

Table 5

INCOME DISTRIBUTION
DRIVING TIME FROM CENTER OF GREENVILLE

	<u>15 Minutes</u>	<u>30 Minutes</u>	<u>One Hour</u>
Population	287,000	400,000	926,000
Households	99,000	138,000	314,000
Median family income	\$16,100	\$15,300	\$14,700
Number of families with			
incomes under \$10,000	19,500	29,500	71,900
\$10,000 - \$25,000	43,700	62,300	141,400
Over \$25,000	14,800	17,500	34,700
Distribution of families by income class (%):			
Under \$10,000	25	27	29
\$10,000 - \$25,000	56	57	57
Over \$25,000	19	16	14

Source: Lawrence H. Shaw, Economic Analysis for the Greater Greenville Chamber of Commerce.

Relating the population and economic information discussed to future housing needs reinforces the need for the proposed project.

In June, 1977 the South Carolina Appalachian Council of Governments conducted a housing analysis that projected the County's housing need in 1980 based on family income and population growth. The study estimated that the housing demand in 1980 would exceed 116,000 units, with an average household size of 2.7 persons. Due to the substantial increase in population expected in the 1980's, the number of new housing units demanded in the 1980-85 period will rise 60 percent. This projected increase results in a 1985 forecast of 143,738 housing units, averaging 2.54 persons per household.

More recently, a Growth Management Workshop was conducted in May 1980 to take a look into Greenville's future. The workshop was a joint-effort consisting of the Greenville Planning Commission, the Greater Greenville Chamber of Commerce and the Greenville County Foundation with the purpose of recognizing growth of the area and subsequently to identify needs and services that should be considered for implementation to meet this growth. The following conclusions under the housing category are listed.

- A. Local government should adjust housing policies to encourage multi-family housing.
- B. Opportunities for developing new housing and renovation of existing housing in and around downtown should be encouraged.
- C. More housing should be provided for families with low and moderate incomes.

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