



# GEORGIA

## STATE OF THE STATE'S HOUSING:

### *Service Delivery Region 9*

HOUSING AND  
DEMOGRAPHICS  
RESEARCH CENTER

THE UNIVERSITY  
OF GEORGIA

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and Brenda Cude*

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*Under Contract with*

THE GEORGIA DEPARTMENT  
OF COMMUNITY AFFAIRS















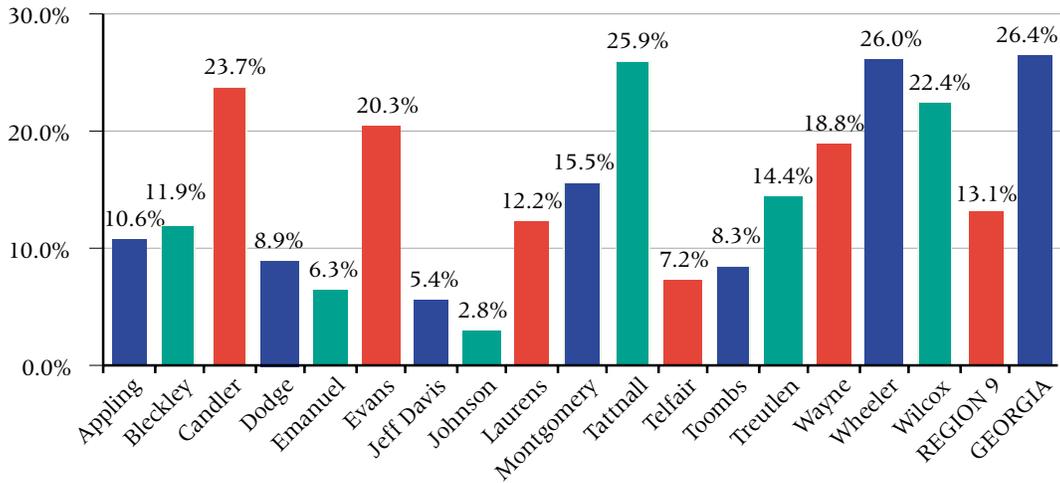








**FIGURE II.1 - PERCENT CHANGE IN POPULATION BY COUNTY, 1990-2000.**



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

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

	2000		1990-2000	
	No.	Rank <sup>1</sup>	% change	Rank <sup>1</sup>
Appling	17,419	90	10.6	109
Bleckley	11,666	114	11.9	101
Candler	9,577	130	23.7	60
Dodge	19,171	87	8.9	116
Emanuel	21,837	77	6.3	130
Evans	10,495	122	20.3	71
Jeff Davis	12,684	109	5.4	135
Johnson	8,560	137	2.8	146
Laurens	44,874	38	12.2	99
Montgomery	8,270	139	15.5	85
Tattnall	22,305	73	25.9	53
Telfair	11,794	113	7.2	127
Toombs	26,067	57	8.3	119
Treutlen	6,854	145	14.3	93
Wayne	26,565	55	18.8	73
Wheeler	6,179	150	26.0	52
Wilcox	8,577	135	22.4	62
<b>REGION 9</b>	272,894	12	13.1	9
<b>GEORGIA</b>	8,186,453		26.4	
% of STATE	3.3			

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

<sup>1</sup> 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.	%
Appling	1,050	66.9	519	33.1
Bleckley	438	26.1	1,237	73.9
Candler	249	20.1	987	79.9
Dodge	338	18.4	1,495	81.6
Emanuel	834	53.3	730	46.7
Evans	415	32.1	876	67.9
Jeff Davis	659	37.2	1,112	62.8
Johnson	288	44.2	364	55.8
Laurens	1,986	100.0	-1,755	0.0
Montgomery	354	7.2	4,532	92.8
Tattnall	979	88.4	128	11.6
Telfair	57	1.2	4,526	98.8
Toombs	1,651	100.0	-857	0.0
Treutlen	185	9.3	1,810	90.7
Wayne	1,160	100.0	-300	0.0
Wheeler	76	1.8	4,133	98.2
Wilcox	233	18.3	1,043	81.7
<b>REGION 9</b>	10,952	34.7	20,580	65.3
<b>GEORGIA</b>	582,131	34.1	1,126,106	65.9

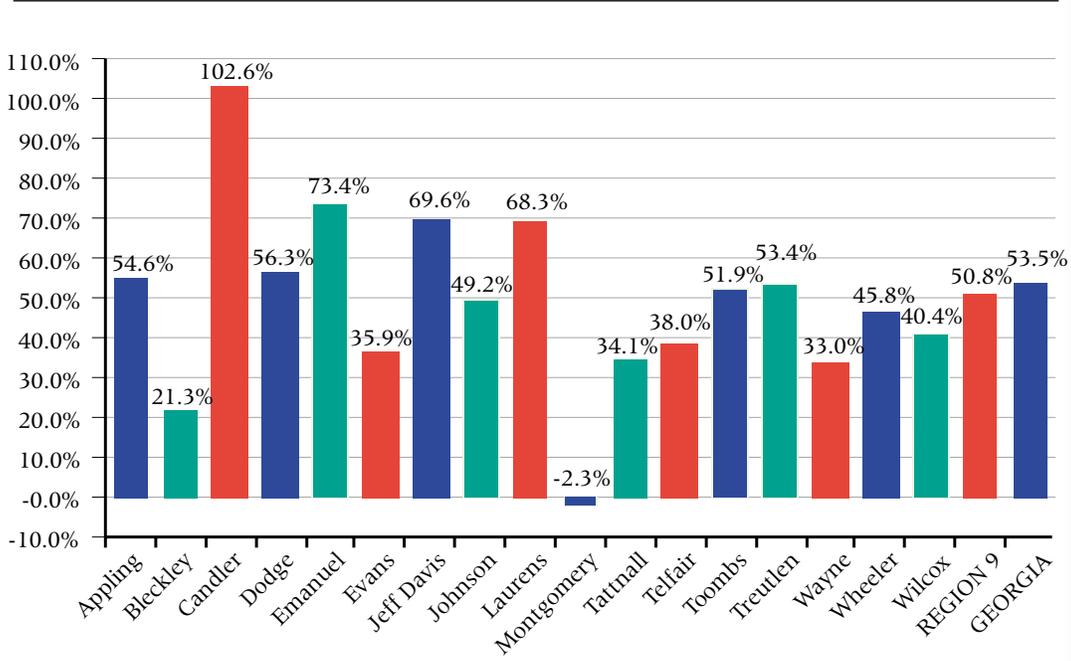
Source: Census 2000 SF 1, DP1; Census 1990 STF 1, DP1; Georgia county guide, 2002.





- ◆ The increase in residents aged at least 65 years old in Region 9 (5.0%) from 1990 to 2000 was lower than the increase in all residents (13.1%), and lower than the increase in elderly residents statewide (20%). The growth in the older elderly (85 years old or more) group in Region 9 was far greater (50.8%) than the increase in all residents but similar to the statewide increase. (Table II.3)
- ◆ The elderly population aged 85 years and older in Candler County increased by more than 100% from 1990-2000; this is far greater than the elderly growth rate in the region and in the state. Appling, Dodge, Emanuel, Jeff Davis, and Laurens Counties also experienced a faster growth rate in elderly residents than the region and the state, while Montgomery County experienced a decrease in the number of residents 85 years old or older. (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 9			Georgia		
	2000	1990-2000		2000	1990-2000	
	No.	%	% change	No.	%	% change
Total population	272,894	100.0	13.1	8,186,453	100.0	26.4
Under 18 years	71,697	26.3	5.8	2,169,234	26.5	25.6
18-64 years	166,327	60.9	18.5	5,231,944	63.9	27.7
65 years and over	34,870	12.8	5.0	785,275	9.6	20.0
85 years and over	4,280	1.6	50.8	87,857	1.1	53.5

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



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

	Younger than 18		65 years and over		85 years and over		Depen- dency ratio <sup>1</sup>	Depen- dency ratio <sup>2</sup>
	No.	%	No.	%	No.	%		
Appling	6,891	25.9	3,017	11.4	286	1.1	59.5	27.3
Bleckley	1,383	22.4	782	12.7	105	1.7	53.9	24.5
Candler	1,953	22.8	1,162	13.5	160	1.9	57.0	25.1
Dodge	4,729	27.1	2,062	11.8	218	1.3	63.9	28.8
Emanuel	3,101	26.6	1,584	13.6	165	1.4	67.1	28.4
Evans	2,568	26.8	1,453	15.2	235	2.5	72.4	30.0
Jeff Davis	4,979	26.0	2,539	13.2	311	1.6	64.5	28.0
Johnson	6,075	27.8	2,909	13.3	352	1.6	69.9	29.9
Laurens	2,884	27.5	1,321	12.6	178	1.7	66.9	29.7
Montgomery	3,454	27.2	1,514	11.9	156	1.2	64.4	28.8
Tattnall	2,579	30.1	1,337	15.6	185	2.2	84.3	33.0
Telfair	12,045	26.8	5,966	13.3	739	1.6	67.0	29.0
Toombs	2,071	25.0	877	10.6	84	1.0	55.4	26.3
Treutlen	5,108	22.9	2,506	11.2	299	1.3	51.8	24.6
Wayne	2,653	22.5	1,755	14.9	247	2.1	59.7	25.1
Wheeler	7,443	28.6	3,178	12.2	448	1.7	68.8	30.8
Wilcox	1,781	26.0	908	13.2	112	1.6	64.6	28.1
<b>REGION 9</b>	71,697	26.3	34,870	12.8	4,280	1.6	64.1	28.3
<b>GEORGIA</b>	2,169,234	26.5	785,275	9.6	87,857	1.1	56.5	27.9

Source: Census 2000 SF 1, DPI.

<sup>1</sup> Less than 18 and greater than 65 years old.

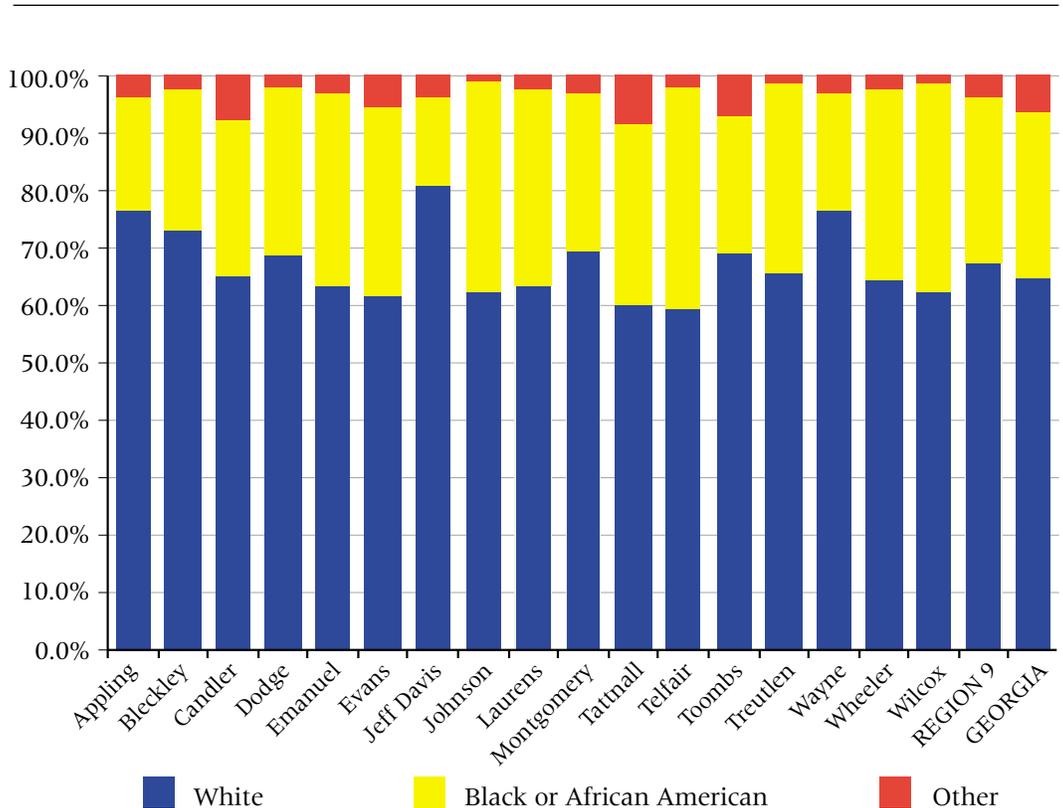
<sup>2</sup> Less than 18 and greater than 85 years old.





- ◆ From 1990 to 2000 the Hispanic population in Region 9 increased by 272.6%, a slower rate of growth than the statewide increase of 300%. Emanuel County experienced the largest percentage increase in Hispanic residents (808.5%) in the region, while the growth rate in Dodge County was less than 70%. (Figure II.4)
- ◆ Approximately 67% of the foreign-born residents in Region 9 and 60% in Georgia entered the U.S. between 1990 and 2000. More than 85% of those living in Emanuel County arrived in this country during the same time compared to 50% for Johnson and Wilcox Counties. About 24% of foreign-born residents in Region 9 were citizens compared to nearly 30% in the state. Only 10% of foreign-born Wheeler County residents were citizens. (Table AII.3)

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



Source: Census 2000 SF1, DP1.

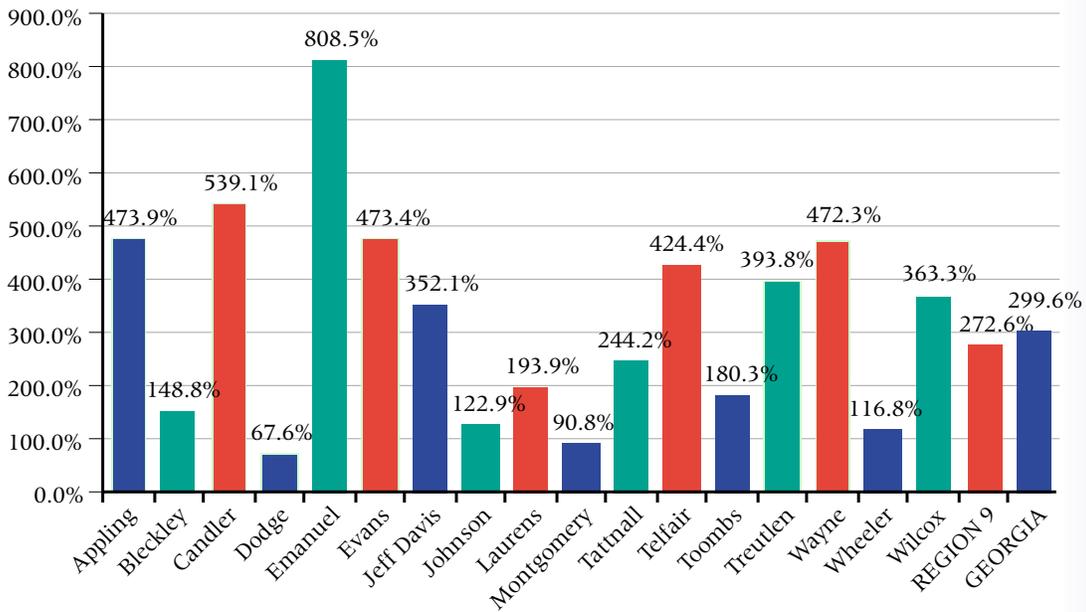


**TABLE II.5 - PERCENT OF POPULATION BY RACE AND HISPANIC ETHNICITY BY COUNTY, 2000.**

	White	Black	Other	Hispanic
Appling	76.8	19.6	3.6	4.5
Bleckley	73.2	24.6	2.2	0.9
Candler	65.4	27.1	7.5	9.2
Dodge	69.0	29.4	1.6	1.3
Emanuel	63.7	33.3	3.0	3.4
Evans	61.7	33.0	5.3	6.0
Jeff Davis	81.2	15.1	3.7	5.1
Johnson	62.4	37.0	0.6	0.9
Laurens	63.4	34.5	2.0	1.2
Montgomery	69.7	27.2	3.0	3.3
Tattnall	60.5	31.4	8.1	8.4
Telfair	59.7	38.4	1.8	1.8
Toombs	69.2	24.2	6.7	8.9
Treutlen	65.7	33.1	1.2	1.2
Wayne	76.7	20.3	3.0	3.8
Wheeler	64.6	33.2	2.3	3.5
Wilcox	62.6	36.2	1.2	1.6
<b>REGION 9</b>	67.6	28.9	3.5	4.0
<b>GEORGIA</b>	65.1	28.7	6.2	5.3

Source: Census 2000 SF 1, DP1.

**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 9 had the largest percentage of elderly (65 years and over) householders living alone in the state (10.9%) and the smallest percentage of “other” non-family units. Seven percent of Georgia’s households were elderly living alone. (Table II.7)
- ◆ Over the past decade non-family households increased at a faster than the average rate in Region 9 and in the state. Among family households in Region 9, married-couple families grew at a slower than average pace (4.8% and 13.9%, respectively) and the percentage of those with children under 18 years old decreased. “Other” non-family households in Region 9 increased the fastest (85%), while “other” family households increased in number the fastest statewide. (Table II.7)
- ◆ With a larger percentage of households headed by persons 55 years old and older in Region 9, householders in this region were older than in the state. An elderly person, 65 years old or older, headed almost 23% of Region 9 households, compared with just 16.5% statewide. (Table AII.4)
- ◆ Households headed by persons between the ages of 35 and 64 increased at a faster rate than all households in Region 9 and the state. Households headed by those aged 75 years old and older, also increased faster than all households in Region 9 and the state. (Table AII.4)

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

	Region 9			Georgia		
	2000		1990-2000	2000		1990-2000
	No.	%	% change	No.	%	% change
Total households	98,923	100.0	13.9	3,006,369	100.0	27.0
1-person	25,187	25.5	21.5	710,523	23.6	32.1
2-person	31,524	31.9	20.7	963,782	32.1	29.8
3-person	18,098	18.3	11.4	550,858	18.3	20.3
4-person	14,492	14.6	3.3	460,639	15.3	20.2
5-person	6,122	6.2	1.2	199,642	6.6	27.5
6-person	2,117	2.1	-2.3	72,511	2.4	34.6
7-or-more-person	1,383	1.4	-8.2	48,414	1.6	38.8
Average household size	2.57			2.65		

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



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

	Region 9			Georgia		
	2000	1990-2000		2000	1990-2000	
	No.	%	% change	No.	%	% change
Total households	98,923	100.0%	13.9	3,006,369	100.0	27.0
<u>Family households</u>	70,493	71.3	9.5	2,111,647	70.2	23.3
Married-couple family	51,084	51.6	4.8	1,548,800	51.5	18.5
With related children						
under 18	24,056	24.3	-3.2	776,890	25.8	16.4
Single female	15,197	15.4	17.7	435,410	14.5	32.1
With related children						
under 18	10,807	10.9	20.4	307,277	10.2	36.0
Other family households	4,212	4.3	56.6	127,437	4.2	66.2
<u>Non-family households</u>	28,430	28.7	26.4	894,722	29.8	36.9
Householder living alone	25,187	25.5	21.5	710,523	23.6	32.1
Householder 65 years						
and over	10,812	10.9	3.9	210,409	7.0	13.7
Other non-family						
households	3,243	3.3	85.0	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).



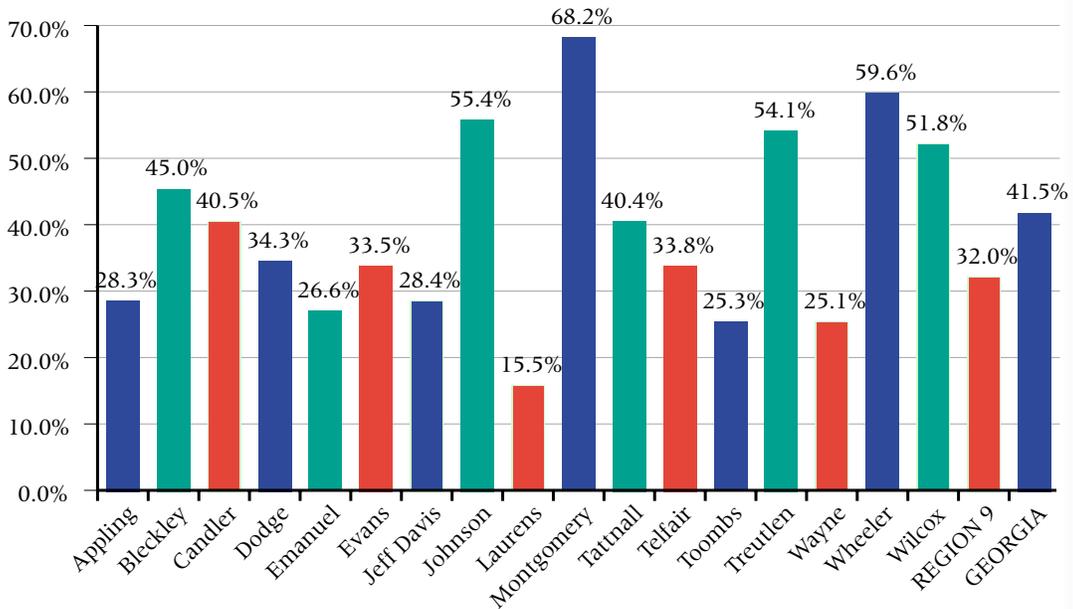








**FIGURE III.1 - PERCENT OF WORKFORCE WORKING OUTSIDE STATE OR COUNTY OF RESIDENCE BY COUNTY, 2000.**



Source: Census 2000 SF3, P26.

**TABLE III.1 - MEDIAN EARNINGS BY COUNTY, 1999.**

	All workers 16 years and over	Workers by type	
		Full-time, year-round	Other
Appling	\$18,760	\$23,881	\$9,604
Bleckley	21,050	27,110	8,077
Candler	16,964	21,960	7,583
Dodge	19,363	24,122	8,183
Emanuel	17,183	22,936	8,616
Evans	15,713	22,854	7,301
Jeff Davis	19,399	23,108	9,861
Johnson	19,100	23,776	9,065
Laurens	20,475	26,030	9,347
Montgomery	17,965	25,066	7,194
Tattall	18,632	25,349	6,529
Telfair	19,015	24,420	8,029
Toombs	17,449	22,650	8,630
Treutlen	17,673	24,058	8,237
Wayne	21,242	27,809	8,364
Wheeler	19,533	25,643	8,814
Wilcox	20,127	25,719	7,037
<b>REGION 9</b>	NA	NA	NA
<b>GEORGIA</b>	\$24,111	\$31,253	\$10,423

Source: Census 2000 SF 3, P85, PCT47.







**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
Appling	6,594	16.7	39.8	38.0	5.4
Bleckley	4,359	14.3	38.3	41.4	5.9
Candler	3,386	17.8	45.7	32.9	3.6
Dodge	7,079	16.8	43.0	35.9	4.4
Emanuel	8,040	22.3	41.4	32.0	4.4
Evans	3,783	20.8	44.6	31.8	2.9
Jeff Davis	4,844	17.3	44.7	33.1	4.9
Johnson	3,117	23.8	39.6	33.4	3.2
Laurens	17,098	15.2	38.4	40.2	6.2
Montgomery	2,947	17.1	38.1	38.9	5.8
Tattnall	7,059	18.6	39.2	37.8	4.4
Telfair	4,151	20.8	42.2	32.3	4.7
Toombs	9,870	19.1	40.3	35.3	5.3
Treutlen	2,551	24.6	38.6	33.4	3.4
Wayne	9,348	14.2	38.9	40.6	6.4
Wheeler	2,022	23.2	40.3	32.2	4.3
Wilcox	2,772	18.8	40.3	35.8	5.1
<b>REGION 9</b>	99,020	18.0	40.4	36.6	5.1
<b>GEORGIA</b>	3,007,678	10.1	30.7	46.8	12.3

Source: Census 2000 SF 3, DP 3.





**Analysis:**

- ◆ The homeownership rate in Region 9 (73.6%) was greater than the state's (67.5%) in 2000. (Table IV.1, Table AIV.1)
- ◆ From 1990 to 2000, compared with the rate of growth in all housing units, owner-occupied units increased faster, while renter-occupied units increased at a slower rate in both Region 9 and the state of Georgia. (Table IV.1)
- ◆ Whites were the most likely to own their homes in Region 9 and the state (79.5% and 75.3%, respectively). The homeownership rate for all other races was less than 60%. Householders of "other" race and Hispanics were the least likely to be homeowners in the region and the state. (Table IV.2)
- ◆ The greatest proportion of owner-occupied housing units in Georgia were headed by an individual in the age range of 35 to 44 years old, but the largest percentage in Region 9 were headed by a person between 45 and 54 years old. Region 9 had a larger percentage of older (55 years old and older) homeowners and older renters than the state. (Table AIV.2)
- ◆ As expected, the greatest proportion of renter-occupied housing units in Region 9 and in the state were headed by an individual between 25 and 34 years old. (Table AIV.2)

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

	Region 9			Georgia		
	2000		1990-2000	2000		1990-2000
	No.	%	% change	No.	%	% change
Occupied housing units	98,923	100.0	13.9	3,006,369	100.0	27.0
Owner-occupied	72,823	73.6	16.6	2,029,154	67.5	32.0
Renter-occupied	26,100	26.4	7.0	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 9		Georgia	
	Total households	% Owner-occupied	Total households	% Owner-occupied
All races	98,923	73.6	3,006,369	67.5
White householder	72,182	79.5	2,070,172	75.3
Black or African American householder	24,380	59.5	803,324	50.8
Asian householder	332	53.9	50,276	55.4
"Other race" householder <sup>1</sup>	2,029	38.1	82,597	41.3
Householder who is Hispanic	4,788	45.1	99,026	37.3

Source: Census 2000 SF 1, H14.

<sup>1</sup> 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
Appling	\$30,300	\$63,700
Bleckley	29,800	66,500
Candler	28,500	62,700
Dodge	24,500	54,200
Emanuel	28,100	50,800
Evans	24,200	69,000
Jeff Davis	22,000	61,000
Johnson	25,000	48,000
Laurens	30,400	73,900
Montgomery	23,100	68,300
Tattnall	27,800	67,300
Telfair	21,100	47,600
Toombs	22,600	66,400
Treutlen	20,900	56,600
Wayne	28,400	71,200
Wheeler	27,500	49,800
Wilcox	22,100	51,400
<b>REGION 9</b>	NA	NA
<b>GEORGIA</b>	\$33,600	\$111,200

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

**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
Appling	2	2.4	\$42,065	64	5.4	\$68,194
Bleckley	2	2.4	84,524	57	4.8	65,829
Candler	0	0.0	NA	43	3.6	70,686
Dodge	5	5.9	62,955	94	7.9	58,607
Emanuel	0	0.0	NA	65	5.4	58,383
Evans	5	5.9	72,100	31	2.6	69,495
Jeff Davis	5	5.9	74,600	57	4.8	71,796
Johnson	0	0.0	NA	21	1.8	53,899
Laurens	46	54.1	128,749	286	23.9	82,287
Montgomery	1	1.2	110,000	47	3.9	78,213
Tattnall	2	2.4	62,468	46	3.8	54,530
Telfair	1	1.2	27,500	27	2.3	59,954
Toombs	2	2.4	48,597	177	14.8	80,611
Treutlen	0	0.0	NA	14	1.2	47,882
Wayne	13	15.3	77,092	137	11.5	75,866
Wheeler	0	0.0	NA	15	1.3	47,531
Wilcox	1	1.2	37,400	14	1.2	53,098
<b>REGION 9</b>	85	100.0	\$101,449	1,195	100.0	\$71,937
<b>GEORGIA</b>	56,391		\$177,594	86,409		\$150,625
%of STATE		0.2		1.4		

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







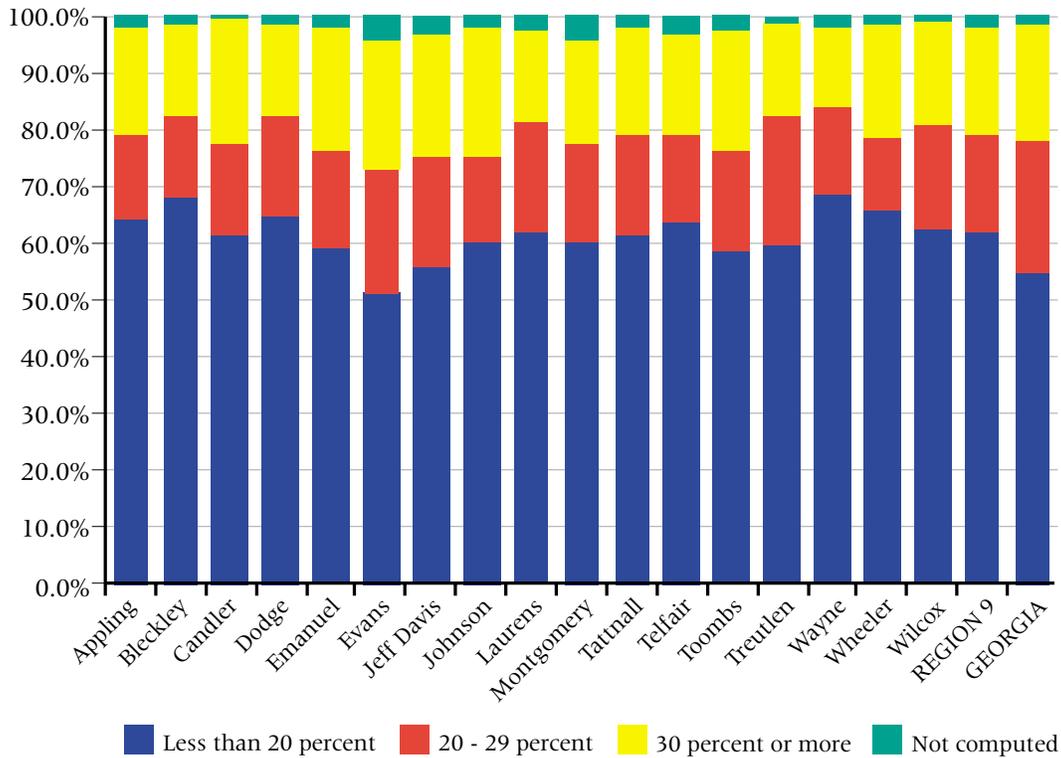
**TABLE IV.5 - SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 1989-1999.**

	Region 9			Georgia		
	1999		1989-1999	1999		1989-1999
	No.	%	% change	No.	%	% change
Specified owner-occupied units	40,483	100.0	13.3	1,596,408	100.0	38.4
Less than 15 percent	19,011	47.0	NA	581,615	36.4	NA
15 to 19 percent <sup>1</sup>	6,176	15.3	11.5	293,480	18.4	36.7
20 to 24 percent	4,309	10.6	11.1	225,005	14.1	32.3
25 to 29 percent	2,755	6.8	5.7	147,360	9.2	30.3
30 percent or more	7,465	18.4	21.6	334,881	21.0	50.8
Not computed	767	1.9	48.4	14,067	0.9	80.0

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

<sup>1</sup>The 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.



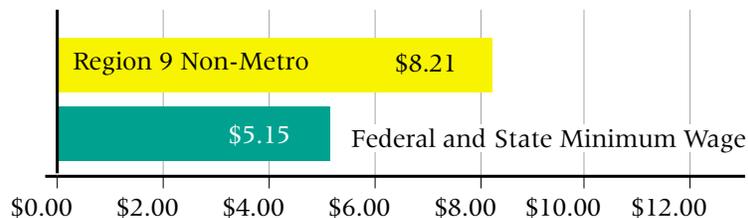


- ◆ Units for which no cash rent was paid and units occupied by households that reported no income or a net loss in 1999 comprised the not computed category.
- ◆ The definitions of gross rent, contract rent, and specified renter-occupied units are in the “Cost, value, and sales price of housing” section.

**Analysis:**

- ◆ In 2001, one needed an income of \$17,080 to afford a two-bedroom apartment at the average FMR in Region 9. This translates into an hourly housing wage of \$8.21, which was 159.4% of the federal minimum wage. The housing wage increased by 2.6% between 2000 and 2001. (Table AIV.7, Figure IV.2)
- ◆ Although almost one in three renter households in Region 9 (31.6%) spent more than 30% of their income for housing expenditures in 1999, renters fared better in Region 9 than in the state as a whole (35.4%). The percentage of cost burdened renter households in Region 9 increased at a slower rate from 1989 to 1999 than those in the state (4.9% and 14.2%, respectively). (Table IV.7, Figure IV.3, Table IV.8)
- ◆ About 16% of all renter-occupied units in Region 9 had a severe cost burden, a smaller proportion than the percentage statewide (16.5%). (Table IV.7)
- ◆ Black renters in Region 9 (39.4%) were more likely than other races to be cost burdened, while Hispanics were the least likely to spend more than 30% for housing costs (24.0%) in the region. (Table AIV.8)
- ◆ Renters in seven Region 9 counties (Appling, Candler, Emanuel, Evans, Johnson, Laurens, and Treutlen) were more likely to be severely cost burdened than in the rest of the region. Renters in Johnson County were the most likely to be severely cost burdened (20.3%). (Table IV.8, Figure IV.3)
- ◆ Renters in every income range in Region 9 were less likely to be cost burdened compared to renters statewide in the same income categories, but the difference was greatest for renters with incomes between \$10,000 and \$34,999 (25.3% and 50.3%, respectively). (Table AIV.9)

**FIGURE IV.2 - HOUSING WAGE RATE, 2001.**



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

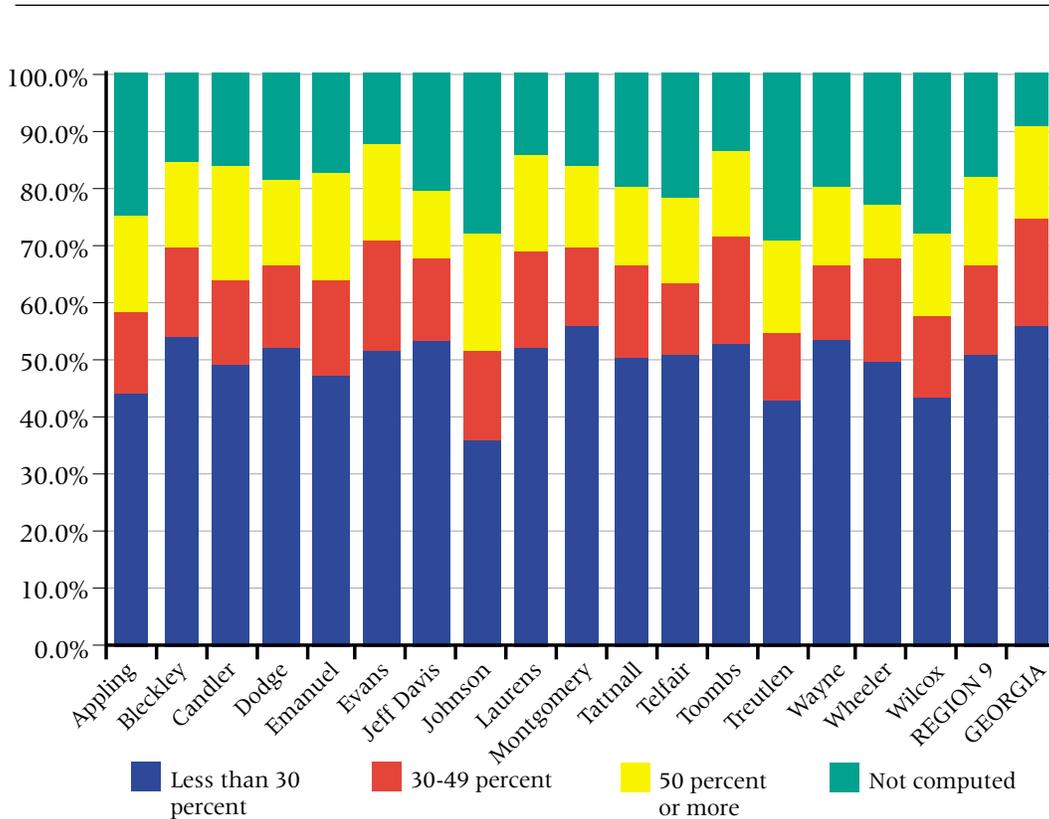


**TABLE IV.7 - SPECIFIED RENTER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING, 1989-1999.**

	Region 9			Georgia		
	1999		1989-1999	1999		1989-1999
	No.	%	% change	No.	%	% change
Specified renter-occupied units	25,156	100.0	10.9	964,446	100.0	19.3
Less than 15 percent	5,367	21.3	NA	177,210	18.4	NA
15 to 19 percent <sup>1</sup>	2,966	11.8	12.7	140,798	14.6	29.2
20 to 24 percent	2,560	10.2	7.7	123,890	12.8	6.9
25 to 29 percent	1,925	7.7	-6.9	97,915	10.2	5.7
30 percent or more	7,949	31.6	4.9	341,484	35.4	14.2
50 percent or more	3,972	15.8	NA	158,922	16.5	NA
Not computed	4,389	17.4	33.9	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.







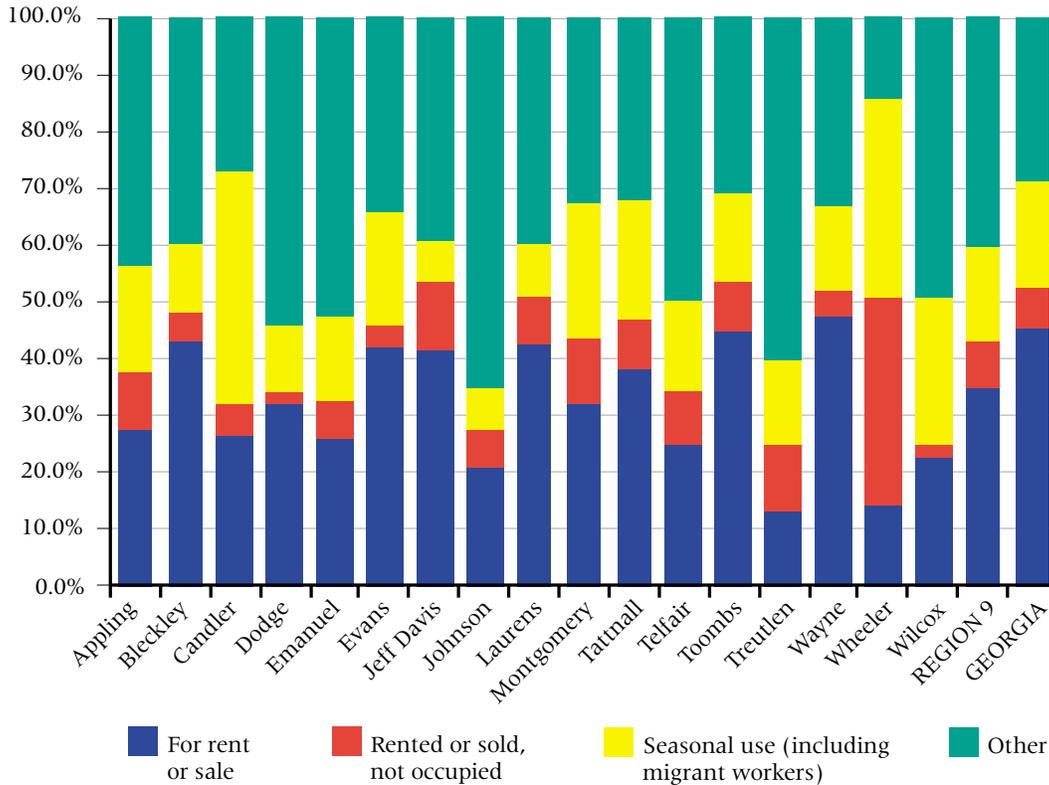


**TABLE V.1 - OCCUPIED AND VACANT UNITS, 1990-2000.**

	Region 9			Georgia		
	2000	90-00	% change	2000	90-00	% change
	No.	%	% change	No.	%	% change
Total housing units	115,484	100.0	17.4	3,281,737	100.0	24.4
Occupied units	98,923	85.7	13.9	3,006,369	91.6	27.0
Vacant units	16,561	14.3	44.0	275,368	8.4	1.3
<u>Vacant units</u>	16,561	100.0		275,368	100.0	
For rent	4,292	25.9	54.6	86,905	31.6	-24.5
For sale only	1,549	9.4	66.6	38,440	14.0	-1.0
Rented or sold, not occupied	1,359	8.2	79.3	20,353	7.4	1.7
For seasonal, recreational, or occ. use	2,502	15.1	87.0	50,064	18.2	48.8
For migrant workers	207	1.2	213.6	969	0.4	57.1
Other vacant	6,652	40.2	18.1	78,637	28.6	23.6

Source: Census 2000 SF 1, DP1, H5; Census 1990 STF 1, H002, H005.

**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 COUNTY, 2000.**

	No. of vacant units	For rent or sale	Rented or sold, not occupied	For seasonal use including migrant	Other
Appling	1,248	27.9	10.0	18.8	43.3
Bleckley	494	43.5	5.1	11.9	39.5
Candler	518	26.6	5.6	41.3	26.4
Dodge	1,124	32.0	2.3	11.6	54.1
Emanuel	1,374	25.9	6.7	15.1	52.3
Evans	603	42.3	3.8	20.2	33.7
Jeff Davis	753	41.8	12.2	7.0	38.9
Johnson	504	21.0	6.7	7.3	64.9
Laurens	2,604	42.9	8.3	9.3	39.5
Montgomery	573	32.5	11.2	23.9	32.5
Tattnall	1,521	38.4	9.0	20.9	31.7
Telfair	943	25.0	9.5	16.0	49.4
Toombs	1,494	45.0	8.6	15.8	30.5
Treutlen	334	13.5	11.4	15.3	59.9
Wayne	1,503	47.8	4.6	14.9	32.7
Wheeler	436	14.7	36.7	34.9	13.8
Wilcox	535	23.0	1.9	26.4	48.8
<b>REGION 9</b>	16,561	35.3	8.2	16.4	40.2
<b>GEORGIA</b>	275,368	45.5	7.4	18.5	28.6

Source: Census 2000 SF 1, H5.



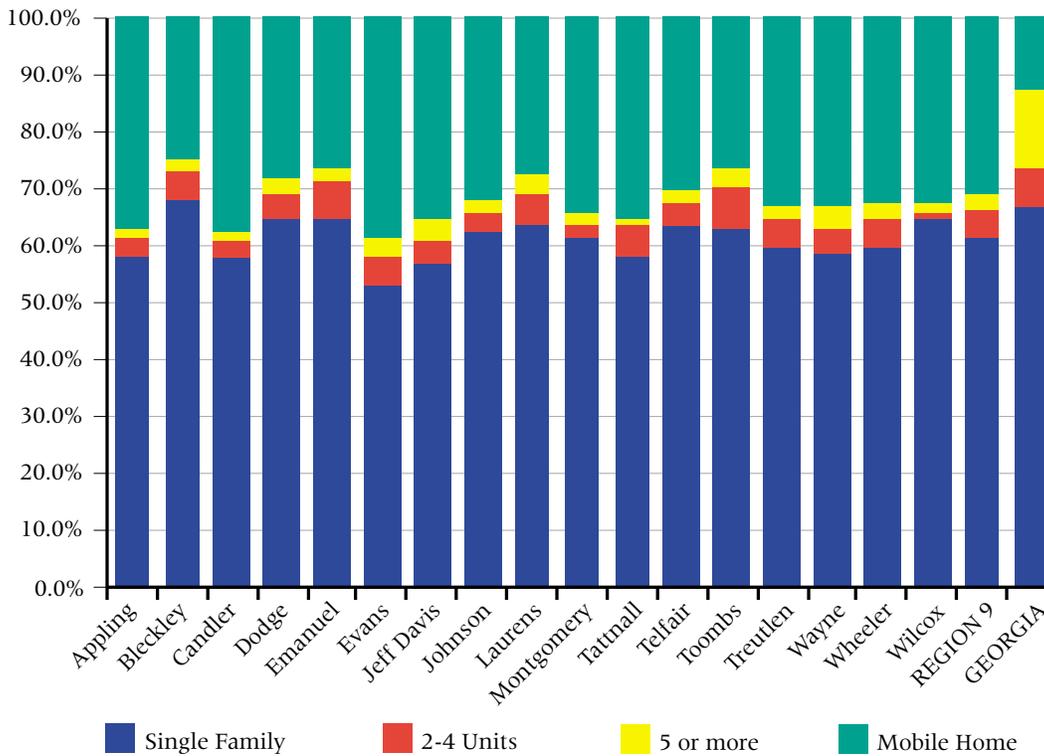




18.9% of the units statewide were this age. Approximately 3% of mobile homes in Region 9 and in the state were built before 1960. (Table V.4, Table AV.2, Table AV.3, Figure V.3)

- ◆ Wayne County had the largest percentage of housing built within the last decade (27.2%) in the region, a rate comparable to the state's. More than 30% of the housing in Johnson and Wilcox Counties was more than 40 years old, the highest proportion in Region 9. (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.**

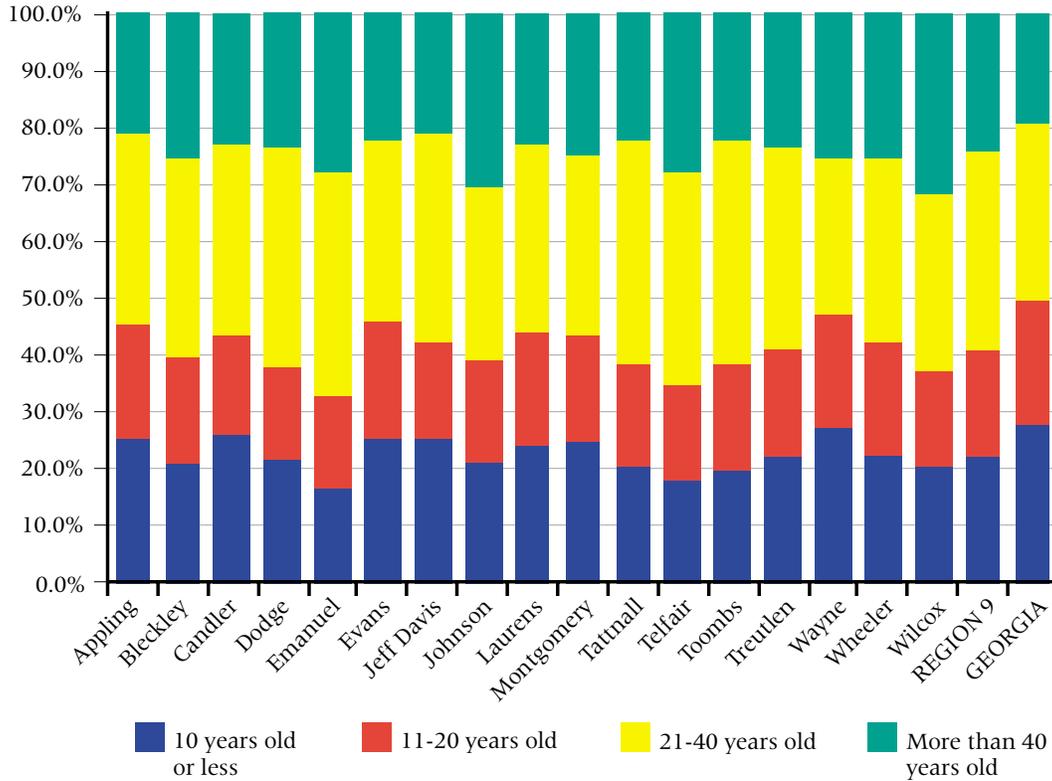
	No. of housing units <sup>1</sup>	Single family	2 to 4 units	5 or more units	Mobile homes
Appling	7,820	58.1	3.6	1.4	36.9
Bleckley	4,866	68.4	4.9	2.3	24.4
Candler	3,880	58.2	3.1	1.3	37.4
Dodge	8,176	64.9	4.5	2.9	27.7
Emanuel	9,411	65.1	6.6	2.0	26.3
Evans	4,351	53.5	5.0	3.1	38.4
Jeff Davis	5,581	57.1	4.1	4.1	34.8
Johnson	3,618	62.9	3.4	2.1	31.6
Laurens	19,668	63.7	5.8	3.2	27.3
Montgomery	3,484	61.5	2.5	2.3	33.7
Tattnall	8,558	58.2	5.9	0.8	35.0
Telfair	5,057	63.7	4.2	2.1	30.0
Toombs	11,331	63.5	7.1	3.2	26.3
Treutlen	2,851	60.1	5.2	1.7	33.0
Wayne	10,778	59.0	4.6	3.8	32.6
Wheeler	2,414	60.2	4.7	2.7	32.4
Wilcox	3,303	65.1	1.1	1.8	32.0
<b>REGION 9</b>	115,147	61.7	5.0	2.6	30.7
<b>GEORGIA</b>	3,277,424	67.2	6.8	14.0	12.1

Source: Census 2000 SF 3, DP4.

<sup>1</sup> 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
Appling	7,854	25.9	19.7	34.0	20.4
Bleckley	4,866	21.1	19.1	35.0	24.7
Candler	3,893	26.0	17.5	34.1	22.3
Dodge	8,186	21.7	16.2	39.0	23.0
Emanuel	9,419	17.0	16.1	39.3	27.6
Evans	4,381	25.4	20.7	31.8	22.2
Jeff Davis	5,581	25.7	17.0	36.6	20.7
Johnson	3,634	21.5	18.1	30.4	30.0
Laurens	19,687	24.3	20.4	33.0	22.4
Montgomery	3,492	25.1	18.9	31.4	24.7
Tattnall	8,578	20.4	18.4	39.6	21.6
Telfair	5,083	18.0	16.8	37.8	27.4
Toombs	11,371	19.7	19.0	39.4	21.9
Treutlen	2,865	22.5	18.5	36.1	22.9
Wayne	10,827	27.2	20.2	27.8	24.7
Wheeler	2,447	22.3	20.1	32.4	25.3
Wilcox	3,320	20.5	17.0	31.3	31.2
<b>REGION 9</b>	<b>115,484</b>	<b>22.6</b>	<b>18.7</b>	<b>35.0</b>	<b>23.7</b>
<b>GEORGIA</b>	<b>3,281,737</b>	<b>27.9</b>	<b>22.0</b>	<b>31.2</b>	<b>18.9</b>

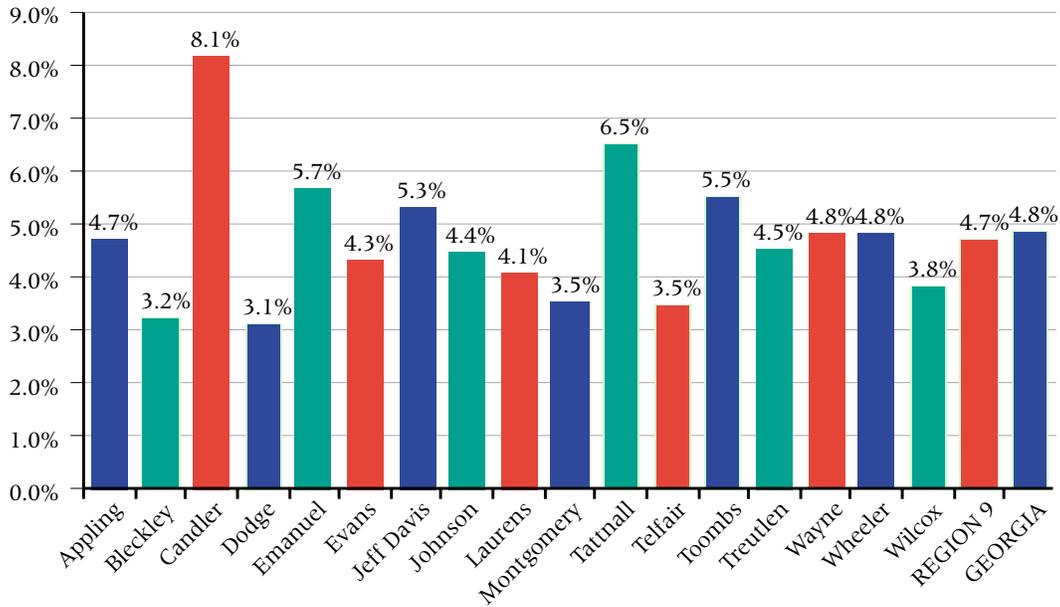
Source: Census 2000 SF 3, DP 4.







**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 9			Georgia		
	Total	Over-crowded	% of total	Total	Over-crowded	% of total
Total occupied units	98,923	4,663	4.7	3,006,369	145,235	4.8
Owner	72,840	2,362	3.2	2,029,293	49,715	2.4
Renter	26,083	2,301	8.8	977,076	95,520	9.8
White	72,075	1,834	2.5	2,069,180	47,560	2.3
Black	24,314	2,080	8.6	802,456	66,509	8.3
Asian	345	44	12.8	49,630	8,734	17.6
Other races	1,723	624	36.2	51,513	18,447	35.8
Two or more	466	81	17.4	33,590	3,985	11.9
Hispanic	2,333	842	36.1	99,026	35,688	36.0

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





- ◆ 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 9, there have been 36 LIHTC properties built with 1,094 low-income units; most of these units were in Dodge, Laurens, and Toombs Counties. As of 2002 there have been no LIHTC properties built in Appling, Jeff Davis, or Treutlen Counties. (Table V.6)

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

	Public Housing		LIHTC <sup>1</sup>	
	Units	Units per 1,000 pop. <sup>2</sup>	Properties	Units
Appling	156	8.96	0	0
Bleckley	115	9.86	1	49
Candler	122	12.74	2	76
Dodge	219	11.42	1	150
Emanuel	261	11.95	1	30
Evans	256	24.39	1	24
Jeff Davis	132	10.41	0	0
Johnson	90	10.51	4	93
Laurens	550	12.26	14	256
Montgomery	36	4.35	2	45
Tattnell	293	13.14	2	54
Telfair	91	7.72	1	25
Toombs	240	9.21	3	156
Treutlen	120	17.51	0	0
Wayne	214	8.06	2	72
Wheeler	85	13.76	1	28
Wilcox	28	3.26	1	36
<b>REGION 9</b>	<b>3,008</b>	<b>11.02</b>	<b>36</b>	<b>1,094</b>
<b>GEORGIA</b>	<b>52,238</b>	<b>6.38</b>	<b>841</b>	<b>66,137</b>

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.

<sup>1</sup>Properties and units put in service from 1987 to 2002.

<sup>2</sup>2000 County population.







**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 Units per 1,000 pop. <sup>1</sup>		
		SF	MF	Total	SF	MF	Total
<u>Complete data counties</u>							
Montgomery	\$86,733	46	0	46	5.6	0.0	5.6
<u>Partial data counties</u>							
Appling	\$84,000	5	0	5	0.3	0.0	0.3
Bleckley	114,365	30	0	30	2.6	0.0	2.6
Candler	102,500	2	0	2	0.2	0.0	0.2
Dodge	68,447	37	0	37	1.9	0.0	1.9
Emanuel	NA	0	24	24	0.0	1.1	1.1
Evans	123,348	42	0	42	4.0	0.0	4.0
Jeff Davis	43,000	1	0	1	0.1	0.0	0.1
Johnson	60,000	1	0	1	0.1	0.0	0.1
Laurens	73,983	39	0	39	0.9	0.0	0.9
Tattnall	90,818	11	0	11	0.5	0.0	0.5
Telfair	162,750	1	0	1	0.1	0.0	0.1
Toombs	88,400	18	6	24	0.7	0.2	0.9
Treutlen	NA	0	0	0	0.0	0.0	0.0
Wayne	79,532	14	0	14	0.5	0.0	0.5
Wheeler	NA	0	0	0	0.0	0.0	0.0
Wilcox	NA	0	0	0	0.0	0.0	0.0
<b>REGION 9</b>	\$91,553	247	30	277	0.9	0.1	1.0
<b>GEORGIA</b>	\$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).

<sup>1</sup> 2000 County population.





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

	No. of placements	
	per 1,000 pop. <sup>1</sup>	% single section
Appling	3.44	31.7
Bleckley	3.34	33.3
Candler	4.49	18.6
Dodge	2.45	29.8
Emanuel	2.89	25.4
Evans	5.53	36.2
Jeff Davis	3.07	35.9
Johnson	3.39	20.7
Laurens	2.83	20.5
Montgomery	3.02	36.0
Tattnall	4.39	22.4
Telfair	3.22	31.6
Toombs	2.84	27.0
Treutlen	3.65	24.0
Wayne	3.35	31.5
Wheeler	4.86	30.0
Wilcox	3.26	21.4
<b>REGION 9</b>	3.34	27.3
<b>GEORGIA</b>	1.15	25.7

Source: Georgia Manufactured Housing Association.

<sup>1</sup> 2000 County population.







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

	<b>Region 9</b>				<b>Georgia</b>			
	Counties		Municipalities		Counties		Municipalities	
	No.	%	No.	%	No.	%	No.	%
Total	17	100.0	61	100.0	157	100.0	512	100.0
Building inspections	5	29.4	31	50.8	118	75.2	405	79.1
Building permits	7	41.2	43	70.5	126	80.3	447	87.3
Construction and code enforcement	6	35.3	31	50.8	118	75.2	409	79.9
New construction code	4	23.5	16	26.2	98	62.4	259	50.6
Existing building code	3	17.6	19	31.1	81	51.6	275	53.7
Housing code	3	17.6	17	27.9	74	47.1	252	49.2
Plumbing code	4	23.5	26	42.6	106	67.5	303	59.2
Unsafe building abatement	0	0.0	19	31.1	56	35.7	218	42.6
Subdivision regulations	10	58.8	17	27.9	126	80.3	280	54.7
Zoning code	0	0.0	32	52.5	95	60.5	393	76.8

Source: DCA, GOMI Information catalog.

