

City Explained^{Inc.}

Housing Affordability Analysis

Lexington, SC



Final Document

October 25, 2019

The South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Title 6, Article 9, Chapter 1) requires preparation of a report that estimates the effects of imposing development impact fees on the affordability of housing in the jurisdiction. The analysis must be presented to Town Council prior to the adoption of a development impact fee ordinance that includes fees for residential development. The housing affordability analysis that follows considers the effect of new development impact fees for parks and recreation, municipal facilities and equipment, and transportation on affordable housing in the Town of Lexington.

The discussion is organized under eight general headings: maximum allowable impact fees, definition of affordable housing, personal income profile, housing supply, cost of homeownership, cost of renting, cost burden analysis and conclusion.

Maximum Allowable Impact Fee

Maximum allowable impact fees for each category are presented in the *Development Impact Fee Study Report for Lexington*. Typically, Town Council will apply a discount rate to the maximum allowable impact fees presented in the report to provide a reasonable fee for continued residential and non-residential investment, or to ensure impact fees collected do not exceed the cost of providing capital facilities identified to accommodate new development. The amount of the discount rate is solely a policy decision for Town Council.

The *Development Impact Fee Study Report for Lexington* recommends a discount rate be applied to the maximum allowable impact fees presented in the report. Specific discount rates have not been established for the three categories at this time. Therefore, the analysis assumes the most conservative condition — maximum allowable impact fee amounts — for assessing the effect of proposed impact fees on affordable housing in Lexington. It is expected that the cost burden analysis presented in this report would improve with the adoption of a discount rate by Town Council.

Definition of Affordable Housing

The South Carolina Development Impact Fee Act defines affordable housing as “housing affordable to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the government entity”. The Act is silent on a preferred methodology for examining housing affordability for families whose income does not exceed 80 percent of the median income. This analysis assumes a cost burden ratio of 30 percent to calculate housing affordability for these families, which is consistent with criteria used by the US Housing and Urban Development Department (HUD).

Personal Income Profile

Personal income and wealth represent the ‘purchasing power’ of residents in the Town of Lexington to secure housing. Real estate developers study income levels and income patterns to make development decisions, such as whether to build for-sale or rental housing. Residents’ income and personal wealth also have a significant impact on the transition to homeownership.

Compensation in the Town of Lexington is represented by household income, which includes all wages, tips, and bonuses earned from employment, as well as retirement income earned from a pension plan or retirement account. Households include all residents living in the home, related or unrelated. Average household income is reported by place of residence, which represents the purchasing power for people that reside in the Town of Lexington.

The median annual household income reported for the Town of Lexington is \$65,019 (US Census Bureau, 2013-2017 American Community Survey, Five Year Estimates, Table B19013). Annual household income assumed for a family making 80 percent of the reported median is \$52,015. Monthly household income for these families is \$4,334 (i.e., \$52,015 / 12 months = \$4,334).

Housing Supply

Housing unit estimates for the Town of Lexington are published by the US Census Bureau. Current data estimates there are 8,538 total housing units in the Town (US Census Bureau, 2013-2017 American Community Survey, Five Year Estimates, Table DP04). The preference for housing types and neighborhood styles varies across the jurisdiction. This section focuses on two general housing categories: owner-occupied homes and renter-occupied homes.

Owner-Occupied Homes

Owner-occupied homes are occupied by the owner of the unit. They are site-built homes, typically purchased using a mortgage. Owner-occupied homes represent the dominant housing type in Lexington. Current data estimates there are 4,970 owner-occupied homes in the Town (US Census Bureau, 2013-2017 American Community Survey, Five Year Estimates, Table DP04). This represents 63.5 percent of all occupied housing units reported.

Housing unit estimates for the Town of Lexington report 298 for-sale homes are available for new residents (US Census Bureau, 2013-2017 American Community Survey, Five Year Estimates, Table B25004)*. This includes unoccupied or vacant homes for sale; sold units not yet occupied; or units used for seasonal, recreational or occasional uses. These homes represent 3.49 percent of all housing units reported in the Town (i.e., $298 / 8,538 \times 100 = 3.49\%$). Existing homes would not be subject to the Town's proposed development impact fees.

Note:

** = There were 219 housing units listed as "other vacant" in the American Community Survey that were not identified as either owner-occupied homes or rental homes. These homes would also be available to new residents, and represent 2.56% of all housing units reported for the Town (i.e., $219 / 8,538 \times 100 = 2.56\%$). Existing homes classified as "other vacant" would not be subject to the Town's proposed development impact fees.*

Renter-Occupied Homes

A rental home is occupied by a tenant through lease agreement, which gives the tenant the right to use the rental property for a period of time, usually one calendar year. Current data estimates there are 2,855 occupied rental homes in Lexington (US Census Bureau, 2013-2017 American Community Survey, Five Year Estimates, Table DP04). This represents 36.5 percent of all occupied housing units in the Town.

Housing unit estimates for Lexington report 196 rental homes are available for new residents (US Census Bureau, 2013-2017 American Community Survey, Five Year Estimates, Table B25004)*. This includes unoccupied site built homes, mobile homes, apartments, townhomes, etc. for rent or rented units not yet occupied. These homes represent 2.29 percent of all housing units in the town (i.e., $196 / 8,538 \times 100 = 2.29\%$). Existing rental homes would not be subject to the Town's proposed development impact fees.

Note:

** = There were 219 housing units listed as "other vacant" in the American Community Survey that were not identified as either owner-occupied homes or rental homes. These homes would also be available to new residents, and represent 2.56% of all housing units reported for the Town (i.e., $219 / 8,538 \times 100 = 2.56\%$). Existing homes classified as "other vacant" would not be subject to the Town's proposed development impact fees.*

Cost of Homeownership

The cost of owning a home in Lexington is represented by six general categories: purchase price; mortgage payment; property tax; water, sewer and electric utilities; telephone, cable and internet utilities; and homeowners insurance. Costs within the six general categories may vary depending on the size, condition, and location of a home. Data and assumptions used for this analysis are summarized below.

Purchase Price

The median home value was used to estimate the purchase price of a home. The American Community Survey estimates the median value of a home in the Town of Lexington is \$178,300 (US Census Bureau, 2013-2017 American Community Survey, Five Year Estimates, Table B25077).

Mortgage Payment

A conventional, fixed-rate 30-year mortgage was assumed to estimate typical monthly costs of principle and interest on a home loan. The down payment for a loan was assumed to be 20 percent of the purchase price (i.e., \$178,300 x 20% = \$35,660). The loan amount for the mortgage was determined by subtracting the down payment from the purchase price (i.e., \$178,300 - \$35,660 = \$142,640). An interest rate of 3.428 percent (APR) was assumed for the home purchase based on a survey of competitive interest rates in the Lexington Region (www.bankrate.com).

Property Tax

The Lexington County Auditor's Office provides a Tax Estimator on its website, whereby user inputs for tax year, tax district, estimated value, property type, residence category, and homestead exception eligibility are used to estimate annual net property taxes. Using this tool, a home appraised at \$178,300 in the Town of Lexington is assumed to pay \$1,332.27 in Town and County property taxes each year after credits are applied (www.lex-co.com/scripts/cgiip.exe/WService=wsTaxBill/branding/rTaxEst.htm).

Water, Sewer & Electric Utilities

The Town of Lexington collects monthly water and sewer utility fees to offset costs for the draw and distribution of water and the collection and treatment of sanitary sewer waste. This analysis assumes a fee of \$40.24 per month for residential water service (i.e., \$7.76 basic meter service charge + \$4.33 per 1,000 gallons x 7,500 gallons per month used on average = \$40.24) and \$45.71 per month for residential sewer service (i.e., \$8.04 basic meter service charge + \$5.58 per 1,000 gallons x 6,750 gallons per month used on average = \$45.71) in accordance with the Town of Lexington Utilities Annual Rate Schedule, 2019. Monthly electric costs for a home were estimated to be \$152.32 per month (\$0.1364 per kWh x 1,119 kWh per month used on average = \$152.32) (www.electricitylocal.com/states/south-carolina/lexington/).

Telephone, Cable & Internet Utilities

AT&T provides telephone, cable, and internet service in Lexington. Their website publishes a cost of \$109.98 per month for combined cable, telephone, and internet service for new customers (one-year promotion price) (www.att.com/local/south-carolina/lexington/).

Homeowners Insurance

Homeowners insurance provides financial protection against natural disasters. It generally insures the home and the items within it. The price of homeowners insurance varies, influenced by the replacement costs and location of the home, deductible levels, and the insurance company providing the policy. The average cost of homeowners' insurance in Lexington was estimated to be \$1,594 per year, which is conservative assuming a home replacement cost value up to \$300,000 (www.insurance.com/south-carolina-homeowners-insurance).

Monthly Payment

Based on the forgoing, the monthly payment for a home of median value (the assumed purchase price) in the Town of Lexington was estimated to be \$1,226.91 for the baseline condition (i.e., no development impact fee system in place). A worksheet for estimating the monthly homeowner payment is included at the end of the report.

Cost of Renting

The cost of renting a home was estimated using information published by the US Census Bureau. The median gross rent (including all utilities and rental insurance) in the Town of Lexington was estimated as \$1,004 (US Census Bureau, 2013-2017 American Community Survey, Five Year Estimates, Table B25064).

Cost Burden Analysis

Cost burden for affordable housing was measured as the ratio between payments for housing (including property taxes, fees, utilities and insurance) and reported gross median household income (US Housing and Urban Development Department, 2009). A cost burden analysis for the Town of Lexington was prepared for residents that purchase homes and residents that rent homes.

The South Carolina Development Impact Fee Act defines affordable housing as "housing affordable to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the government entity". Annual household income assumed for a family making 80 percent of the reported median in Lexington is \$52,015. Monthly household income for these families is \$4,334 (i.e., \$52,015 / 12 months = \$4,334).

A cost burden ratio of 30 percent was used to calculate housing affordability for the Town (US Housing and Urban Development Department, 2009).

Scenario 1: Assuming No Development Impact Fee

Table 1 summarizes the cost burden analysis for residents purchasing or renting a home in Lexington without the Town's proposed maximum allowable development impact fees included. More information on the monthly median household income assumed, and the costs of homeownership and renting a home, was provided earlier in the report.

Table 1: Cost Burden Analysis with No Development Impact Fees Collected

Condition	Monthly Income	Monthly Cost ^A	Cost Burden
Owner-Occupied	\$4,334	\$1,227	28.31%
Renter-Occupied	\$4,334	\$1,004	23.20%

Note:

^A = calculations for the monthly cost of an owner-occupied housing unit are summarized in the appendix of the report.

Based on Table 1, owner-occupied housing in the Town of Lexington is affordable to families whose income does not exceed 80 percent of median household income. Renter-occupied housing is also affordable to Town residents using the same cost burden threshold.

Scenario 2: Assuming Development Impact Fees Included

Maximum allowable impact fees are presented in the *Development Impact Fee Study Report for Lexington*. It is assumed a discount rate will be applied to these fees in the future (see discussion on page 1 of the report). However, the analysis assumes the most conservative condition — maximum allowable impact fee amounts — for assessing the effect of proposed development impact fees on affordable housing in Lexington. It is expected that the cost burden analysis presented in this report would improve with the adoption of a discount rate by Town Council.

Table 2 summarizes maximum allowable impact fee information from Chapter 5 in the *Development Impact Fee Study Report for Lexington*.

Table 2: Maximum Allowable Impact Fees

Ownership Category	Max. Allowable Impact Fee
Parks & Recreation	
Owner-Occupied	\$1,285
Renter-Occupied	\$932
Municipal Facilities & Equipment	
Owner-Occupied	\$216
Renter-Occupied	\$157
Transportation	
Owner-Occupied	\$828
Renter-Occupied	\$477
All Impact Fees Combined	
Owner-Occupied	\$2,329
Renter-Occupied	\$1,566

Table 3 summarizes the cost burden analysis for residents purchasing or renting a home in Lexington with the influence of maximum allowable development impact fees for parks and recreation, municipal facilities and equipment category, and transportation included.

Table 3: Cost Burden Analysis with Development Impact Fees Collected

Condition	Monthly Income	Monthly Cost ^{A, B}	Cost Burden
Owner-Occupied	\$4,334	\$1,236	28.52%
Renter-Occupied	\$4,334	\$1,048	24.20%

Notes:

^A = calculations for the monthly cost of an owner-occupied housing unit are summarized in the appendix of the report.

^B = The housing affordability analysis assumes the most conservative condition (i.e., 100% of the proposed development impact fees are passed on to the renter) for increasing the gross rent to reflect the Town's proposed development impact fee system. The monthly increase assumes a 36-month payback period for the property owner to recoup his or her development impact fees (i.e., $\$1,004.00 + (\$1,566.00 \div 36) = \$1,047.50$).

Based on Table 3, owner-occupied housing in the Town of Lexington remains affordable for families whose incomes do not exceed 80 percent of the median income assuming maximum allowable development impact fees are applied to the purchase price. Renter-occupied housing also remains affordable to Town residents with the new development impact fees applied to rents assuming a 36-month payback period for the property owner to recoup his or her development impact fees.

Conclusion

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on the affordability of housing in the jurisdiction. Based on this analysis, the additional cost to homeowners or renters in Lexington caused by the proposed development impact fees are not large enough to exceed cost burden criteria published by the US Housing and Urban Development Department. Further, it is expected that the cost burden analysis presented in this report — assuming maximum allowable impact fee amounts — would improve with the adoption of a discount rate by Town Council.

APPENDIX

Supporting Data and Calculations
for the Housing Affordability Analysis

Housing Affordability Analysis in Support of the Development Impact Fee Study for the City of Lexington

Cost of Homeownership Worksheet

	Monthly Payment Calculation	
	Assuming No Development Impact Fees	Assuming Development Impact Fees Included
Purchase Price ^A	\$178,300.00	\$180,629.00
Down Payment ^B	\$35,660.00	\$36,126.00
Loan Amount ^C	\$142,640.00	\$144,503.00
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate ^D	3.428%	3.428%
Monthly Interest ^E	0.3%	0.3%
Monthly Payment ^F	\$634.80	\$643.09
Property Tax (per month) ^G	\$111.02	\$111.35
Water, Sewer & Electric Utilities ^H	\$238.27	\$238.27
Telephone, Cable & Internet Utilities ^I	\$109.98	\$109.98
Homeowners Insurance ^J	\$132.83	\$132.83
Monthly Cost	\$1,226.91	\$1,235.52

Notes:

A = Purchase price begins with the median value for a home in Lexington published by the US Census Bureau (\$178,300). Conditions for evaluating impacts of the proposed development impact fee system on housing affordability assume the maximum allowable development impact fees (parks and recreation, municipal facilities and equipment, and transportation combined) are added to the purchase price of a home.

B = Down payment was assumed to be 20% of the purchase price.

C = Loan amount equals purchase price minus down payment.

D = An interest rate of 3.428 percent was assumed for the home purchase based on a survey of competitive interest rates in the Lexington Region (www.bankrate.com).

E = Yearly interest rate divided by 12 months.

F = Payment amount for a traditional 30-year mortgage (principal and interest only) was calculated using a webtool (www.bankrate.com/calculators/mortgages/mortgage-payment-calculator.aspx).

G = The Lexington County Auditor's Office provides a Tax Estimator on its website, whereby user inputs for tax year, tax district, estimated value, property type, residence category, and homestead exception eligibility are used to estimate annual net property taxes. Using this tool, a home appraised at \$178,300 in the Town of Lexington is assumed to pay \$1,332.27 in Town and County property taxes each year after credits are applied (www.lex-co.com/scripts/cgiip.exe /WSservice=wsTaxBill/branding/rTaxEst.htm).

H = Average individual monthly utility rates for a residential dwelling unit assumed as follows: Water - \$40.24 per month, Sewer - \$45.71 per month, and Electric - \$152.32 per month.

I = AT&T provides telephone, television cable, and internet service in Lexington. Their website publishes a cost of \$109.98 per month for combined cable, telephone, and internet service for new customers (one-year promotion price) (www.att.com/local/south-carolina/lexington).

J = The average cost of homeowners' insurance in Lexington was estimated to be \$1,594 per year, which is conservative assuming a home replacement cost value up to \$300,000 (www.insurance.com/south-carolina-homeowners-insurance).



B25004

VACANCY STATUS

Universe: Vacant housing units

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Lexington town, South Carolina	
	Estimate	Margin of Error
Total:	713	+/-176
For rent	128	+/-68
Rented, not occupied	68	+/-84
For sale only	136	+/-97
Sold, not occupied	46	+/-69
For seasonal, recreational, or occasional use	116	+/-102
For migrant workers	0	+/-23
Other vacant	219	+/-126

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

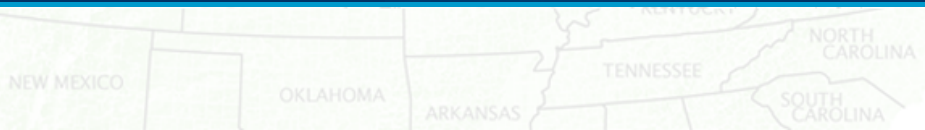
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B19013

MEDIAN HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)

Universe: Households

2013-2017 American Community Survey 5-Year Estimates

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Lexington town, South Carolina	
	Estimate	Margin of Error
Median household income in the past 12 months (in 2017 inflation-adjusted dollars)	65,019	+/-4,098

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
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8. An '(X)' means that the estimate is not applicable or not available.

ARIZON
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

DP04

SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

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Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Lexington town, South Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	8,538	+/-308	8,538	(X)
Occupied housing units	7,825	+/-296	91.6%	+/-2.0
Vacant housing units	713	+/-176	8.4%	+/-2.0
Homeowner vacancy rate	2.6	+/-1.9	(X)	(X)
Rental vacancy rate	4.2	+/-2.1	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	8,538	+/-308	8,538	(X)
1-unit, detached	4,872	+/-270	57.1%	+/-2.6
1-unit, attached	548	+/-104	6.4%	+/-1.2
2 units	222	+/-86	2.6%	+/-1.0
3 or 4 units	218	+/-82	2.6%	+/-1.0
5 to 9 units	575	+/-161	6.7%	+/-1.8
10 to 19 units	544	+/-136	6.4%	+/-1.6
20 or more units	1,122	+/-214	13.1%	+/-2.4
Mobile home	437	+/-138	5.1%	+/-1.6
Boat, RV, van, etc.	0	+/-23	0.0%	+/-0.4
YEAR STRUCTURE BUILT				
Total housing units	8,538	+/-308	8,538	(X)
Built 2014 or later	179	+/-83	2.1%	+/-1.0
Built 2010 to 2013	695	+/-135	8.1%	+/-1.6
Built 2000 to 2009	3,276	+/-289	38.4%	+/-3.1
Built 1990 to 1999	2,325	+/-232	27.2%	+/-2.6
Built 1980 to 1989	1,016	+/-210	11.9%	+/-2.4
Built 1970 to 1979	457	+/-102	5.4%	+/-1.2
Built 1960 to 1969	246	+/-110	2.9%	+/-1.3
Built 1950 to 1959	207	+/-81	2.4%	+/-1.0
Built 1940 to 1949	49	+/-44	0.6%	+/-0.5

Subject	Lexington town, South Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1939 or earlier	88	+/-55	1.0%	+/-0.6
ROOMS				
Total housing units	8,538	+/-308	8,538	(X)
1 room	184	+/-99	2.2%	+/-1.2
2 rooms	214	+/-66	2.5%	+/-0.8
3 rooms	716	+/-174	8.4%	+/-2.0
4 rooms	1,445	+/-274	16.9%	+/-3.0
5 rooms	1,565	+/-263	18.3%	+/-3.1
6 rooms	1,342	+/-181	15.7%	+/-2.0
7 rooms	1,150	+/-198	13.5%	+/-2.4
8 rooms	881	+/-171	10.3%	+/-2.0
9 rooms or more	1,041	+/-199	12.2%	+/-2.3
Median rooms	5.6	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	8,538	+/-308	8,538	(X)
No bedroom	189	+/-100	2.2%	+/-1.2
1 bedroom	822	+/-165	9.6%	+/-1.9
2 bedrooms	2,221	+/-299	26.0%	+/-3.1
3 bedrooms	3,433	+/-286	40.2%	+/-3.3
4 bedrooms	1,512	+/-201	17.7%	+/-2.3
5 or more bedrooms	361	+/-129	4.2%	+/-1.5
HOUSING TENURE				
Occupied housing units	7,825	+/-296	7,825	(X)
Owner-occupied	4,970	+/-258	63.5%	+/-2.4
Renter-occupied	2,855	+/-219	36.5%	+/-2.4
Average household size of owner-occupied unit	2.67	+/-0.09	(X)	(X)
Average household size of renter-occupied unit	2.01	+/-0.17	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	7,825	+/-296	7,825	(X)
Moved in 2015 or later	1,339	+/-231	17.1%	+/-2.9
Moved in 2010 to 2014	3,028	+/-283	38.7%	+/-3.2
Moved in 2000 to 2009	2,502	+/-210	32.0%	+/-2.4
Moved in 1990 to 1999	583	+/-139	7.5%	+/-1.7
Moved in 1980 to 1989	201	+/-76	2.6%	+/-1.0
Moved in 1979 and earlier	172	+/-72	2.2%	+/-0.9
VEHICLES AVAILABLE				
Occupied housing units	7,825	+/-296	7,825	(X)
No vehicles available	548	+/-158	7.0%	+/-2.0
1 vehicle available	2,716	+/-289	34.7%	+/-3.2
2 vehicles available	3,154	+/-269	40.3%	+/-3.3
3 or more vehicles available	1,407	+/-218	18.0%	+/-2.8
HOUSE HEATING FUEL				
Occupied housing units	7,825	+/-296	7,825	(X)
Utility gas	2,262	+/-222	28.9%	+/-2.7
Bottled, tank, or LP gas	56	+/-37	0.7%	+/-0.5
Electricity	5,458	+/-305	69.8%	+/-2.7
Fuel oil, kerosene, etc.	0	+/-23	0.0%	+/-0.4
Coal or coke	0	+/-23	0.0%	+/-0.4
Wood	0	+/-23	0.0%	+/-0.4
Solar energy	5	+/-9	0.1%	+/-0.1
Other fuel	14	+/-24	0.2%	+/-0.3
No fuel used	30	+/-25	0.4%	+/-0.3

Subject	Lexington town, South Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED CHARACTERISTICS				
Occupied housing units	7,825	+/-296	7,825	(X)
Lacking complete plumbing facilities	40	+/-48	0.5%	+/-0.6
Lacking complete kitchen facilities	179	+/-78	2.3%	+/-1.0
No telephone service available	188	+/-86	2.4%	+/-1.1
OCCUPANTS PER ROOM				
Occupied housing units	7,825	+/-296	7,825	(X)
1.00 or less	7,681	+/-331	98.2%	+/-0.9
1.01 to 1.50	98	+/-65	1.3%	+/-0.8
1.51 or more	46	+/-54	0.6%	+/-0.7
VALUE				
Owner-occupied units	4,970	+/-258	4,970	(X)
Less than \$50,000	361	+/-112	7.3%	+/-2.2
\$50,000 to \$99,999	413	+/-133	8.3%	+/-2.6
\$100,000 to \$149,999	797	+/-125	16.0%	+/-2.5
\$150,000 to \$199,999	1,521	+/-192	30.6%	+/-3.4
\$200,000 to \$299,999	1,320	+/-161	26.6%	+/-3.2
\$300,000 to \$499,999	399	+/-109	8.0%	+/-2.2
\$500,000 to \$999,999	150	+/-78	3.0%	+/-1.5
\$1,000,000 or more	9	+/-14	0.2%	+/-0.3
Median (dollars)	178,300	+/-7,041	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	4,970	+/-258	4,970	(X)
Housing units with a mortgage	3,567	+/-272	71.8%	+/-4.2
Housing units without a mortgage	1,403	+/-223	28.2%	+/-4.2
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	3,567	+/-272	3,567	(X)
Less than \$500	58	+/-47	1.6%	+/-1.3
\$500 to \$999	611	+/-139	17.1%	+/-3.4
\$1,000 to \$1,499	1,574	+/-204	44.1%	+/-4.7
\$1,500 to \$1,999	870	+/-152	24.4%	+/-4.1
\$2,000 to \$2,499	280	+/-90	7.8%	+/-2.5
\$2,500 to \$2,999	99	+/-59	2.8%	+/-1.6
\$3,000 or more	75	+/-55	2.1%	+/-1.5
Median (dollars)	1,333	+/-63	(X)	(X)
Housing units without a mortgage	1,403	+/-223	1,403	(X)
Less than \$250	170	+/-80	12.1%	+/-5.2
\$250 to \$399	470	+/-111	33.5%	+/-7.2
\$400 to \$599	635	+/-168	45.3%	+/-8.3
\$600 to \$799	94	+/-46	6.7%	+/-3.1
\$800 to \$999	34	+/-27	2.4%	+/-1.9
\$1,000 or more	0	+/-23	0.0%	+/-2.5
Median (dollars)	414	+/-25	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	3,558	+/-270	3,558	(X)
Less than 20.0 percent	2,087	+/-260	58.7%	+/-5.0
20.0 to 24.9 percent	529	+/-129	14.9%	+/-3.6
25.0 to 29.9 percent	297	+/-95	8.3%	+/-2.6
30.0 to 34.9 percent	204	+/-71	5.7%	+/-2.0
35.0 percent or more	441	+/-119	12.4%	+/-3.3

Subject	Lexington town, South Carolina			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	9	+/-15	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,403	+/-223	1,403	(X)
Less than 10.0 percent	886	+/-180	63.2%	+/-7.1
10.0 to 14.9 percent	239	+/-68	17.0%	+/-4.9
15.0 to 19.9 percent	93	+/-55	6.6%	+/-3.8
20.0 to 24.9 percent	23	+/-23	1.6%	+/-1.6
25.0 to 29.9 percent	45	+/-31	3.2%	+/-2.2
30.0 to 34.9 percent	12	+/-17	0.9%	+/-1.2
35.0 percent or more	105	+/-71	7.5%	+/-4.8
Not computed	0	+/-23	(X)	(X)
GROSS RENT				
Occupied units paying rent	2,704	+/-206	2,704	(X)
Less than \$500	179	+/-72	6.6%	+/-2.6
\$500 to \$999	1,160	+/-202	42.9%	+/-6.4
\$1,000 to \$1,499	1,117	+/-193	41.3%	+/-6.6
\$1,500 to \$1,999	127	+/-82	4.7%	+/-3.0
\$2,000 to \$2,499	47	+/-26	1.7%	+/-1.0
\$2,500 to \$2,999	0	+/-23	0.0%	+/-1.3
\$3,000 or more	74	+/-51	2.7%	+/-1.9
Median (dollars)	1,004	+/-50	(X)	(X)
No rent paid	151	+/-78	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	2,658	+/-205	2,658	(X)
Less than 15.0 percent	331	+/-137	12.5%	+/-5.0
15.0 to 19.9 percent	459	+/-158	17.3%	+/-5.6
20.0 to 24.9 percent	427	+/-134	16.1%	+/-5.1
25.0 to 29.9 percent	358	+/-118	13.5%	+/-4.2
30.0 to 34.9 percent	170	+/-89	6.4%	+/-3.3
35.0 percent or more	913	+/-174	34.3%	+/-6.1
Not computed	197	+/-89	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25077

MEDIAN VALUE (DOLLARS)

Universe: Owner-occupied housing units
2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Lexington town, South Carolina	
	Estimate	Margin of Error
Median value (dollars)	178,300	+/-7,041

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

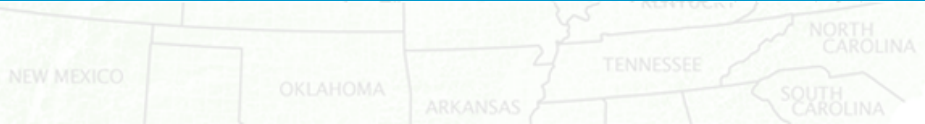
While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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8. An '(X)' means that the estimate is not applicable or not available.



B25064

MEDIAN GROSS RENT (DOLLARS)

Universe: Renter-occupied housing units paying cash rent
2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Lexington town, South Carolina	
	Estimate	Margin of Error
Median gross rent	1,004	+/-50

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
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8. An '(X)' means that the estimate is not applicable or not available.



South Carolina County of Lexington

Real Property Tax Estimator using: 2018 Millage Rates

Estimated Value:

Tax District:

Property Type:

Legal Residence:

HomeStead: To qualify must be either 65, totally disabled, or legally blind

SCHOOL

School 1 Operation	322.400	2,298.71	0.00	0.00	2,298.71
Sales Tax Credit	0.000	0.00	0.00	-2,298.71	-2,298.71
School 1 Bonds	85.300	608.19	0.00	-372.47	235.72
School Subtotal	407.700	2,906.90	0.00	-2,671.18	235.72

COUNTY

County Ordinary	24.186	172.45	0.00	0.00	172.45
Law Enforcement	34.354	244.94	0.00	0.00	244.94
Fire Service Operation	20.363	145.19	0.00	0.00	145.19
Indigent Care	0.500	3.57	0.00	0.00	3.57
Library Operations	6.180	44.06	0.00	0.00	44.06
Solid Waste	7.877	56.16	0.00	0.00	56.16
County Notes & Bonds	3.700	26.38	0.00	0.00	26.38
Fire Service Bonds	0.000	0.00	0.00	0.00	0.00
Library Bonds	0.000	0.00	0.00	0.00	0.00
County Subtotal	97.160	692.75	0.00	0.00	692.75

AGENCY

Rec & Aging Comm Ops	12.202	87.00	0.00	0.00	87.00
Rec & Aging Comm Bonds	3.700	26.38	0.00	0.00	26.38
Midland Tech Operation	2.956	21.08	0.00	0.00	21.08
Midland Tech Capital	1.397	9.96	0.00	0.00	9.96
Riverbank Park Bonds	1.000	7.13	0.00	0.00	7.13

Riverbank Park Oper.	1.088	7.76	0.00	0.00	7.76
Mental Health	0.000	0.00	0.00	0.00	0.00
Agency Subtotal	22.343	159.31	0.00	0.00	159.31
<hr/>					
MUNICIPAL					
Town Of Lexington	34.290	244.49	0.00	0.00	244.49
<hr/>					
This is only an estimate, actual tax bill may vary.					
ESTIMATED TAXES	561.493	4,003.45	0.00	-2,671.18	1,332.27

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Rates Effective July 1, 2019

Water Rates

Monthly Customer Service Charges / Meter			
Meter size		Inside Town	Outside Town
3/4"	\$	7.76	\$ 13.96
1"	\$	14.36	\$ 25.83
1-1/2"	\$	19.40	\$ 34.91
2"	\$	38.80	\$ 69.81
3"	\$	100.87	\$ 181.52
4"	\$	186.23	\$ 335.11
6"	\$	244.44	\$ 439.85

Volume Charges / Thousand Gallons			
		Inside Town	Outside Town
Residential	\$	4.33	\$ 7.80
Commercial	\$	4.04	\$ 7.27
Industrial	\$	4.04	\$ 7.27

Sewer Rates

Monthly Customer Service Charges / Meter			
		Inside Town	Outside Town
	\$	8.04	\$ 13.67
Flat Rate (Non-Metered)	\$	41.48	\$ 70.56

Monthly I-20 Service Area Sewer Rates		
		Outside Town
Residential Flat Rate	\$	70.56
Mobile Home Flat Rate (75% of Residential Flat Rate)	\$	52.92
Commercial Flat Rate per REU*	\$	70.56
Treatment only-Bulk Flat per REU*	\$	32.68

*REU: Residential Equivalent Unit.

Volume Charges / Thousand Gallons			
		Inside Town	Outside Town
	\$	5.58	\$ 9.48

(Maximum of 10,000 gallon / mo. for residential customers)

Fire Protection Charges			
		Inside Town	Outside Town
Sprinkler minimum (\$ / mo.)	\$	5.24	\$ 10.47
Additional over 60 heads (\$ / head / mo.)	\$	0.10	\$ 0.21
Commercial Fire Hydrant	\$	10.91	\$ 21.78

Water and Sewer Connection Fees

Tap Fees		
Water Tap Fee		\$ 640.00
Sewer Tap Fee		\$ 510.00

Water Meter Fees (Fees vary by meter size)		
3/4"		\$ 371.00
1"		\$ 532.00
1-1/2"		\$ 948.00
2"		\$ 1,256.00
3"		\$ 1,600.00
4"		\$ 1,940.00
6"		\$ 2,860.00
8"		\$ 8,613.00
10"		\$ 11,313.00

Capital Contribution Fees (per ERU)		
	Inside Town	Outside Town
Water Capital Contribution Fee	\$ 1,150.00	\$ 2,050.00
Sewer Capital Contribution Fee	\$ 1,900.00	\$ 3,700.00

Ancillary Charges Related to Water, Sewer, and Stormwater

New Account Charge		\$ 25.00
Plan Review and Inspection Fee (1% of utility construction cost)		
	Minimum \$	74.00
	Maximum \$	1,150.00
Stormwater Plan & Inspection Fee (3% of stormwater construction cost)		
	Minimum \$	74.00
	Maximum \$	1,150.00
Sewer Inspection Fee		\$ 75.00
Sewer Re-inspection Fee		\$ 50.00

Water Service for Irrigation Purposes

	Inside Town	Outside Town
Existing 3/4"	\$ 455.00	\$ 655.00
New Tap 3/4"	\$ 520.00	\$ 770.00
New Tap 1"	\$ 650.00	\$ 1,000.00
New Tap 1 1/2"	\$ 1,105.00	\$ 1,755.00
New Tap 2"	\$ 1,560.00	\$ 2,610.00