



Quitman County Housing Report

*Report Prepared by UM Center for Population Studies and the State Data Center of Mississippi
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Executive Summary

The Data

Data used for this report is largely derived from the 2019 American Community Survey 5-year Estimates. Usage of the 5-year estimates provides a more robust measure of current housing conditions. Unless otherwise noted, population counts are from the PL-94-171 Redistricting File.

Demographic Context

Population: Quitman County, like many counties in Mississippi experienced population decline. In comparison to the 2010 Census count (8,222), Quitman County has seen a 24.8% decline in population over the last decade (6,176). More than 75% of the population is African American or another racial/ethnic minority. More than 70% of residents age 25 and older have a high school diploma or equivalent. Only 37% of individuals who live in the county work in the county.

Poverty: Poverty levels are down from 2010—only 35.6% of the population lives below the poverty level. Additionally, youth disproportionately bear the burden of poverty--55.9% of children live below the federal poverty line. Thirty-three percent of households are enrolled in the Supplemental Nutrition Assistance Program (SNAP), and 47% of households with children are enrolled. This does not account for changes in program enrollment during COVID, so likely the rates are much higher for both poverty and SNAP enrollment.

Housing Numbers (2019 ACS 5-Year Estimates)

There are currently 3,027 occupied housing units in Quitman County. Of those units, 58% (1,776) are owner occupied, while 42 percent (1,251) are renter occupied. Owner occupied housing is comprised predominately of single, detached units (85%) and mobile homes (13%). Renter occupied units are comprised of a mixture of single, detached units (60%), apartments (33%), and mobile homes (6%).

Most housing, owner and rental was built between 1960 and 2000. Moreover, most housing is comprised of 2-4 bedrooms. The housing is designed for families. All estimates indicated that homes in Quitman County had working plumbing facilities, complete kitchens, and telephone service.

Twenty-four percent of households renting in Quitman County did not have a vehicle, compared to only 5% of home owner. The house heating methods are predominately gas (45%) and electric (35%), with some additional homes utilizing bottled, tank, or LP gas (19%).

**For details on all of these metrics, please see the attached "Chart I." document.*

Findings from 2019 Housing Survey

The following are the results from a 2019 research project by former UM student Tricia Defelice Dingus. This study consisted of interviews from 25 individuals who identified as housing insecure in Quitman County.

Housing Affordability: There was not agreement among participants on the relative ease of access regarding affordable homes. However there were general themes on what the barriers to affordable housing were.

Significant barriers to affordability housing experienced by these residents were:

- (1st Barrier) Waiting lists for government subsidized housing
- (2nd Barrier) Reliance on word of mouth advertising for affordable homes
- (3rd Barrier) The need for jobs that provide a livable wage within the county, due to obstacles in transportation.

This third barrier involves circumstantial actions. If individuals lacked transportation to secure employment outside of the county, they often had to settle for lower paying jobs that make even well-priced housing unaffordable. If they did secure transportation, the extra money they spend on traveling to work, which meant there were fewer dollars in the household budget for housing.

Housing Stability: The key barrier identified by housing insecure residents in Quitman County was the frequent turnover of landlords or property managers. Specifically, that while the turn over wasn't particularly problematic, but that in the transition of ownership regular and emergency maintenance often slipped through the cracks and was not sufficiently addressed. This required residents to move and find other suitable housing.

Housing Adequacy & Safety: Related to issues of stability, housing insecure residents articulated several areas of (in)adequacy and poor safety for housing in Quitman County. Because high turnover in landlord or management companies often led to repairs being unaddressed, residents were forced to attempt repairs themselves (often inadequately) or move if they couldn't afford the repair. Another factor identified by residents was vandalism.

For questions or concerns please contact:

Should you have questions or concerns about this report or about Census data in general, please do not hesitate to contact The State Data Center or staff at the Center for Population Studies. We are here to help! The State Data Center is a collaborative partnership between the University of Mississippi, the State of Mississippi, and the US Census Bureau. We provide outreach, education, and technical assistance related to public data and analysis.

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Table I. 2019 American Community Survey 5-year Estimates

	Occupied housing units (n= 3,027)	Owner-occupied housing units (n = 1,776)	Renter-occupied housing units (n = 1,251)
UNITS IN STRUCTURE			
1, detached	2,261 (74.7%)	1,513 (85.2%)	748 (59.8%)
1, attached	25 (0.80%)	25 (1.4%)	0 (0.0%)
2 apartments	5 (0.20%)	0 (0.0%)	5 (0.4%)
3 or 4 apartments	185 (6.10%)	0 (0.0%)	185 (14.8%)
5 to 9 apartments	186 (6.10%)	0 (0.0%)	186 (14.9%)
10 or more apartments	47 (1.60%)	0 (0.0%)	47 (3.8%)
Mobile home or other type of housing	318 (10.50%)	238 (13.4%)	80 (6.4%)
YEAR STRUCTURE BUILT			
2014 or later	2 (0.10%)	0 (0.0%)	2 (0.2%)
2010 to 2013	3 (0.10%)	3 (0.2%)	0 (0.0%)
2000 to 2009	109 (3.60%)	66 (3.7%)	43 (3.4%)
1980 to 1999	1,002 (33.10%)	464 (26.1%)	538 (43.0%)
1960 to 1979	1,180 (39.00%)	789 (44.4%)	391 (31.3%)
1940 to 1959	531 (17.50%)	348 (19.6%)	183 (14.6%)
1939 or earlier	200 (6.60%)	106 (6.0%)	94 (7.5%)
ROOMS			
1 room	170 (5.60%)	7 (0.4%)	163 (13.0%)
2 or 3 rooms	73 (2.40%)	45 (2.5%)	28 (2.2%)
4 or 5 rooms	912 (30.10%)	451 (25.4%)	461 (36.9%)
6 or 7 rooms	1,350 (44.60%)	868 (48.9%)	482 (38.5%)
8 or more rooms	522 (17.20%)	405 (22.8%)	117 (9.4%)

BEDROOMS			
No bedroom	170 (5.60%)	7 (0.4%)	163 (13.0%)
1 bedroom	56 (1.90%)	1 (0.1%)	55 (4.4%)
2 or 3 bedrooms	2,351 (77.70%)	1,481 (83.4%)	870 (69.5%)
4 or more bedrooms	450 (14.90%)	287 (16.2%)	163 (13.0%)
COMPLETE FACILITIES			
With complete plumbing facilities	3,027 (100.00%)	1,776 (100.0%)	1,251 (100.0%)
With complete kitchen facilities	3,027 (100.00%)	1,776 (100.0%)	1,251 (100.0%)
VEHICLES AVAILABLE			
No vehicle available	399 (13.20%)	98 (5.5%)	301 (24.1%)
1 vehicle available	1,109 (36.60%)	608 (34.2%)	501 (40.0%)
2 vehicles available	1,057 (34.90%)	714 (40.2%)	343 (27.4%)
3 or more vehicles available	462 (15.30%)	356 (20.0%)	106 (8.5%)
TELEPHONE SERVICE AVAILABLE			
With telephone service	2,971 (98.10%)	1,760 (99.1%)	1,211 (96.8%)
HOUSE HEATING FUEL			
Utility gas	1,371 (45.30%)	799 (45.0%)	572 (45.7%)
Bottled, tank, or LP gas	569 (18.80%)	458 (25.8%)	111 (8.9%)
Electricity	1,056 (34.90%)	512 (28.8%)	544 (43.5%)
All other fuels	18 (0.60%)	4 (0.2%)	14 (1.1%)
No fuel used	13 (0.40%)	3 (0.2%)	10 (0.8%)

CHART I.

Legend:

- Negative, Weak - Strong (Red solid line)
- Positive, Weak - Strong (Green dashed line)

