

POPULATION QUICK STATS

Table 2.0.1: Historic Population 1990-2013

Population	1990	2000	2010	2013	% Change 00-10	% Change 10-13	Change 1990-2013	% Change 1990-2013
North Charleston	70,304	79,641	97,471	101,838	22.4%	4.5%	31,534	44.9%
Charleston City	88,256	97,772	120,083	130,428	22.4%	8.6%	42,172	47.8%
Metro Area	506,877	549,033	664,607	712,220	21.1%	7.2%	205,343	40.5%
South Carolina	3,489,703	4,012,012	4,625,364	4,774,839	15.3%	3.2%	1,285,136	36.8%

Source: US Census Bureau Decennial Census, 2013 ACS Estimates

Table 2.0.2: Population Forecast 2015-2035

Population Forecast	2015	2020	20202	2030	2035
North Charleston	102,261	108,329	114,397	120,466	126,534

Source: Robert and Company Population Forecasts

Table 2.0.3: Demographic Summary 2010

Demographics 2010	Number	%
Households	36,915	100.0%
Family Households	22,989	62.3%
With Kids	6,115	35.1%
Average Household Size	2.54	
Race		
White	40,514	41.6%
Black	45,964	47.2%
Other	10,993	11.3%
Hispanic (Any Race)	10,617	10.9%
Median Age	30.6	

Source: US Census Bureau 2010, SF1

Table 2.0.4: Income and Poverty 2007-2013

Income & Poverty	2007*	2013	% Change 07-13
Median Income			
North Charleston	\$ 39,364	\$ 40,667	3.3%
Charleston Metro	\$ 55,984	\$ 51,771	-7.5%
South Carolina	\$ 48,682	\$ 44,163	-9.3%
Poverty Rate			
North Charleston	21.6%	23.8%	
Charleston Metro	12.5%	16.2%	
South Carolina	15.0%	18.6%	

Source: US Census Bureau, American Community Survey 2007, 2013
*2007 median income inflation adjusted to 2013 dollars

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CHAPTER 2 - POPULATION AND DEMOGRAPHICS

2.1 CURRENT POPULATION AND REGIONAL COMPARISONS

Table 2.1.1 below shows population growth since 1980 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 2010 was 97,471, up 22.4% from 2000 when the population was 79,641. Although the city has maintained an extraordinary growth rate since incorporation in 1972, much of this growth has been due 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.

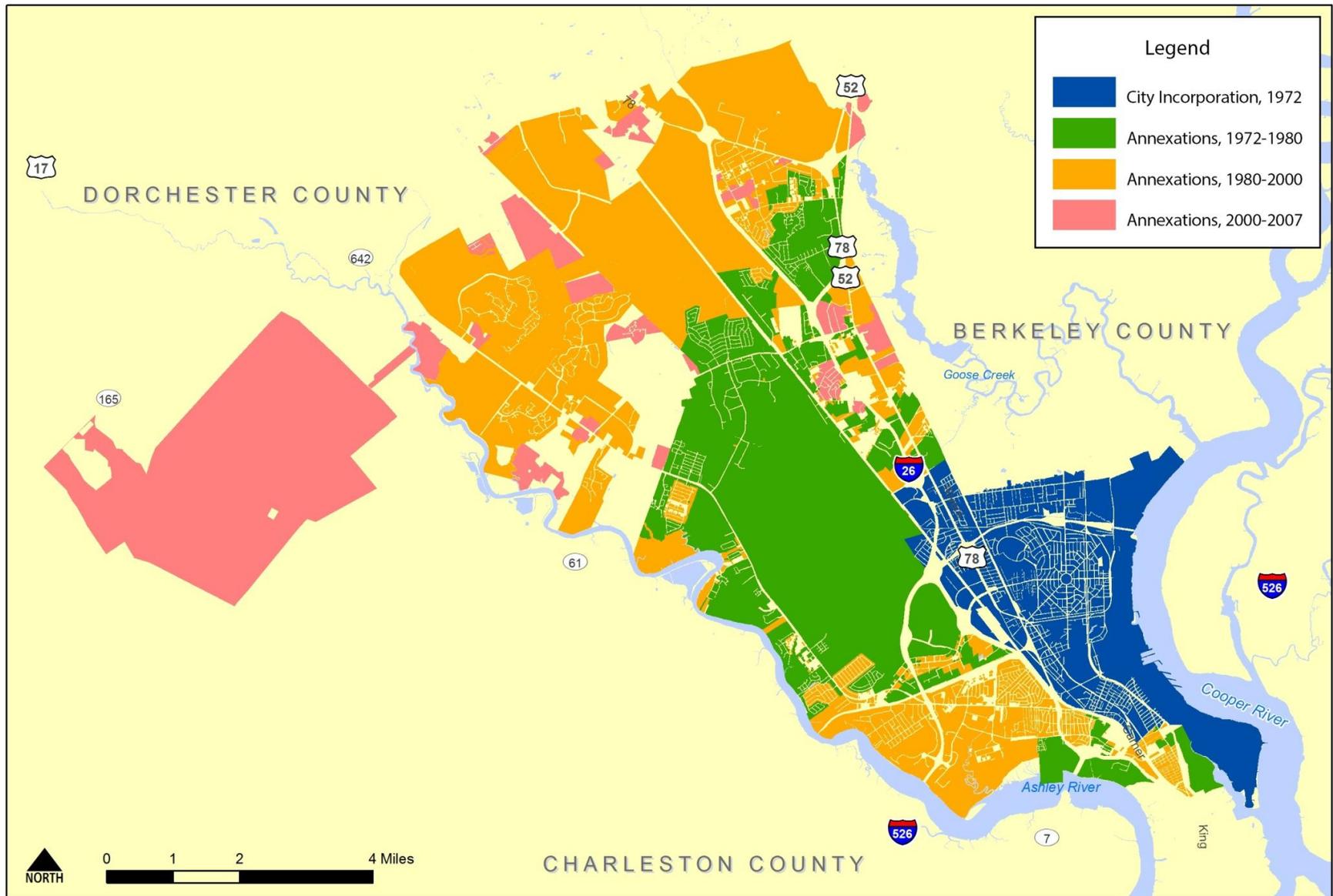
Much of North Charleston’s recent growth has been in Dorchester County, where the countywide growth rate was 41.6% over the 2000’s. The Census Bureau’s 2013 American Community Survey estimates a 2013 population in North Charleston of 101,838, for a growth of 4.5% since 2010. The tri-county Berkeley-Charleston-Dorchester region (Metro Area) has experienced explosive growth (21.1%) over the decade between 2000 and 2010, with over 100,000 new residents. Despite the national recession, the Metro Area population has continued to grow at a rapid pace, with an annual growth rate (2.4%, 2010-2013) even greater than the previous decade (2.1%).

Table 2.1.1: Population and Growth Rates, 1980-2013 - City of North Charleston and Surrounding Region

Population and Growth Rates, 1980-2010; City of North Charleston and Surrounding Region								
Jurisdiction	1980	1990	%Change 80-90	2000	%Change 90-00	2010	%Change 00-10	2013 (est)
North Charleston	62,534	70,304	12.4%	79,641	13.3%	97,471	22.4%	101,838
Charleston County	276,974	295,041	6.5%	309,969	5.1%	350,209	13.0%	372,803
Dorchester County	58,761	83,060	41.4%	96,413	16.1%	136,555	41.6%	145,397
Metro Area	430,462	506,877	17.8%	549,033	8.3%	664,607	21.1%	712,220
South Carolina	3,121,820	3,489,703	11.8%	4,012,012	15.0%	4,625,364	15.3%	4,774,839

Source: US Census Bureau, Decennial Census
 *2013 Population Estimates from American Community Survey 1 Year Estimates

MAP 2.1: CITY GROWTH



North Charleston is surrounded by several other rapidly growing municipalities within the BCD Region. Table 2.1.2 provides a comparison of regional municipalities with a current population over 10,000. While North Charleston and Charleston have grown at a rate roughly comparable to the metro average, cities such as Hanahan, Mt. Pleasant, and Summerville have experienced even more explosive growth over the past decade.

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 lost population to suburban flight away from the inner city. At the same time, the northern portions of the city – in Dorchester County, along Ashley Phosphate Road, and between Northwoods Mall and University Boulevard – have grown. The map on the following page (Map 2.2) shows a thematic map of population density by census block group as of 2010.

Table 2.1.2: BCD Region Municipal Growth Comparison, 1980-2010

Jurisdiction	1980	1990	2000	2010	%Change 00-10
North Charleston	62,534	70,304	79,641	97,471	22.4%
Charleston	69,510	88,256	97,772	120,083	22.8%
Goose Creek	17,811	24,692	29,208	35,938	23.0%
Hanahan	13,224	13,176	12,937	17,997	39.1%
Mt. Pleasant	13,838	30,108	47,609	67,843	42.5%
Summerville	6,109	21,913	26,807	43,392	61.9%

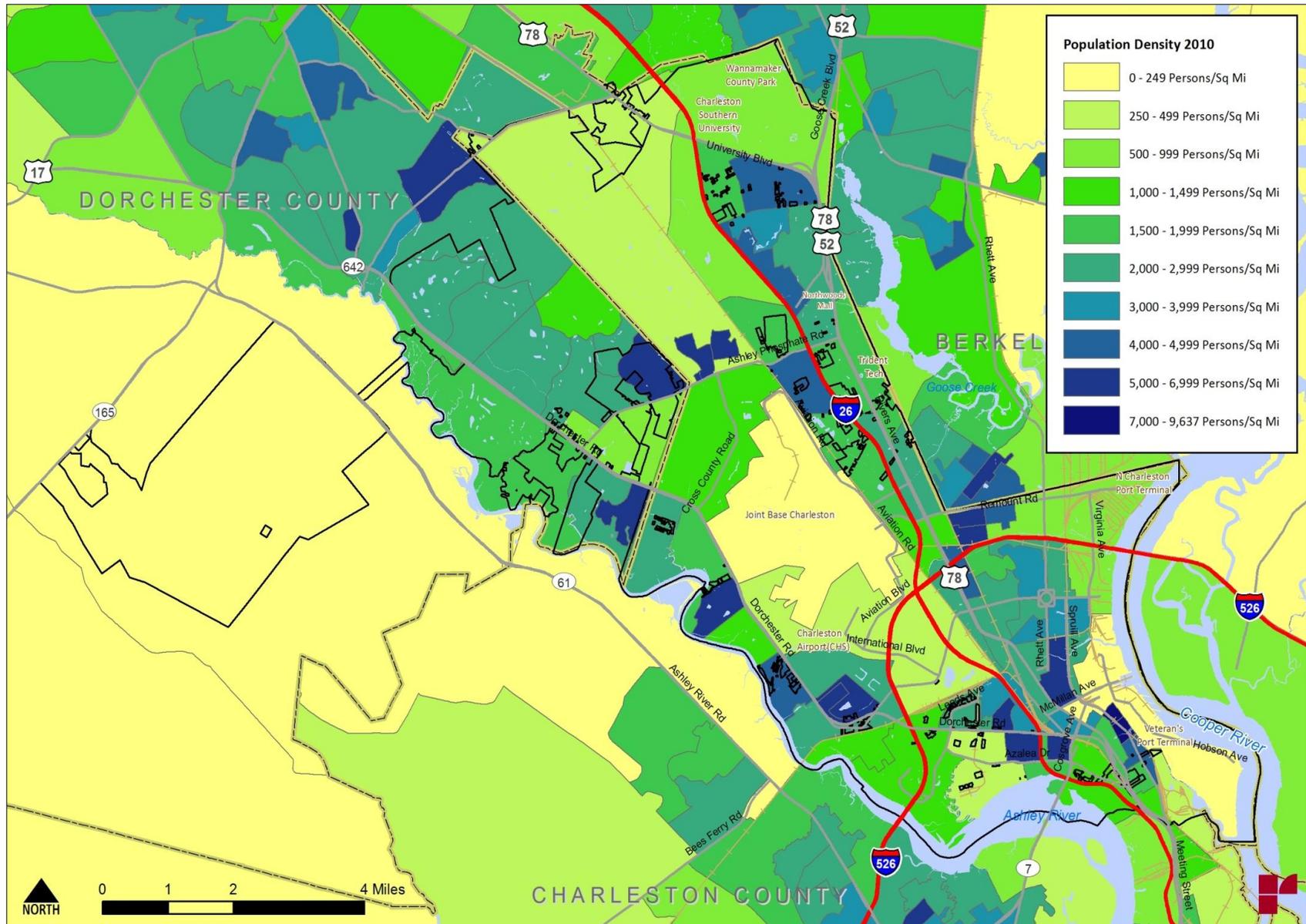
Source: US Census Bureau, Decennial Census

2.2 CENSUS TRACT AND PLANNING AREA POPULATIONS

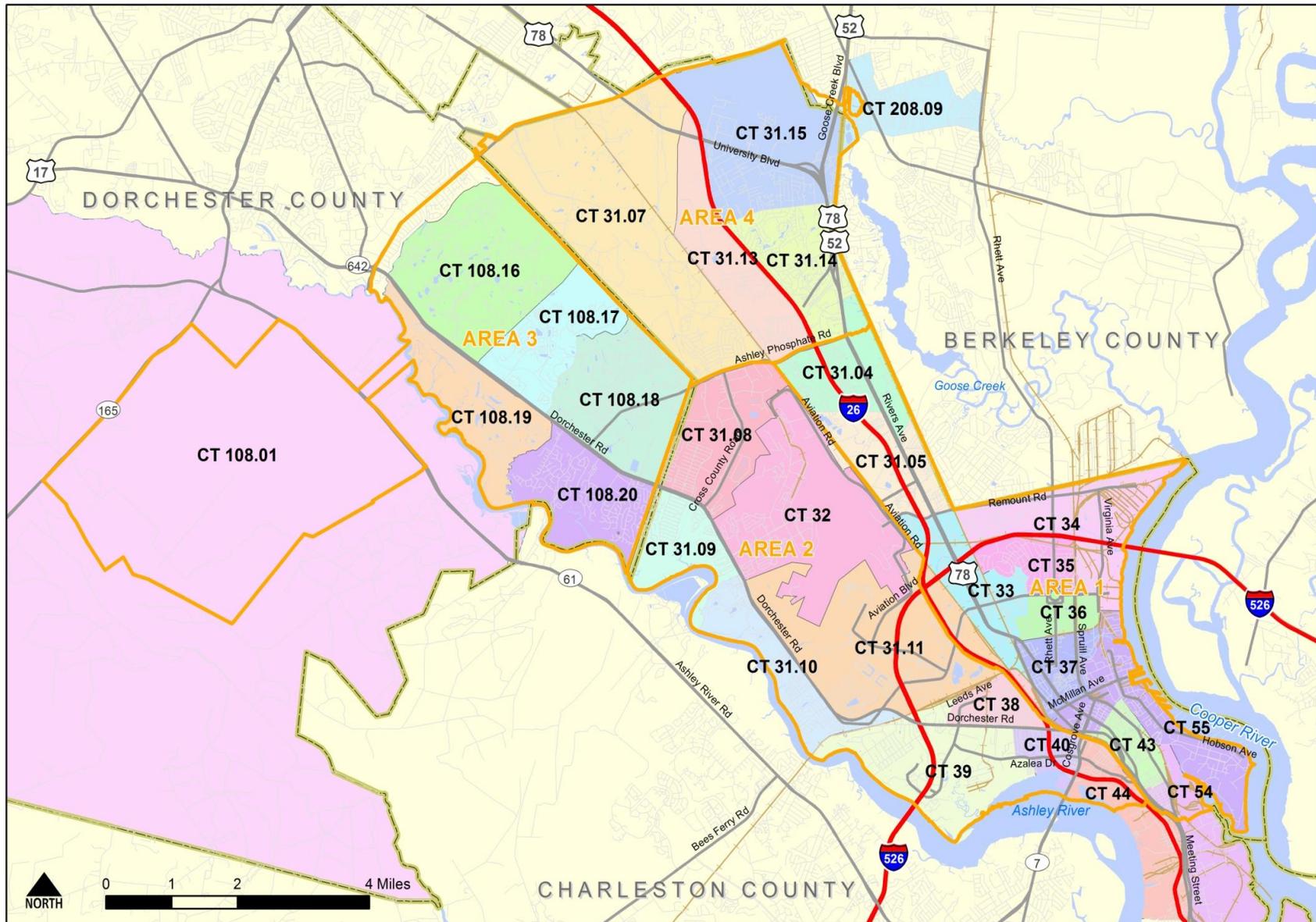
Planning Area Population Tables are provided in each of the North Charleston planning area discussions that follow in this chapter. Each table shows population by census tract within the planning area and help show where population in the city is growing and where it has been declining.

For reference, Map 2.3 shows the location of census tracts within North Charleston and the four planning areas. The US Census geography was updated between Year 2000 and Year 2010, and some tracts were split to accommodate rapidly increasing population while other tracts were merged due to reduced population.

MAP 2.2: POPULATION DENSITY 2010



MAP 2.3: CENSUS TRACTS 2010, CITY OF NORTH CHARLESTON



PLANNING AREA 1

Table 2.2.1 shows population change across the census tracts within Planning Area 1, which includes the southeastern quarter of the City of North Charleston. Between 1980 and 2010, Planning Area 1 lost almost one quarter of its population (-23.9%). Due to steep population losses, census tracts 41 and 42 were consolidated into tract 55 for the 2010 census.

Table 2.2.1: Planning Area 1 Population 1980-2010

Area 1 Census Tract	Population				% Change		
	1980	1990	2000	2010	80-90	90-00	00-10
31.04	3,941	4,073	4,293	4,924	3.30%	5.40%	14.70%
31.05	3,126	3,245	3,291	4,012	3.80%	1.40%	21.91%
33	5,968	4,892	4,057	3,871	-18.00%	-17.10%	-4.58%
34	4,945	4,482	4,460	4,450	-9.40%	-0.50%	-0.22%
35	4,142	3,885	3,223	2,681	-6.20%	-17.00%	-16.82%
36	3,759	3,180	2,795	2,233	-15.40%	-12.10%	-20.11%
37	5,485	4,806	4,087	3,383	-12.40%	-15.00%	-17.23%
41	1,387	1,533	1,269	n/a	10.50%	-17.20%	n/a
42	1,593	577	784	n/a	-63.80%	35.90%	n/a
43	4,065	3,431	3,194	2,542	-15.60%	-6.90%	-20.41%
54	2,963	2,188	1,701	2,138	-26.20%	-22.30%	25.69%
<i>*55</i>	<i>n/a</i>	<i>n/a</i>	<i>[2,053]</i>	1,244			-39.41%*9
Total	41,374	36,292	33,154	31,478	-12.30%	-8.60%	-5.06%

*Note: Tract 55 was created in 2010 by consolidation of Tracts 41 and 42.

Source: U.S. Census

Most of the census tracts in Planning Area 1 experienced a decline in population for all or most of the three decades between 1980 and 2010.

Census Tract (CT) 54 was the only area in the southern end of the Planning Area 1 to experience a population rebound in 2010. Most of the growth was located in the Union Heights and Windsor neighborhoods. The areas with the most severe losses of population were CT 42 (consolidated with CT 41 into new CT 55 for the 2010 census), CT 33, and CT 35, including the former Naval Base housing in CT 55; and the Ferndale, Russelldale, and Ten Mile neighborhoods in CT 33; and the South Park Circle and Liberty Hill neighborhoods in CT 35. The closure of the Naval Base and the aging of the existing housing stock and surrounding infrastructure were considered to be contributing factors to the decline.

In contrast, CT 31.04 and CT 31.05 experienced growth throughout the 30 year period. Tracts 31.04 and 31.05 include the Stall Road and Trident Tech areas. Thus, the population gains in the northern portion of Planning Area 1 have offset some of the more severe population losses in the older neighborhoods to the south.

An interest in redevelopment and revitalization of the older core of the City began within the southern portion of Planning Area 1 after the 2000 Census and the realization that the Naval Base would be closed as part of the Base Realignment and Closure (BRAC) program to reduce the number of Department of Defense installations. The resurgence of development included the revitalization of East Montague Avenue in Olde North Charleston and redevelopment of the former Navy Base. Several new large-scale housing developments, both proposed and under construction, also generated a renewed interest in the southeastern core of the city. These key projects include:

- Horizon Village, a Hope VI project of 480 single and multi-family units, which opened in September 2007;
- Oak Terrace Preserve, a master planned community with 370 units of single-family residential units;

- Mixson, a mixed use community with over 600 units of residential and a retail village; and
- Garco Park, a planned apartment community with over 200 units.

As in many cities throughout the United States, population growth began to return to central city cores – fueled partly by changing attitudes towards city life, travel costs, and a desire to live closer to employment centers, shopping, and cultural amenities. The 2007-2009 Recession appears to have delayed the speed of this change as housing prices and incomes for middle and lower income residents were significantly affected. Anticipated growth in jobs and housing improvements in the Planning Area was reduced over the final two years before the 2010 Census as the Recession added uncertainty for investors in redevelopment projects.

Beginning in 2010 (after the Census), the economy began to improve again and several of the redevelopment projects in Planning Area 1 have restarted. In addition, some new initiatives have been identified to provide more housing as part of mixed use development projects or to improve the existing housing stock in the Planning Area. Continuing infrastructure improvement projects also have renewed interest in housing for “live-work-play” development.

The American Community Survey (ACS) is conducted by the US Census to provide the basis for updated Census estimates of demographics, employment, housing, and social needs. The City Planning Department staff will monitor ACS updates to identify significant changes in the status of local population and compare the ACS data with building permits, requests for utility services, and other indicators to identify any significant shifts in the population of the Planning Area.

PLANNING AREA 2

Table 2.2.2 shows population growth in Planning Area 2, which includes the southwestern quarter of the city. Planning Area 2 has experienced population losses similar to Planning Area 1. All but three census tracts in this area lost population from 2000 to 2010. The area as a whole lost 7% of its population during the 1990’s and another 5.6% during the 2000’s. The steepest declines in population have occurred in Census Tract 32, which includes the Joint Base Charleston military installation and Charleston

International Airport. This decline in population at the Joint Base is likely due to the trend toward privatized off-base housing for military personnel as well as the consolidation of military installations. Because census tracts merge or split from census to census, not all tracts can be evaluated the same from census year to census year. Only five of this area’s tracts have kept the same boundaries since 1980.

Table 2.2.2: Planning Area 2 Population 1980-2010

Area 2 Census Tract	Population				% Change		
	1980	1990	2000	2010	80-90	90-00	00-10
31.08		1,949	1,921	2,846		-1.40%	48.2%
31.09		4,531	3,430	3,391		-24.30%	-1.1%
31.10		7,207	6,436	6,535		-10.70%	1.5%
31.11		5,823	6,291	6,128		8.00%	-2.6%
32	5,501	4,278	3,324	871	-22.20%	-22.30%	-73.8%
38	3,924	3,694	3,560	3,306	-5.90%	-3.60%	-7.1%
39	3,451	3,219	4,125	4,047	-6.70%	28.10%	-1.9%
40	3,076	3,304	2,890	2,762	7.40%	-12.50%	-4.4%
44	1,593	2,566	2,027	2,216	61.10%	-21.00%	9.3%
Total		36,571	34,004	32,102		-7.00%	-5.6%

Source: U.S. Census

Despite long standing trends of declining population in Planning Area 2, there are signs of revitalization in the area. CT 31.08 experienced 48.2% growth between 2000 and 2010, with almost 1,000 new residents, likely in the newer phases of Forest Hills.

CT 44 in the southern portion of Planning Area 2 has also experienced positive growth over the previous decade (9.3%) with the opening of the Osprey Place Apartments in 2005.

The national recession halted some of the redevelopment previously proposed for Planning Area 2. The mixed use Ashley River Center redevelopment, proposed for a former industrial site on the Ashley River waterfront was abandoned albeit older industrial structures were demolished and some environmental cleanup was conducted as part of the original project. The property was recently acquired by the Charleston County Parks and Recreation Commission for recreational use.

PLANNING AREA 3

Table 2.2.3 shows population growth by census tracts in Planning Area 3, which includes all of the Dorchester County portions of the City of North Charleston. Planning Area 3 was the fastest growing of North Charleston’s planning areas between 1990 and 2000, with an area-wide growth rate of 86.5%.

Despite the national recession, strong growth continued in Planning Area 3, with a 46.9% population increase between 2000 and 2010. Because of this rapid population growth, several of the census tracts within this area have been split. Area 3 consisted of three census tracts in 1990; by 2010, the area was divided into seven tracts.

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%. Between 2000 and 2010, CT 108.06 grew by an additional 38.1%.

On the opposite side of Dorchester Road, Census Tract 108.05 grew by 25.5% in the 1990’s and 145.2% between 2000 and 2010.

Table 2.2.3: Planning Area 3 Population 1980-2010

Area 3 Census Tract	Population			%Change	
	1990	2000	2010	90-00	00-10
108.01	1,680	2,520	5,162	50.0%	104.8%
108.05	8,372	n/a	n/a	n/a	n/a
108.11 (Split)	n/a	2,678	n/a	na/	n/a
108.15 (Split)	n/a	n/a	2,894	n/a	n/a
108.16 (Split)	n/a	n/a	10,241	n/a	n/a
108.12 (Split)	n/a	7,831	n/a	n/a	n/a
108.17 (Split)	n/a	n/a	4,620	n/a	n/a
108.18 (Split)	n/a	n/a	8,016	n/a	n/a
SubTotal (108.05)	8,372	10,509	25,771	25.5%	145.2%
108.06	5,058	7,576	n/a	49.8%	n/a
108.19 (Split)	n/a	n/a	4,287	n/a	n/a
108.20 (Split)	n/a	n/a	6,177	n/a	n/a
Subtotal (108.06)	5,058	7,576	10,464	49.8%	38.1%
Total Area 3	15,110	28,181	41,397	86.5%	46.9%

Source: U.S. Census

PLANNING AREA 4

Table 2.2.4 shows population growth by census tract within Planning Area 4, which includes the northeast quarter of the city. Planning Area 4 includes the northern portion of I-26 and also experienced rapid population increase during the 2000 to 2010 decade with 32.1% growth in population.

Area 4 featured two census tracts in 1990, one of which (31.03) split for the 2000 Census and split again in the 2010 Census. This area includes Deer Park, Northwoods Estates, The Lakes, Colony North, Ashley Heights, and several apartment communities.

Census Tract 31.07 declined slightly between 1990 and 2000. However, the area resumed growing by 12.8% in the following 2000 to 2010 decade as road access and infrastructure improved.

Table 2.2.4: Planning Area 4 Population 1980-2010

Area 4 Census Tract	Population				%Change	
	1980	1990	2000	2010	90-00	00-10
31.03	6,135	11,230	n/a	n/a	n/a	n/a
31.12 (Split)	n/a	n/a	10,033	n/a	n/a	n/a
31.14 (Split)	n/a	n/a	n/a	7,133	n/a	n/a
31.15 (Split)	n/a	n/a	n/a	7,113	n/a	n/a
31.13 (Split)	n/a	n/a	2,279	2,772	n/a	21.6%
SubTotal (31.03)	6,135	11,230	12,312	17,018	9.60%	38.2%
31.07	n/a	4,073	3,898	4,397	-4.30%	12.8%
Total (Area 4)	6,135	11,230	12,312	21,415	9.63%	73.9%

Source: U.S. Census

2.3 AGE DISTRIBUTION

Table 2.3.1 shows age distribution of North Charleston, South Carolina and the United States between 1990 and 2010. The population of North Charleston is relatively young, with a median age of 30.6 in 2010 as compared to 37.9 in South Carolina and 37.2 in the U.S. as a whole. The senior population (65 and older) of North Charleston (8.4%) comprises a lesser percentage of the population than statewide and national levels (13.7% and 13.0% respectively).

The largest growth in age cohorts between 2000 and 2010 in North Charleston was among young children aged 0-4 years (33.5%) and middle-aged adults aged 45-64 years (53.5%).

Table 2.3.1: Age Distribution Comparisons 1990-2010

Location	Age Range	1990	2000	2010	Change 00-10
North Charleston	0 - 4	7,064	6,404	8,552	33.5%
	5 - 24	26,360	26,463	29,102	10.0%
	25 - 44	24,981	25,503	30,019	17.7%
	45 - 64	7,693	14,066	21,586	53.5%
	65+	4,120	7,205	8,212	14.0%
South Carolina	0 - 4	256,337	264,679	302,297	14.2%
	5 - 24	1,070,396	1,152,813	1,254,622	8.8%
	25 - 44	1,114,643	1,185,955	1,193,348	0.6%
	45 - 64	648,392	923,232	1,243,223	34.7%
	65+	396,935	485,333	631,874	30.2%
United States	0 - 4	18,354,443	19,175,798	20,201,362	5.3%
	5 - 24	71,987,755	80,261,468	84,652,193	5.5%
	25 - 44	80,754,835	85,040,251	82,134,554	-3.4%
	45 - 64	46,371,009	61,952,636	81,489,445	31.5%
	65+	31,241,831	34,991,753	40,267,984	15.1%

Source: U.S. Census

Table 2.3.2 shows North Charleston’s age distribution in greater detail between 2000 and 2010. Although most age cohorts increased in absolute population between 2000 and 2010, several groups declined as a proportion of total population. Since the total population of the city increased 22.4% in the 2000’s, any increase below this level represents a decline in the proportion of each age group.

Although the percentage of preschool age children increased, the cohorts representing school age children had relatively little growth compared to the citywide population percentages as a whole. Another percentile decline was in the cohort aged between 35 and 39, and the 40-44 age cohort grew less robustly than age groups that were older. In contrast, each age cohort between 45 and 69 years increased substantially in size. Additional analysis may be able to identify a generational link between these two groups associated with housing availability preferred by households of the two generations within the cohorts.

While the median age of the city remains low relative to state and national levels, the age demographics within the City have trended to show an older population compared to the earlier decade.

Table 2.3.2: Detailed Age Distribution 2000-2010, North Charleston

Age	2000		2010		% Change 00-10
	#	% of Total	#	% of Total	
Under 5	6,404	8.0%	8,552	8.8%	33.5%
5 to 9	6,475	8.1%	6,891	7.1%	6.4%
10 to 14	6,030	7.6%	5,867	6.0%	-2.7%
15 to 19	6,136	7.7%	6,773	6.9%	10.4%
20 to 24	7,822	9.8%	9,571	9.8%	22.4%
25 to 29	7,114	8.9%	9,887	10.1%	39.0%
30 to 34	6,260	7.9%	7,713	7.9%	23.2%
35 to 39	6,382	8.0%	6,183	6.3%	-3.1%
40 to 44	5,747	7.2%	6,236	6.4%	8.5%
45 to 49	4,797	6.0%	6,469	6.6%	34.9%
50 to 54	3,853	4.8%	6,125	6.3%	59.0%
55 to 59	3,000	3.8%	5,000	5.1%	66.7%
60 to 64	2,416	3.0%	3,992	4.1%	65.2%
65 to 69	2,118	2.7%	2,759	2.8%	30.3%
70 +	5,087	6.4%	5,453	5.6%	7.2%
Total	79,641	100.0%	97,471	100.0%	22.4%

Source: U.S. Census

2.4 HOUSEHOLDS AND FAMILIES

Table 2.4.1 provides a breakdown of households by type in North Charleston as well as the metro area and state. The City of North Charleston has a slightly lower proportion of family households

(62%) as compared to the metro area (65%) and state (68%). Over one third (35%) of the city’s households include children under 18 years of age.

Table 2.4.1: Household Type 2010

Household Type	North Charleston		Metro Area		South Carolina	
	HH	%	HH	%	HH	%
Total households (HH)	36,915	100.0%	259,987	100.0%	1,801,181	100.0%
Nonfamily households	13,926	37.7%	90,304	34.7%	584,766	32.5%
<i>Living Alone</i>	<i>10,635</i>	<i>28.8%</i>	<i>68,721</i>	<i>26.4%</i>	<i>477,894</i>	<i>26.5%</i>
Family households	22,989	62.3%	169,683	65.3%	1,216,415	67.5%
<i>With related children under 18 years</i>	<i>12,963</i>	<i>35.1%</i>	<i>84,027</i>	<i>32.3%</i>	<i>583,361</i>	<i>32.4%</i>
Husband-wife families	12,869	34.9%	118,356	45.5%	849,959	47.2%
<i>With related children under 18 years</i>	<i>6,115</i>	<i>16.6%</i>	<i>51,372</i>	<i>19.8%</i>	<i>350,288</i>	<i>19.4%</i>
Female householder, no husband present families	8,003	21.7%	39,193	15.1%	281,102	15.6%
<i>With related children under 18 years</i>	<i>5,732</i>	<i>15.5%</i>	<i>26,071</i>	<i>10.0%</i>	<i>185,957</i>	<i>10.3%</i>

Source: US Census Bureau 2010

2.5 RACIAL AND ETHNIC COMPOSITION

Table 2.5.1 shows the racial composition of the population of North Charleston in 2000 and 2010. Following the city’s overall growth of 22.4%, each racial category increased in population between 2000 and 2010. African Americans continue to represent a plurality of the city’s residents, with 47.2% of the total population in 2010. In contrast, African Americans represent roughly one quarter of the population at the county and state level. Whites declined as a proportion of the total population to 41.6% in 2010 from 44.8% in 2000, although they gained almost 5,000 persons in population.

For the purposes of census demographics, Hispanic or Latino origin is considered an ethnicity rather than a race. Therefore,

Hispanic ethnicity is tabulated independently of race, with crosstabs available for more detailed analysis. Mirroring national trends, the Hispanic population in North Charleston increased significantly (235.7%) between 2000 and 2010. The 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 2.5.1: Racial Composition 2000-2010, North Charleston

	2000	% of Total 2000	2010	% of Total 2010	% Change 00-10
Population of one race:	78,103	98.1%	95,052	97.5%	21.7%
White alone	35,651	44.8%	40,514	41.6%	13.6%
Black or African American alone	39,348	49.4%	45,964	47.2%	16.8%
American Indian and Alaska Native alone	349	0.4%	453	0.5%	29.8%
Asian alone	1,263	1.6%	1,897	1.9%	50.2%
Native Hawaiian and Other Pacific Islander alone	75	0.1%	157	0.2%	109.3%
Some other race alone	1,417	1.8%	6,067	6.2%	328.2%
Two or more races:	1,538	1.9%	2,419	2.5%	57.3%
TOTAL	79,641	100.0%	97,471	100.0%	22.4%
Hispanic or Latino	3,163	4.0%	10,617	10.9%	235.7%

Source: US Census

As shown by Table 2.5.2 below, the black population is in the majority in Planning Area 1 and Planning Area 2, whereas the white population is the majority in the northern two planning areas (Planning Area 3 and Planning Area 4). The greatest difference in black and white populations in the 2010 Census was in Planning Area 3, where the white population was 64.7%, and the black population was 26.8%. Conversely, Planning Area 2 has a 61% black population and a 29.7% white population. Planning

Area 1 has the most diverse population with 12.7% of the population identifying as some race other than black or white. Census Tracts 31.04 and 31.05 both have high proportions of residents who have identified as “some other race”. Both of these tracts have high numbers of Hispanic residents, who often identify as “some other race” due to the distinction between race and ethnicity applied by the Census Bureau.

Table 2.5.2 – Racial Composition by Planning Area, 2010

Planning Area	Total	White Population		Black Population		Other Race		Two or More Races	
		#	%	#	%	#	%	#	%
1	31,478	9,347	29.7%	17,513	55.6%	3,997	12.7%	621	2.0%
2	32,102	9,535	29.7%	19,568	61.0%	2,360	7.4%	639	2.0%
3	41,397	26,789	64.7%	11,083	26.8%	2,267	5.5%	1,258	3.0%
4	21,415	10,740	50.2%	8,306	38.8%	1,698	7.9%	671	3.1%

Note: These population statistics include some unincorporated areas which fall within the respective Planning Areas of the City of North Charleston
 Source: US Census

The racial disposition between the older and newer quarters of the city reflects the suburban migration that has taken place in North Charleston over decades. The trend of “white flight” continued through the 1990’s and into the 21st Century, with both Planning Area 1 and Planning Area 2 losing several thousand white residents each. However, the continuing redevelopment of the waterfront and former industrial properties in the southern portions of the city appear to be reversing some of these trends through the development of mixed use projects with new housing components.

2.6 INCOME AND EDUCATION

HOUSEHOLD INCOME

Household income and poverty status are crucial factors affecting the quality of life for people in the City of North Charleston. Table 2.6.1 shows the distribution of household income in the City of North Charleston according to the Census Bureau’s 2013 American Community Survey. One third (33%) of the city’s households have an income less than \$25,000, and almost 10% of households have an income less than \$10,000. At the other end of the spectrum, only 10.1% of households have an income above \$100,000.

Table 2.6.1: Household Income Distribution 2013, North Charleston

Income	Households	%
Less than \$10,000	3,554	9.6%
\$10,000 to \$14,999	2,629	7.1%
\$15,000 to \$24,999	6,035	16.3%
\$25,000 to \$34,999	3,517	9.5%
\$35,000 to \$49,999	6,368	17.2%
\$50,000 to \$74,999	6,627	17.9%
\$75,000 to \$99,999	4,554	12.3%
\$100,000 to \$149,999	2,666	7.2%
\$150,000 to \$199,999	778	2.1%
\$200,000 or more	296	0.8%
Total	37,024	100.0%

Source: US Census Bureau, American Community Survey

Table 2.6.2 provides a comparison between median household income in North Charleston, the Charleston Metro region and the State of South Carolina. The city’s median household income is 27.3% lower than the metro region and 8.6% lower than the state. Table 2.5.2 also examines change in income between 2007 and 2013 in order to assess the effects of the national recession. For the purpose of comparison across time, 2007 income has been adjusted to 2013 dollars to account for inflation. While North Charleston has a relatively low median income, the city’s households appear to have recovered their income level since the recession.

Table 2.6.2: Median Household Income 2007-2013, North Charleston, Metro Area, and State

Planning Area	2007*	2013	% Change 07-13
North Charleston	\$ 39,364	\$ 40,667	3.3%
Charleston Metro	\$55,984	\$51,771	-7.5%
South Carolina	\$48,682	\$44,163	-9.3%

Source: American Community Survey One Year Estimates 2007, 2013
 *Inflation Adjusted to 2013 Dollars

POVERTY

Poverty rates are another important measure of income relative to average expenses and the consumer price index. Table 2.6.3 compares the poverty rate for the City of North Charleston, the Charleston Metro region, and the State of South Carolina. North Charleston has consistently maintained a poverty rate above metro and state levels. As of 2013, North Charleston had a poverty rate of 23.8% as compared to 16.2% in the metro region and 18.6% in the state as a whole. During the national recession, the poverty rate in North Charleston increased to 26% in 2010.

Table 2.6.3: Poverty 1989-2013, North Charleston, Metro Area, and State

Area	1989	1999	2007	2013
North Charleston	33.20%	23.20%	21.60%	23.8%
Charleston Metro	23.8%	14.0%	12.5%	16.2%
South Carolina	24.0%	14.1%	15.0%	18.6%

Source: US Census 1990, 2000, SF3; American Community Survey 2008, 2013

EDUCATION

Table 2.6.4 reports educational attainment in North Charleston, the Charleston Metro Area, and South Carolina. Education levels have steadily grown in the City of North Charleston, with the percentage of college graduates increasing from 18% in 1990 to

31% in 2013. However, educational attainment in North Charleston still lags behind state and metro levels. Likewise, the city has a high proportion of adults without high school diplomas (19%) as compared to the metro area (10%) and state (14%).

Table 2.6.4: Educational Attainment, North Charleston,

Educational Attainment	North Charleston			Charleston Metro			South Carolina		
	1990	2000	2013	1990	2000	2013	1990	2000	2013
No High School Diploma	26.1%	27.2%	18.0%	24.3%	18.7%	10.1%	31.7%	23.7%	14.3%
High school graduate (includes equivalency)	31.2%	28.6%	28.4%	29.4%	27.0%	25.1%	29.5%	30.0%	29.4%
Some college, no degree	24.4%	24.1%	22.7%	20.4%	22.3%	22.5%	15.8%	19.3%	21.3%
Associate degree	6.8%	6.3%	9.3%	6.9%	7.0%	9.3%	6.3%	6.7%	8.9%
Bachelor's degree	8.8%	9.7%	16.1%	12.6%	16.3%	20.8%	11.2%	13.5%	16.6%
Graduate or professional degree	2.6%	4.1%	5.5%	6.4%	8.7%	12.2%	5.4%	6.9%	9.5%

Source: U.S. Census, SF3

2.7 PROJECTIONS

REGIONAL PROJECTIONS

Table 2.7.1 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. However, the South Carolina Revenue and Fiscal Affairs Office provides population projections by county that can be used to assess regional growth. 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 over 800,000 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 47% between 2000 and 2030. South Carolina is projected to grow as a state by 13% over the next fifteen 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 2.7.1: Regional Population Projections

Area	2000	2010	2015	2020	2025	2030
	Census	Census	Projection	Projection	Projection	Projection
Berkeley	142,651	177,843	187,800	197,700	208,400	219,100
Charleston	309,969	350,209	360,600	370,900	383,800	396,700
Dorchester	96,413	136,555	152,000	167,400	178,800	190,200
Metro Area	549,033	664,607	700,400	736,000	771,000	806,000
South Carolina	4,012,012	4,625,364	4,823,200	5,020,800	5,235,500	5,451,700

Source: South Carolina Revenue and Fiscal Affairs Office

NORTH CHARLESTON PROJECTIONS

The following table (2.7.2) provides several population growth scenarios that represent a range of possible outcomes. 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 as compared to the

Charleston-North Charleston Metro Area. Those proportions are then used in conjunction with the county or state projections to forecast the city’s growth.

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).

For this update to the North Charleston Comprehensive Plan, the Linear Regression model is recommended as the most likely outcome for future population growth. The city and region’s continued rapid population growth over the national recession provides evidence that strong growth will continue in the foreseeable future. Furthermore, the recent expansion of major employers in North Charleston, such as Boeing and Mercedes-

Benz, will add to the city’s economic base and encourage further population growth. The relative low cost of housing within North Charleston and central location of the city to the region will provide another economic incentive for metro residents to locate within the city. Finally, continuing redevelopment of former industrial properties is likely to reverse the long-standing trend of population decline within the older, southern areas of the city. New development in formerly declining areas of the city has the potential to reshape the industrial image of North Charleston to include higher income urban residential development. As redevelopment plans progress, the city has the potential to exceed its current trajectory if high density residential is successful.

Table 2.7.2: Population Projections

Projection Method	2010	2013*	2015**	2020**	2025**	2030**	2035**
Constant Share (Region)	97,471	101,838	102,720	107,941	113,075	118,208	123,370
Linear Regression (80-13)	97,471	101,838	102,261	108,329	114,397	120,466	126,534
Linear Average (80-13)	97,471	101,838	107,793	113,748	119,703	125,659	131,614
Exponential Regression	97,471	101,838	103,581	111,667	120,385	129,783	139,914

*American Community Survey Estimates

**Robert and Company Forecast

POPULATION PROJECTION UPDATES

Major updates to the city’s comprehensive plan are required every 10 years, but can be updated more often. The preceding population projections should be reviewed, revised and amended every five to seven years to evaluate changes and their impacts. While the next full decennial census will be conducted in 2020, the

Census Bureau’s American Community Survey (ACS) provides annual estimates of population and demographic change. While the ACS is based on sample data rather than a full count, North Charleston’s large existing population provides a minimal margin of error.

2.8 POPULATION GOALS AND POLICIES

GOAL	POLICY	ACTION	STATUS
2.1: Improve local and regional planning efforts	2.1.1: Promote regional planning.	Participate in regional planning efforts by the BCDCOG, such as <i>Our Region, Our Plan</i> .	The City continues to participate in a range of planning activities conducted by the COG. Both the “Our Region, Our Plan” and the “Partnership for Prosperity” plan (the “Neck area” master plan) have been completed in recent years.
		Push for a multi-jurisdictional planning commission	Successful regional planning efforts and improved communications have eliminated the desire for the city to implement this policy.
	2.2.1: Improve the accuracy of local planning	Perform annual ‘minor’ updates to the Comprehensive Plan to keep up with local and regional trends and developments.	Ongoing.