

**DEMOGRAPHIC ANALYSIS OF 1990 CENSUS DATA IN WEBSTER COUNTY
MISSISSIPPI FOR MISSION DEVELOPMENT COUNCIL PLANNING**

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WEBSTER COUNTY CENSUS ANALYSIS OF MISSION DEVELOPMENT PROGRAM PLANNING

The Census Bureau data allow four different ways of analyzing the population and housing in a county: (1) county totals compared to state totals; (2) cities, towns and villages; (3) County Districts, also called beats; and (4) aggregations of block data into Block Groups (BGs) and Block Numbering Areas (BNAs). Since the BG maps are not available, no effort to analyze these will be made.

The analysis of cities require special consideration since two places overlap into neighboring counties: Mathiston reaches into Choctaw, and Maben into Oktibbeha. Further, the Census Bureau does not publish data on Tomnolen, Bellefontaine, or Hohenlinden because their population figures are below the Bureau's cut-off point.

The Districts are local political entities, including territorial responsibility of road maintenance supervisors, Justices of the Peace, etc. Walthall village is wholly included in District 2, and Mantee village in District 5. The Webster County part of Mathiston town is in District 4 as is the county's part of Maben. Eupora town is divided between three districts, 1, 2, and 3; however, only six persons reside in the Division 2 part, and the tables that follow do not include a separate column for that segment of Eupora.

The Webster County Census data, therefore, are presented in the lowest practical format following district lines with urban parts separated from rural parts within each division. See figure 1.

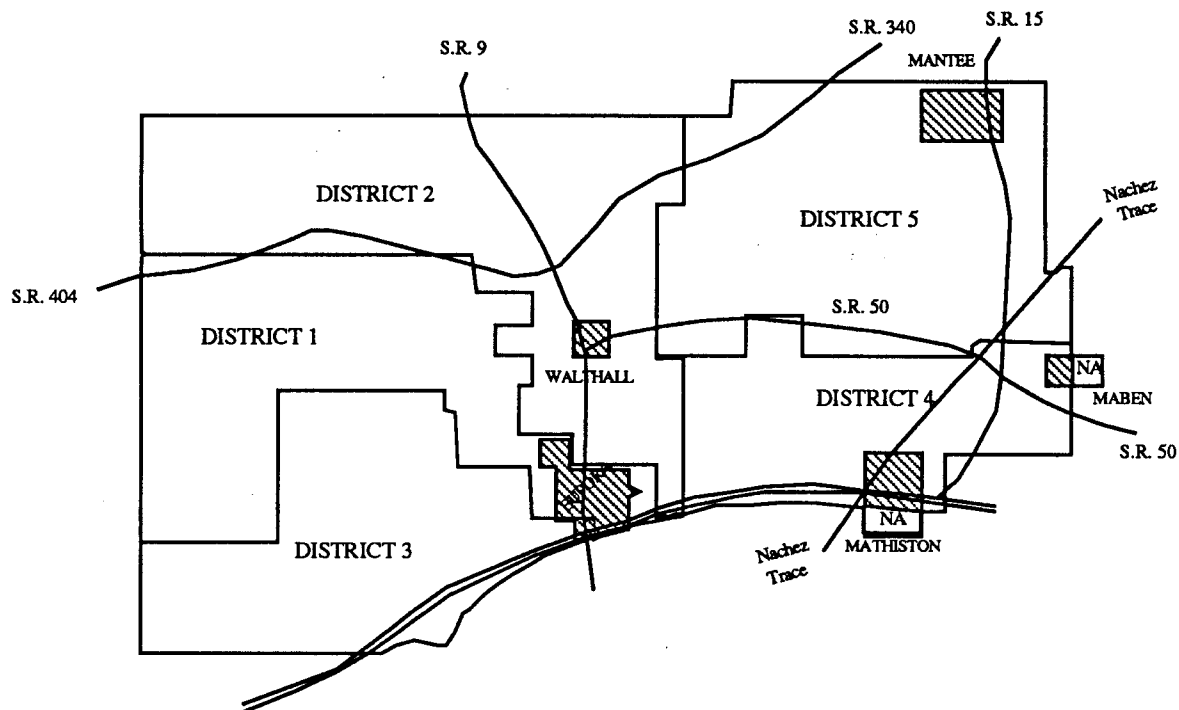


Fig. 1 — Census Geography and Major Thoroughfares in Webster County, Mississippi

WEBSTER COUNTY POPULATION COMPARED TO THE MISSISSIPPI PROFILE

1. Webster county has fewer Blacks in proportion to the total population than does the state of Mississippi as a whole.
2. Webster County's white population is characterized by few children, while the county's black population is characterized by many children. This is observed when the population is divided between children and adults: 31.5 percent of all children (birth through age 17) are black but only 21.1 percent of the adults age 18 and over are black.
3. There are 333 women who are rearing children under age 18 without the help of a husband. There are also 59 men doing the same without the help of a wife.
4. There are 266 senior adults living in the county, with 28 age 85 or older. The senior adults represent a little higher percentage of the population in Webster County than in the state, but far below the 18.4 percent state-wide in Florida.
5. There are about 350 men and more than 600 women living by themselves in Webster County. The percentage of these who are age 65 and over is much higher here than in the state: 35.6 percent of the men living alone and 70.5 percent of the women living alone are senior adults compared to 25.2 percent and 59.6 percent respectively for the whole state.
6. Single detached dwellings are the dominant type of housing. This type represents 78.5 percent of all units in Webster County compared to 70.3 percent state-wide. Mobile homes are on a par with the state-wide figure.

PLACES IN WEBSTER COUNTY

1. Eupora is the largest concentration of population in Webster County. Its 2,145 persons represented 1 of every 6 Whites and about 1 of every 3 Blacks in the county. Mathiston's 800 persons was the second largest population center but not all of its residents live in Webster County. Walthall, Mantee, and Maben are similar in size with about 150 to 250 each.
2. Blacks represent over one-third of Eupora's population but only 21 percent in Mathiston. Walthall and Mantee have about 2 percent Black. They represent one-half of Maben's population but about 20 percent of the population outside these five places.
3. In Eupora there are 127 female headed families; 40 led by white mothers and 87 by black mothers. These households average 2.00 children each, a little above the state average of 1.64 children for each single mother. Single mothers are singled out because it is generally the most stress-laden household type. Most single mothers feel they must be both mother and father, while being homemaker and breadwinner. The children generally lack self esteem, do poorly in school, and are often unsupervised after school and during holidays and summer vacation time.
4. In general, the urban population is younger than the rural population of the county.
5. Senior adults who are living alone are slightly more likely to be living in one of the cities or towns. However, 68.5 percent of the senior men and 57.9 percent of the senior women who live alone reside outside the towns and villages.
6. The vacancy rates for both houses and apartments run higher in the urban areas than in

DISTRICTS IN WEBSTER COUNTY

Webster County's population can be subdivided into eleven distinct parts as noted on table 1 and outlined in figure 1.

Table 1
Population Count for Geographic Areas of Webster
County, Mississippi, 1980 and 1990

Geographic Area	Population	
	1980	1990
District 1	2,560	2,668
Eupora	1,950	2,047
Remainder	610	621
District 2	1,991	1,901
Walthall	206	167
Remainder	1,785	1,728
District 3	1,582	1,463
Eupora	98	92
Remainder	1,484	1,321
District 4	2,199	2,377
Mathiston	537	725
Maben	329	250
Remainder	1,333	1,402
District 5	1,968	1,813
Mantee	158	134
Remainder	1,810	1,679
County Total	10,300	10,222

Source: Bureau of the Census

1. Population increases in the county have primarily occurred in Eupora and Mathiston, and the rural areas of Districts 1 and 4 in which both towns are located. All other places and rural areas appear to be declining.
2. Eupora contains 18 percent of the county's Whites and 33 percent of its Blacks; however, when comparing the number of children by race, we note that Eupora accounts for 31 percent of the county's black children and only 15 percent of the white children. With these proportions in mind, it is especially noteworthy that 40 percent of all black single mothers and 29 percent of all white single mothers reside in Eupora.
3. There are 40 white single-mother families and 77 black single-mother families in Eupora. For the county, 573 children reside in a household headed by a single (never married, widowed, divorced, or separated) mother. See table 2.
4. The small area of Eupora that is included in District 3, bears special attention. It did experience a slight decline from 1980 to 1990 but more significant is the fact that 79.3 percent of the population and 95.2 percent of the children are black. This may indicate it is a type of black ghetto. About 55 percent of the black population in the area is under age 18 compared to 37 percent state-wide. In this area of 92 persons, there are 35 black children residing in the 10 households headed by women (no husband present). See table 2.

5. Another area of concern for children is those being reared by grandparents. This tends to be a less stress-ridden situation than single mother households, but where the grandparents are aged, some unique problems develop related to the generational gap. As children reach the teen years, the tension increases or the grandparents become so permissive that the youth become dangerously reckless and unruly. There are some children in every section of the county that are reared by grandparents, but the most significant is rural District 1 where 1 in 6 children meet this criteria. State-wide, only 1 in 11 children resides with grandparents. See table 2.

6. Another concern of most Mission Development Councils is the situation of senior citizens. In general, to be age 65 is nothing special because the advances in medicine mean one-half of these men will live 15.2 years longer and one-half the women will live 19.0 years longer. The concern we focus upon relates to security and companionship. Security is a concern that is associated with finances, physical well-being, and protection from intruders or violence. Companionship is a concern that is associated with spouse, friends, relatives and neighbors. The data on table 3 focus on four ways of viewing Webster County's senior citizens: race, age, relationship, and loneliness. See table 3

7. About 36 percent of all males living alone in Webster County are age 65 and over, compared to 25 percent statewide. Females living alone are more likely to be age 65 and over, 71 percent compared to 60 percent state-wide. These above average percentages are cause for concern. The two northern districts, 2 and 5, have above average proportions, even for Webster County. Mathiston has below average figures because of its unique economy.

8. The issue of security is examined by comparing persons living alone under age 65, and those living alone age 65 and over. First we note that about 30 percent of the women living alone reside in Eupora and another 10 percent in Mathiston. This compares to only 18 percent and 7 percent respectively, of the men. Second we note that the proportion of persons living alone who are age 65 and over does not differ from the total women or men living alone. From this we might conclude that gender is a powerful predictor of where persons living alone will reside, but age is of little consequence; that is, in general women probably feel safer living in the city than remaining in the country, while it doesn't matter to men.

9 It is likely that women who view their rural environment as safe while they were in their forties, will feel the same way even if they are seventy years old. This probably indicates the average citizen considers that anywhere they live in Webster County is about as "safe" as anywhere else they might live in the county. In fact, the motivation of women living in Eupora may be more a social cause than a security cause. Nevertheless, an MDP concern for the elderly living in remote areas of the county is legitimate, especially among the very old whose health is declining.

10. Elderly Blacks are often the most forgotten segment of Southern society. The sons and grandsons have migrated to the large cities many years earlier. The property is their own, so they stay. As the years pass by a spouse dies, but the remaining partner stays on. As their health declines, the place goes down and they don't "get to town" much anymore. Soon the old adage "out of sight, out of mind" means the lonely soul is forgotten. Income is a pittance and the phone is disconnected (if there ever was one) and contact beyond walking distance is cut off. When its "too hard to get around," the contact with neighbors ends, too. The issues of security and companionship become paramount. See table 3.

11. The data indicates there are about 100 elderly that live with relatives in the county, mostly in rural area. Only 7 indicated they were not related to the householder in whose

house they resided.

12. The housing of the population is another concern that Census data help the MDP council to examine. In general, Webster County residents prefer single detached dwellings. The exceptions are apartments and mobile homes. The apartments are primarily in the city and the mobile homes are located in rural areas. There may be several trailer parks in the Eupora and Mathiston areas. See table 4.

13. Eupora is the primary apartment center, accounting for 42 percent of the county's 41 townhouse units and 85 percent of the 219 small structures with duplexes, triplexes and quads. One in every 4 dwelling units in Eupora are in multi-household structures. Mathiston and Maben are unique in that they account for over one-half of all the units in large apartment structures.

14. The Census reported 172 housing units were overcrowded, that is, there averaged more than one person per room in the unit. These are primarily in rural areas of the county.

15. Housing values differ little between areas except for owner occupied dwellings in the small area of Eupora in District 3. Since the number of housing units is small, the relatively high value may be caused by one expensive house skewing the data. The average monthly rent differs little across the areas. Two towns have above average rents reported, but they likely relate to a very small number of rental units. See table 4.

**Selected Demographic Characteristics of Children in Webster County Mississippi
by Race, Relationship and Household Type, 1990**

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Table 2 (continued)

Selected Demographic Characteristics of Children in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	DISTRICT #4				DISTRICT #5			Webster County	State of Mississippi
	Total	Mathiston	Maben	Rural	Total	Manatee	Rural		
Number of Whites	1,841	568	126	1,147	1,667	132	1,535	7,953	1,633,461
Number of Blacks	526	149	124	253	144	2	142	2,254	915,057
% of Total Pop. that are Blacks	22.1	20.6	49.6	18.1	7.9	1.5	8.5	22.1	35.6
Children ages 0-17:									
Total population that are children	670	198	82	390	439	25	414	2,748	746,761
Total Black population that are children	221	61	59	101	43	0	43	865	337,388
% of all children that are Black	33.0	30.8	72.0	25.9	9.8	0.0	10.4	31.5	45.2
% of Black pop that are children	42.0	40.9	47.6	39.9	29.9	0.0	30.3	38.4	36.9
Single Parent Families:									
Total Single Fathers	12	4	1	7	14	0	14	59	16,971
Total Single Mothers	82	29	12	41	24	1	23	333	103,980
Number of Single Black Mothers	45	12	11	22	9	0	9	194	73,199
% of all Single Mothers that are Black	54.9	41.4	91.7	53.7	37.5	0.0	39.1	58.3	70.4
Number of Children in Single Parent Families:									
with own single father	23	5	0	18	19	0	19	89	23,493
with own single mother	154	60	23	71	30	0	30	573	170,093
Avg. no. of children per Single Father	1.92	1.25	0.00	2.57	1.36	0.00	1.36	1.51	1.38
Avg. no. of children per Single Mother	1.88	2.07	1.92	1.73	1.25	0.00	1.30	1.72	1.64
Children (all ages) in Family-type Households by Relationship:									
Total who are natural-born or adopted	741	210	74	457	525	29	496	3,095	819,279
Total stepchildren	77	19	13	45	37	1	36	234	49,212
Total who are grandchildren	45	9	5	31	28	1	27	308	86,597
% all children, natural-born or adopted	85.9	88.2	80.4	85.7	89.0	93.5	88.7	85.1	85.8
% all children, stepchildren	8.9	8.0	14.1	8.4	6.3	3.2	6.4	6.4	5.2
% all children, grandchildren	5.2	3.8	5.4	5.8	4.7	3.2	4.8	8.5	9.1
Group Quarters:									
Correctional Institutions								18	
Nursing homes								86	
College dormitory	61	61	0					61	

Table 2 (continued)

Selected Demographic Characteristics of Children in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	DISTRICT #1			DISTRICT #2			DISTRICT #3		
	Total	Eupora	Rural	Total	Walthall	Rural	Total	Eupora	Rural
Number of Whites	21.9	17.5	4.4	18.9	2.0	16.8	15.1	0.2	14.9
Number of Blacks	41.1	29.5	11.7	17.6	0.2	17.4	11.5	3.2	8.3
Children ages 0-17:									
Total population that are children	26.7	18.6	8.2	17.7	1.5	16.2	15.2	1.5	13.6
Total Black population that are children	40.5	26.4	14.1	16.0	0.1	15.8	12.7	4.6	8.1
Single Parent Families:									
Total Single Fathers	22.0	15.3	6.8	13.6	1.7	11.9	20.3	1.7	18.6
Total Single Mothers	43.2	32.1	11.1	13.5	0.3	13.2	11.4	3.0	8.4
Number of Single Black Mothers	49.0	34.5	14.4	11.9	0.0	11.9	11.3	5.2	6.2
Number of Children in Single Parent Families:									
with own single father	29.2	24.7	4.5	9.0	1.1	7.9	14.6	1.1	13.5
with own single mother	43.8	30.5	13.3	11.0	0.3	10.6	13.1	6.1	7.0
Children (all ages) in Family-type Households by Relationship:									
Total who are natural-born or adopted	25.8	18.3	7.5	18.2	1.6	16.6	15.1	1.5	13.6
Total stepchildren	19.7	13.7	6.0	15.4	1.3	14.1	16.2	1.3	15.0
Total who are grandchildren	38.0	21.8	16.2	20.1	0.3	19.8	18.2	1.0	17.2

Table 2 (continued)

Selected Demographic Characteristics of Children in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	Total	DISTRICT #4			Total	DISTRICT #5		Webster County
		Mathiston	Maben	Rural		Manatee	Rural	
No. of Whites	23.1	7.1	1.6	14.4	21.0	1.7	19.3	100.0
No. of Blacks	23.3	6.6	5.5	11.2	6.4	0.1	6.3	100.0
Children ages 0-17:								
Total population age 0 -17	24.4	7.2	3.0	14.2	16.0	0.9	15.1	100.0
Black population age 0 -17	25.5	7.1	6.8	11.7	5.0	0.0	5.0	100.0
Single Parent Families:								
Total Single Fathers	20.3	6.8	1.7	11.9	23.7	0.0	23.7	100.0
Total Single Mothers	24.6	8.7	3.6	12.3	7.2	0.3	6.9	100.0
No. of Single Black Mothers	23.2	6.2	5.7	11.3	4.6	0.0	4.6	100.0
No. of Children in Single Parent Families:								
with own single father	25.8	5.6	0.0	20.2	21.3	0.0	21.3	100.0
with own single mother	26.9	10.5	4.0	12.4	5.2	0.0	5.2	100.0
Children (all ages) in Family-type Households by Relationship:								
Natural-born or adopted	23.9	6.8	2.4	14.8	17.0	0.9	16.0	100.0
Step	32.9	8.1	5.6	19.2	15.8	0.4	15.4	100.0
Grandchild	14.6	2.9	1.6	10.1	9.1	0.3	8.8	100.0

Table 3

Selected Demographic Characteristics of Persons Ages 65+ in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	DISTRICT #1			DISTRICT #2			DISTRICT #3		
	Total	Eupora	Rural	Total	Walthall	Rural	Total	Eupora	Rural
Black Persons Age 65 and Over						0			
Black population, ages 65-69	28	12	16	15	0	15	8	4	4
Black population, ages 70-74	43	28	15	9	0	9	7	1	6
Black population, ages 75-79	22	13	9	16	0	16	10	2	8
Black population, ages 80-84	15	8	7	5	0	5	4	1	3
Black population, ages 85+	11	4	7	6	0	6	1	0	1
Total Black population age 65 & Over	119	65	54	51	0	51	30	8	22
% of Black Population who are 65+	12.8	9.8	20.5	12.8	0.0	12.8	11.5	11.0	11.8
Total Persons Age 65 and Over									
All males, living alone	97	64	33	59	2	57	62	6	56
All females, living alone	206	178	28	112	12	100	71	2	69
Total males 65+ who are living alone	42	25	17	29	2	27	18	2	16
Total females 65+ who are living alone	144	125	19	84	10	74	48	1	47
% of all males living alone who are 65+	43.3	39.1	51.5	49.2	100.0	47.4	29.0	33.3	28.6
% of all females living alone who are 65+	69.9	70.2	67.9	75.0	83.3	74.0	67.6	50.0	68.1
Persons Age 65 and over by Relationship other than Spouse or Parent:									
other relative in family households	21	13	8	14	3	11	18	1	17
nonrelative in family households	1	0	1	1	0	1	1	0	1

Table 3 (continued)

Selected Demographic Characteristics of Persons Ages 65+ in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	DISTRICT #4				DISTRICT #5			Webster County	State of Mississippi
	Total	Mathiston	Maben	Rural	Total	Manatee	Rural		
Black Persons Age 65 and Over									
Black population, ages 65-69	13	3	3	7	5	0	5	69	25,993
Black population, ages 70-74	8	2	1	5	5	0	5	72	22,083
Black population, ages 75-79	10	0	5	5	8	0	8	66	19,064
Black population, ages 80-84	2	0	0	2	5	0	5	31	13,136
Black population, ages 85+	9	5	0	4	1	0	1	28	10,752
Total Black population age 65 & Over	42	10	9	23	24	0	24	266	91,028
% of Black Population who are 65+	8.0	6.7	7.3	9.1	16.7	0.0	16.9	11.8	9.9
Total Persons Age 65 and Over									
All males, living alone	80	24	12	44	50	5	45	348	83,768
All females, living alone	144	62	20	62	94	13	81	627	129,181
Total males 65+ who are living alone	20	7	2	11	15	1	14	124	21,124
Total females 65+ who are living alone	90	32	12	46	76	13	63	442	77,056
% of all males living alone who are 65+	25.0	29.2	16.7	25.0	30.0	20.0	31.1	35.6	25.2
% of all females living alone who are 65+	62.5	51.6	60.0	74.2	80.9	100.0	77.8	70.5	59.6
Persons Age 65 and over by Relationship other than Spouse or Parent:									
other relative in family households	25	10	3	12	19	1	18	97	21,460
nonrelative in family households	3	0	0	3	1	0	1	7	1,357

Table 3 (continued)

Selected Demographic Characteristics of Persons Ages 65+ in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	Total	DISTRICT #1		Total	DISTRICT #2		Total	DISTRICT #3	
		Eupora	Rural		Walthall	Rural		Eupora	Rural
Black Persons Age 65 and Over						0			
						0			
Black population, ages 65-69	40.6	17.4	23.2	21.7	0.0	21.7	11.6	5.8	5.8
Black population, ages 70-74	59.7	38.9	20.8	12.5	0.0	12.5	9.7	1.4	8.3
Black population, ages 75-79	33.3	19.7	13.6	24.2	0.0	24.2	15.2	3.0	12.1
Black population, ages 80-84	48.4	25.8	22.6	16.1	0.0	16.1	12.9	3.2	9.7
Black population, ages 85+	39.3	14.3	25.0	21.4	0.0	21.4	3.6	0.0	3.6
Total Black population age 65 & Over	44.7	24.4	20.3	19.2	0.0	19.2	11.3	3.0	8.3
Total Persons Age 65 and Over									
All males, living alone	27.9	18.4	9.5	17.0	0.6	16.4	17.8	1.7	16.1
All females, living alone	32.9	28.4	4.5	17.9	1.9	15.9	11.3	0.3	11.0
Total males 65+ who are living alone	33.9	20.2	13.7	23.4	1.6	21.8	14.5	1.6	12.9
Total females 65+ who are living alone	32.6	28.3	4.3	19.0	2.3	16.7	10.9	0.2	10.6
Persons Age 65 and over by Relationship other than Spouse or Parent:									
other relative in family households	21.6	13.4	8.2	14.4	3.1	11.3	18.6	1.0	17.5
nonrelative in family households	14.3	0.0	14.3	14.3	0.0	14.3	14.3	0.0	14.3

Table 3 (continued)

Selected Demographic Characteristics of Persons Ages 65+ in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	Total	DISTRICT #4			Total	DISTRICT #5		Webster County
		Mathiston	Maben	Rural		Manatee	Rural	
Black Persons Age 65 and Over								
Ages 65-69	18.8	4.3	4.3	10.1	7.2	0.0	7.2	100.0
Ages 70-74	11.1	2.8	1.4	6.9	6.9	0.0	6.9	100.0
Ages 75-79	15.2	0.0	7.6	7.6	12.1	0.0	12.1	100.0
Ages 80-84	6.5	0.0	0.0	6.5	16.1	0.0	16.1	100.0
Ages 85 +	32.1	17.9	0.0	14.3	3.6	0.0	3.6	100.0
Total Black 65 & Over	15.8	3.8	3.4	8.6	9.0	0.0	9.0	100.0
Total Persons Age 65 and Over								
All males, living alone	23.0	6.9	3.4	12.6	14.4	1.4	12.9	100.0
All females, living alone	23.0	9.9	3.2	9.9	15.0	2.1	12.9	100.0
males 65+, living alone	16.1	5.6	1.6	8.9	12.1	0.8	11.3	100.0
females 65+, living alone	20.4	7.2	2.7	10.4	17.2	2.9	14.3	100.0
Persons Age 65 and over by Relationship other than Spouse or Parent:								
other relative in family HH	25.8	10.3	3.1	12.4	19.6	1.0	18.6	100.0
nonrelative in family HH	42.9	0.0	0.0	42.9	14.3	0.0	14.3	100.0

Table 4

Selected Housing Characteristics in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	DISTRICT #1			DISTRICT #2			DISTRICT #3		
	Total	Eupora	Rural	Total	Walthall	Rural	Total	Eupora	Rural
% of all units that are Renter Occupied	33.3	38.4	15.6	17.1	8.3	18	18.5	58.6	16.2
Housing by Type of Structure:									
Total all types of Housing Units	1,126	864	262	828	73	755	640	38	602
1-unit, detached (single family)	817	603	214	705	65	640	515	31	484
1-unit, attached (townhouses)	18	17	1	5	0	5	4	0	4
2 to 4 units	188	185	3	3	0	3	5	3	2
5 to 9 units	13	12	1	1	1	0	2	0	2
10 or more units	23	22	1	0	0	0	1	0	1
Mobile home, trailer, other	68	25	43	114	7	107	113	4	109
% of all units that are 1-unit, detached	72.6	69.8	81.7	85.1	89.0	84.8	80.5	81.6	80.4
% of all units that are 1-unit, attached	1.6	2.0	0.4	0.6	0.0	0.7	0.6	0.0	0.7
% of all units that are apartments (all types)	19.9	25.3	1.9	0.5	1.4	0.4	1.3	7.9	0.8
% of all units that are Mobile home, etc.	6.0	2.9	16.4	13.8	9.6	14.2	17.7	10.5	18.1
Vacant Housing:									
Number of Vacant Housing Units	112	73	39	110	10	100	104	9	95
Seasonal, recreational, etc.	4	1	3	4	1	3	13	0	13
% of all Units that are Vacant	9.9	8.4	14.9	13.3	13.7	13.2	16.3	23.7	15.8
Homeowner vacancy rate	3.3	3.0	4.1	0.7	0.7	0.7	1.8	0.0	1.9
Rental vacancy rate	9.4	8.5	17.1	5.4	0.0	6	19.7	32.0	16.3
Over-crowding:									
Units with more than 1 person per room	54	39	15	33	2	31	28	4	24
% of all units, crowded	4.8	4.5	5.7	4.0	2.7	4.1	4.4	10.5	4.0
Housing Cost:									
Median \$ Owner Occ.	\$38,700	\$39,300	\$36,300	\$35,200	\$39,500	\$34,400	\$34,200	\$81,300	\$34,100
Median \$ Mo. Rent	\$141	\$147	\$99	\$137	\$200	\$133	\$114	\$116	\$113
Race:									
No. of units that are occupied by Blacks	307	222	85	117	1	116	72	23	49
% of units that are occupied by Blacks	30.3	28.1	38.1	16.3	1.6	17.7	13.4	79.3	9.6

Table 4 (continued)

Selected Housing Characteristics in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	DISTRICT #4				DISTRICT #5			Webster County	State of Mississippi
	Total	Mathiston	Maben	Rural	Total	Manatee	Rural		
% of all units that are Renter Occupied	24.3	35.7	35.1	14.4	8.7	8.2	8.7	21.5	28.5
Housing by Type of Structure:									
Total all types of Housing Units	959	311	104	544	773	68	705	4,326	1,010,423
1-unit, detached (single family)	709	212	67	430	649	60	589	3,395	710,298
1-unit, attached (townhouses)	6	3	0	3	8	1	7	41	17,060
2 to 4 units	24	14	9	1	0	0	0	219	56,813
5 to 9 units	24	23	1	0	3	0	3	43	35,675
10 or more units	39	25	14	0	0	0	0	63	41,322
Mobile home, trailer, other	157	34	13	110	113	7	106	565	149,255
% of all units that are 1-unit, detached	73.9	68.2	64.4	79.0	84.0	88.2	83.5	78.5	70.3
% of all units that are 1-unit, attached	0.6	1.0	0.0	0.6	1.0	1.5	1.0	0.9	1.7
% of all units that are apartments (all types)	9.1	19.9	23.1	0.2	0.4	0.0	0.4	7.5	13.2
% of all units that are Mobile home, etc.	16.4	10.9	12.5	20.2	14.6	10.3	15.0	13.1	14.8
Vacant Housing:									
Number of Vacant Housing Units	93	42	7	44	81	7	74	500	99,049
Seasonal, recreational, etc.	13	4	0	9	13	0	13	47	16,002
% of all Units that are Vacant	9.7	13.5	6.7	8.1	10.5	10.3	10.5	11.6	9.8
Homeowner vacancy rate	2.5	7.1	1.6	0.7	2.2	0.0	2.4	2.2	1.9
Rental vacancy rate	11.1	15.8	8.1	5.4	9.4	28.6	7.0	10.6	9.5
Over-crowding:									
Units with more than 1 person per room	39	6	9	24	18	1	17	172	52,890
% of all units, crowded	4.1	1.9	8.7	4.4	2.3	1.5	2.4	4.0	5.2
Housing Cost:									
Median \$ Owner Occ.	\$34,900	\$35,300	\$24,200	\$36,300	\$33,900	\$41,900	\$33,000	\$36,000	\$45,600
Median \$ Mo. Rent	\$122	\$102	\$113	\$150	\$150	\$200	\$125	\$130	\$215
Race:									
No. of units that are occupied by Blacks	141	33	37	71	47	1	46	684	281,515
% of units that are occupied by Blacks	16.3	12.3	38.1	10.4	6.8	1.6	6.7	17.9	30.9

Table 4 (continued)

Selected Housing Characteristics in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	Total	DISTRICT #1		Total	DISTRICT #2		Total	DISTRICT #3	
		Eupora	Rural		Walthall	Rural		Eupora	Rural
% of all units that are Renter Occupied									
Housing by Type of Structure:									
Total all types of Housing Units	26.0	20.0	6.1	19.1	1.7	17.5	14.8	0.9	13.9
1-unit, detached (single family)	24.1	17.8	6.3	20.8	1.9	18.9	15.2	0.9	14.3
1-unit, attached (townhouses)	43.9	41.5	2.4	12.2	0.0	12.2	9.8	0.0	9.8
2 to 4 units	85.8	84.5	1.4	1.4	0.0	1.4	2.3	1.4	0.9
5 to 9 units	30.2	27.9	2.3	2.3	2.3	0.0	4.7	0.0	4.7
10 or more units	36.5	34.9	1.6	0.0	0.0	0.0	1.6	0.0	1.6
Mobile home, trailer, other	12.0	4.4	7.6	20.2	1.2	18.9	20.0	0.7	19.3
Vacant Housing:									
Number of Vacant Housing Units	22.4	14.6	7.8	22.0	2.0	20.0	20.8	1.8	19.0
Seasonal, recreational, etc.	8.5	2.1	6.4	8.5	2.1	6.4	27.7	0.0	27.7
Over-crowding:									
Units with more than 1 person per room	31.4	22.7	8.7	19.2	1.2	18.0	16.3	2.3	14.0
Race:									
No. of units that are occupied by Blacks	44.9	32.5	12.4	17.1	0.1	17.0	10.5	3.4	7.2

Table 4 (continued)

Selected Housing Characteristics in Webster County Mississippi
by Race, Relationship and Household Type, 1990

DATA ITEM	Total	DISTRICT #4			Total	DISTRICT #5		Webster County
		Mathiston	Maben	Rural		Manatee	Rural	
Housing by Type of Structure:								
Total Housing Units	22.2	7.2	2.4	12.6	17.9	1.6	16.3	100.0
1-unit, detached	20.9	6.2	2.0	12.7	19.1	1.8	17.3	100.0
1-unit, attached	14.6	7.3	0.0	7.3	19.5	2.4	17.1	100.0
2 to 4 units	11.0	6.4	4.1	0.5	0.0	0.0	0.0	100.0
5 to 9 units	55.8	53.5	2.3	0.0	7.0	0.0	7.0	100.0
10 or more units	61.9	39.7	22.2	0.0	0.0	0.0	0.0	100.0
Mobile home, trailer, other	27.8	6.0	2.3	19.5	20.0	1.2	18.8	100.0
Vacant Housing:								
Vacant Housing Units	18.6	8.4	1.4	8.8	16.2	1.4	14.8	100.0
Seasonal,recreational, etc	27.7	8.5	0.0	19.1	27.7	0.0	27.7	100.0
Over-crowding:								
Units w/ >1 person per room	22.7	3.5	5.2	14.0	10.5	0.6	9.9	100.0
Race:								
No. Occ. Units, Black	20.6	4.8	5.4	10.4	6.9	0.1	6.7	100.0