

GEORGIA

STATE OF THE STATE'S HOUSING:

Service Delivery Regions—Overview

HOUSING AND
DEMOGRAPHICS
RESEARCH CENTER

THE UNIVERSITY
OF GEORGIA

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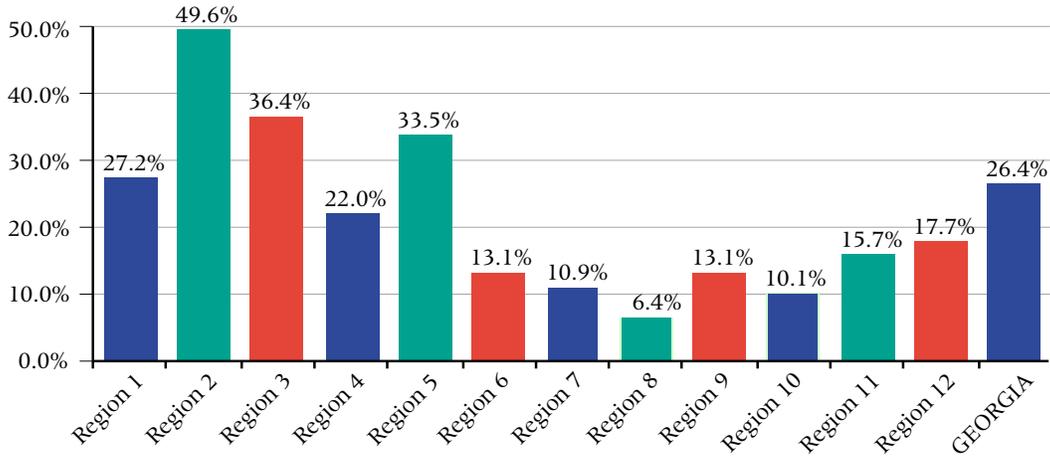
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- ◆ Consistent with the size of the population growth rates, more than 80% of the population increase in Region 2 was due to an influx of new residents while the entire population increase in Region 8 was due to natural causes. (Table II.2)

FIGURE II.1 - PERCENT CHANGE IN POPULATION BY REGION, 1990-2000.



Source: Census 2000 SF1, DP1; Census 1990 STF1, DP1.

TABLE II.1 - POPULATION BY REGION, 1990 - 2000.

	2000		1990-2000	
	No.	Rank ¹	% change	Rank ¹
Region 1	697,410	2	27.2	4
Region 2	455,342	4	49.6	1
Region 3	3,429,379	1	36.4	2
Region 4	403,944	8	22.0	5
Region 5	438,300	6	33.5	3
Region 6	440,121	5	13.1	8
Region 7	435,008	7	10.9	10
Region 8	353,274	10	6.4	12
Region 9	272,894	12	13.1	9
Region 10	352,880	11	10.1	11
Region 11	364,925	9	15.7	7
Region 12	542,976	3	17.7	6
GEORGIA	8,186,453		26.4	

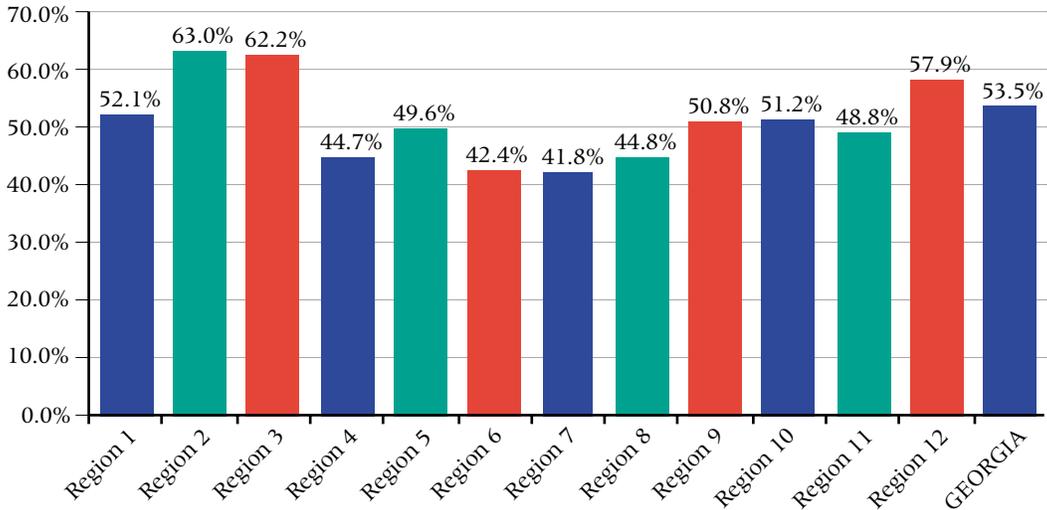
Source: Census 2000 SF 1, DP1; Census 1990 STF 1, DP1.

¹ The region with the greatest population (or population change) is ranked first.



- ◆ Every region experienced a larger percentage increase in the elderly than in the general population, but the difference was the greatest in Regions 10 and 12 (more than 40%) and the smallest in Region 2 (13.4%). (Figure II.2, Figure II.1)

FIGURE II.2 - PERCENT CHANGE IN POPULATION 85 YEARS OLD AND OLDER BY REGION, 1990-2000.



Source: Census 2000 SF1, DP1; Census 1990 STF1, DP1.

TABLE II.3 - AGE AND DEPENDENCY RATIO BY REGION, 2000.

	Younger than 18		65 years and over		85 years and over		Depen- dency ratio ¹	Depen- dency ratio ²
	No.	%	No.	%	No.	%		
Region 1	183,264	26.3	79,256	11.4	8,104	1.2	60.4	27.8
Region 2	115,407	25.3	52,667	11.6	5,330	1.2	58.5	26.8
Region 3	904,836	26.4	249,467	7.3	27,804	0.8	50.7	27.4
Region 4	109,148	27.0	44,406	11.0	5,204	1.3	61.3	28.7
Region 5	110,768	25.3	43,730	10.0	5,109	1.2	54.4	26.7
Region 6	115,778	26.3	49,264	11.2	5,109	1.2	60.0	27.8
Region 7	120,051	27.6	48,200	11.1	5,486	1.3	63.1	29.2
Region 8	95,331	27.0	42,002	11.9	5,026	1.4	63.6	28.8
Region 9	71,697	26.3	34,870	12.8	4,280	1.6	64.1	28.3
Region 10	97,939	27.8	43,653	12.4	5,312	1.5	67.0	29.7
Region 11	98,842	27.1	41,720	11.4	4,946	1.4	62.6	28.8
Region 12	146,173	26.9	56,040	10.3	6,147	1.1	59.3	28.4
GEORGIA	2,169,234	26.5	785,275	9.6	87,857	1.1	56.5	27.9

Source: Census 2000 SF 1, DP1.

¹ Less than 18 and greater than 65 years old.

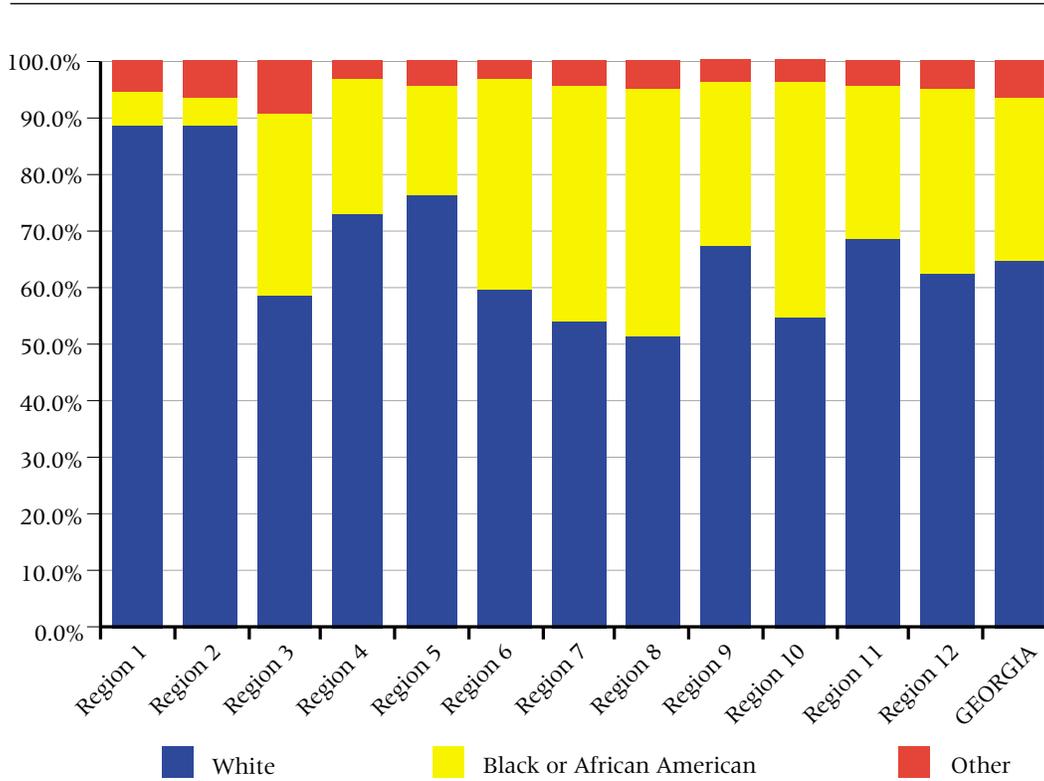
² Less than 18 and greater than 85 years old.



state as a whole; the populations of all other regions were 4% or less Hispanic. Only 2% of residents in both Regions 4 and 6 were of Hispanic origin, the lowest proportion in the state. (Table II.4)

- ◆ About 60% of the foreign-born residents in Georgia entered the U.S. between 1990 and 2000. Regions 1, 2, 3, 10, and 11 had larger percentages of foreigners that came to this country during this time, while Region 9 had the largest in the state (67.4%). Only 30% of the foreign-born residents in Region 7 entered the U.S. during the last decade, the lowest percentage in the state. (Table AII.2)

FIGURE II.3 - POPULATION BY RACE BY REGION, 2000.



Source: Census 2000 SF1, DP1.

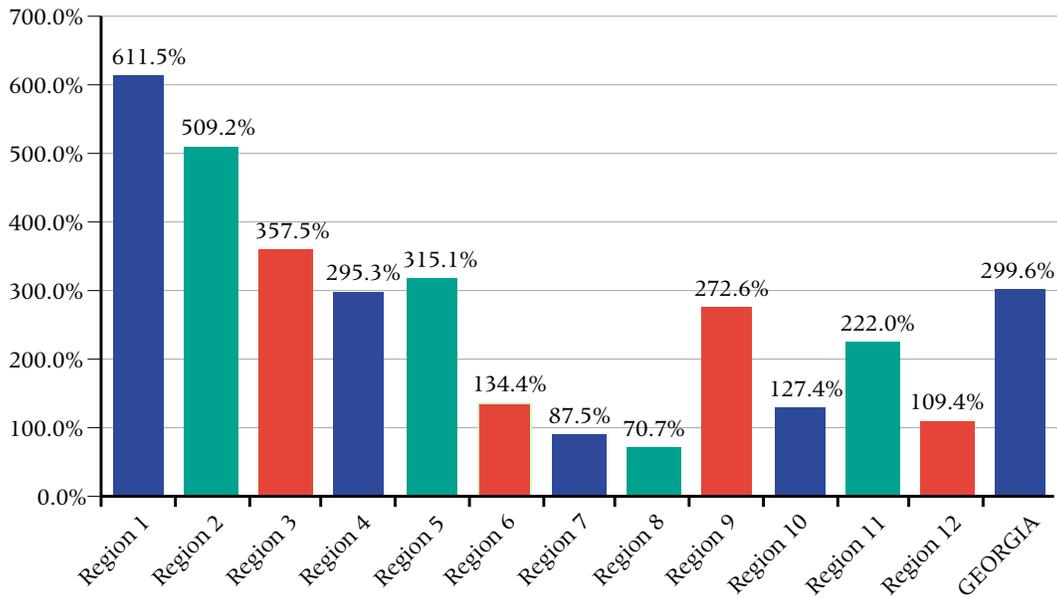


TABLE II.4 - PERCENT OF POPULATION BY RACE AND HISPANIC ETHNICITY BY REGION, 2000.

	White	Black	Other	Hispanic
Region 1	88.9	6.0	5.0	5.7
Region 2	88.8	5.1	6.1	8.5
Region 3	58.8	32.1	9.1	7.3
Region 4	73.2	24.3	2.5	2.0
Region 5	76.6	19.3	4.2	3.3
Region 6	60.0	36.9	3.0	2.0
Region 7	54.5	41.5	3.9	2.2
Region 8	51.7	43.6	4.7	3.8
Region 9	67.6	28.9	3.5	4.0
Region 10	54.9	41.9	3.2	3.0
Region 11	68.7	27.2	4.1	3.9
Region 12	62.8	32.7	4.5	3.1
GEORGIA	65.1	28.7	6.2	5.3

Source: Census 2000 SF 1, DP1.

FIGURE II.4 - PERCENT CHANGE IN HISPANIC POPULATION BY REGION, 1990-2000.



Source: Census 2000 SF1, DP1; Census 1990 STF1, DP1.



Regions 1 and 2 had the largest percentage of family households and the smallest percentage of non-family households in the state (75% and 25%, respectively). (Table II.6)

- ◆ Non-family households increased at a faster rate than all households in Georgia and in every region. (Table AII.4)
- ◆ Ten percent of the households in Georgia consisted of single females with children less than 18 years old; Regions 1, 2, 3, and 5 had a smaller percentage of these households than the state, and Region 2 had the smallest proportion (5.9%). Fourteen percent of Region 10's households consisted of single females with children less than 18 years old, the highest rate in the state. The number of single-females with children increased by 54% in Region 2, the highest rate in the state. (Table II.6, Table AII.4)
- ◆ Nearly 25% of Georgia's householders were between the ages of 35 and 44 years old in 2000, about 20% were in the age range of 25 to 34, and 20% were 45 to 54 years old. Compared to the state and all other regions, Region 3 had a greater percentage of householders between 25 and 54 years old and a smaller percentage at least 65 years old. Regions 8, 9, 10, and 11 had the largest percentage of elderly aged 65 years and older and a larger percentage of residents aged 85 years and older in the state. (Table AII.5)
- ◆ Householders at least 65 years old and living alone made up 7% of the state's households in 2000. Region 3 had the smallest percentage of these households in the state (4.8%) and Region 9 had the largest (10.9%). Region 2 experienced the largest increase in these households in the state (27%) while Region 9 had the smallest increase (4%). (Table II.6)

TABLE II.5 - HOUSEHOLD SIZE BY REGION, 2000.

	Average household size	1-person %	2-person %	3-person %	4-person %	5-person %	6-person %	7-or-more %
Region 1	2.62	21.0	33.9	19.3	15.8	6.4	2.2	1.4
Region 2	2.54	20.3	35.6	18.2	15.5	6.4	2.2	1.7
Region 3	2.77	24.4	31.1	17.8	15.5	6.8	2.6	1.9
Region 4	2.68	21.5	32.4	19.2	16.2	6.8	2.5	1.4
Region 5	2.67	21.8	33.7	18.9	15.6	6.4	2.2	1.3
Region 6	2.63	24.5	32.6	18.6	14.6	6.2	2.2	1.3
Region 7	2.60	24.5	30.8	18.9	15.1	6.9	2.5	1.4
Region 8	2.63	25.4	31.4	18.3	14.6	6.6	2.3	1.4
Region 9	2.57	25.5	31.9	18.3	14.6	6.2	2.1	1.4
Region 10	2.64	24.4	31.6	18.4	14.6	6.8	2.5	1.6
Region 11	2.66	24.0	31.9	18.6	15.0	6.6	2.4	1.4
Region 12	2.71	23.9	32.7	18.5	15.0	6.5	2.2	1.2
GEORGIA	2.65	23.6	32.1	18.3	15.3	6.6	2.4	1.6

Source: Census 2000 SF 1, DPI, QT-P10.



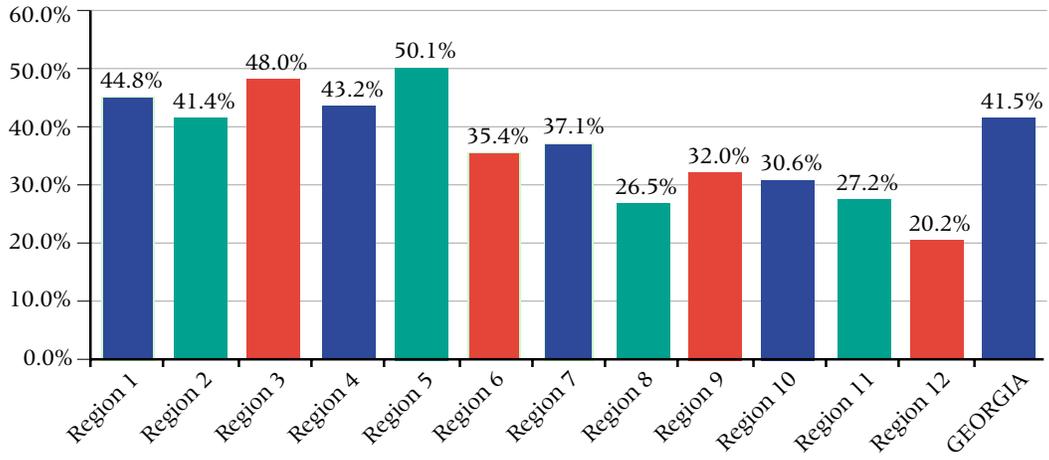
TABLE II.6 - PERCENT OF HOUSEHOLDS BY COMPOSITION BY REGION, 2000.

	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	GA
<u>Family</u>													
<u>households</u>	75.2	75.6	67.6	74.3	70.2	70.8	71.4	70.4	71.3	71.8	71.4	69.4	70.2
Married-couple													
family	59.8	62.5	49.3	55.1	53.2	49.5	48.5	46.9	51.6	48.2	52.0	50.6	51.5
With related													
children													
under 18	29.0	29.1	26.1	26.9	25.8	23.3	24.2	22.8	24.3	22.5	25.4	25.4	25.8
Single female													
With related	11.0	9.2	14.0	14.8	12.8	17.1	18.7	19.3	15.4	19.3	15.2	14.9	14.5
children													
under 18	7.3	5.9	9.9	10.3	8.9	12.3	13.5	13.8	10.9	14.1	10.9	10.9	10.2
Other family													
households	4.4	3.9	4.3	4.4	4.2	4.2	4.2	4.2	4.3	4.3	4.3	3.9	4.2
<u>Non-family</u>													
<u>households</u>	24.8	24.4	32.4	25.7	29.8	29.2	28.6	29.6	28.7	28.2	28.6	30.6	29.8
Householder													
living alone	21.0	20.3	24.4	21.5	21.8	24.5	24.5	25.4	25.5	24.4	24.0	23.9	23.6
Householder 65													
years and over	8.5	7.7	4.8	8.3	7.0	8.2	8.6	9.7	10.9	9.8	9.4	7.8	7.0
Other non-family													
households	3.7	4.0	8.1	4.2	8.0	4.7	4.1	4.2	3.3	3.7	4.6	6.7	6.1

Source: Census 2000 SF 1, DP1 (non-family households), QT-P10 (family households); Census 1990 STF 1, DP1, P016 (related children).



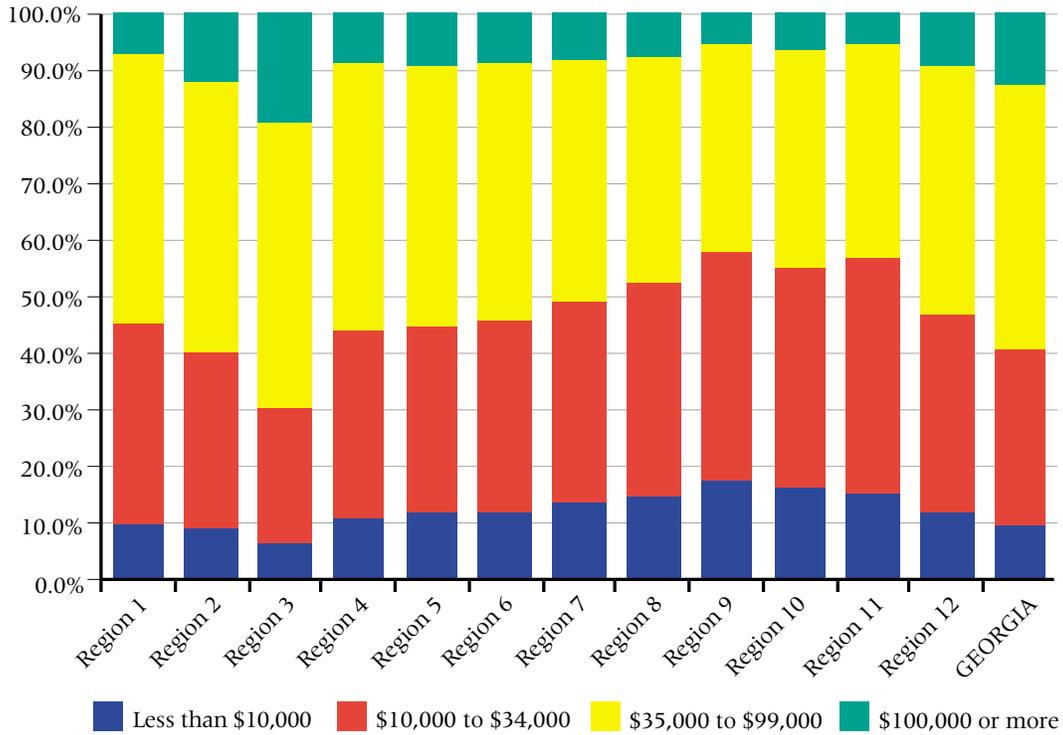
FIGURE III.1 - PERCENT OF WORKFORCE WORKING OUTSIDE STATE OR COUNTY OF RESIDENCE BY REGION, 2000.



Source: Census 2000 SF3, P26.



FIGURE III.2 - HOUSEHOLDS BY INCOME BY REGION, 1999.



Source: Census 2000 SF3, DP3.

TABLE III.1 - PERCENT OF HOUSEHOLDS BY INCOME BY REGION, 1999.

	No. of Households	Income range			
		Less than \$10,000	\$10,000 to \$34,999	\$35,000 to \$99,999	\$100,000 or more
Region 1	257,789	10.0	35.4	48.1	6.5
Region 2	166,408	9.2	31.4	47.5	11.9
Region 3	1,262,401	6.5	24.0	50.9	18.6
Region 4	146,464	11.3	32.9	47.4	8.4
Region 5	161,418	12.2	32.8	46.2	8.8
Region 6	163,077	12.4	33.8	45.5	8.3
Region 7	158,824	14.0	35.7	42.6	7.7
Region 8	128,795	14.8	38.0	40.2	7.1
Region 9	99,020	18.0	40.4	36.6	5.1
Region 10	129,220	16.9	38.7	38.3	6.2
Region 11	133,247	15.8	41.3	37.8	5.1
Region 12	201,015	12.0	35.0	44.1	8.9
GEORGIA	3,007,678	10.1	30.7	46.8	12.3

Source: Census 2000 SF 3, DP 3.



Analysis:

- ◆ The homeownership rate in Georgia in 2000 was 67.5% and ranged from 62% in Regions 8 and 12 to 78.3% in Region 2. Compared with households statewide, households in Regions 1, 2, 4, 5, 6, 7, 9, and 11 were more likely to be homeowners while those in Regions 3, 8, 10, and 12 were less likely. (Table IV.1, Table AIV.1)
- ◆ Whites were the most likely race to be homeowners in every region and those of “other” races were the least likely, except in Region 5 where Asians were the least likely race to be homeowners. (Table IV.1)
- ◆ Hispanics were less likely than Whites, Blacks and Asians to be homeowners in every region. Compared with Hispanics statewide, those in every region except 4, 5, and 12 were more likely to be homeowners. (Table IV.1)
- ◆ Almost one-third (31.6%) of renters in the state were between the ages of 25 and 34 years old. Only Region 3 had a larger percentage (36.5%) of renters in this age range than the state. Less than 15% of renters statewide were between 15 and 24 years old, while nearly 25%, the largest in the state, of those in Region 5 were in this age group. Region 12 also had more than 20% of renters in this age range. (Table AIV.2)
- ◆ Only Region 3 had a smaller percentage of homeowners 65 years old or older than in the state as a whole (14.6% and 19.7%, respectively). The percentage of homeowners at least 65 years old was the largest in Region 8, 27%. Regions 9 and 10 also had at least 25% elderly homeowners. (Table AIV.2)

TABLE IV.1 - HOMEOWNERSHIP RATES BY RACE AND ETHNICITY BY REGION, 2000.

	All races	% Owner-occupied				
		White householder	Black householder	Asian householder	“Other race” householder ¹	Hispanic householder
Region 1	75.0	77.2	56.6	59.5	42.3	47.4
Region 2	78.3	80.6	53.7	70.1	48.1	41.0
Region 3	64.3	73.9	48.3	55.6	38.4	40.7
Region 4	71.1	77.7	50.3	52.9	48.3	24.1
Region 5	68.6	73.0	53.5	38.6	42.7	30.7
Region 6	67.9	76.9	52.2	47.6	46.9	41.1
Region 7	68.5	76.3	57.3	66.1	53.8	53.2
Region 8	62.6	72.4	51.0	53.7	39.9	38.6
Region 9	73.6	79.5	59.5	53.9	38.1	45.1
Region 10	67.0	77.4	51.7	49.4	45.8	43.6
Region 11	70.7	76.5	55.7	52.7	48.2	40.4
Region 12	62.9	69.9	49.1	54.8	41.3	30.5
GEORGIA	67.5	75.3	50.8	55.4	41.3	37.3

Source: Census 2000 SF 1, H14.

¹ This includes: householders who are American Indian and Alaska Native alone, Native Hawaiian and other Pacific Islander alone, some other race alone, and those who are of two or more races.



Regions 4 and 5. The median values of the mobile homes in every county in Region 9 were lower than Georgia’s median. (Table AIII.4)

- ◆ Of the 56,391 new homes sold in Georgia in 2000, 67.9% were sold in Region 3. Less than 1% of the state total were sold in each of Regions 9, 10, and 11. Only 85 new homes were sold in Region 9, the fewest in the state. (Table IV.2)
- ◆ The average sales price of new homes in Georgia was \$177,594. Region 2 (\$207,423) had the highest average sales price for new homes and Region 9 had the lowest (\$101,449). (Table IV.2)
- ◆ The distribution of existing home sales by region was more uniform than new home sales, but still 53.6% of the 86,409 existing homes sold in the state in 2000 were in Region 3. The fewest existing home sales in the state (1,195 or 1.4% of the total) were in Region 9. (Table IV.2)
- ◆ The average sales price of existing homes in Georgia was \$150,625; Region 3 had the highest average existing home sales price (\$181,182) and Region 9 had the lowest (\$71,937). (Table IV.2)

TABLE IV.2 - NEW AND EXISTING HOME SALES BY REGION, 2000.

	New homes sales			Existing homes		
	No.	% of total	Avg. price	No.	% of total	Avg. price
Region 1	3,519	6.2	\$129,869	7,488	8.7	\$105,894
Region 2	3,193	5.7	207,423	5,075	5.9	152,057
Region 3	38,306	67.9	192,600	46,273	53.6	181,182
Region 4	2,320	4.1	134,574	3,742	4.3	112,873
Region 5	3,358	6.0	139,915	4,013	4.6	129,293
Region 6	1,204	2.1	128,067	3,808	4.4	110,670
Region 7	1,057	1.9	131,481	2,966	3.4	104,222
Region 8	612	1.1	152,962	2,514	2.9	103,416
Region 9	85	0.2	101,449	1,195	1.4	71,937
Region 10	386	0.7	119,219	2,064	2.4	93,514
Region 11	524	0.9	106,409	1,975	2.3	86,982
Region 12	1,827	3.2	149,411	5,296	6.1	149,920
GEORGIA	56,391	100.0	\$177,594	86,409	100.0	\$150,625

Source: Georgia Department of Community Affairs, Housing Finance Division.



FIGURE IV.1 - OWNER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING BY REGION, 1999.

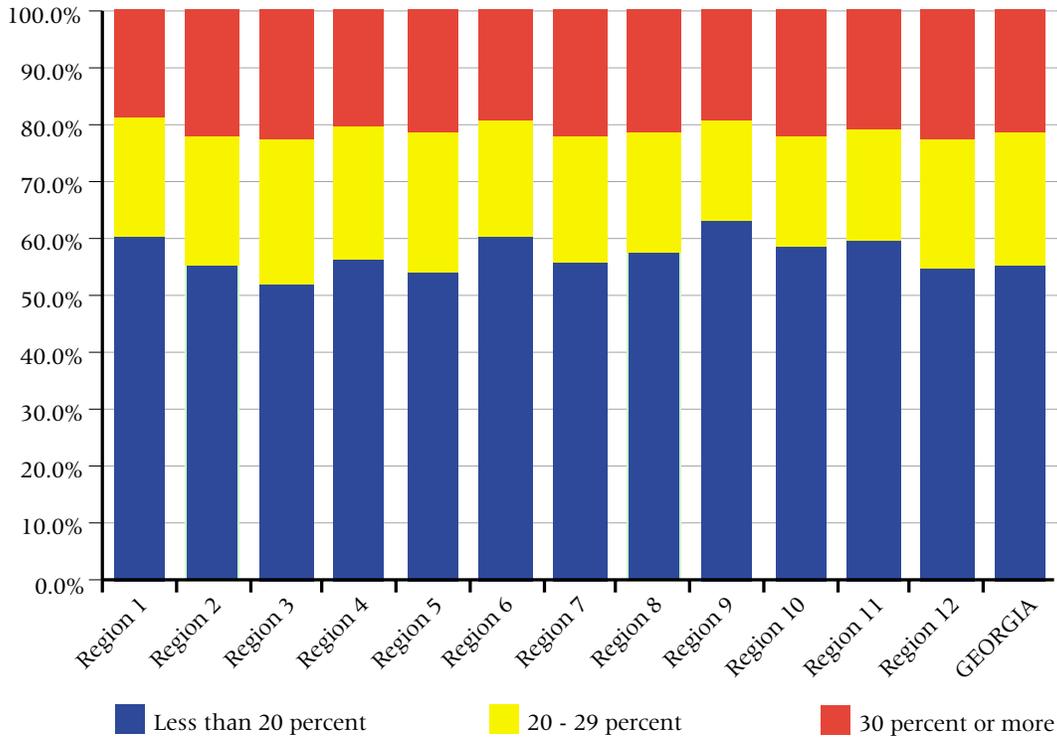


TABLE IV.3 - OWNER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING BY REGION, 1999.

	No. of specified owner-occupied units ¹	Less than 20 percent	20 - 29 percent	30 percent or more
Region 1	138,944	60.3	21.6	18.2
Region 2	93,093	55.5	22.9	21.6
Region 3	728,998	52.3	25.7	22.0
Region 4	75,846	56.9	23.2	19.9
Region 5	78,289	54.7	24.2	21.1
Region 6	82,831	60.5	20.4	19.1
Region 7	78,630	56.1	22.2	21.7
Region 8	60,279	57.9	20.8	21.4
Region 9	39,716	63.4	17.8	18.8
Region 10	55,888	59.1	18.9	21.9
Region 11	54,429	60.1	19.3	20.6
Region 12	95,398	54.9	23.0	22.1
GEORGIA	1,582,341	55.3	23.5	21.2

Source: Census 2000 SF 3, DP4.

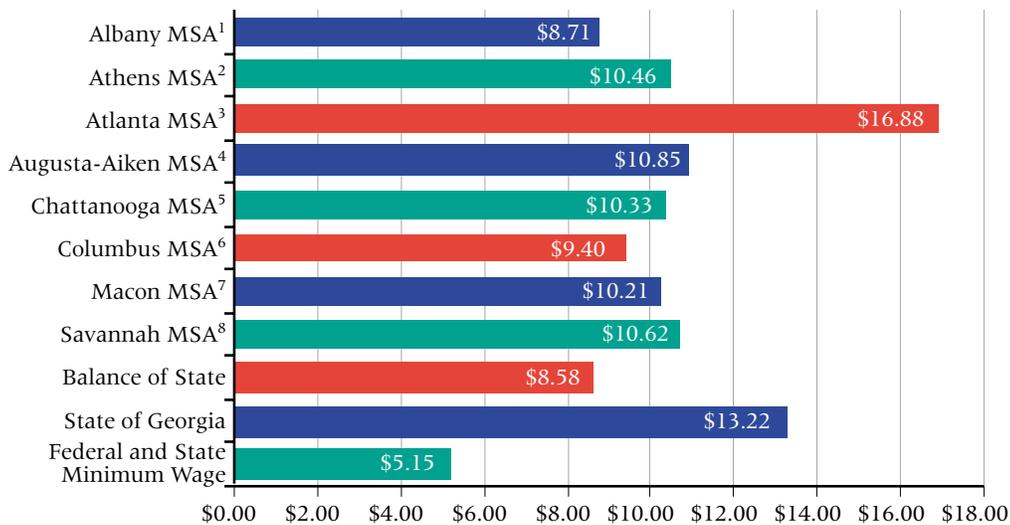
¹ Total does not include those for which this was not computed.



likely to be cost burdened in every region, except Regions 3 and 6, where Whites were the least likely. (Table AIV.8)

- ◆ In 2001, a household needed an income of \$27,499 to afford a two-bedroom apartment at the state’s FMR and an income of \$17,852 to afford a two-bedroom apartment at the FMR in non-metropolitan counties. This translates into an hourly housing wage of \$13.22 and \$8.58, respectively. (Figure IV.2, Table AIV.7)
- ◆ Receiving minimum wage, one needed to work 102.7 hours a week to afford the state’s FMR (\$687) and 66.7 hours a week to afford the FMR in the non-metropolitan counties in Georgia (\$446). (Table AIV.7)
- ◆ Among Georgia’s MSAs (2000 definition), the housing wage rate ranged from \$8.71 in Albany to \$16.88 in Atlanta. In the Columbus MSA, the housing wage rate was \$9.40, the only other MSA with a housing wage lower than \$10. (Figure IV.2, Table AIV.7)
- ◆ Renters with incomes of less than \$10,000 in Georgia were the most likely renters of all income levels to be cost burdened (66.1%). This is true in every region as well, except in Region 3, where renters with incomes between \$10,000 and \$34,999 were the most likely to be cost burdened. (Table AIV.9)

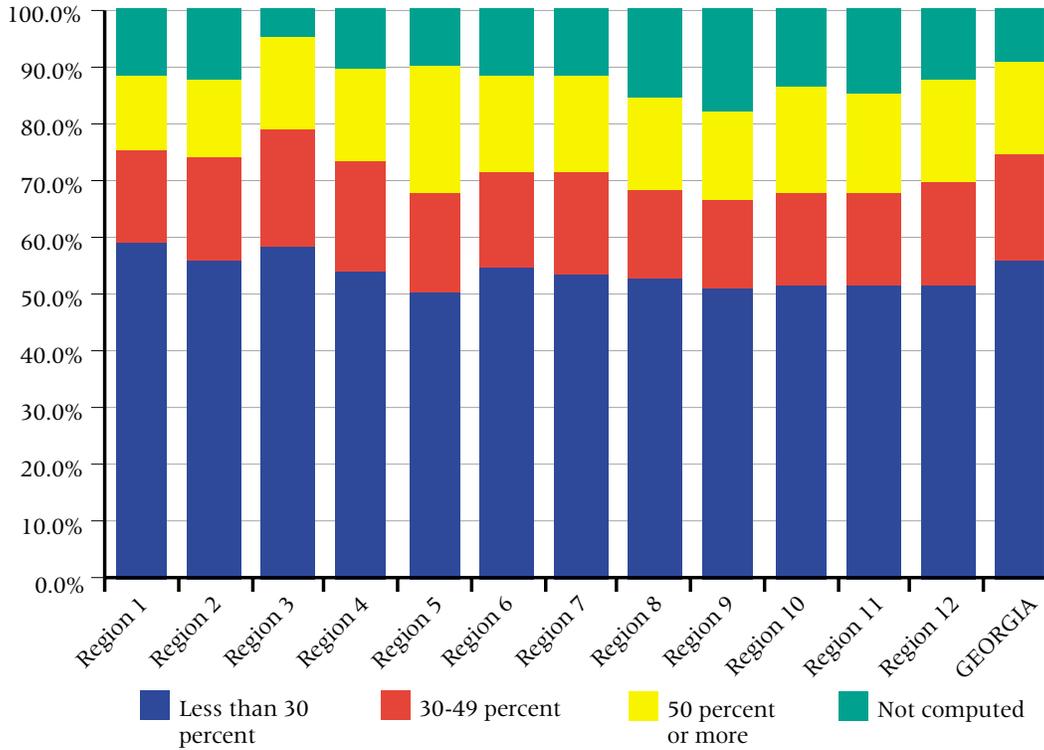
FIGURE IV.2 - HOUSING WAGE RATE, 2001.



¹ The Albany MSA is defined as Dougherty and Lee Counties.
² The Athens MSA is defined as Clarke, Madison, and Oconee Counties.
³ The Atlanta MSA is defined as Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.
⁴ The Augusta-Aiken MSA is defined as Columbia, McDuffie, and Richmond Counties, as well as Aiken and Edgefield Counties in SC.
⁵ The Chattanooga MSA is defined as Catoosa, Dade, and Walker Counties, as well as Hamilton and Marion Counties in TN.
⁶ The Columbus MSA is defined as Chattahoochee, Harris, and Muscogee Counties, as well as Russell County, AL.
⁷ The Macon MSA is defined as Bibb, Houston, Jones, Peach, and Twiggs Counties.
⁸ The Savannah MSA is defined as Bryan, Chatham, and Effingham Counties.



FIGURE IV.3 - RENTER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING BY REGION, 1999.



Source: Census 2000 SF3, DP4.

TABLE IV.4 - SPECIFIED RENTER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING BY REGION, 1999.

	No. of specified renter-occupied units	Less than 30 percent	30 - 49 percent	50 percent or more	Not computed
Region 1	62,513	59.3	16.5	12.9	11.3
Region 2	34,670	56.4	17.9	13.6	12.1
Region 3	449,264	58.6	20.9	16.0	4.6
Region 4	40,937	54.6	19.1	16.1	10.2
Region 5	49,323	50.6	17.4	22.7	9.3
Region 6	51,894	55.1	16.8	17.0	11.1
Region 7	49,376	53.5	18.3	16.8	11.5
Region 8	47,504	52.9	15.8	16.4	14.9
Region 9	25,156	51.0	15.8	15.8	17.4
Region 10	41,649	52.1	16.0	18.6	13.2
Region 11	38,076	52.1	16.3	17.4	14.2
Region 12	74,084	51.6	18.5	18.0	11.9
GEORGIA	964,446	56.0	18.9	16.5	8.6

Source: Census 2000 SF 3, DP4, QT H13.

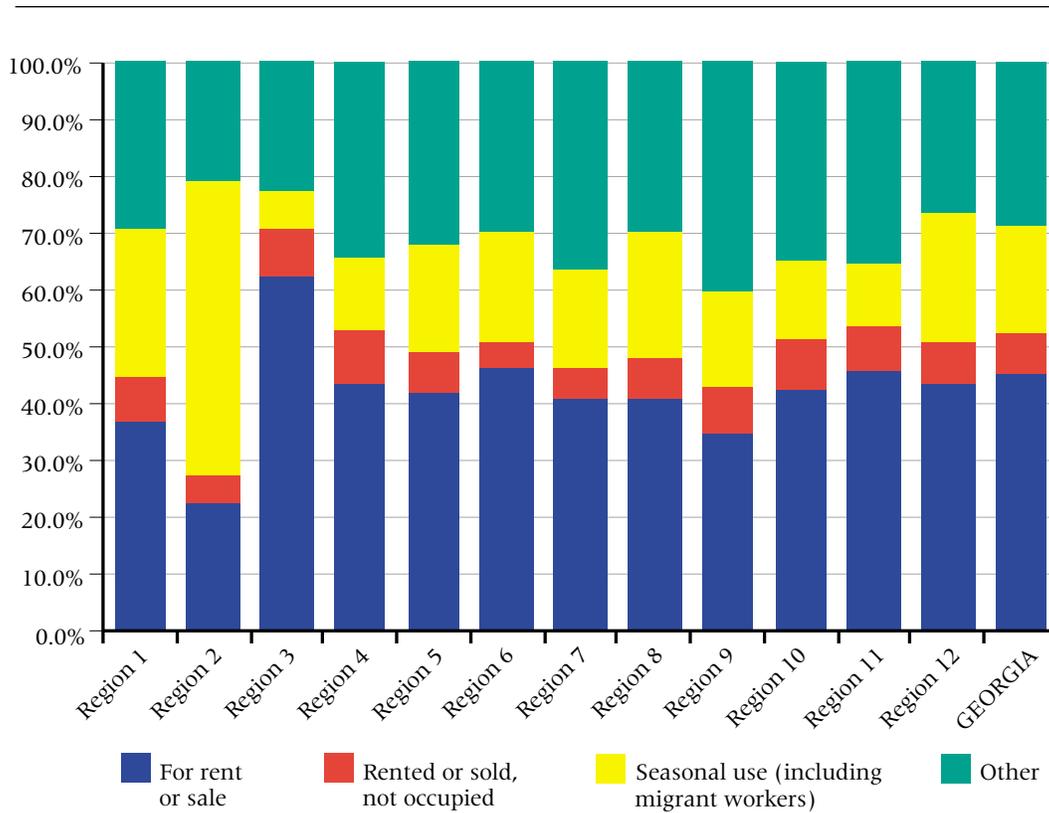


TABLE V.1 - OCCUPIED AND VACANT UNITS BY REGION, 2000.

	No. of housing units	% occupied	% vacant
Region 1	280,622	91.8	8.2
Region 2	191,432	86.9	13.1
Region 3	1,331,264	94.8	5.2
Region 4	158,006	92.6	7.4
Region 5	173,328	93.1	6.9
Region 6	183,541	88.9	11.1
Region 7	178,566	89.0	11.0
Region 8	145,199	88.7	11.3
Region 9	115,484	85.7	14.3
Region 10	145,588	88.7	11.3
Region 11	151,900	87.6	12.4
Region 12	226,807	88.6	11.4
GEORGIA	3,281,737	91.6	8.4

Source: Census 2000 SF 1, H5.

FIGURE V.1 - VACANT UNITS BY TYPE BY COUNTY, 2000.



Source: Census 2000 SF1, DP1, H5.



TABLE V.2 - PERCENT OF VACANT UNITS BY TYPE BY REGION, 2000.

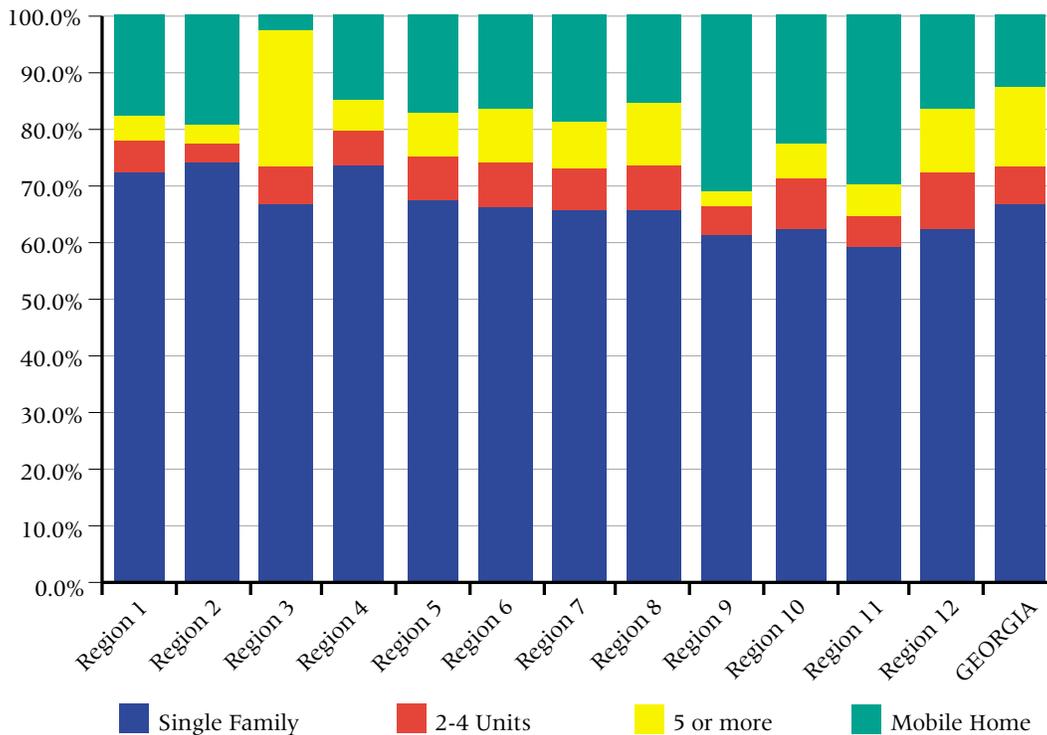
	No. of vacant units	For rent or sale	Rented or sold, not occupied	For seasonal use including migrant	Other
Region 1	23,007	37.4	7.8	26.1	28.7
Region 2	25,145	22.7	5.1	51.9	20.3
Region 3	69,370	62.9	8.3	6.4	22.5
Region 4	11,622	43.7	9.6	12.9	33.8
Region 5	11,993	42.4	7.2	18.7	31.7
Region 6	20,462	46.5	4.8	19.2	29.5
Region 7	19,726	41.0	5.9	16.8	36.2
Region 8	16,378	41.1	7.3	21.9	29.7
Region 9	16,561	35.3	8.2	16.4	40.2
Region 10	16,424	43.0	8.8	13.9	34.2
Region 11	18,793	45.9	8.1	11.2	34.8
Region 12	25,887	44.1	7.3	22.6	26.0
GEORGIA	275,368	45.5	7.4	18.5	28.6

Source: Census 2000 SF 1, H5



- ◆ From 1990 to 2000 the percentage of units in multi-family buildings with between 10 and 19 units decreased in Georgia and all regions, except Regions 2 and 5. (Table AV.3)
- ◆ About 28% of Georgia's housing units in 2000 were 10 years old or less, 22% were between 11 and 20 years old, 31.2% were between 21 and 40 years old, and 18.9% were at least 40 years old. (Figure V.3, Table V.4, Table AV.4)
- ◆ With almost 40% of its housing units 10 years old or less and only 14.1% 40 years old or more, Region 2 had the newest housing in the state. Forsyth County (Region 2) had the largest percentage of newer units (61.5%) in the state. Regions 3 and 5 also had a larger percentage of new housing compared with units statewide. Region 8 had the oldest housing units in the state; only 19.3% were built in the 1990's and 28.4% were at least 40 years old in 2000. Randolph County (Region 8) had the greatest percentage (39.9%) of older units in the state. Region 1 had both a larger percentage of newer housing than the state as well as a larger percentage of older units. (Figure V.3, Table V.4, Table AV.4)

FIGURE V.2 - PERCENT OF HOUSING UNITS BY TYPE BY REGION, 2000.



Source: Census 2000 SF3, DP4.



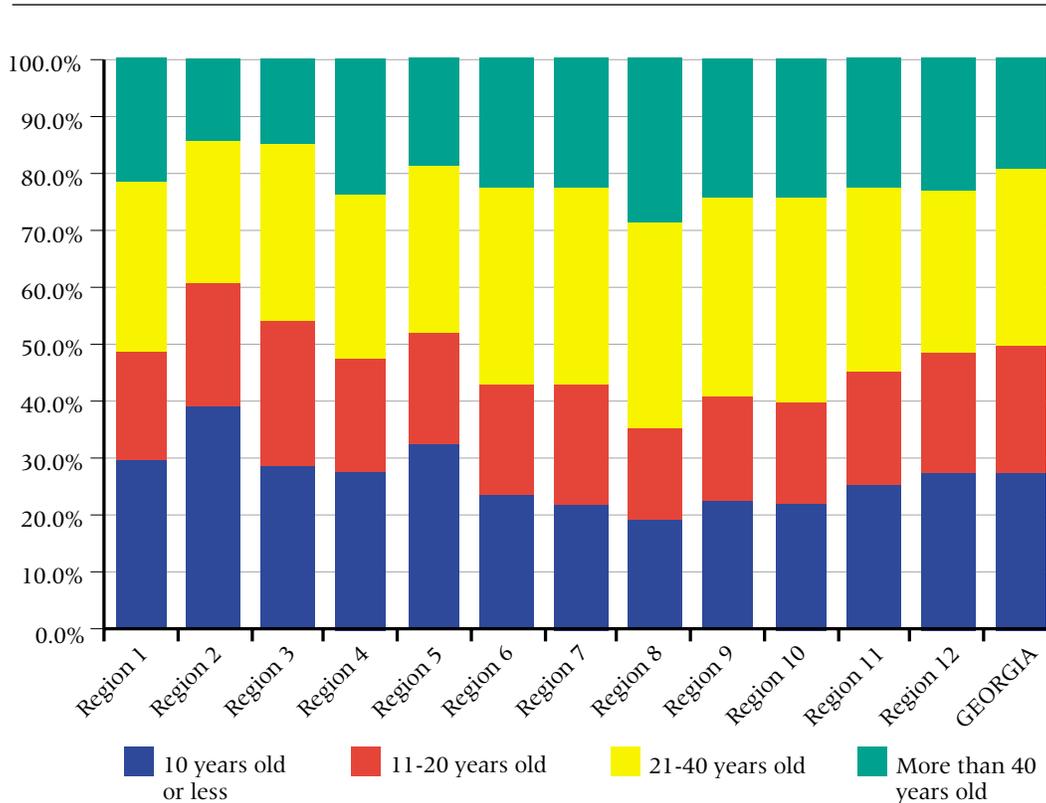
TABLE V.3 - PERCENT OF HOUSING UNITS BY TYPE BY REGION, 2000.

	No. of housing units ¹	Single family	2 to 4 units	5 or more units	Mobile homes
Region 1	279,900	72.7	5.4	4.5	17.4
Region 2	190,678	74.4	3.3	3.5	18.7
Region 3	1,330,752	67.0	6.8	24.1	2.1
Region 4	157,854	73.8	6.3	5.5	14.4
Region 5	173,099	67.7	7.7	8.2	16.5
Region 6	183,275	66.6	8.0	9.6	15.8
Region 7	178,396	66.4	6.8	8.7	18.1
Region 8	144,933	65.8	8.2	11.1	14.8
Region 9	115,147	61.7	5.0	2.6	30.7
Region 10	145,367	62.9	9.0	5.8	22.3
Region 11	151,594	59.5	5.5	5.7	29.3
Region 12	226,429	62.7	9.9	11.5	15.8
GEORGIA	3,277,424	67.2	6.8	14.0	12.1

Source: Census 2000 SF 3, DP4.

¹ Total of housing units without "Boat, RV, van, etc." category.

FIGURE V.3 - PERCENT OF HOUSING UNITS BY AGE BY REGION, 2000.



Source: Census 2000 SF3, DP4.



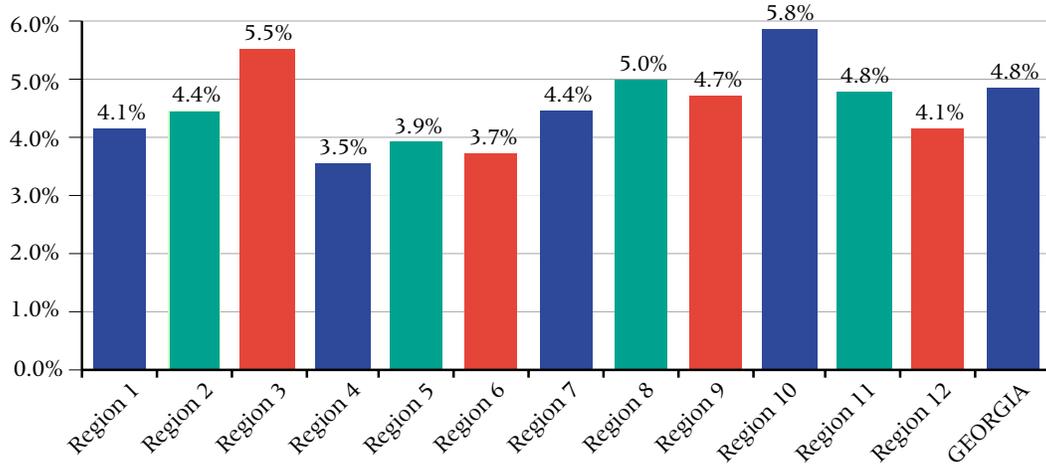
TABLE V.4 - PERCENT OF HOUSING UNITS BY AGE BY REGION, 2000.

	No. of housing units	10 years or less	11- 20 years	21-40 years	More than 40 years
Region 1	280,622	29.9	18.9	29.8	21.3
Region 2	191,432	39.6	21.8	24.6	14.1
Region 3	1,331,264	28.8	25.4	31.3	14.5
Region 4	158,006	27.9	19.9	28.9	23.4
Region 5	173,328	32.7	19.7	29.1	18.5
Region 6	183,541	23.8	19.6	34.2	22.3
Region 7	178,566	22.3	21.0	34.2	22.4
Region 8	145,199	19.3	16.0	36.3	28.4
Region 9	115,484	22.6	18.7	35.0	23.7
Region 10	145,588	22.3	17.7	35.9	24.1
Region 11	151,900	25.7	19.8	32.2	22.4
Region 12	226,807	27.6	21.2	28.1	23.1
GEORGIA	3,281,737	27.9	22.0	31.2	18.9

Source: Census 2000 SF 3, DP 4.



FIGURE V.4 - PERCENT OF OCCUPIED UNITS THAT ARE OVERCROWDED BY REGION, 2000.



Source: Census 2000 SF3, DP4.

TABLE V.5 - PERCENT OF OVERCROWDED UNITS BY TENURE, RACE, AND ETHNICITY BY REGION, 2000.

	Tenure			Race					
	All	Owner	Renter	White	Black	Asian	Two or more race	Other race	Hispanic
Region 1	4.1	2.4	9.5	2.9	7.1	15.5	46.9	11.7	47.7
Region 2	4.4	2.4	11.7	3.0	7.2	28.0	46.5	14.3	51.0
Region 3	5.5	2.2	11.4	2.3	8.1	17.7	38.3	13.5	37.1
Region 4	3.5	2.1	7.0	2.0	7.6	26.4	19.7	9.8	27.0
Region 5	3.9	2.3	7.5	2.2	8.4	19.9	40.3	7.0	34.8
Region 6	3.7	2.1	7.1	1.6	7.1	15.3	12.8	11.2	18.6
Region 7	4.4	2.6	8.4	1.7	8.3	9.0	9.2	4.8	12.2
Region 8	5.0	2.9	8.4	1.9	8.4	19.5	14.7	7.4	19.7
Region 9	4.7	3.2	8.8	2.5	8.6	12.8	36.2	17.4	36.1
Region 10	5.8	3.5	10.7	2.0	11.0	20.0	34.1	12.4	33.0
Region 11	4.8	3.5	7.8	2.6	9.4	18.5	31.9	5.6	29.4
Region 12	4.1	2.4	7.1	1.8	8.3	14.6	16.5	8.1	18.9
GEORGIA	4.8	2.4	9.8	2.3	8.3	17.6	35.8	11.9	36.0

Source: Census 2000 SF 3, HCT29A-H (Race), H20 (tenure).



TABLE VI.1 - BUILDING PERMITS ISSUED FOR NEW PRIVATELY-OWNED SINGLE-FAMILY (SF) AND MULTI-FAMILY (MF) HOUSING UNITS BY REGION, 2001.

	Avg. value of SF	No. of Units			No. of Units per 1,000 pop. ¹		
		SF	MF	Total	SF	MF	Total
Region 1	\$100,276	7,775	1,391	9,166	11.1	2.0	13.1
Region 2	117,466	6,757	163	6,920	14.8	0.4	15.2
Region 3	123,286	34,306	14,767	49,073	10.0	4.3	14.3
Region 4	94,980	5,187	1,274	6,461	12.8	3.2	16.0
Region 5	113,889	5,914	869	6,783	13.5	2.0	15.5
Region 6	94,223	2,877	790	3,667	6.5	1.8	8.3
Region 7	126,482	1,869	202	2,071	4.3	0.5	4.8
Region 8	129,547	977	733	1,710	2.8	2.1	4.8
Region 9	91,553	247	30	277	0.9	0.1	1.0
Region 10	108,715	932	45	977	2.6	0.1	2.8
Region 11	95,135	1,100	57	1,157	3.0	0.2	3.2
Region 12	121,044	3,590	1,207	4,797	6.6	2.2	8.8
GEORGIA	\$115,561	71,531	21,528	93,059	8.7	2.6	11.4

Source: Selig Center for Economic Growth, based on Bureau of the Census, Construction Statistics Division: Housing Units Authorized by Building Permits (C-40).

¹ 2000 population.



TABLE VI.3 - LOCAL GOVERNMENT SERVICES AVAILABLE AND CODES ADOPTED BY REGION, 2002.

	% of counties by region												GA
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	
Building inspections	80.0	66.7	100.0	100.0	91.7	80.0	64.3	81.3	29.4	64.3	83.3	88.9	75.2
Building permits	86.7	91.7	100.0	100.0	91.7	90.0	71.4	75.0	41.2	71.4	83.3	88.9	80.3
Construction and code enforcement	86.7	58.3	100.0	100.0	91.7	80.0	64.3	75.0	35.3	64.3	83.3	88.9	75.2
New construction code	73.3	50.0	90.0	90.0	66.7	80.0	42.9	56.3	23.5	57.1	72.2	77.8	62.4
Existing building code	66.7	25.0	90.0	90.0	66.7	50.0	42.9	31.3	17.6	42.9	55.6	77.8	51.6
Housing code	53.3	8.3	90.0	60.0	50.0	60.0	42.9	37.5	17.6	50.0	66.7	44.4	47.1
Plumbing code	73.3	66.7	100.0	100.0	83.3	80.0	57.1	43.8	23.5	57.1	77.8	88.9	67.5
Unsafe building abatement	46.7	16.7	80.0	60.0	50.0	60.0	35.7	25.0	0.0	35.7	33.3	11.1	35.7
Subdivision regulations	80.0	91.7	100.0	100.0	83.3	80.0	71.4	75.0	58.8	78.6	77.8	88.9	80.3
Zoning code	60.0	41.7	100.0	100.0	83.3	70.0	50.0	62.5	0.0	57.1	61.1	88.9	60.5

Source: DCA, GOMI Information catalog.

