

CHAPTER ONE: DEMOGRAPHIC ELEMENT

INTRODUCTION

One of the basic elements of this comprehensive plan is an analysis of the City of Beaufort's (the City) current and projected demographic makeup. The purpose of an analysis of demographic information is to understand the past trends that have affected the City, and to identify likely scenarios for the City's future demographic composition in order to better plan for and accommodate those changes.

Areas of Analysis

In this analysis, the City of Beaufort is generally placed in comparison with other towns and municipalities in Beaufort County, with the entirety of Beaufort County, with the state of South Carolina and with the United States as a whole. By comparing the City to these other areas, it is possible to put Beaufort's statistics in perspective. To say that Beaufort has a slow rate of growth, for example, is only valid if that rate is compared with other significant areas. The data used to determine the current demographic composition for the City of Beaufort in this report was the 2000 US Census.

In addition to the City of Beaufort, Beaufort County and the State of South Carolina, there are areas within Beaufort County which are valuable to consider in this population analysis. The Beaufort County Planning Areas are divisions of Beaufort County used by the Lowcountry Council of Governments (LCOG) and the Beaufort County Planning Department to analyze Beaufort County. These six areas include: Sheldon Township, Lady's Island, Beaufort/Port Royal Island, St. Helena's Township, Bluffton Township, and Daufuskie Island. The Town of Hilton Head Island is considered separately from the planning areas. Demographic statistics and projections for these planning areas have been compiled by the LCOG as well as by the Beaufort County Planning Department and are used in this report.

POPULATION

Total Population

The Bureau of the Census indicates that the population of the City of Beaufort was 12,950 persons in 2000, compared to the 1990 population count of 9,576 persons, the 1980 population count of 8,634 and a 1970 count of 9,434. The City of Beaufort saw its population decline 8% in the 1970's, and rebound in the form of an 11% increase in population from 1980 to 1990. That growth continued with a 35% increase in population from 1990 to 2000.

As shown in Table I-1, the pattern of population change in the City of Beaufort from 1970 to 2000 contrasts with the patterns of change in Beaufort County and South Carolina. Whereas the populations of Beaufort County and South Carolina grew steadily over this thirty-

year period, the City of Beaufort fluctuated by losing population, regaining what had been lost, and then experiencing significant growth between 1990 and 2000. Although the population of Beaufort increased from 1980 to 2000, there was effectively no net growth in the City between 1970 and 1990. Between 1970 and 2000 the City of Beaufort experienced an overall growth rate of 37%.¹

During 1970 to 1980 Beaufort County's population grew 28%; from 1980 to 1990 it grew 32%, and then 40% from 1990 to 2000. This translates into a total growth rate of 136% over the thirty-year period. The state of South Carolina's population increased over 20% from 1970 to 1980; 12% from 1980 to 1990, and another 13% from 1990 to 2000, or nearly 55% over 30 years.

The City of Beaufort's growth rate has been relatively slow in comparison to other parts of Beaufort County (Table I-2). The unprecedented growth of Hilton Head is well documented; other municipalities, when examined over a 30 or 40 year time span, have also shown high growth, particularly during 1990 to 2000. Since 1960, the following changes in population have occurred in the Beaufort County Planning Areas according to the LCOG and the Beaufort County Comprehensive Plan (Update 2002): through the years 1960 through 2000, Bluffton Township has grown 507% percent, Hilton Head Island 109% (from 1980 to 1990), Lady's Island 201% (from 1980 to 2000), Sheldon Township 25%, St. Helena 57%, and Beaufort/Port Royal Island 40% (The latter figure includes both the City of Beaufort and in the Town of Port Royal as well as the substantial unincorporated areas on the island).

All of these areas have experienced significant growth in the last 30 to 40 years and many areas, including Hilton Head Island and the City of Beaufort, are both limited in their potential for further growth due their unique physical geography-they are both islands-and by the relative unavailability of developable land. Other areas, such as Port Royal and Sheldon Township, are experiencing growth at a more modest pace. The population increase of Bluffton is worth noting; over the last 40 years it has grown over 500%. This regional growth has obvious implications for the City of Beaufort in that extreme growth has far reaching effects on the entire planning area; issues such as service delivery, traffic mitigation and environmental preservation, are all influenced by growth that is happening around the City and County.

¹ The percent of growth was calculated using the difference in population between two years and then dividing the result by the first year.

Table I-1
City of Beaufort Population Trends, 1960-2000

Year	CB	% Change	BC	% Change	SC	% Change
1960	~ 6,434*	***	41,052	***	2,382,594	***
1970	9,434	+46.6%	51,136	+24.6%	2,590,516	+8.7%
1980	8,634	-8.5%	65,364	+28.6%	3,121,820	+20.5%
1990	9,576	+10.9%	86,425	+32.2%	3,486,703	+11.7%
2000	12,950	+35.2%	120,937	+39.9%	4,012,012	+13.1%
Total	+6,516	+37.3%	+79,885	+136.5%	+1,629,418	+54.9%

Source: 1990/2000 US Census CB=City of Beaufort BC= Beaufort County SC=South Carolina

* This is not an exact figure due to the unavailability of reliable data for 1960 population count

Table I-2
Beaufort County Planning Area Population Trends, 1960-2000

Year	1960	1970	1980	1990	2000	Total Change	% Change
Port Royal Is.*	31,711	37,636	39,017	40,710	44,563	+12,852	+40.5%
Sheldon	3,293	2,530	2,995	3,194	4,116	+823	+25.0%
St. Helena	6,047	5,718	5,091	6,579	9,486	+3,439	+56.8%
Bluffton	3,135	2,757	3,652	7,084	19,044	+15,909	+507.5%
Lady's Island	***	***	3,094	5,046	9,321	+6,227	+201.3%

Source: LCOG/ Beaufort County Comprehensive Plan (Update 2002)

* Port Royal Island includes the City of Beaufort

Future Population Projections

In the 1998 City of Beaufort Comprehensive Land Use Plan, Robert and Company prepared population projections for the City of Beaufort based on 1990 US Census data. Parts of the original estimates have been omitted as they pertained to the year 2000 for which US Census data is now available. As reliable projections of future City of Beaufort populations are not readily available from the Census bureau or other sources, Robert and Company had prepared such projections based on past estimates and available data. Generally, it is preferable to make population projections for large populations such as a state or county. As reliable Census projections exist for Beaufort County, it is valuable to look to these when projecting population for a smaller geography. In a simple sense, the population of a city such as Beaufort can be projected as a share of the projected population of the county (Table I-3).

Robert and Company's estimates for the 2000 population for the City were fairly accurate (Table I-3), so the projections for 2010 and 2020 were included for reference. The projections into the years 2010 and 2020 continue a pattern of slow growth (about 2.5 percent) for the City

of Beaufort and fast growth for the County. The apparent explanation for a much slower projected rate of growth in the City of Beaufort is the fact that the City is the most developed area of the County where further expansion is more difficult than in Beaufort County's less developed areas.

For the planning purposes of this Comprehensive Plan, the future population projections that are the average of the share of South Carolina and the share of Beaufort County will be used. These projections indicate the population of the City to be 15,331 in the year 2010, and 18,652 in the year 2020.

Table I-3
City of Beaufort Population Projection as Share of Beaufort County, 1990-2020

Year	City of Beaufort	% Change	Beaufort County	% Change
2000	12,091	14.5%	109,123	14.5%
2010	15,331	26.8%	138,369	26.8%
2020	18,652	21.7%	168,336	21.7%

Source: Robert and Company Population Projections, 1998

AGE DISTRIBUTION

The City of Beaufort has a fairly typical distribution of ages among its population (Table I-4). The high percentage of 20 to 24 year-olds is attributed to the 1999 annexation of the Marine Corp Air Station into the City, as the majority of enlisted personnel are between the ages of 18 to 28. In the City, 54% of the population falls into the categories of 0 to 19 and 25 to 44, which are roughly the ages for a typical family household. In 1990, the median age in the City was 31.8. Interestingly, the median age in the City of Beaufort in 2000 was lowered to 30.1, which is also attributed to the increase of 20-24 year-olds.

The age of Beaufort's population changed considerably between the years 1970 and 1990 (Table I-5). In general, Beaufort grew in the share of residents 25 to 44 years old and those 60 years and over, while decreasing the share of children, teenagers, young adults, and 45 to 60 year-olds. These numbers reveal several trends that have affected the population. Beaufort has become increasingly attractive to retirees. The absolute population of 60 to 64 year-olds has increased 31% and the 65 and older group 113% since 1970. In general, Beaufort's families have decreased in size over the last 30 years. The fact that the 25 to 44 age group has grown 45% while the 5 to 24 age group declined 17% can most reasonably be explained by smaller numbers of children in family households, and an increase of households without children. Finally, the significantly higher rates of 25 to 44 year-olds and lower rates of 45 to 59 year-olds can be seen to trace the population bulge of the "baby boomers" through time.

Many of these trends were reversed between 1990 and 2000; for example, there were increases across all age brackets, rather than a combination of increases and decreases as seen previously. The most significant increase of 63% was in the 20 to 34 age-group, while the smallest increase of 6% was in the 0 to 4 age group. The second largest increase of 47% was in

the 35 to 54 age group while the 85+ age group increased by 34%. This data suggests that the flow of 20 to 34 year olds out of the city has been mitigated by the annexation of MCAS. The number of retirement aged people in the city grew a modest 13% percent, which is a sharp decrease from previous years. The large increase of the 85+ age bracket is notable as this is a cohort which requires special services.

In the future, Beaufort can reasonably expect to have a fairly balanced population distribution. The influx of retirement aged people has been slowed and possibly offset by the annexation of MCAS. In addition, in 2002, The University of South Carolina, Beaufort became a four year university is expected to attract college age residents to the City.

Between the years 1990 and 2000, there have been some notable shifts in the demographic make-up of both Beaufort City and County which will influence a variety of factors and services that will need to be taken into consideration while planning for present and future growth.

**Table I-4
City of Beaufort Age Distribution and Change, 1990 and 2000**

Age	CB 1990	Share of Total	CB 2000	Share of Total	% Change
0-4	863	8.6%	911	7.0%	+5.6%
5-19	1,936	20.2%	2,351	18.2%	+21.4%
20-34	2,516	26.3%	4,092	31.6%	+62.6%
35-54	2,099	21.9%	3,084	23.8%	+47.0%
55-64	791	8.2%	927	7.1%	+17.2%
65- 84	1,216	12.7%	1,378	10.6%	+13.3%
85 +	155	1.6%	207	1.6%	+33.5%
Total	9,576	100%	12,950	100%	

Source: 1990 and 2000 US Census

CB=City of Beaufort

Figure I-1

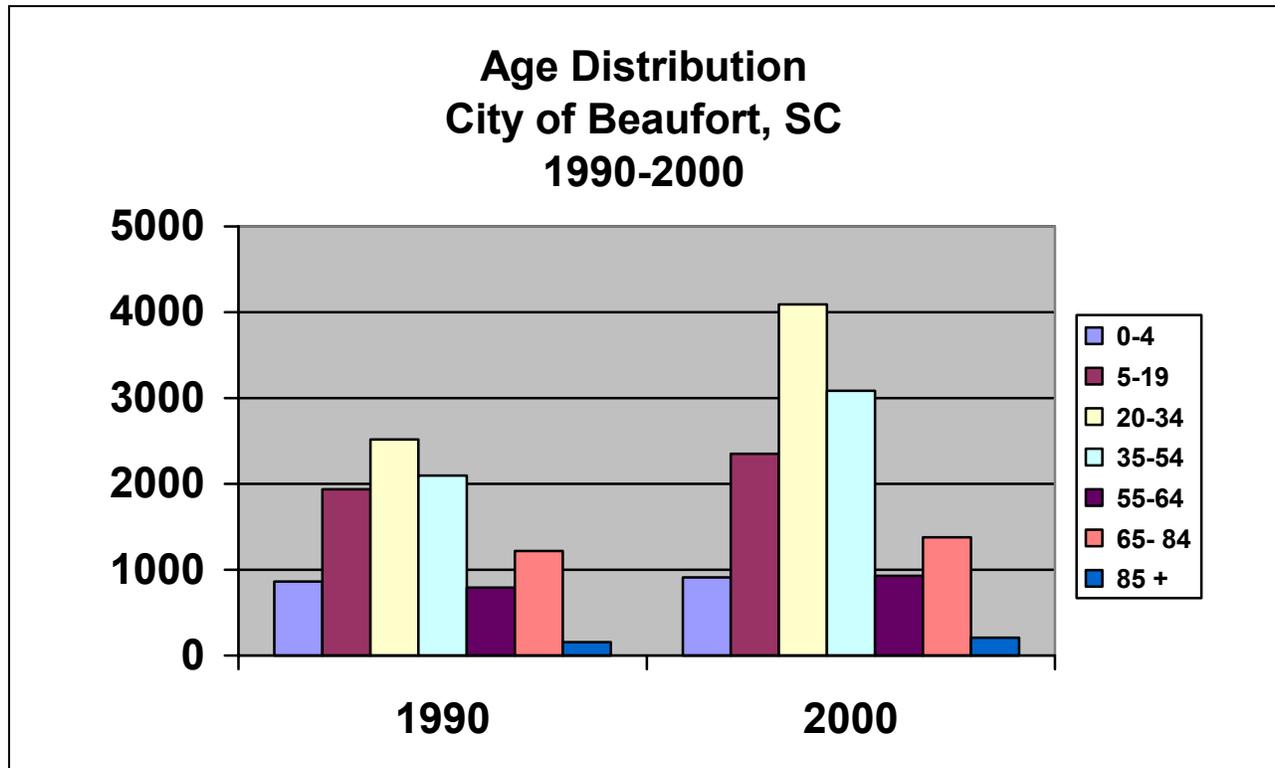


Table I-5
Trends in the Age Distribution of Beaufort's Population, 1970-1990

Age	1970	1980	1990	% Change
0-4	9.2%	7.6%	9%	-0.2%
5-17	**	**	17.7%	**
18-20	**	**	4%	**
21-24	43.1%	33.2%	6.7%	-36.4%
25-44	21.9%	26.6%	31.3%	+9.4%
45-54	10.8%	10%	8.6%	-2.2%
55-59	4.7%	6%	3.9%	-0.8%
60-64	3.4%	5%	4.3%	+0.9%
65 +	6.8%	11.6%	14.3%	+7.5%

Source: US Census: 1970, 1980, and 1990 tabulations.

*No data available for these age groups in these years

RACIAL COMPOSITION AND TRENDS

Analysis of the change in Beaufort's racial composition between 1970 and 2000 reveals several different issues. The decline of the majority white population from 1970 to 1980 is consistent with the overall population decline during that period (Table I-6). An increase in white population of 3% between 1980 and 1990 failed to return that population to its 1970 level. The Black population similarly experienced a loss from 1970 to 1980, but has rebounded at a much higher rate of 29% and thus is greater in 1990 than in 1970. The most drastic population changes in terms of percentage have occurred within the Hispanic ethnic group and the conglomeration of "other" races, including the Asian population. This trend continues through 2000 with the Hispanic minority group increasing 185%, to more than 565 persons. The high rates of growth in these groups are likely due to the effects of the economic growth of Beaufort County and a sharp increase in jobs which traditionally attract immigrant and migrant workers.

Issues in Data Analysis

Consistency in data collection and questions asked is crucial to obtaining accurate statistical data; however, as the US Census has been conducted since 1790, it is expected that the exact questions asked, and the kinds of data which are considered relevant, will have changed over the years.

The addition of the category "Two or more Races" to the 2000 US Census, while necessary to accurately reflect the changing demographic composition of the United States, presents a unique challenge for long term data analysis in that it is a new category for which data was not collected prior to 2000. Consequently, the reliability of any long term analysis is compromised due to the fact that a hypothetical self-reporting respondent who is bi-racial, may have reported "White" in 1990 and "Two or More Races" in 2000; however, there is no way to determine how those numbers influenced the 2000 results for the other demographic groups. Hence, any long term demographic analysis must be conducted with this caveat in mind; long term trends in racial composition will be significantly affected due to the inclusion of the additional category. Due to this, a second table (Table I-10) was created to accurately depict the demographic changes between 1990 and 2000.

Table I-6
City of Beaufort Racial Composition Change Over Time, 1970-1990

Race	1970	1980	% Change	
			1970-1980	1980-1990
White	7,239	6,448	-10.9%	+3.4%
Black	2,158	2,073	-3.9%	+28.8%
Other	37	113	+205%	+110.6%
Hispanic	**	115	**	+73.0%
Total	9,434	8,749	-7.3%	+10.9%

Source: US Census: 1970, 1980, and 1990 tabulations.

Table I-7
City of Beaufort Racial Composition, 1990 and 2000

Race	CB 1990	% of Total	CB 2000	% of Total
White	6,669	69.6%	8,988	69.4%
Black	2,669	27.9%	3,256	25.1%
Other	238	2.5%	452	3.5%
2+ Races*	**	**	254	2.0%
Total	9,576	100.0%	12,950	100.0%
Hispanic**	199	2%	568	4.4%

Source: 1990 US Census

* This category was added to the 2000 Census in order to more accurately reflect the racial composition of the US and to include those who may be of more than one race.

** Of any race

CB= City of Beaufort

Table I-8
City of Beaufort Racial Composition Change Over Time, 1990-2000

Race	1990	2000	Total Change	% Change
White	6,669	8,988	+2,319	+35.0%
Black	2,669	3,256	+587	+22.0%
Other	238	452	+214	+90.0%
2+ Races	**	254	**	**
Total	9,576	12,590	+3,014	+31.5%
Hispanic	199	568	+369	+185.4%

Source: 1990 and 2000 US Census

HOUSEHOLDS

A household is defined as all persons who occupy a given housing unit such as a house, apartment, group of rooms, or single room, occupied as separate living quarters. Since the 1980's there has been a national trend of growing numbers of small family households, non-family households and single-parent households, resulting in greater numbers of smaller sized households. Statistics for the City of Beaufort reflect this national trend (Table I-9).

An average household in the City of Beaufort in 2000 contained 2.3 persons. This number represents a decrease from 2.5 persons in 1990, 2.63 in 1980 and 3.05 in 1970. Overall, the number of households increased from 1970 to 1980 by 171 households, from 1980 to 1990 by 599 households and from 1990 to 2000 by 754. The trend, therefore, over this 30-year period, has been modest population growth with increasing numbers of households and decreasing size of each household.

The trends seen in Beaufort since 1970 will likely continue into the Twenty-First Century. As the statistics for age in Beaufort show the City to be growing in numbers of elderly residents, there will likely be an increase in small households accommodating elderly couples or singles.

Table I-9
City of Beaufort Household Size, 1970-2000

Year	Total # of Households	Average Household Size
1970	3,074	3.05
1980	3,245	2.63
1990	3,844	2.5
2000	4,598	2.37
Total change*	1,524	-0.68
% change*	49.6%	-22.3%

Source: US Bureau of the Census 1970, 1980, 1990 and 2000.

*1970-2000

EDUCATION

Educational Attainment

Education-related statistics available for the City of Beaufort, Beaufort County and South Carolina, as well as the United States as a whole, are a useful tool to gauge the quality of education in Beaufort in comparison to other areas. Indicators of educational attainment show considerable improvements in the education of Beaufort's residents from 1980 to 1990 (Table I-10); and even greater improvement between 1990 and 2000. Generally speaking, rates of students not completing high school are down, while rates of those earning college degrees are up. Less than 15% of the City of Beaufort's population did not graduate from high school; this number is higher than the 12% of Beaufort County's, but well below that of the state, at 24%, as

well as the national average of 20%². Both Beaufort County and the City of Beaufort enjoy a significantly higher proportion of residents who hold a Bachelors Degree or above, 33% and 29% respectively, than do the State or the U.S., with only 20% and 24% respectively.³

In 1980, a total of 29% of the 25 and older population had not completed high school. That rate in 1990 improved to 19% and to less than 15% in 2000. As of 2000, the City of Beaufort enjoyed a higher than average percentage of citizens with significant educational attainment, and at least 85.3% of the population held high school diplomas.

In a comparison of educational attainment over time (Table I-10) the City of Beaufort has seen marked improvement across all categories. The percentage of those not completing high school dropped almost 50%, from 658 in 1980, to 434 in 2000. Additionally, the City has seen a marked rise in the category of “some college” or 13-15 years of education. This category rose from 1,029 in 1980, to 1,940 in 2000, an 88% increase in college attendance. The number of residents holding Bachelor’s degrees has remained fairly steady, up only 16%; however, those holding graduate degrees have increased significantly, from 554 residents in 1990, to 942 residents in 2000, a 70% increase over ten years.

Overall, the City of Beaufort has seen significant improvement in educational attainment over the last 20 years, a trend that should continue into the future, especially with the recent conversion of the USCB from a two-year to a four-year institution in 2002. The University of South Carolina at Beaufort now offers Bachelor’s degrees in a variety of subjects, which should make higher education more accessible to local residents.

Table I-10
Educational Attainment for All Residents 25 Years or Older in the City of Beaufort, Beaufort County, South Carolina and the United States, 2000

Years of School	0-8	9-11	12*	13-15**	Associate's	Bachelor's	Graduate	Total
City								
Number	434	703	1,937	1,940	485	1,268	942	7,709
Percent	5.6%	9.1%	25.1%	25.2%	6.3%	16.4%	12.2%	100.0%
County								
Number	3,228	6,317	18,974	18,466	5,434	16,952	9,131	78,502
Percent	4.1%	8.0%	24.2%	23.5%	6.9%	21.6%	11.6%	100.0%
S.C.								
Number	215,776	398,503	778,054	500,194	173,428	351,526	178,529	2,596,010
Percent	8.3%	15.4%	30.0%	19.3%	6.7%	13.5%	6.9%	100.0%
U.S.								
Percent	7.5%	12.1%	28.6%	21.0%	6.3%	15.5%	8.9%	100.0%

Source: 2000 US Census

*High School Graduate

** “some college” not resulting in a college degree

² These figures were obtained by adding the percentages of those completing grades 0-8 and 9-11.

³ These numbers were obtained by adding the percentages of those holding Bachelor’s degrees and Master’s degrees.

Table I-11
Educational Attainment for City of Beaufort, All Residents 25 years or Older, 1980-2000

Years of School	0-8	9-11	12*	13-15**	Associate's~	Bachelor's	Graduate~	Total
1980								
Number	658	829	1,509	1,029	***	1,095	***	5,119
Percent	12.8%	16.2%	29.5%	20.1%	***	21.4%	***	100%
1990								
Number	384	756	1,875	1,110	387	925	554	5,991
Percent	6.4%	12.6%	31.3%	18.5%	6.5%	15.4%	9.3%	100%
2000								
Number	434	703	1,937	1,940	485	1,268	942	7,709
Percent	5.6%	9.1%	25.1%	25.2%	6.3%	16.4%	12.2%	100%
Total Change	-224	-126	+908	+911	+98	+173	+388	
% Change	-34.0%	-15.2%	+60.2%	+88.5%	+25.3%	+15.8%	+70%	

Source: 1998 City of Beaufort Comprehensive Land use Plan and 2000 US Census

*High School Graduate

** "Some College" not resulting in a degree

~ 1980 figures for Associate's and Graduate Degrees not available, percent change reflects only 1990-2000

INCOME

Median Household Income

Median Household Income refers to the average of all household incomes within an area. The median household income level for the City of Beaufort was \$36,532 in 2000. Within its context, as shown in Table I-12, the City has a slightly lower median income level than South Carolina as a whole with \$36,532 in the City and \$37,082 in the State, and a considerably lower level than Beaufort County where the average is \$46,992. This lower level is probably a factor of the slower population growth in the City as poorer residents have maintained their position in the City while the County has received an influx of higher income households. Regardless, Beaufort's median household income level increased by over 140% from 1980 to 2000; while this number does not take into account rates of inflation, the steady rise in income likely reflects the greater percentage of people with professional degrees within the City.

Per Capita Income

Per Capita Income is a measure of the average income per person in a population. The 2000 per capita income level for Beaufort was \$20,501; this compares to \$25,377 in Beaufort County and \$18,795 in South Carolina (Table I-13).

Income Distribution

Within the City of Beaufort, over 52% of households earned more than \$35,000; of these households, 23% earned between \$50,000 and \$99,999 and 10% earned over \$100,000. These higher income level rates are lower than comparable rates for Beaufort County, but higher than those for South Carolina (Table I-14).

On the other end of the spectrum, some 18% of households in Beaufort earned incomes of less than \$15,000 in 2000. Comparable percentages of household incomes below \$15,000 for Beaufort County and the State are 12% and 19% respectively, as compared to the national average of 16%. An additional 16% of the population of the City of Beaufort earns less than \$25,000, which puts the total percentage of the population earning less than \$25,000 at 37%. According to the 2000 US Census, 12% of families in the City of Beaufort met the guidelines for poverty status in 1999.

Table I-12
City, County and State Median Household Income, 1970-2000

Place	1970	1980	1990	2000*
City of Beaufort	***	\$15,130	\$26,468	\$36,532
Beaufort County	***	\$15,490	\$30,450	\$46,992
South Carolina	\$6,835	\$14,711	\$26,256	\$37,082

Source: US Census: 1970, 1980, 1990 and 2000 tabulations.

*2000 values are for the preceding year (1999)

Table I-13
City, County and State per Capita Income, 1970-2000

Place	1970	1980	1990	2000
City of Beaufort	\$2,672	\$7,054	\$13,731	\$20,501
Beaufort County	\$2,243	\$6,863	\$15,213	\$25,377
South Carolina	\$2,313	\$5,886	\$11,897	\$18,795

Source: US Census: 1970, 1980, 1990 and 2000 tabulations

Table I-14
City of Beaufort Income Distribution, Percent of Households, 2000

Income Range	CB	BC	SC	US
less than \$10,000	10.4%	6.9%	11.8%	9.5%
\$10,000 to \$14,999	7.7%	4.8%	7.0%	6.3%
\$15,000 to \$24,999	15.9%	11.0%	14.3%	12.8%
\$25,000 to \$34,999	13.6%	12.8%	13.9%	12.8%
\$35,000 to \$49,999	19.4%	17.4%	17.6%	16.5%
\$50,000 to \$74,999	17.0%	20.6%	18.8%	19.5%
\$75,000 to \$99,999	5.7%	10.8%	8.4%	10.2%
\$100,000-\$149,000	5.7%	8.7%	5.3%	7.7%
\$150,000 or more	4.6%	6.9%	2.8%	4.6%
Total Households	4,597	30,654	1,258,783	105,539,122

Source: 2000 US Census

CB=City of Beaufort, BC=Beaufort County, SC=South Carolina, US=United States

CONCLUSION: SUMMARY OF FINDINGS

Based on the inventory and analysis of population and demographic data for Beaufort, the following are key issues likely to impact the City in the future:

Steady City Population Growth in the Midst of Rapid County Growth

Within the City of Beaufort, there is evidence that the population is continuing to increase at a relatively slow and steady rate. At the same time, the rapid rate of growth in Beaufort County and areas adjacent to Beaufort such as Lady's Island, is projected to continue into the future. Within the current City boundaries, the population is expected to remain relatively steady due to the current level of development of the City. The increasing urbanization of adjacent areas in Beaufort County, however, may be seen as increasing justification for annexation of land into the City which could dramatically increase the potential for population growth. Thus, Beaufort must plan for its own future growth as well as consider that of adjacent areas and the County as a whole.

Population

Certain segments of the population are changing. The 65 and older age category within the population has increased in share of the total population to an extent that suggests retirees are relocating, and staying, in Beaufort. This trend will impact the economic climate and service demands of Beaufort in the future. Additionally, the City has seen a large increase in the number of 20-34 year olds over the last ten years.

Decreasing Household Sizes Consistent With Demographic Shifts

The average household size in 2000 of 2.37 persons per household is expected to continue to decrease as the population ages and contains a larger share of retirees. The fact that households are smaller will have future impacts on the types of housing needed in the City (more smaller units and multi-family housing) and the facilities demands of the population (retirees demand different services and facilities than young families).

Household Income Levels Growing Slowly

Household income rates in Beaufort have remained consistent with those for South Carolina up to 2000, but have fallen short of rates for Beaufort County. Attracting and maintaining professional jobs should be a priority.

Unexpected Outside Factors and Influences

The proposed Federal Military Base Realignment and Closure Study could have an impact on MCAS-Beaufort operations. This is only one example of the types of unexpected changes that could have considerable impact on the City's population and future development.