Community Data Platforms
SMARTER AND STRONGER COMMUNITIES

Data Dictionary for Housing Analysis Deliverables

Delivered to the City of Charleston on February 2, 2021

Charleston Housing Unit Dataset

Sources: City of Charleston GIS, City of Charleston Housing Dept, FEMA, and Community Data Platforms

Field Name	Description
object_id	Unique identifier of the address
parcel_id	Parcel ID
address	Physical address according to the Address Point data presented by the City of Charleston GIS. NULL in cases where there was a mismatch between data sources. Most frequent case was one address point for a parcel with many housing units.
longitude	Longitude in decimal degrees
latitude	Latitude in decimal degrees
current_valuation	CDP's 2020 valuation of the property based on market value. This is the price a house of similar attributes at this location would sell for in 2020. Actual sale prices may differ based on additional qualities of the property or situation of the sale not captured by the assessor. These include the condition of appliances, home layout, urgency of the sale and many other factors. Actual sales will vary in both directions around this market value. Applies to all housing units that are single family or condominium. Missing values for multi family apartments.
monthly_rental_price	CDP's modeled rental price for the unit, based on market value. Used throughout our work as an indicator of housing cost. Includes values for all units, single family, condominium, and multi family. In multi family units, there was often a range in the number of bedrooms in a building or on a parcel. In those situations, the value displayed for multi family units is the lesser value of the market value monthly rental price range.

rentals_price_percent_change	Percent change in rental price between 2015 and 2020. Derived from CDP's commercial data sources. The granularity of this filter is low, due to highly leveraging zip code level data sources.
within_city_limits	Point is located within the boundaries of the City of Charleston as of October, 2020.
old_city_district	Point is located inside the old city district as of October, 2020. The definition of Old City District came from City of Charleston GIS.
subdivision	Filled for points that lie inside neighborhoods delineated by the City of Charleston Planning Dept specifically for this study. Dated October, 2020.
distance_index_composite_score	The Distance Index Composite Score is a sliding scale between 1 and 14. CDP created an additive index based on the following distances, with order of weights provided by the City of Charleston Planning Dept. and indicated below. Bus - 3 Grocery store - 3 Hospital / medical - 3 Elementary school - 2 Green space / parks - 1 Libraries - 1 Community centers - 1 The housing unit that is farthest from the closest amenity (like bus stop) is noted. Every other housing unit gets a score of (this point's distance / greatest distance in all the point data) * weight Each housing unit will have 7 scores - one for each amenity type. The index is produced by summing all 7 scores. Low means the housing unit is very close to all the things. 14 would be the theoretical max - the housing unit is far from everything. The vast majority of the values are 10 or less.
zoning_code	Zoning district as defined by the City of Charleston as of October, 2020. NULL where the address point lay outside the City's Zoning District mapping layer.
year_built	Actual year built from Charleston's assessor data
bedrooms	Number of bedrooms. Presented as a range in multi family units.
square_footage_of_heat	Square feet of heated space in the residence. Value is an

ed_space	estimate of the average for multi family apartments. Based on market research of the number of units and the assessor's value for total heated space for the parcel.
average_property_elevation	Pulled from City of Charleston GIS Department calculations as of October, 2020.
tenure	Number of years since the property was last sold. Does not apply to multi family apartments.
deed_restricted_affordable_housing	Indication of a deed restricted flag. Means that number of units on the property is deed restricted affordable housing.
senior_affordable_housing	Indication of a senior housing flag. Means that one or more units is designated senior housing by the Housing Department.
multifamily_unit	More than one housing unit on the property. Sourced from the City of Charleston's address point data addruse field.
condition_of_structure	Condition of the structure according to the assessor's roll as of October 2020.
number_of_units	Number of units present at that address. Sources are assessor, City of Charleston Housing (for deed restricted affordable), market research conducted by CDP, and modeled for the missings. Where missing, CDP assumed an average apartment size and divided the heated space of the buildings by the average apartment size to produce an estimate of the number of units. Where the assessor had no building data for apartments, this field is missing data.
owner_occuped	Based on the legal_resi column from the parcel dataset, from Berkeley County and Charleston County.
plan_district	Plan district location of the property.
flood_zone_raw	FEMA flood zone. 2016 vintage.

City Change Data

Source: CDP's proprietary commercial data sources. Updated monthly by our data vendors. Vintage of the data are June, 2020.

Field Name	Description

Community Data Platforms
SMARTER AND STRONGER COMMUNITIES

neighborhood	Neighborhood name. Geographic unit of analysis. Sourced by City of Charleston Planning Dept.
district	Charleston City Planning District
median_household_income_2020	2020 median household income of tract containing neighborhood
average_household_size_2020	2020 average household size of tract containing neighborhood
pct_adults_25_35_2020	2020 percent of adults that are 25-35 years old of tract containing neighborhood
pct_bachelor_degree_or_higher_2020	2020 percent of all adults with Bachelor's degree or higher
pct_white_adults_2020	2020 percent of all adults that are white
pct_black_adults_2020	2020 percent of all adults that are black
pct_other_race_adults_2020	2020 percent of all adults that are of another race

Priority Areas Data

Source: CDP's proprietary commercial data sources. Updated monthly by our data vendors. Vintage of the data are June, 2020. Data are missing where the sample size was too low to present. Also included are color coding for risk mapping. Colors were derived from the flood and vulnerability risk assessment conducted concurrently to this housing analysis.

Field Name	Description
neighborhood	Neighborhood name. Geographic unit of analysis. Sourced by City of Charleston Planning Dept.
pct_low_income	2020 Percent of households with income under 80% of AMI for a four-person household, which is <= $65,000
pct_renting	2020 Percent of households that rent
pct_cost_burdened	2020 Percent of households that are cost burdened. To derive this estimate, CDP joined households to the housing units they inhabited and compared monthly income directly to the modeled

	rental price point of that unit. Cost burdened is when a household spends more than 30% of its gross income on housing. If the unit was deed restricted, then the household was automatically designated *non*-cost burdened.
vulnerability	The scale is 4 dimensional and leverages the Vulnerability Rank and Displacement Risk metrics presented by WBAE to the City of Charleston. It shows the most prevalent risk category by area. 5 = high-high 4 = high-medium 3 = medium-medium 2 = medium-low 1 = low-low 0 = no risk by this metric
displacement_level	The purpose of this metric is to color a map based on a composite assessment of vulnerability. 0 is no risk, and 6 is high in percent renting, percent cost burdened, and flood vulnerability. The purpose is to highlight the highest areas of risk across all 3 metrics.