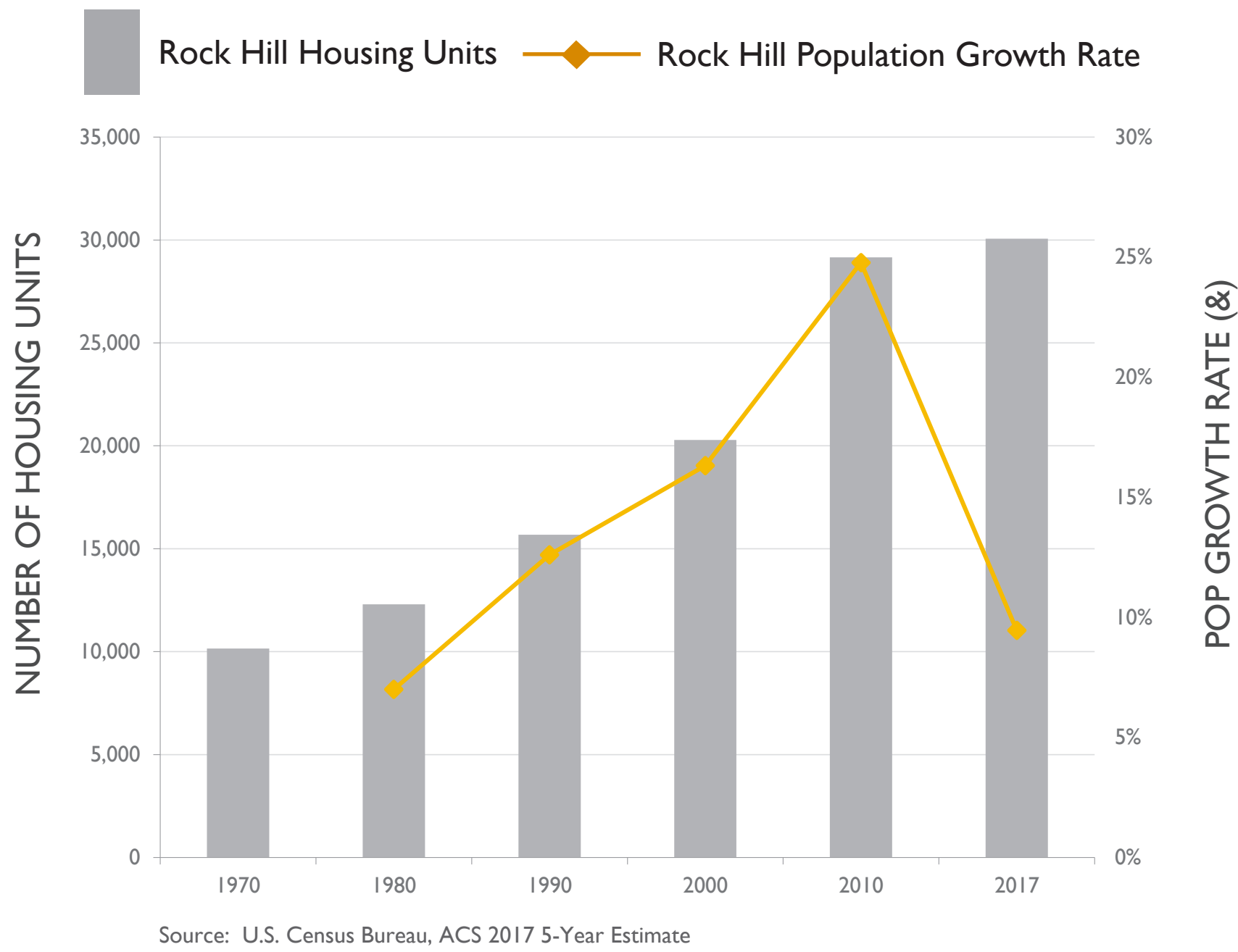


housing profile

Housing Growth

Since 1970, there has been a substantial increase in the number of housing units in Rock Hill. Between 2000 and 2010, when the City had the largest increase in housing units, population grew by 25%. Housing unit growth has leveled-off since 2010 and the population growth rate has slowed down to 9%.



Housing Tenure

Rock Hill is split almost evenly between owner-occupied and renter-occupied units, and has the lowest percentage of owner-occupied units and highest percentage of rental units. It is most comparable to Charlotte and Gastonia.

	Rock Hill	Charlotte	Gastonia	Monroe	Kannapolis	Mooresville	Concord
Owner-Occupied Units	52%	53%	55%	57%	59%	61%	66%
Renter-Occupied Units	48%	47%	45%	43%	41%	39%	34%

Source: ACS 2017 5-Year Estimate

3

WEEK

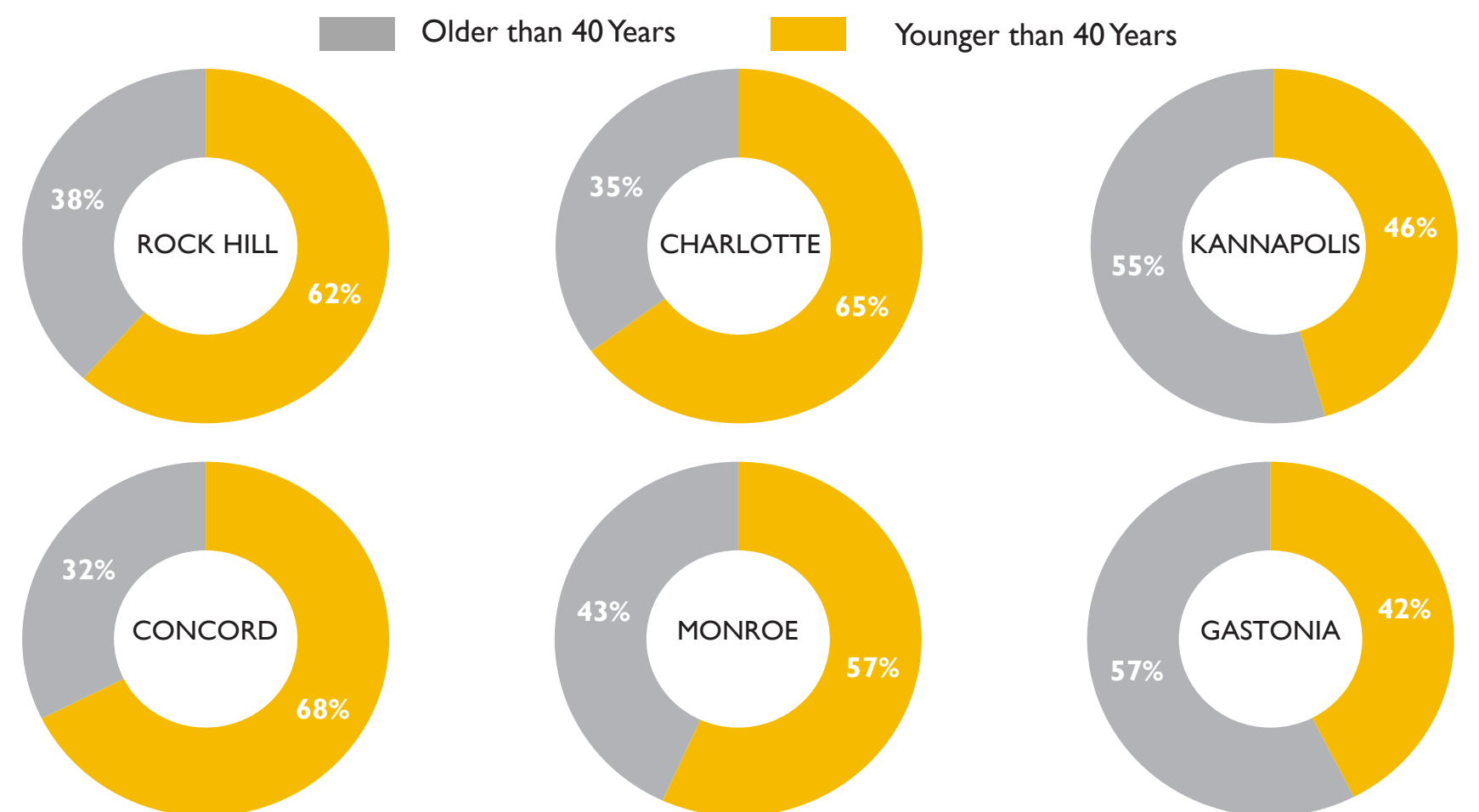
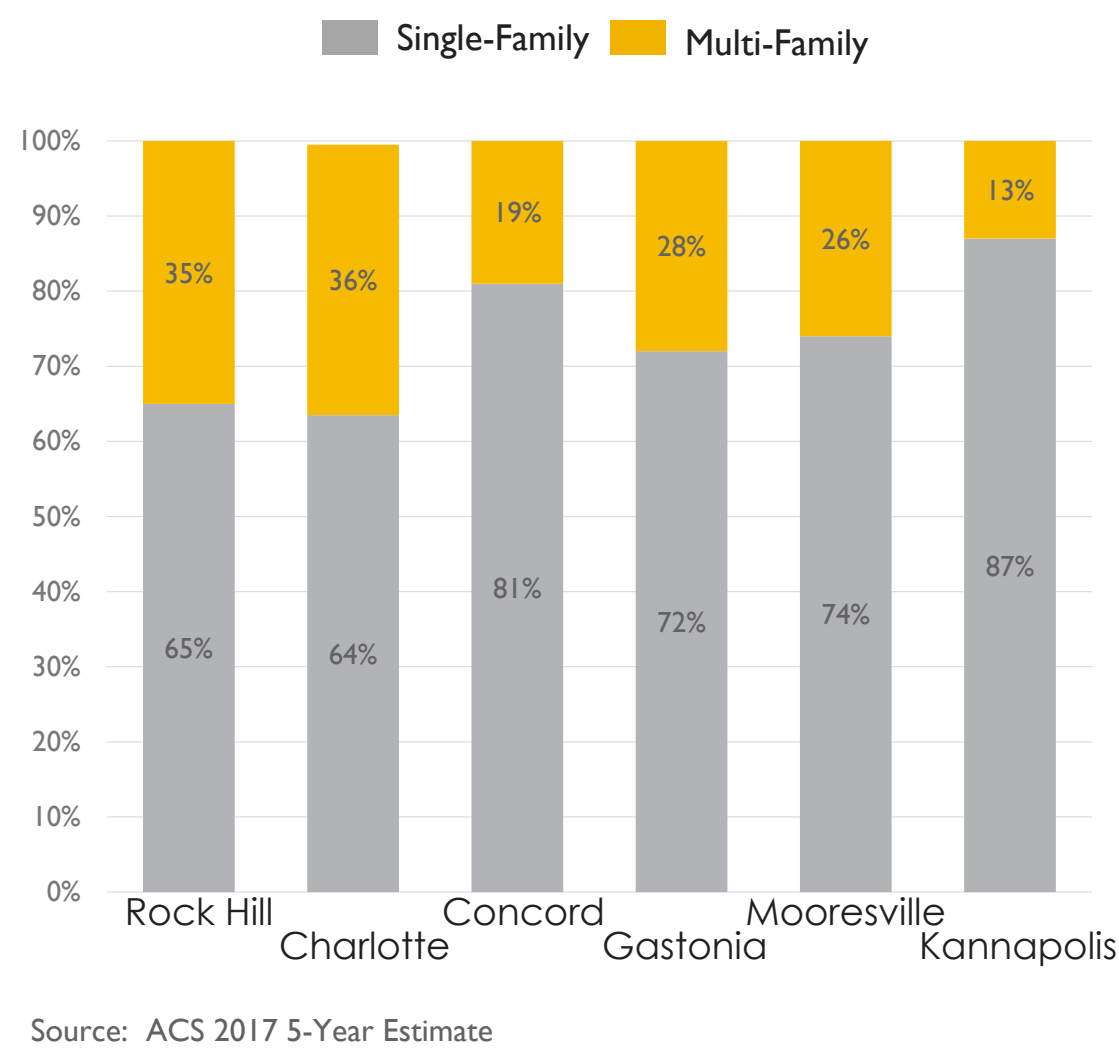
ROCK HILL

BREAK IT DOWN

On average, there were about 3 homes built per 5-day week between 2000 and 2017.

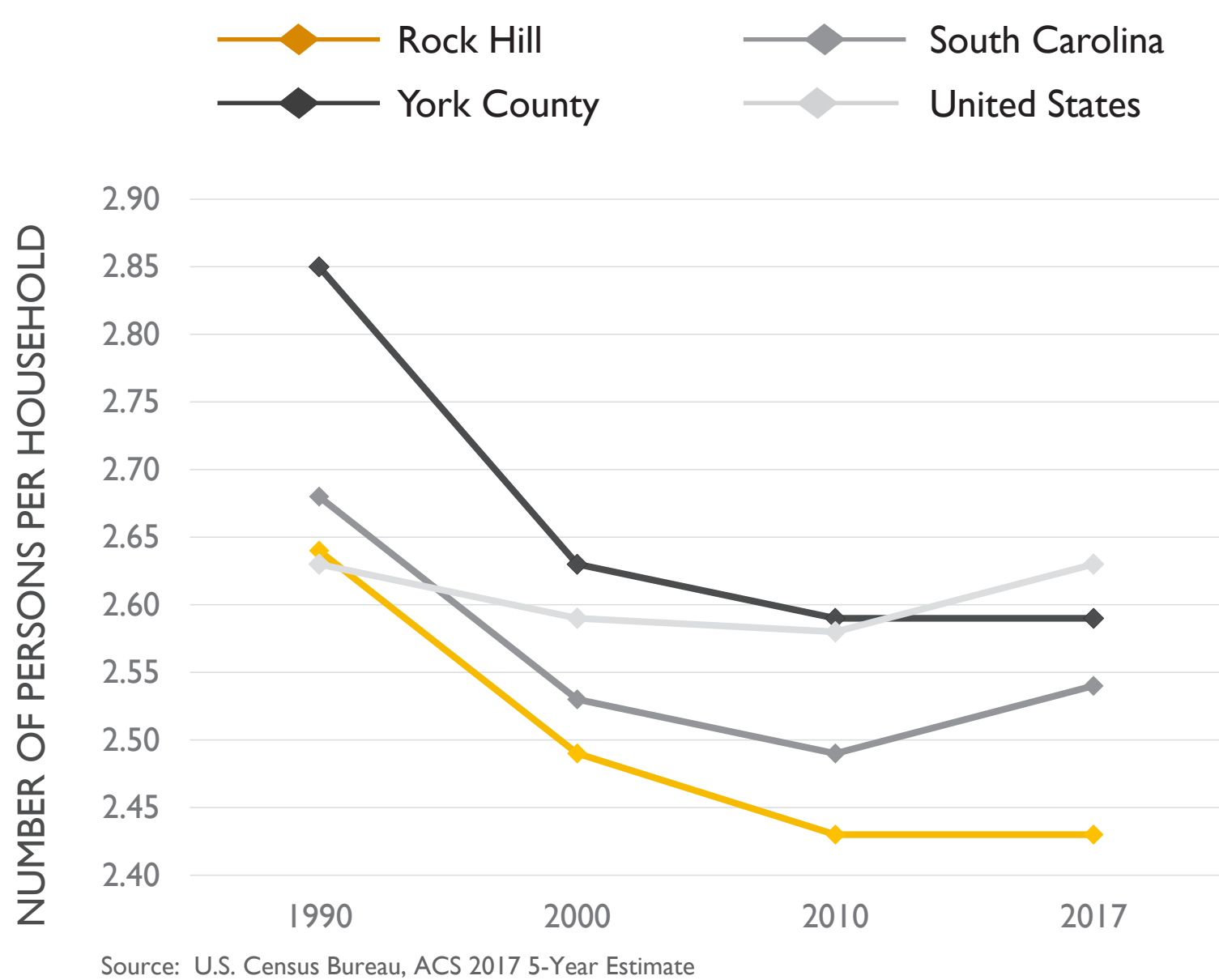
Housing Types and Age

Rock Hill's housing stock is comprised of nearly 2/3 single-family homes and 1/3 multi-family homes, which is similar to Charlotte. It is a less mature ring city with 62% of houses younger than 40 years old, which is also similar to Charlotte as well as other ring cities like Concord and Monroe.



Household Size and Composition

Rock Hill has a smaller average household size than the nation, South Carolina, and York County. It experienced a steep decrease between 1990 and 2010, and has remained constant since 2010. Rock Hill has the lowest number of married family households and highest number of non-family households, which consists of people living alone or with a roommate. Rock Hill is also on the higher end of single parent households as well.



	Married Family	Single Parent (Female)	Single Parent (Male)	Non-Family
Rock Hill	38%	16%	6%	40%
Charlotte	40%	14%	5%	40%
Gastonia	41%	18%	5%	36%
Monroe	46%	19%	9%	26%
South Carolina	47%	15%	4%	34%
Kannapolis	48%	16%	6%	30%
United States	48%	13%	5%	34%
York County	53%	13%	5%	29%
Mooresville	53%	12%	4%	31%
Concord	53%	14%	4%	29%
Fort Mill	54%	18%	3%	25%
Tega Cay	74%	6%	4%	16%

Source: ACS 2017 5-Year Estimate

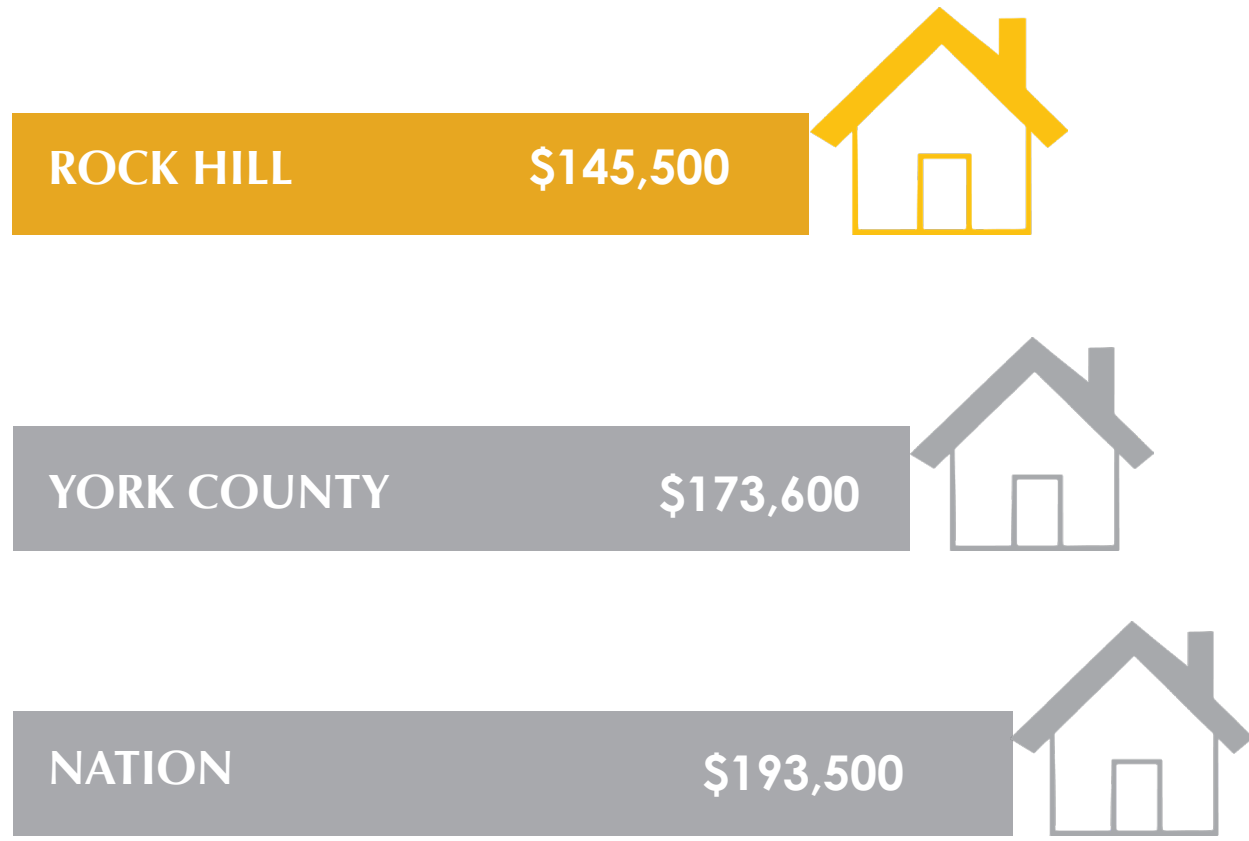
housing profile

Home Values

Rock Hill has relatively affordable housing compared to the County and Nation. Over 70% of homes are less than \$200,000 in Rock Hill. This is comparable to other cities including Gastonia, Monroe, and Kannapolis.

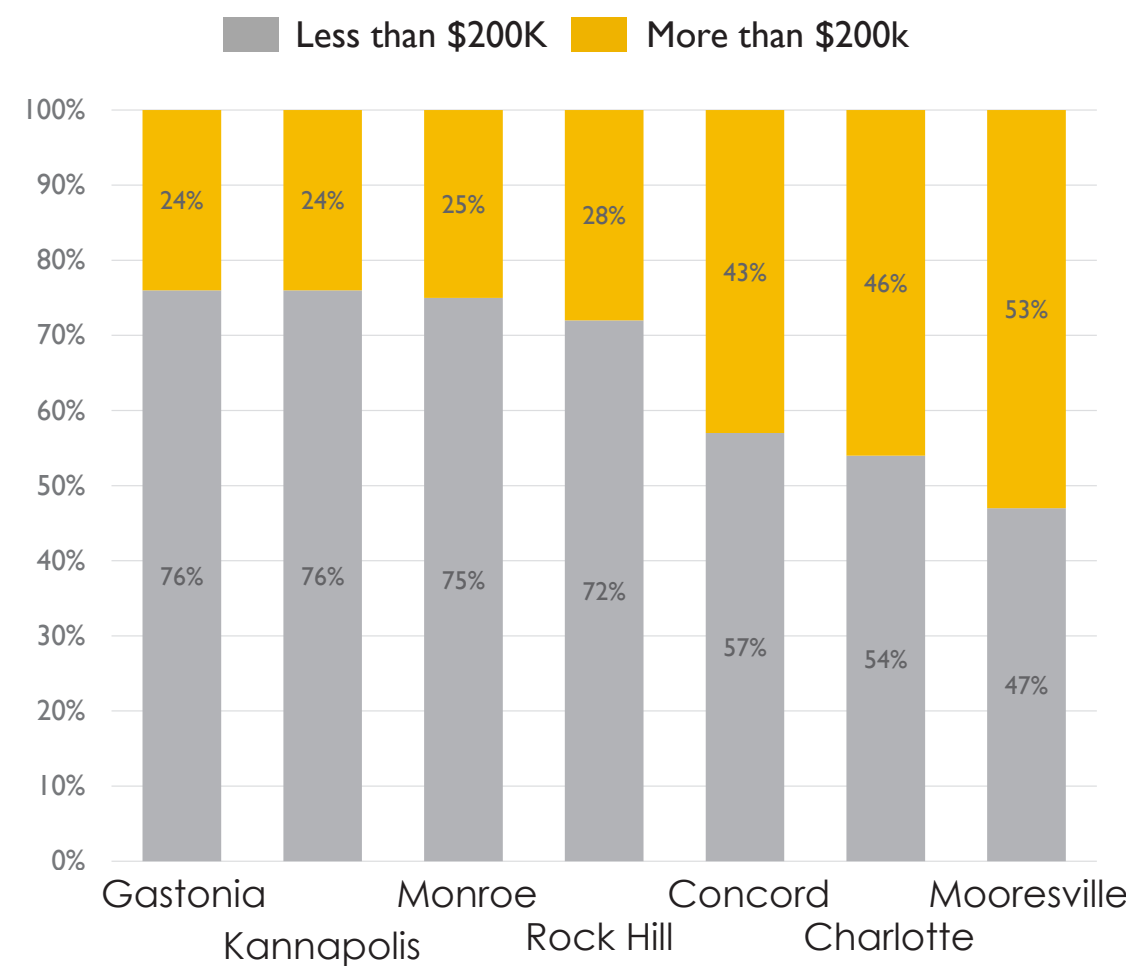
MEDIAN HOME VALUES [2017]

Source: ACS 2017 5-Year Estimate



DISTRIBUTION OF HOME VALUES [2017]

Source: ACS 2017 5-Year Estimate



93 Cost of Living Index
72 Housing Index

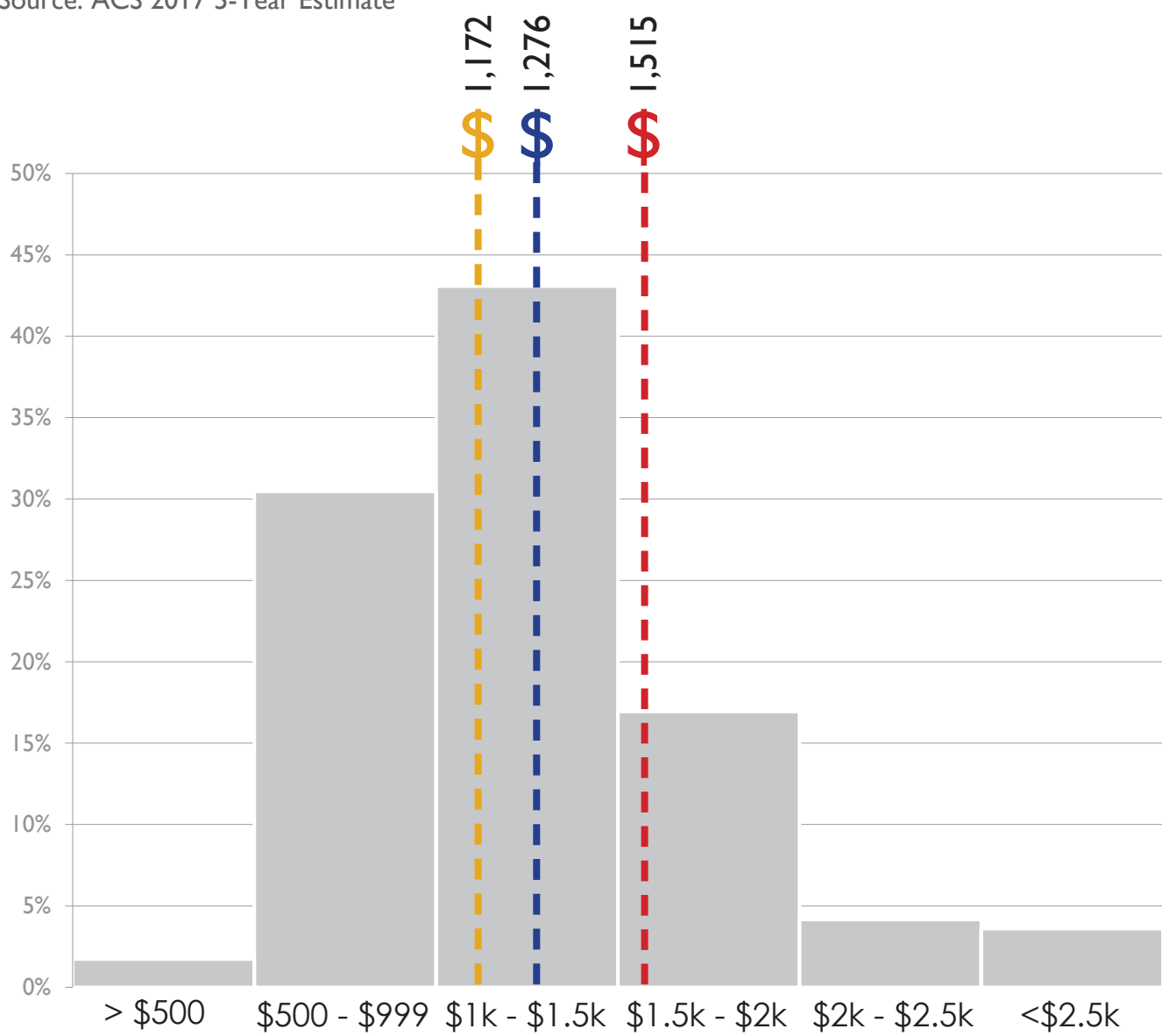
A community with an index of 100 has the same cost of living as the average U.S. city. A community with an index higher than 100 is more expensive, and a community with a lower index is less expensive. The further the number is from 100, the more or less expensive it is.

Cost of Living

The majority of both homeowners and renters pay less than \$1,500 per month for housing and pay less than the nation (\$1,515) and County (\$1,276). Renters also have a slightly lower median monthly payment than the national (\$982) and County (\$893) medians. While housing payments in Rock Hill are lower than the national and County medians, over a quarter of homeowners and over 55% of renters are considered cost-burdened. A homeowner or renter is considered cost-burdened when their housing costs exceed 30% of their income. This issue may be explained due to the the median household income being the second lowest of the ring cities, and lower than the County and Carolinas.

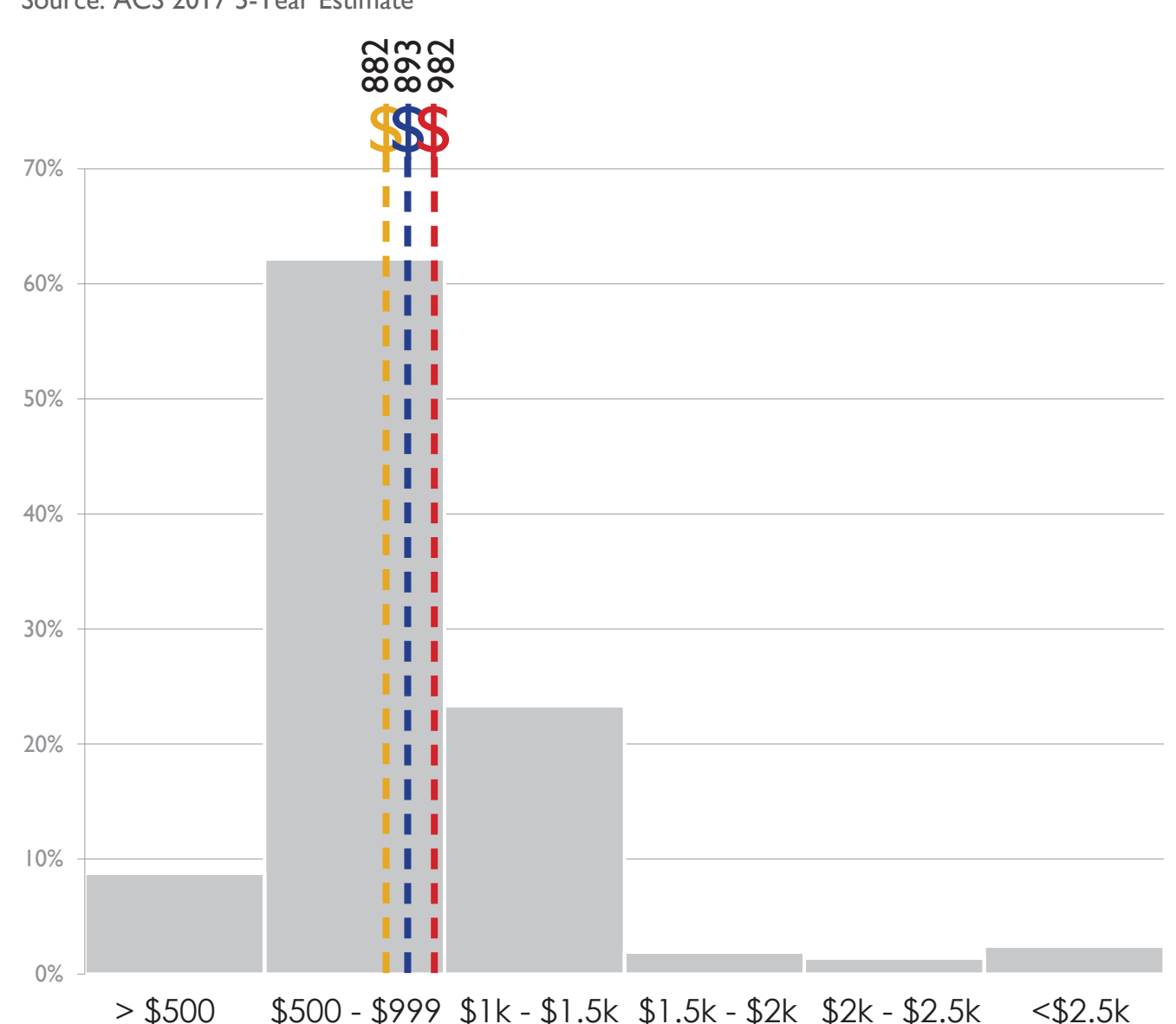
DISTRIBUTION OF OWNER HOUSING COSTS AND MEDIAN MORTGAGE [2017]

Source: ACS 2017 5-Year Estimate



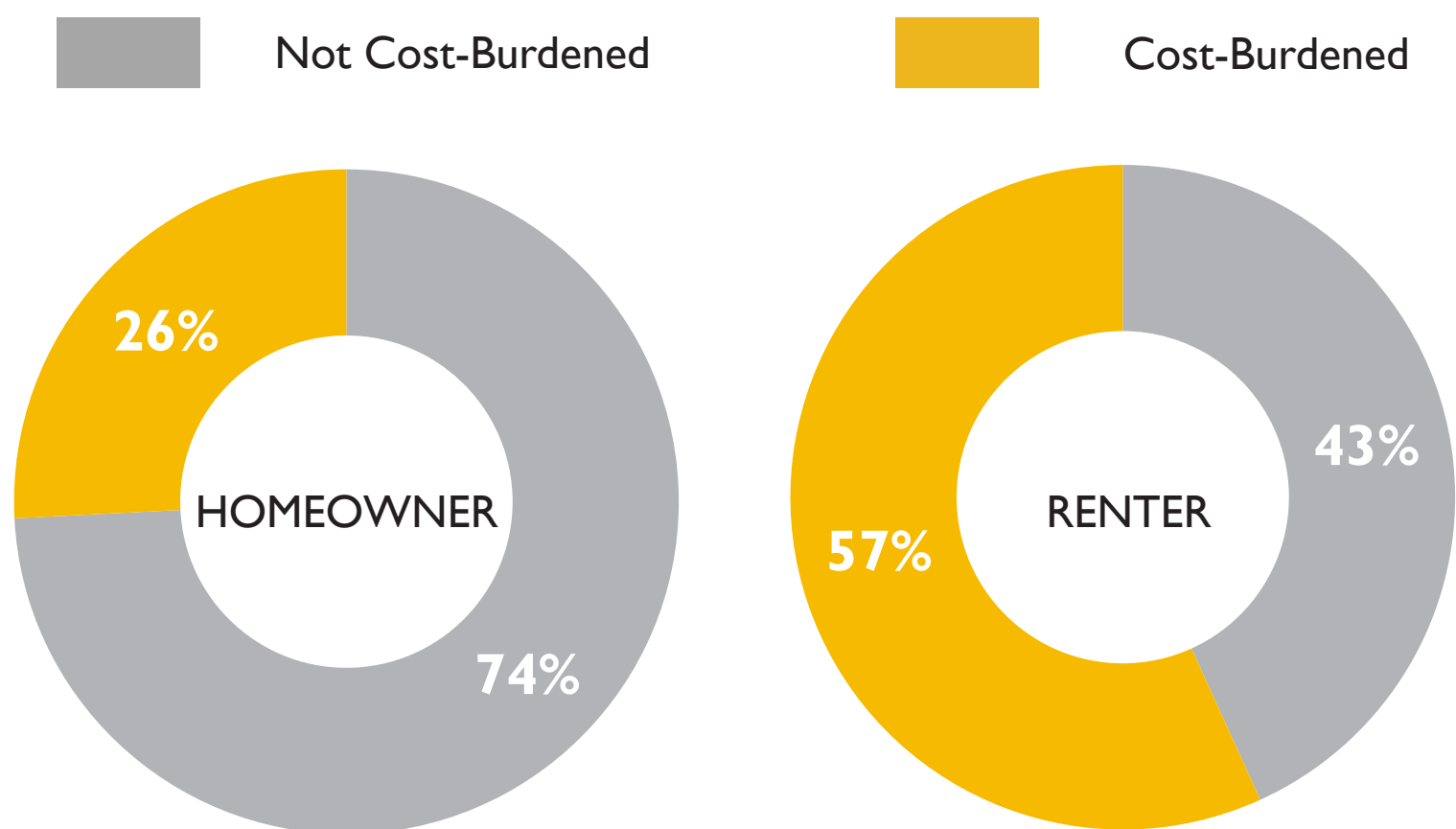
DISTRIBUTION OF RENTER HOUSING COSTS AND MEDIAN RENT [2017]

Source: ACS 2017 5-Year Estimate



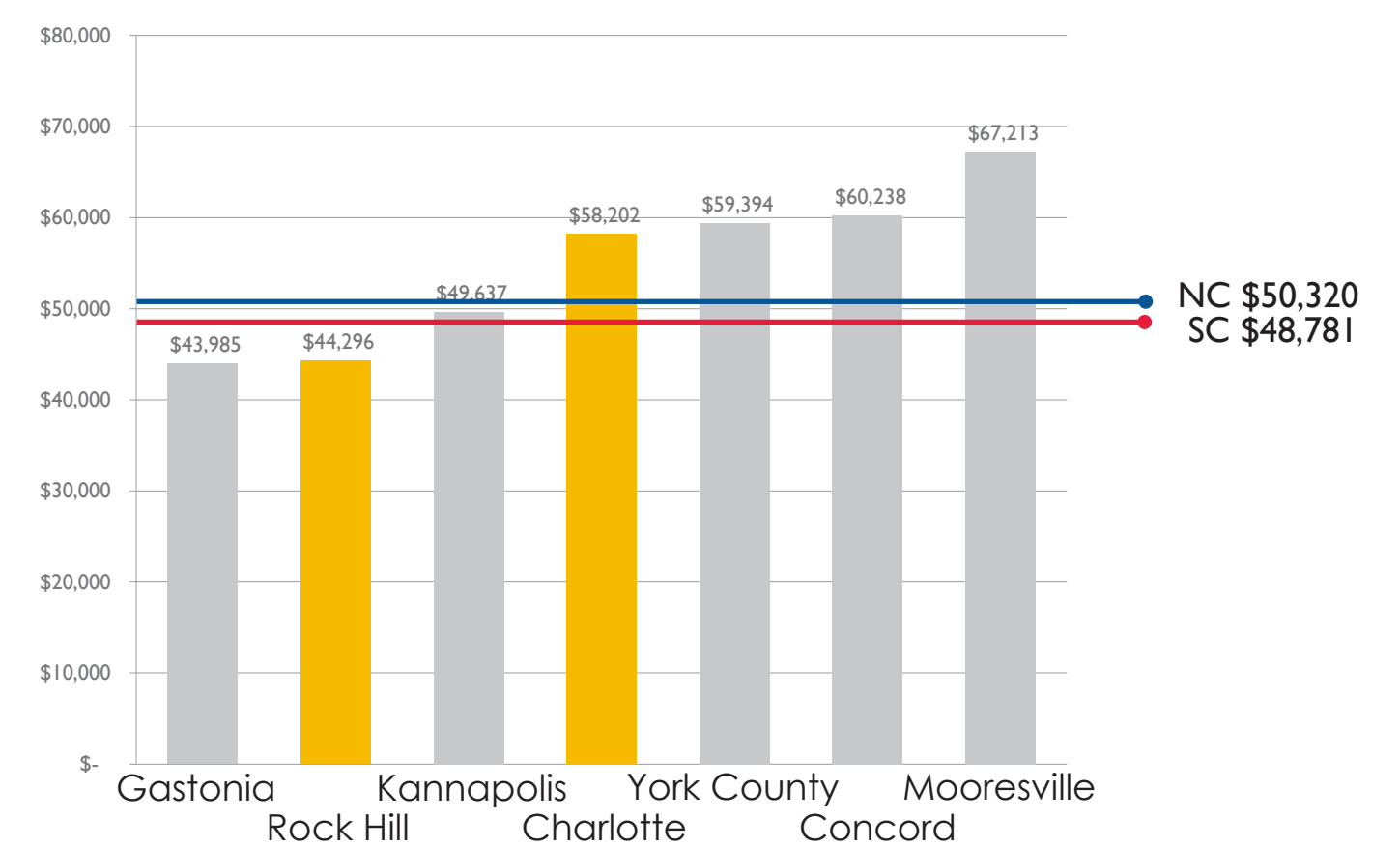
COST-BURDENED HOUSING [2017]

Source: ACS 2017 5-Year Estimate



MEDIAN HOUSEHOLD INCOME [2017]

Source: ACS 2017 5-Year Estimate



City Housing Programs

The City's Housing and Neighborhood Services Department has programs that aim to help residents own homes and educate them on homeownership, home rehab, home repair, and how to improve neighborhood quality and safety. To learn more about these programs, please visit the City's website at www.cityofrockhill.com.