068 | 109,685 |
| 5. Linear Average (80-05) | 62,534 | 70,304 | 79,641 | 86,313 | 91,069 | 95,825 | 100,580 | 105,336 | 110,092 |
| 6. Building Permits (Linear Share 82-06) | 62,534 | 70,304 | 79,641 | 86,313 | 100,368 | 103,438 | 106,650 | 110,005 | 113,502 |
| 7. Exponential Regression | 62,534 | 70,304 | 79,641 | 86,313 | 90,397 | 96,188 | 102,351 | 108,908 | 115,885 |
| 8. Building Permits (Constant Share 82-06) | 62,534 | 70,304 | 79,641 | 86,313 | 101,776 | 108,269 | 114,762 | 121,255 | 127,748 |
| 9. Building Permits (Linear Average 82-06) | 62,534 | 70,304 | 79,641 | 86,313 | 102,262 | 109,969 | 117,677 | 125,384 | 133,091 |

Sources: Projections by Robert and Company; base data from U.S. Census & BCDCOG permit data

United States Census and Planning

The U.S. Census is performed every 10 years. Most of the population, housing, and economic statistics and trends are based on either hard data from the 2000 Census, or later year estimates. The next census will be done in 2010, producing new, reliable demographic data. This newly updated data presents an opportune time for a multi-jurisdictional regional plan, using recent census data. There would be great value in a regional plan that includes all counties and municipalities and consolidates regional planning visions. North Charleston should use the upcoming census as an opportunity to push for increased regional planning and participate in a consolidated regional plan.

Additionally, North Charleston should aim to update its comprehensive plan on a more frequent basis. Major updates to a city's comprehensive plan are required every 10 years, but can be updated more often. Annual minor updates are performed in many cities and counties, helping to continually monitor changing trends and developments within their jurisdiction. It would be of great value for North Charleston to produce annual minor updates to identify new trends, developments, and opportunities that could have potential impact in community planning and decision making.

2.7 Population & Demographics, Goals & Policies

Goal 2.1: Improve local and regional planning efforts

- Policy: Promote regional planning
 - Action: Push for, and participate in a regional plan using 2010 census information
 - Action: Push for a multi-jurisdictional planning commission
- Policy: Improve the accuracy of local planning
 - Action: Perform annual 'minor' updates to the Comprehensive Plan to keep up with local and regional trends and developments.