

GEORGIA

STATE OF THE
STATE'S HOUSING:

*Service Delivery
Region 8*

HOUSING AND
DEMOGRAPHICS
RESEARCH CENTER

THE UNIVERSITY
OF GEORGIA

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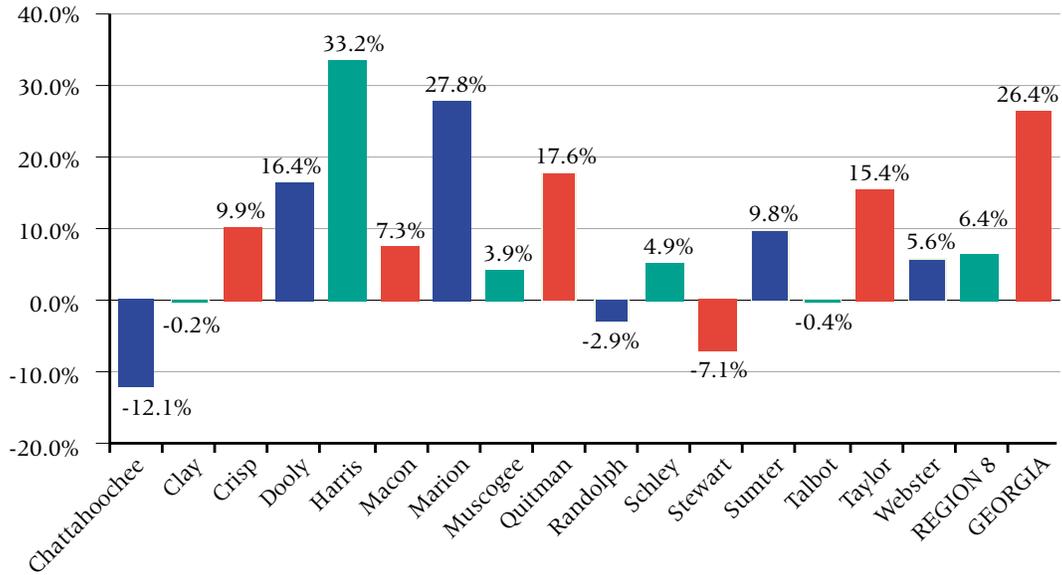
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Under Contract with

THE GEORGIA DEPARTMENT
OF COMMUNITY AFFAIRS



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



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

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

	2000		1990-2000	
	No.	Rank ¹	% change	Rank ¹
Chattahoochee*	14,882	103	-12.1	159
Clay	3,357	155	-0.2	153
Crisp	21,996	75	9.9	110
Dooly	11,525	115	16.4	83
Harris*	23,695	64	33.2	35
Macon	14,074	107	7.3	125
Marion*	7,144	143	27.8	46
Muscogee*	186,291	8	3.9	144
Quitman	2,598	156	17.6	76
Randolph	7,791	140	-2.9	157
Schley	3,766	153	5.0	137
Stewart	5,252	151	-7.1	158
Sumter	33,200	52	9.8	111
Talbot	6,498	146	-0.4	155
Taylor	8,815	134	15.3	86
Webster	2,390	158	5.6	133
REGION 8	353,274	10	6.4	12
GEORGIA	8,186,453		26.4	
% of STATE	4.3			

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

* County is part of a MSA.

¹ County rank is among all counties in Georgia, whereas the rank for the region is among the 12 regions. The county with the greatest population (or population change) is ranked first.



TABLE II.2 - POPULATION CHANGE DUE TO NATURAL INCREASE AND NET MIGRATION BY COUNTY, 1990 - 2000.

	Natural Increase		Net Migration	
	No.	%	No.	%
Chattahoochee*	2,100	0.0	-4,152	0.0
Clay	61	0.0	-68	0.0
Crisp	1,128	56.8	857	43.2
Dooly	452	27.8	1,172	72.2
Harris*	905	15.3	5,002	84.7
Macon	553	57.6	407	42.4
Marion*	286	18.4	1,268	81.6
Muscogee*	15,456	100.0	-8,443	0.0
Quitman	45	11.6	344	88.4
Randolph	161	0.0	-393	0.0
Schley	185	100.0	-7	0.0
Stewart	2	0.0	-404	0.0
Sumter	2,076	69.9	896	30.1
Talbot	156	0.0	-182	0.0
Taylor	384	32.7	789	67.3
Webster	38	29.9	89	70.1
REGION 8	23,988	100.0	-2,825	0.0
GEORGIA	582,131	34.1	1,126,106	65.9

Source: Census 2000 SF 1, DP1; Census 1990 STF 1, DP1; Georgia county guide, 2002.

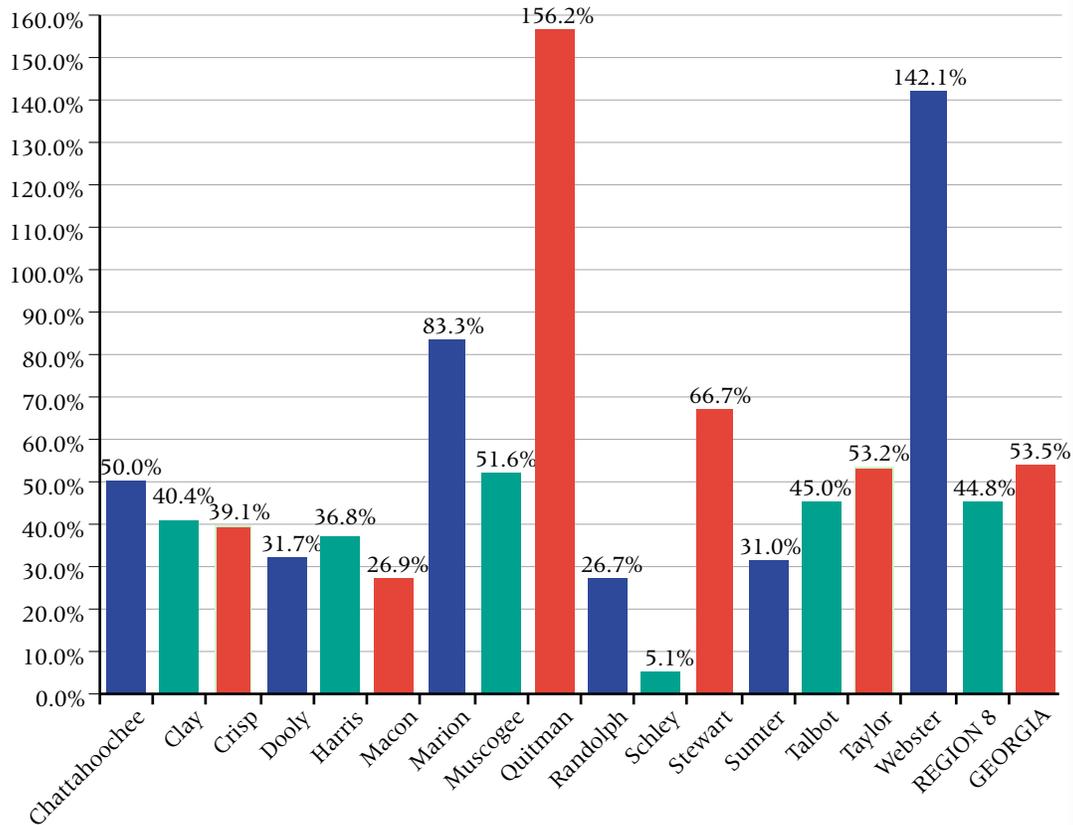
* County is part of a MSA.



Quitman, Talbot, and Webster), while Crisp County had the highest ratio (31.1%) in the region. (Table II.4)

- ◆ Residents aged at least 65 years old in Region 8 increased in number by 7.9% from 1990 to 2000, compared to the 6.4% increase in total population, but the increase in elderly residents at least 85 years of age, 44.8%, was far greater. (Table II.3)
- ◆ The increase in the elderly population aged 85 years old and older in Quitman and Webster Counties was the largest in the region (156.2% and 142.1%, respectively) from 1990 to 2000, about three times the statewide increase. Marion and Stewart Counties also had a larger increase in residents at least 85 years of age than in the state, while the increase in Schley County was only 5.1%. (Figure II.2)

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



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



TABLE II.3 - AGE, 1990-2000.

	Region 8			Georgia		
	2000		1990-2000	2000		1990-2000
	No.	%	% change	No.	%	% change
Total population	353,274	100.0	6.4	8,186,453	100.0	26.4
Under 18 years	95,331	27.0	3.4	2,169,234	26.5	25.6
18-64 years	215,941	61.1	7.5	5,231,944	63.9	27.7
65 years and over	42,002	11.9	7.9	785,275	9.6	20.0
85 years and over	5,026	1.4	44.8	87,857	1.1	53.5

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

TABLE II.4 - DEPENDENCY RATIO BY COUNTY, 2000.

	Younger than 18		65 years and over		85 years and over		Depen- dency ratio ¹	Depen- dency ratio ²
	No.	%	No.	%	No.	%		
	Chattahoochee*	4,226	28.4	268	1.8	9		
Clay	864	25.7	655	19.5	80	2.4	82.6	28.8
Crisp	6,378	29.0	2,853	13.0	359	1.6	72.3	31.1
Dooly	2,948	25.6	1,362	11.8	183	1.6	59.7	27.6
Harris*	6,065	25.6	2,830	11.9	264	1.1	60.1	27.0
Macon	3,887	27.6	1,791	12.7	236	1.7	67.6	29.8
Marion*	2,025	28.3	752	10.5	99	1.4	63.6	30.1
Muscogee*	50,002	26.8	21,817	11.7	2,396	1.3	62.7	28.5
Quitman	623	24.0	516	19.9	41	1.6	78.1	26.0
Randolph	2,129	27.3	1,212	15.6	171	2.2	75.1	30.2
Schley	1,103	29.3	419	11.1	41	1.1	67.8	30.7
Stewart	1,307	24.9	973	18.5	165	3.1	76.7	28.9
Sumter	9,232	27.8	4,095	12.3	676	2.0	67.1	30.5
Talbot	1,570	24.2	937	14.4	116	1.8	62.8	26.4
Taylor	2,369	26.9	1,169	13.3	144	1.6	67.0	29.0
Webster	603	25.2	353	14.8	46	1.9	66.7	27.7
REGION 8	95,331	27.0	42,002	11.9	5,026	1.4	63.6	28.8
GEORGIA	2,169,234	26.5	785,275	9.6	87,857	1.1	56.5	27.9

Source: Census 2000 SF 1, DPI.

* County is part of a MSA.

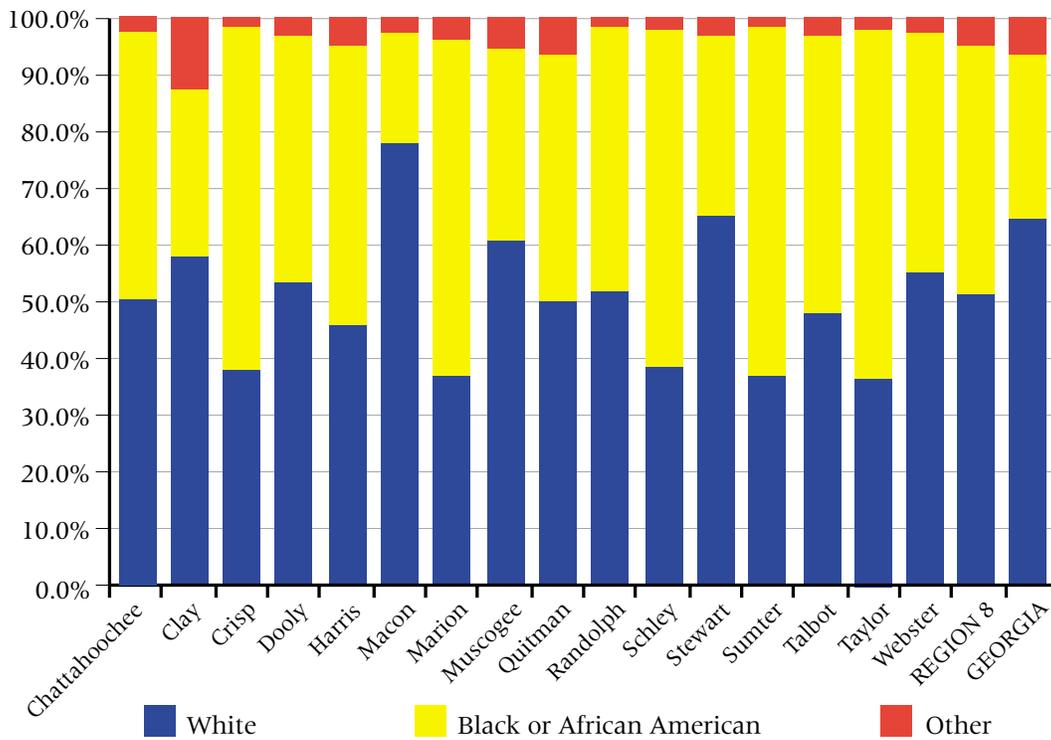
¹ Less than 18 and greater than 65 years old.

² Less than 18 and greater than 85 years old.



- ◆ From 1990 to 2000 the increase in the Hispanic population in Region 8 (70.7%) was well below the statewide increase of 300%. Webster County experienced a tremendous increase in Hispanic residents (6500%), while Chattahoochee County lost Hispanic residents. The percentage increase in Marion (1696%) and Quitman (1200%) Counties were also greater than in the state. (Figure II.4)
- ◆ About 44% of the foreign-born residents in Region 8 entered the U.S. between 1990 and 2000, compared with approximately 60% of those in Georgia. More than 70% of the foreign-born residents in Dooly, Marion, Quitman, Schley, and Webster Counties arrived in this country during this period, compared to less than 20% of those in Talbot County. Approximately 43% of the foreigners in Region 8 were naturalized citizens in 2000, compare to less than 30% statewide. More than one-half of the foreign-born residents of Talbot County were U.S. citizens compared to just 11% in Webster County. (Table AII.3)

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



Source: Census 2000 SF1, DP1.



**TABLE II.5 - PERCENT OF POPULATION BY RACE AND
HISPANIC ETHNICITY BY COUNTY, 2000.**

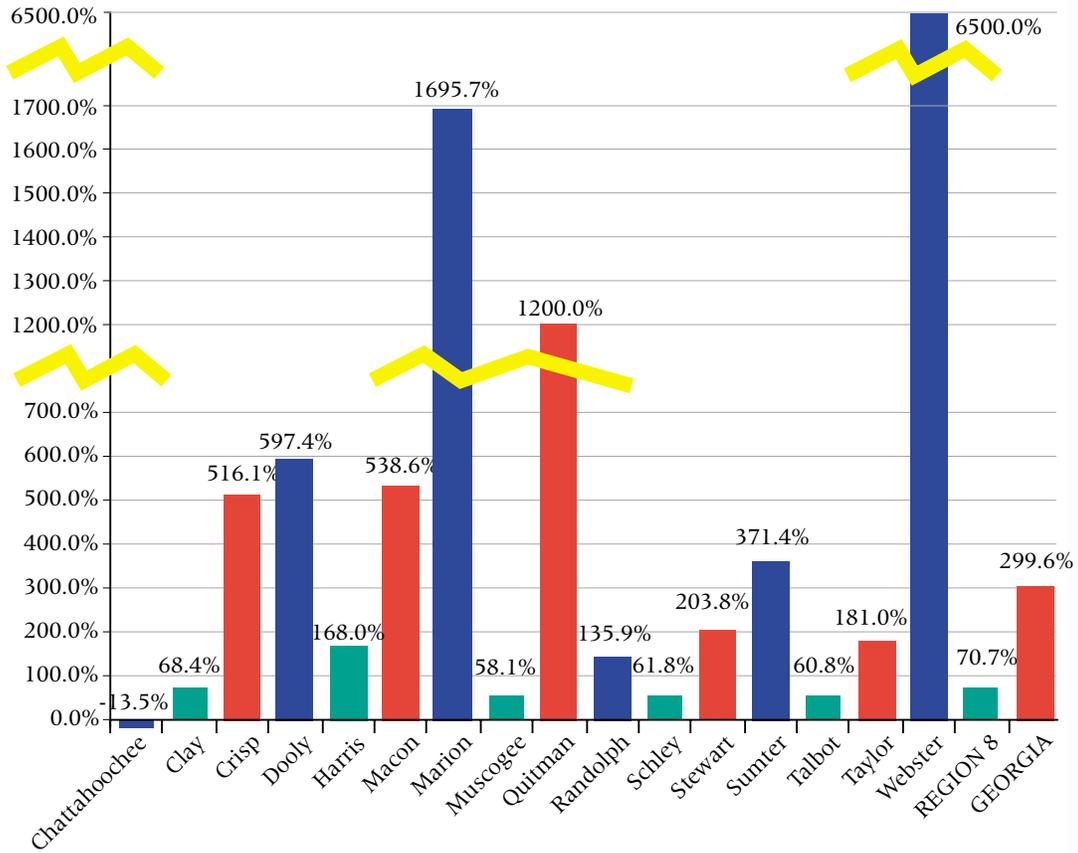
	White	Black	Other	Hispanic
Chattahoochee*	50.5	47.0	2.5	10.4
Clay	58.1	29.9	12.0	1.0
Crisp	38.4	60.5	1.1	1.7
Dooly	54.1	43.4	2.5	4.7
Harris*	46.0	49.5	4.5	1.1
Macon	78.4	19.5	2.1	2.6
Marion*	37.4	59.5	3.1	5.8
Muscogee*	60.8	34.1	5.1	4.5
Quitman	50.4	43.7	5.8	0.5
Randolph	52.1	46.9	1.0	1.2
Schley	38.9	59.5	1.6	2.4
Stewart	65.8	31.3	2.9	1.5
Sumter	37.1	61.5	1.4	2.7
Talbot	48.2	49.0	2.8	1.3
Taylor	36.8	61.6	1.6	1.8
Webster	55.4	42.6	2.0	2.8
REGION 8	51.7	43.6	4.7	3.8
GEORGIA	65.1	28.7	6.2	5.3

Source: Census 2000 SF 1, DP1.

* County is part of a MSA.



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



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



- ◆ Among non-family households, Region 8 had a smaller percentage of “other” non-family units than in Georgia as a whole (4.2% and 6.1%) and a larger percentage of householders that were 65 years old or older and living alone (9.7% and 7.0%, respectively). (Table II.7)
- ◆ Over the past decade, non-family households increased at a faster than average rate in Region 8 and in the state. “Other” family and “other” non-family households experienced the largest rate of growth in Region 8 and in the state. (Table II.7)
- ◆ Region 8 had both a larger percentage of households headed by persons 55 years old or older and by persons between the ages of 15 and 24 years old. Households headed by persons between the ages of 45 and 54 increased faster than all other age categories in Region 8 and in the state (44.3% and 58.9%, respectively). Householders between the ages of 25 and 34 years old in Region 8 declined. (Table AII.4)

TABLE II.6 - HOUSEHOLD SIZE, 1990-2000.

	Region 8			Georgia		
	2000 No.	2000 %	1990-2000 % change	2000 No.	2000 %	1990-2000 % change
Total households	128,821	100.0	10.1	3,006,369	100.0	27.0
1-person	32,783	25.4	18.2	710,523	23.6	32.1
2-person	40,431	31.4	15.3	963,782	32.1	29.8
3-person	23,593	18.3	6.0	550,858	18.3	20.3
4-person	18,808	14.6	2.3	460,639	15.3	20.2
5-person	8,442	6.6	2.1	199,642	6.6	27.5
6-person	2,968	2.3	-4.0	72,511	2.4	34.6
7-or-more-person	1,796	1.4	-18.0	48,414	1.6	38.8
Average household size	2.63			2.65		

Source: Census 2000 SF 1, QT-P10; Census 1990 STF 1, P027.



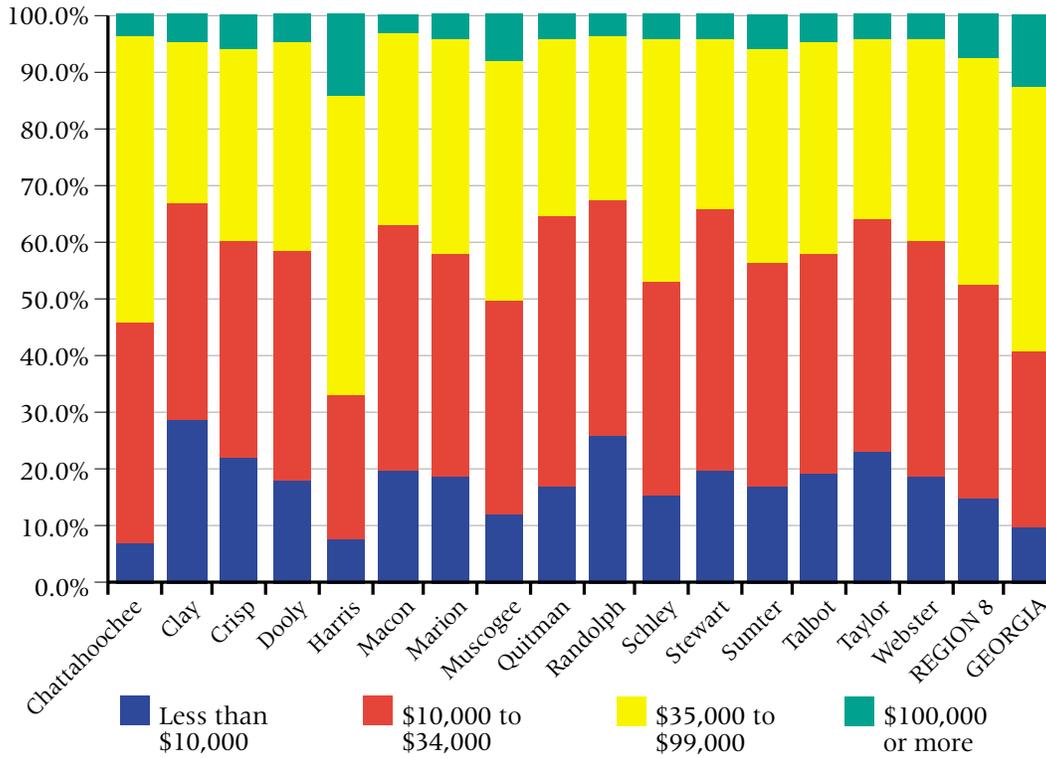
TABLE II.7 - HOUSEHOLD COMPOSITION, 1990-2000.

	Region 8			Georgia		
	2000 No.	%	1990-2000 % change	2000 No.	%	1990-2000 % change
Total households	128,821	100.0	10.1	3,006,369	100.0	27.0
<u>Family households</u>	90,649	70.4	5.8	2,111,647	70.2	23.3
Married-couple family	60,360	46.9	-0.3	1,548,800	51.5	18.5
With related children						
under 18	29,340	22.8	-4.6	776,890	25.8	16.4
Single female						
under 18	17,827	13.8	18.4	307,277	10.2	36.0
Other family households	5,373	4.2	42.3	127,437	4.2	66.2
<u>Non-family households</u>	38,172	29.6	21.8	894,722	29.8	36.9
Householder living alone	32,783	25.4	18.2	710,523	23.6	32.1
Householder 65 years						
and over	12,456	9.7	7.5	210,409	7.0	13.7
Other non-family						
households	5,389	4.2	49.6	184,199	6.1	59.0

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



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



Source: Census 2000 SF3, DP3.

TABLE III.2 - PERCENT OF HOUSEHOLDS BY INCOME BY COUNTY, 1999.

	No. of Households	Income range			
		Less than \$10,000	\$10,000 to \$34,999	\$35,000 to \$99,999	\$100,000 or more
Chattahoochee*	2,944	7.0	39.4	50.1	3.6
Clay	1,355	28.8	38.3	28.7	4.2
Crisp	8,346	22.2	38.3	34.1	5.5
Dooly	3,897	18.6	40.3	36.7	4.5
Harris*	8,858	7.9	25.7	52.3	14.1
Macon	4,813	20.0	43.4	33.7	2.9
Marion*	2,685	19.0	39.2	37.8	3.9
Muscogee*	69,787	12.3	38.0	41.8	8.0
Quitman	1,056	17.3	47.7	31.3	3.7
Randolph	2,916	26.1	41.6	29.2	3.1
Schley	1,426	15.7	37.7	42.9	3.7
Stewart	2,002	19.8	46.1	30.0	4.1
Sumter	11,990	17.5	38.9	37.9	5.7
Talbot	2,525	19.4	39.1	37.1	4.4
Taylor	3,276	23.5	41.1	31.4	4.0
Webster	919	18.7	42.0	35.6	3.7
REGION 8	128,795	14.8	38.0	40.2	7.1
GEORGIA	3,007,678	10.1	30.7	46.8	12.3

Source: Census 2000 SF 3, DP 3.

* County is part of a MSA.



Analysis:

- ◆ The homeownership rate in Region 8 was less than in the state (62.6% and 67.5%, respectively) in 2000. The majority of housing units were occupied by the owner in most Region 8 counties. The exceptions were Chattahoochee (27.0%) and Muscogee Counties (56.4%). (Table IV.1, Table AIV.1)
- ◆ From 1990 to 2000, owner-occupied units increased faster than all housing units in Region 8 and the state of Georgia, while renter-occupied units increased at a slower rate. The number of renter-occupied units in the region increased by only 1.9%, compared to the 10.1% increase in all housing units. (Table IV.1, Table AIV.1)
- ◆ Whites were the most likely to own their home in Region 8 and the state (72.4% and 75.3%, respectively), while Hispanic householders were the least likely (38.6% and 37.3%, respectively). About 50% of Black householders in the region and in Georgia were homeowners. (Table IV.2)
- ◆ Householders in Region 8 were older than in Georgia as a whole. The region had a larger percentage of homeowners 55 years old or older than in the state (43.9% and 35.6%, respectively) and a larger percentage of renters 35 years old or older. (Table AIV.2)
- ◆ As expected, the greatest proportion of renter-occupied housing units in Region 8 and in the state were headed by an individual between 25 and 34 years old (28.6% and 31.6%, respectively). (Table AIV.2)

TABLE IV.1 - HOUSING TENURE, 1990-2000.

	Region 8			Georgia		
	2000 No.	2000 %	1990-2000 % change	2000 No.	2000 %	1990-2000 % change
Occupied housing units	128,821	100.0	10.1	3,006,369	100.0	27.0
Owner-occupied	80,667	62.6	15.7	2,029,154	67.5	32.0
Renter-occupied	48,154	37.4	1.9	977,215	32.5	17.8

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

TABLE IV.2 - HOMEOWNERSHIP RATES BY RACE, 2000.

	Region 8		Georgia	
	Total households	% Owner- occupied	Total households	% Owner- occupied
All races	128,821	62.6	3,006,369	67.5
White householder	71,560	72.4	2,070,172	75.3
Black or African American householder	53,181	51.0	803,324	50.8
Asian householder	1,043	53.7	50,276	55.4
“Other race” householder ¹	3,037	39.9	82,597	41.3
Householder who is Hispanic	2,963	38.6	99,026	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.



TABLE IV. 3 - MEDIAN HOME VALUE BY COUNTY, 2000.

	Mobile homes	Specified owner-occupied units
Chattahoochee*	\$44,800	\$63,800
Clay	22,400	53,600
Crisp	31,400	74,400
Dooly	34,100	62,300
Harris*	43,600	122,700
Macon	30,800	54,200
Marion*	39,700	70,400
Muscogee*	13,000	84,000
Quitman	36,300	51,300
Randolph	17,800	48,600
Schley	32,500	57,400
Stewart	22,000	44,000
Sumter	35,900	66,900
Talbot	30,500	57,700
Taylor	36,000	56,300
Webster	23,900	49,300
REGION 8	NA	NA
GEORGIA	\$33,600	\$111,200

Source: Census 2000 SF 3, DP4 (specified owner-occupied units); H82 (Owner-occupied mobile homes).

* County is part of a MSA.



TABLE IV.4 - NEW AND EXISTING HOME SALES BY COUNTY, 2000.

	New homes sales			Existing homes		
	No.	% of total	Avg. price	No.	% of total	Avg. price
Chattahoochee*	0	0.0	NA	6	0.2	\$56,500
Clay	0	0.0	NA	15	0.6	97,813
Crisp	8	1.3	\$88,650	124	4.9	109,543
Dooly	0	0.0	NA	46	1.8	62,627
Harris*	115	18.8	169,732	292	11.6	136,709
Macon	0	0.0	NA	60	2.4	60,494
Marion*	10	1.6	78,763	16	0.6	69,706
Muscogee*	462	75.5	154,157	1,637	65.1	104,985
Quitman	0	0.0	NA	11	0.4	46,082
Randolph	0	0.0	NA	31	1.2	50,594
Schley	2	0.3	62,000	16	0.6	65,944
Stewart	0	0.0	NA	13	0.5	45,231
Sumter	12	2.0	96,639	192	7.6	93,101
Talbot	2	0.3	26,650	24	1.0	79,863
Taylor	1	0.2	39,000	24	1.0	55,949
Webster	0	0.0	NA	7	0.3	48,367
REGION 8	612	100.0	\$152,962	2,514	100.0	\$103,416
GEORGIA	56,391		\$177,594	86,409		\$150,625
% of STATE		1.1			2.9	

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

* County is part of a MSA.



- ◆ Households in seven Region 8 counties were more likely than others in the region and households statewide to be cost burdened: Clay, Macon, Marion, Muscogee, Randolph, Schley, and Talbot. Almost 27% of homeowners in Marion County were cost burdened, the highest rate in the region, compared to only 13.5% of those in Quitman County, the lowest percentage in the region. (Table IV.6, Figure IV.1)
- ◆ Between 1989 and 1999 the growth rate of cost burdened owner-occupied households in Region 8 was greater than the increase in all owner-occupied units (30.2% and 13.3%, respectively). This was true for Georgia as well. (Table IV.5)
- ◆ Owner-occupied households with a mortgage in the region and in the state were more likely to be cost burdened than those without a mortgage. Regardless of whether the homeowner had a mortgage, Blacks and those of “other” races were more apt to be cost burdened than Whites in both Region 8 and in the state. Hispanic homeowners with a mortgage were also more likely than Whites to be cost burdened, but this is not true for Hispanics without a mortgage. (Table AIV.5, Table AIV.6)
- ◆ Homeowners with incomes of less than \$10,000 in Region 8 were more likely than those in the state to be cost burdened (67.1% and 65.9%, respectively). (Table AIV.9)

TABLE IV.5 - SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 1989-1999.

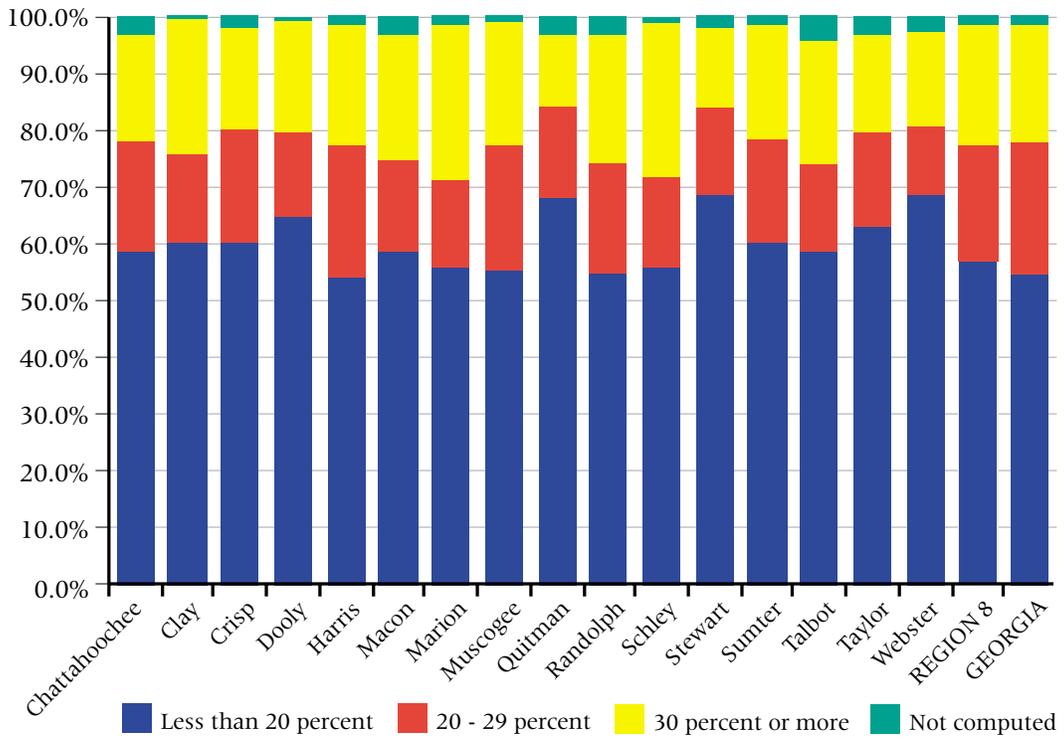
	Region 8			Georgia		
	1999	1989-1999		1999	1989-1999	
	No.	%	% change	No.	%	% change
Specified owner-occupied units	60,973	100.0	13.3	1,596,408	100.0	38.4
Less than 15 percent	24,434	40.1	NA	581,615	36.4	NA
15 to 19 percent ¹	10,459	17.2	11.5	293,480	18.4	36.7
20 to 24 percent	7,549	12.4	17.4	225,005	14.1	32.3
25 to 29 percent	4,963	8.1	17.5	147,360	9.2	30.3
30 percent or more	12,874	21.1	30.2	334,881	21.0	50.8
Not computed	694	1.1	73.5	14,067	0.9	80.0

Source: Census 2000 SF 3, DP4; Census 1990 STF 3, DP5.

¹The category for the percent change from 1990 to 2000 is “less than 20 percent”.



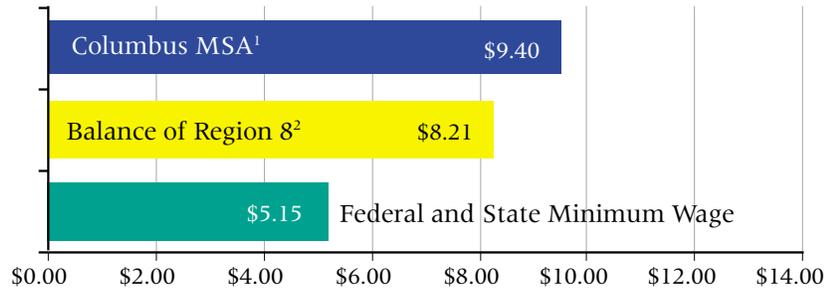
FIGURE IV.1 - SPECIFIED OWNER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING BY COUNTY, 1999.



Source: Census 2000 SF3, DP4.



FIGURE IV.2 - HOUSING WAGE RATE, 2001.



Source: National Low Income Housing Coalition, Out of Reach September 2001.

This report uses the 2000 MSA classifications.

¹ The Columbus MSA is defined as Chattahoochee, Harris, and Muscogee Counties, as well as Russell County, AL.

² This includes Clay, Crisp, Dooly, Macon, Marion, Quitman, Randolph, Schley, Stewart, Sumter, Talbot, Taylor, and Webster Counties.

TABLE IV.7 - SPECIFIED RENTER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING, 1989-1999.

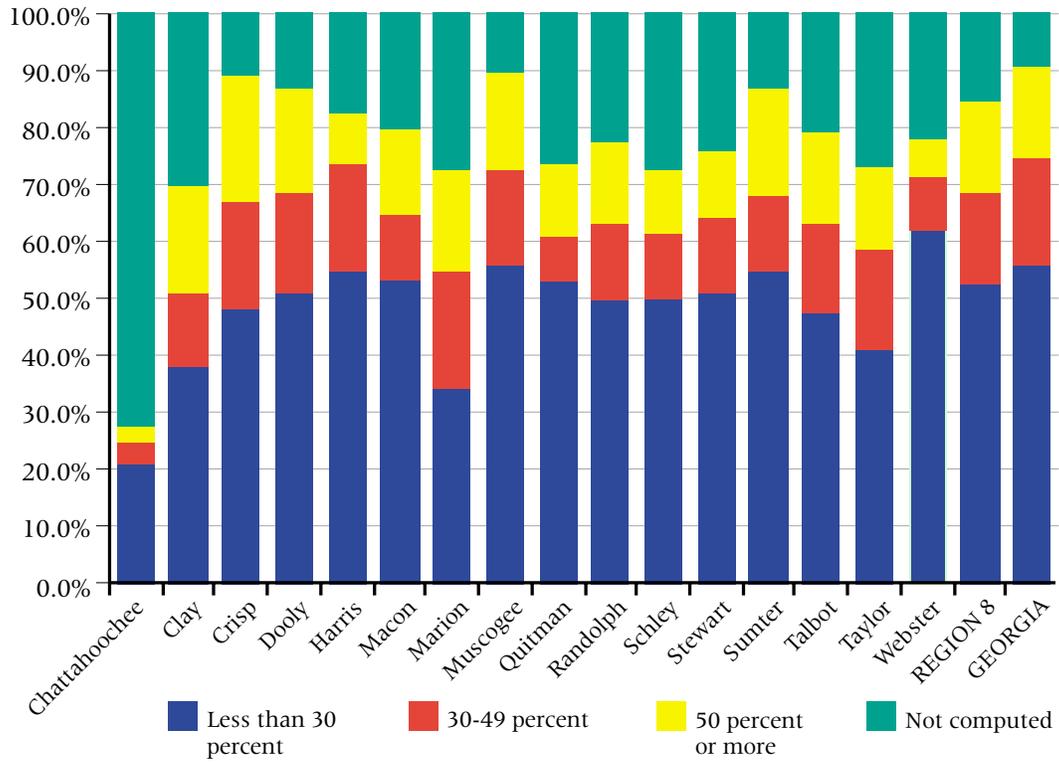
	Region 8			Georgia		
	1999 No.	1999 %	1989-1999 % change	1999 No.	1999 %	1989-1999 % change
Specified renter-occupied units	47,504	100.0	3.6	964,446	100.0	19.3
Less than 15 percent	9,049	19.0	NA	177,210	18.4	NA
15 to 19 percent ¹	6,535	13.8	15.0	140,798	14.6	29.2
20 to 24 percent	5,149	10.8	-16.9	123,890	12.8	6.9
25 to 29 percent	4,398	9.3	-3.6	97,915	10.2	5.7
30 percent or more	15,274	32.2	-7.1	341,484	35.4	14.2
50 percent or more	7,770	16.4	NA	158,922	16.5	NA
Not computed	7,099	14.9	38.7	83,149	8.6	51.6

Source: Census 2000 SF 3, DP4, QT H13; Census 1990 STF 3, DP-5.

¹ The category for the percent change 1989-1999 is less than 20 percent.



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



Source: Census 2000 SF3, DP4.



TABLE IV.8 - SPECIFIED RENTER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING BY COUNTY, 1999.

	No. of specified renter-occupied units	Less than 30 percent	30 - 49 percent	50 percent or more	Not computed
Chattahoochee*	2,103	21.2	3.8	3.0	72.0
Clay	327	38.5	12.8	18.7	30.0
Crisp	3,230	48.1	19.3	22.2	10.3
Dooly	1,105	51.0	17.6	18.7	12.6
Harris*	1,123	55.1	18.9	8.6	17.4
Macon	1,260	53.3	11.5	15.5	19.8
Marion*	556	34.5	20.5	17.6	27.3
Muscogee*	30,336	56.2	16.7	16.8	10.2
Quitman	201	53.2	8.0	12.9	25.9
Randolph	885	49.8	13.7	14.0	22.5
Schley	318	50.0	11.6	11.3	27.0
Stewart	526	51.0	13.3	11.6	24.1
Sumter	4,246	54.9	13.6	18.8	12.6
Talbot	425	47.8	15.5	16.0	20.7
Taylor	702	40.9	17.9	14.5	26.6
Webster	161	62.1	9.3	6.8	21.7
REGION 8	47,504	52.9	15.8	16.4	14.9
GEORGIA	964,446	56.0	18.9	16.5	8.6

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

* County is part of a MSA.



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

	No. of vacant units	For rent or sale	Rented or sold, not occupied	For seasonal use including migrant	Other
Chattahoochee*	384	26.3	2.9	2.6	68.2
Clay	578	8.3	1.9	63.7	26.1
Crisp	1,222	38.6	5.8	25.1	30.4
Dooly	590	31.2	11.9	19.5	37.5
Harris*	1,466	16.0	4.4	59.1	20.5
Macon	661	33.0	7.4	16.0	43.6
Marion*	462	19.0	9.3	18.2	53.5
Muscogee*	6,363	66.7	6.1	3.3	23.9
Quitman	726	8.7	0.1	71.5	19.7
Randolph	493	22.7	6.5	20.3	50.5
Schley	177	18.6	3.4	19.2	58.8
Stewart	347	24.8	4.6	36.3	34.3
Sumter	1,675	32.8	7.0	22.8	37.4
Talbot	333	26.4	20.4	29.7	23.4
Taylor	697	27.4	33.3	26.8	12.5
Webster	204	8.8	5.9	40.7	44.6
REGION 8	16,378	41.1	7.3	21.9	29.7
GEORGIA	275,368	45.5	7.4	18.5	28.6

Source: Census 2000 SF 1, H5.

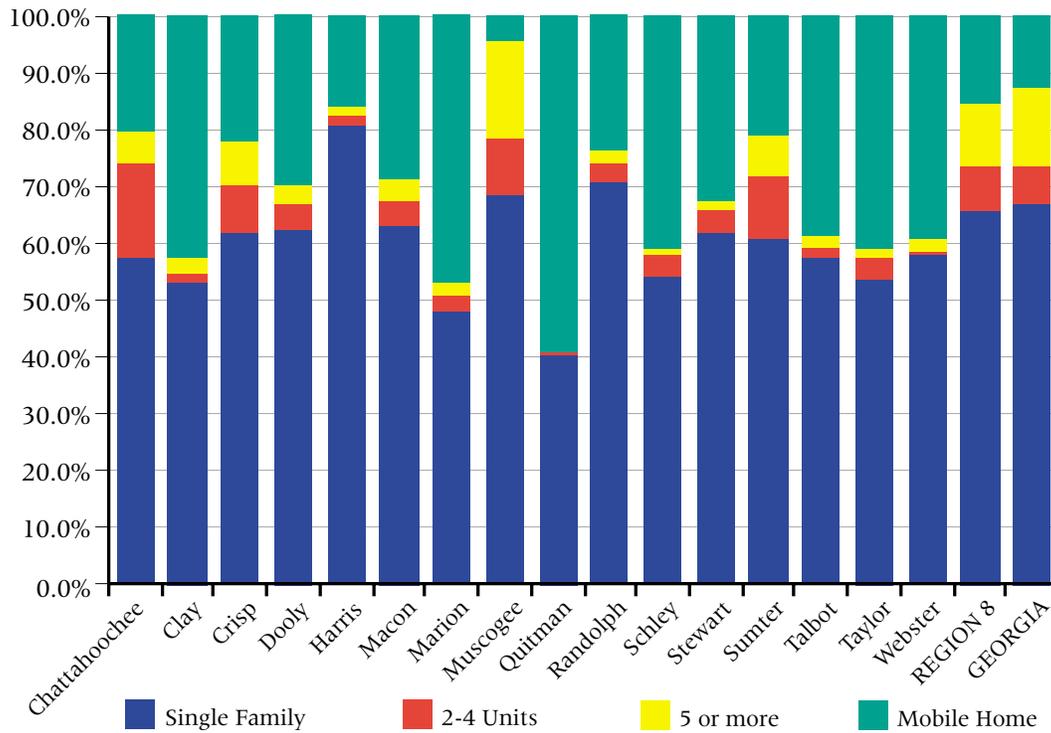
* County is part of a MSA.



1960 than in the state (4.2% and 3.1%, respectively). (Table V.4, Table AV.3, Table AV.2, Figure V.3)

- ◆ In every Region 8 county at least 15% of its housing units were built within the last decade and at least 15% were more than 40 years old. Harris, Marion, and Quitman Counties had the greatest percentage of newer houses; more than one-third were 10 years old or less. Muscogee, Randolph, and Stewart Counties had the highest proportion of older units with at least 32% more than 40 years old. (Figure V.3, Table V.4)

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



Source: Census 2000 SF3, DP4.



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

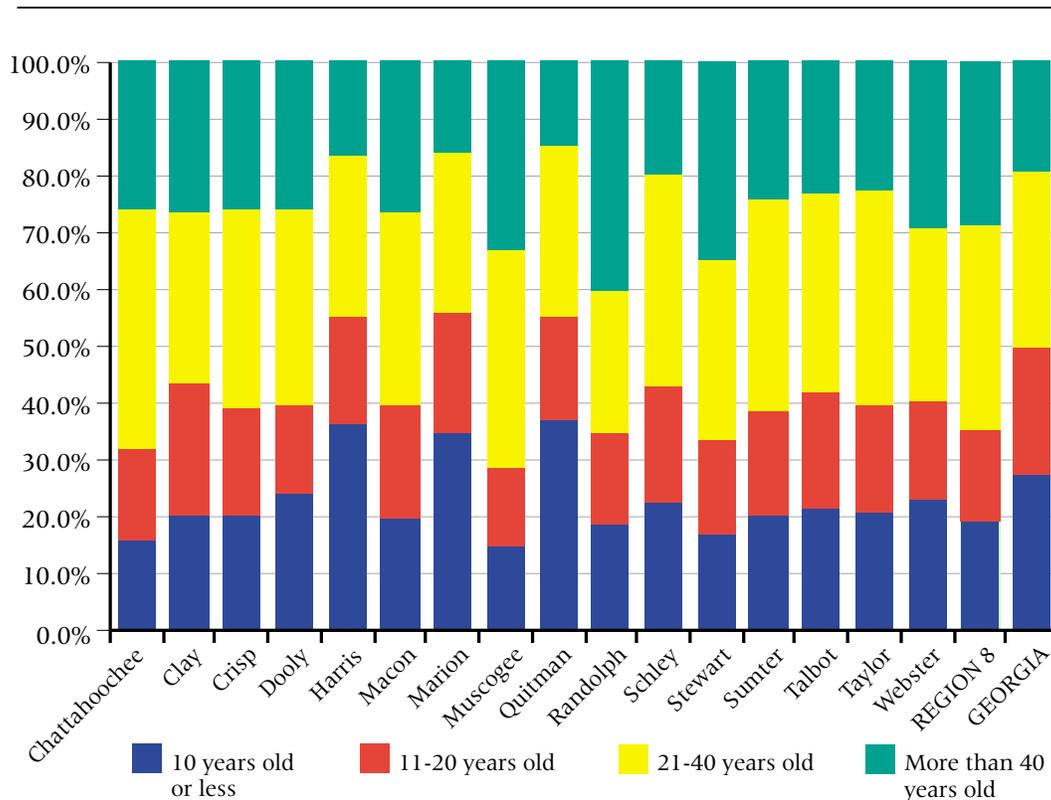
	No. of housing units ¹	Single family	2 to 4 units	5 or more units	Mobile homes
Chattahoochee*	3,316	57.9	16.8	5.5	19.8
Clay	1,922	53.6	1.5	2.5	42.4
Crisp	9,558	62.0	8.2	8.3	21.4
Dooly	4,483	62.5	4.6	3.7	29.2
Harris*	10,288	80.9	1.8	1.7	15.6
Macon	5,484	63.2	4.3	4.2	28.3
Marion*	3,121	48.4	2.7	2.1	46.8
Muscogee*	76,182	68.7	10.2	17.4	3.8
Quitman	1,717	40.6	0.4	0.0	59.0
Randolph	3,394	70.9	3.7	1.9	23.6
Schley	1,612	54.4	3.8	1.4	40.3
Stewart	2,313	62.0	4.2	1.8	32.0
Sumter	13,665	60.9	11.5	7.2	20.4
Talbot	2,864	57.6	2.0	1.9	38.4
Taylor	3,945	54.0	3.9	1.4	40.7
Webster	1,069	58.4	0.4	2.2	39.1
REGION 8	144,933	65.8	8.2	11.1	14.8
GEORGIA	3,277,424	67.2	6.8	14.0	12.1

Source: Census 2000 SF 3, DP4.

* County is part of a MSA.

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

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



Source: Census 2000 SF3, DP4.



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

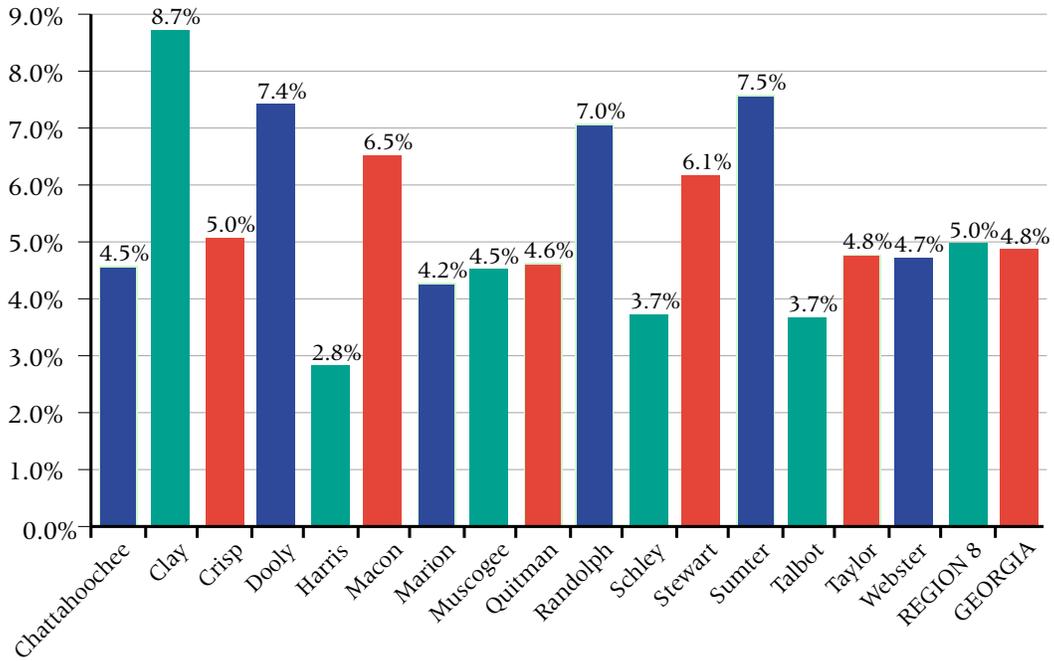
	No. of housing units	10 years or less	11- 20 years	21-40 years	More than 40 years
Chattahoochee*	3,316	15.9	16.2	42.2	25.8
Clay	1,925	20.8	22.8	30.4	26.0
Crisp	9,559	20.4	19.2	35.0	25.3
Dooly	4,499	24.6	15.3	34.4	25.7
Harris*	10,288	36.6	19.2	28.1	16.2
Macon	5,495	20.0	20.3	33.7	26.0
Marion*	3,130	34.8	21.2	28.6	15.4
Muscogee*	76,182	15.1	13.6	38.8	32.5
Quitman	1,773	37.2	18.3	30.1	14.4
Randolph	3,402	18.9	15.8	25.3	39.9
Schley	1,612	22.7	20.7	37.4	19.2
Stewart	2,354	17.2	16.7	31.4	34.7
Sumter	13,700	20.6	18.5	36.8	24.1
Talbot	2,871	21.9	20.2	35.5	22.5
Taylor	3,978	21.1	19.0	37.8	22.2
Webster	1,115	23.4	17.0	30.5	29.1
REGION 8	145,199	19.3	16.0	36.3	28.4
GEORGIA	3,281,737	27.9	22.0	31.2	18.9

Source: Census 2000 SF 3, DP 4.

* County is part of a MSA



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



Source: Census 2000 SF3, DP4.

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

	Region 8			Georgia		
	Total	Over-crowded	% of total	Total	Over-crowded	% of total
Total occupied units	128,821	6,403	5.0	3,006,369	145,235	4.8
Owner	80,685	2,377	2.9	2,029,293	49,715	2.4
Renter	48,136	4,026	8.4	977,076	95,520	9.8
White	71,533	1,346	1.9	2,069,180	47,560	2.3
Black	53,088	4,481	8.4	802,456	66,509	8.3
Asian	1,067	208	19.5	49,630	8,734	17.6
Other races	1,870	274	14.7	51,513	18,447	35.8
Two or more	1,263	94	7.4	33,590	3,985	11.9
Hispanic	3,134	617	19.7	99,026	35,688	36.0

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



ties in the region did not have any public housing units: Chattahoochee, Harris, Marion, Quitman, Schley, Taylor, and Webster. (Table V.6)

- ◆ From 1987 to 2002 there have been more than 800 properties, consisting of about 66,000 low-income units, built in Georgia with the LIHTC. In Region 8, there have been 52 LIHTC properties built with 2,979 low-income units. More than 60% of the units were in Muscogee County. As of 2002 there have been no LIHTC properties built in Chattahoochee or Quitman Counties. (Table V.6)

TABLE V.6 - NUMBER OF LOW-RENT UNITS BY COUNTY, 2002.

	Public Housing		LIHTC1	
	Units	Units per 1,000 pop. ²	Properties	Units
Chattahoochee*	0	0.00	0	0
Clay	24	7.15	1	24
Crisp	474	21.55	6	279
Dooly	234	20.30	4	114
Harris*	0	0.00	2	60
Macon	387	27.50	3	60
Marion*	0	0.00	3	86
Muscogee*	2,334	12.53	18	1,833
Quitman	0	0.00	0	0
Randolph	166	21.31	2	58
Schley	0	0.00	1	30
Stewart	70	13.33	2	53
Sumter	642	19.34	5	253
Talbot	140	21.55	2	48
Taylor	0	0.00	2	57
Webster	0	0.00	1	24
REGION 8	4,471	12.66	52	2,979
GEORGIA	52,238	6.38	841	66,137

Source: HUDUSER Assisted Housing: National and Local database (HA Profiles), Public Housing units. Georgia Department of Community Affairs, Housing Finance Division, LIHTC properties and units.

¹ Properties and units put in service from 1987 to 2002.

² 2000 County population.

* County is part of a MSA.



HOUSING CONSTRUCTION

NEW HOME CONSTRUCTION: SINGLE-FAMILY AND MULTI-FAMILY BUILDING PERMITS

Issue: New home construction is the main component of the increase in the supply of single-family stick-built and multi-family housing in any given year. The supply of housing also increases when previously vacant units are occupied and the housing stock is remodeled and renovated. An increase in dilapidated units and demolitions decreases the housing stock. An upsurge in home building activity is a signal that the existing stock is not sufficient. The unmet housing demand may be attributed to the wrong mix of housing types or price range or simply not enough available units.

The volume of housing construction is not only an indication of the local housing market strength, but is also an excellent indicator of the overall health of the region's current economy. Building permit data are especially useful in years between the decennial censuses for this reason. An increase in housing construction has a major impact on the local economy since it leads to an increase in jobs as well as an increase in the demand for household items and other consumer goods. New home construction also leads to increased local property tax revenue as well as an increased demand for county services and on the water, sewer, and transportation infrastructure.

Data:

- ◆ Residential building permit data are collected from individual permit offices by the U.S. Census Construction division. Most of the individual permit offices are municipalities; the remainder are counties or townships.
- ◆ A building permit may not be required in all parts of some counties. For instance, residents in Trenton, a municipality in Dade County, are the only residents in that county who are required to have a building permit. Counties in which building permits are not required throughout are referred to as "partial data" counties in Table VI.1, Table AIV.1, and Table AIV.2 as well as the analysis. The data likely underreport the number of single-family and multi-family housing units built in those counties and thus in the region. Counties in which building permits are required throughout are referred to as "complete data" counties.
- ◆ The average single-family permit value was calculated as the aggregate single-family permit value divided by the number of single-family permits issued. The reliability of this figure increases with an increase in the number of permits, since any one value can skew the average, when the number of permits is small. The permit value does not include lot price or builder profit.

Analysis:

- ◆ There were 977 single-family building permits issued in Region 8 in 2001. The average value of such permits in Region 8 was higher than the average value statewide (\$129,547 and \$115,561, respectively). Building permits are not issued in Marion and



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

	Avg. value of SF	No. of Units			No. of Permits per 1,000 pop. ¹		
		SF	MF	Total	SF	MF	Total
<u>Complete data counties</u>							
Chattahoochee*	\$125,000	4	0	4	0.3	0.0	0.3
Muscogee*	103,261	506	675	1,181	2.7	3.6	6.3
Stewart	NA	0	0	0	0.0	0.0	0.0
Taylor	57,548	17	0	17	1.9	0.0	1.9
<u>Partial data counties</u>							
Clay	NA	0	0	0	0.0	0.0	0.0
Crisp	113,505	45	36	81	2.0	1.6	3.7
Dooly	30,000	2	0	2	0.2	0.0	0.2
Harris*	190,903	300	0	300	12.7	0.0	12.7
Macon	95,606	21	0	21	1.5	0.0	1.5
Quitman	NA	0	0	0	0.0	0.0	0.0
Randolph	NA	0	0	0	0.0	0.0	0.0
Schley	97,790	4	0	4	1.1	0.0	1.1
Sumter	102,586	78	22	100	2.3	0.7	3.0
Talbot	NA	0	0	0	0.0	0.0	0.0
REGION 8	\$129,547	977	733	1,710	2.8	2.1	4.8
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 County population.

* County is part of a MSA.



TABLE VI.2 - MANUFACTURED HOUSING PLACEMENTS BY COUNTY, 2001.

	No. of placements	
	per 1,000 pop. ¹	% single section
Chattahoochee*	0.87	23.1
Clay	2.98	30.0
Crisp	2.14	14.9
Dooly	2.78	12.5
Harris*	1.18	10.7
Macon	2.63	18.9
Marion*	2.94	23.8
Muscogee*	0.17	50.0
Quitman	5.39	28.6
Randolph	2.95	21.7
Schley	3.98	6.7
Stewart	3.62	52.6
Sumter	2.47	17.1
Talbot	5.08	21.2
Taylor	5.33	10.6
Webster	3.35	0.0
REGION 8	1.30	20.4
GEORGIA	1.15	25.7

Source: Georgia Manufactured Housing Association.

¹ 2000 County population.

* County is part of a MSA.



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

	Region 8				Georgia			
	Counties		Municipalities		Counties		Municipalities	
	No.	%	No.	%	No.	%	No.	%
Total	16	100.0	38	100.0	157	100.0	512	100.0
Building inspections	13	81.3	25	65.8	118	75.2	405	79.1
Building permits	12	75.0	28	73.7	126	80.3	447	87.3
Construction and code enforcement	12	75.0	26	68.4	118	75.2	409	79.9
New construction code	9	56.3	13	34.2	98	62.4	259	50.6
Existing building code	5	31.3	15	39.5	81	51.6	275	53.7
Housing code	6	37.5	15	39.5	74	47.1	252	49.2
Plumbing code	7	43.8	16	42.1	106	67.5	303	59.2
Unsafe building abatement	4	25.0	14	36.8	56	35.7	218	42.6
Subdivision regulations	12	75.0	11	28.9	126	80.3	280	54.7
Zoning code	10	62.5	21	55.3	95	60.5	393	76.8

Source: DCA, GOMI Information catalog.

