



# GEORGIA

## STATE OF THE STATE'S HOUSING:

### *Service Delivery Region 10*

HOUSING AND  
DEMOGRAPHICS  
RESEARCH CENTER

THE UNIVERSITY  
OF GEORGIA

*Karen Tinsley  
and Brenda Cude*

*July 2003*

*Under Contract with*

THE GEORGIA DEPARTMENT  
OF COMMUNITY AFFAIRS















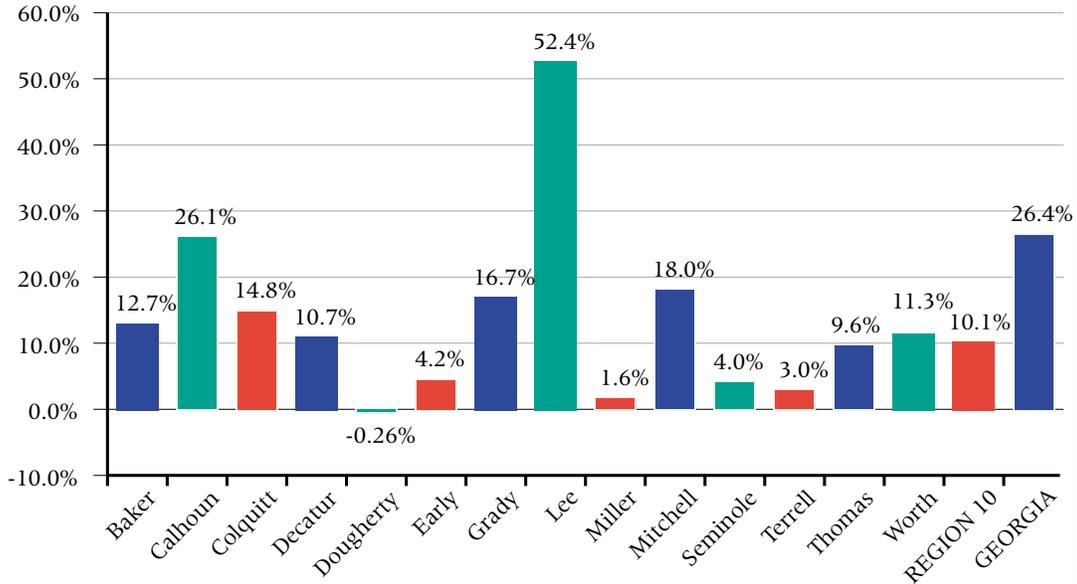








**FIGURE II.1 - PERCENT CHANGE IN POPULATION BY COUNTY, 1990-2000.**



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>
Baker*	4,074	152	12.7	98
Calhoun	6,320	149	26.1	51
Colquitt	42,053	43	14.8	90
Decatur	28,240	53	10.7	108
Dougherty*	96,065	16	-0.3	154
Early	12,354	112	4.2	141
Grady	23,659	66	16.7	81
Lee*	24,757	62	52.4	15
Miller	6,383	147	1.6	148
Mitchell	23,932	63	18.0	75
Seminole	9,369	132	4.0	142
Terrell*	10,970	118	3.0	145
Thomas	42,737	42	9.6	113
Worth*	21,967	76	11.3	105
<b>REGION 10</b>	352,880	11	10.1	11
<b>GEORGIA</b>	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.

<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.

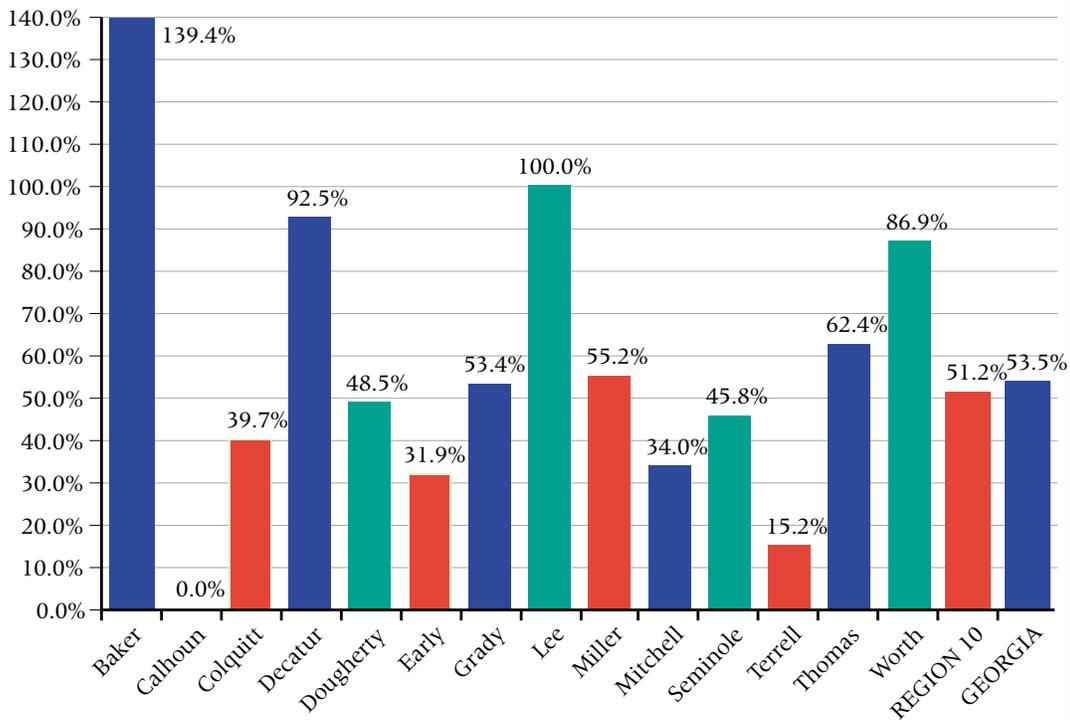






- ◆ The number of residents at least 65 years old in Region 10 increased by 9.4% from 1990 to 2000, compared with the 10.1% increase in total population; the increase in elderly residents at least 85 years of age was far greater at 51.2%. (Table II.3)
- ◆ The percentage increase in residents aged 85 years old and older from 1990 to 2000 was slightly less in Region 10 than in Georgia (51.2% and 53.5%, respectively). Baker, Decatur, Lee, Miller, Thomas, and Worth Counties saw the greatest increases in the region, larger than in the state. The number of elderly persons did not change in Calhoun County. (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 10			Georgia		
	2000 No.	%	1990-2000 % change	2000 No.	%	1990-2000 % change
Total population	353,274	100.0	10.1	8,186,453	100.0	26.4
Under 18 years	95,331	27.8	2.9	2,169,234	26.5	25.6
18-64 years	215,941	59.9	14.0	5,231,944	63.9	27.7
65 years and over	42,002	12.4	9.4	785,275	9.6	20.0
85 years and over	5,026	1.5	51.2	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.	%		
Baker*	1,113	27.3	557	13.7	79	1.9	69.5	29.8
Calhoun	1,395	22.1	794	12.6	116	1.8	53.0	24.4
Colquitt	11,543	27.4	5,405	12.9	612	1.5	67.5	29.3
Decatur	8,062	28.5	3,743	13.3	460	1.6	71.8	30.7
Dougherty*	26,576	27.7	11,208	11.7	1,252	1.3	64.8	29.4
Early	3,541	28.7	1,945	15.7	285	2.3	79.9	31.7
Grady	6,453	27.3	3,128	13.2	411	1.7	68.1	29.5
Lee*	7,589	30.7	1,570	6.3	140	0.6	58.7	31.4
Miller	1,678	26.3	1,092	17.1	163	2.6	76.7	29.6
Mitchell	6,540	27.3	2,810	11.7	355	1.5	64.1	29.2
Seminole	2,450	26.2	1,477	15.8	156	1.7	72.2	28.3
Terrell*	3,114	28.4	1,425	13.0	190	1.7	70.6	30.6
Thomas	11,601	27.1	5,870	13.7	794	1.9	69.1	29.6
Worth*	6,284	28.6	2,629	12.0	299	1.4	68.3	30.4
<b>REGION 10</b>	97,939	27.8	43,653	12.4	5,312	1.5	67.0	29.7
<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.

\* County is part of a MSA.

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

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











- ◆ Region 10 had a smaller percentage of “other” non-family units than in Georgia as a whole (3.7% and 6.1%) and a larger percentage of householders that were 65 years old or older and living alone (9.8% and 7.0%, respectively). (Table II.7)
- ◆ Over the past decade non-family households increased at a faster than average rate in Region 10 and in the state. “Other” family and “other” non-family households experienced the largest rate of growth in Region 10 and in the state. (Table II.7)
- ◆ Region 10 had a larger percentage of households headed by persons 55 years old or older than the state (36.5% and 29.6%, respectively). Households headed by persons between the ages of 45 and 54 increased faster than all other age categories in Region 10 and in the state (45.3% and 58.9%, respectively). Householders between the ages of 25 and 34 years old in Region 10 declined, as did those between 65 and 74 years of age. (Table AII.4)

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

	Region 10			Georgia		
	2000		1990-2000	2000		1990-2000
	No.	%	% change	No.	%	% change
Total households	129,164	100.0	14.1	3,006,369	100.0	27.0
1-person	31,578	24.4	23.3	710,523	23.6	32.1
2-person	40,878	31.6	20.1	963,782	32.1	29.8
3-person	23,785	18.4	11.3	550,858	18.3	20.3
4-person	18,838	14.6	4.1	460,639	15.3	20.2
5-person	8,775	6.8	6.1	199,642	6.6	27.5
6-person	3,193	2.5	-2.9	72,511	2.4	34.6
7-or-more-person	2,117	1.6	-17.8	48,414	1.6	38.8
Average household size	2.64			2.65		

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



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

	Region 10			Georgia		
	2000	1990-2000		2000	1990-2000	
	No.	%	% change	No.	%	% change
Total households	129,164	100.0	14.1	3,006,369	100.0	27.0
<u>Family households</u>	92,743	71.8	9.3	2,111,647	70.2	23.3
Married-couple family	62,225	48.2	3.7	1,548,800	51.5	18.5
With related children						
under 18	29,125	22.5	-3.7	776,890	25.8	16.4
Single female	24,949	19.3	18.4	435,410	14.5	32.1
With related children						
under 18	18,180	14.1	17.9	307,277	10.2	36.0
Other family households	5,569	4.3	46.2	127,437	4.2	66.2
<u>Non-family households</u>	36,421	28.2	28.4	894,722	29.8	36.9
Householder living alone	31,578	24.4	23.3	710,523	23.6	32.1
Householder 65 years						
and over	12,662	9.8	6.4	210,409	7.0	13.7
Other non-family						
households	4,843	3.7	75.6	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).

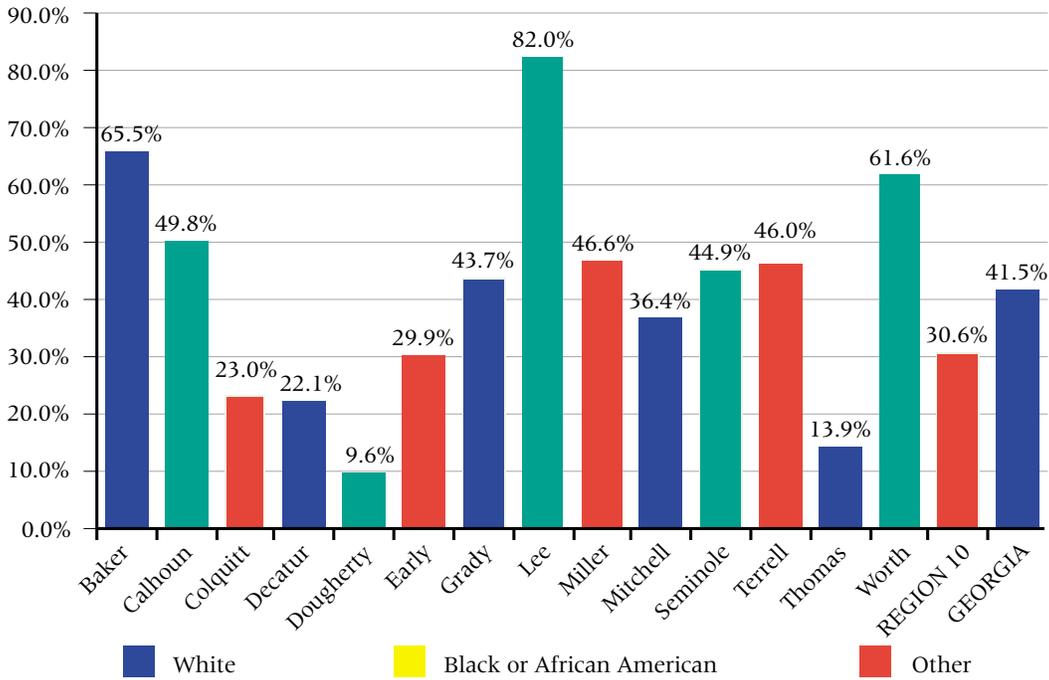








**FIGURE III.1 - PERCENT OF WORKFORCE WORKING OUTSIDE STATE OR COUNTY OF RESIDENCE BY COUNTY, 2000.**



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
Baker*	\$16,769	\$22,350	\$9,358
Calhoun	15,546	21,839	6,175
Colquitt	17,884	23,241	8,887
Decatur	19,093	24,052	8,421
Dougherty*	19,271	26,312	9,081
Early	16,937	21,893	8,750
Grady	17,498	24,576	8,124
Lee*	25,348	31,878	9,205
Miller	17,336	23,960	7,563
Mitchell	17,701	21,894	9,033
Seminole	18,835	22,813	9,703
Terrell*	17,098	22,539	8,872
Thomas	19,993	24,854	8,940
Worth*	21,155	26,238	7,892
<b>REGION 10</b>	NA	NA	NA
<b>GEORGIA</b>	\$24,111	\$31,253	\$10,423

Source: Census 2000 SF 3, P85, PCT47.

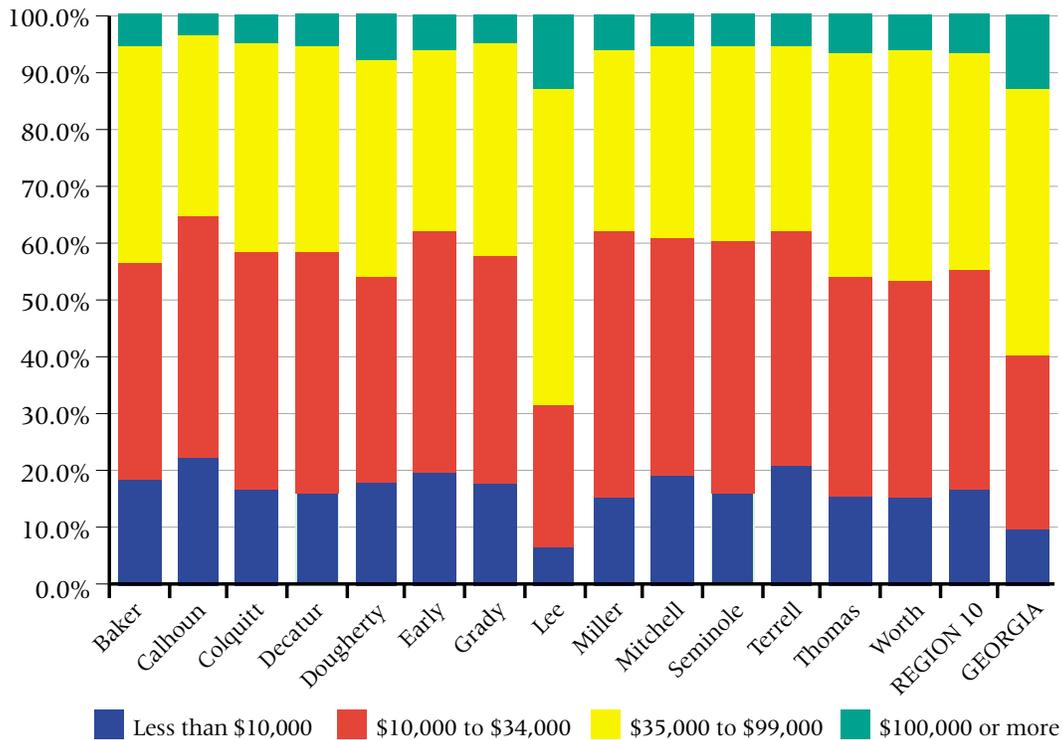
\* County is part of a MSA.





- ◆ The 1999 median household income in Lee County was \$49,066, the only county in Region 10 with a higher median than Georgia (\$42,288). Ten counties had median incomes lower than \$30,000 and the lowest was in Calhoun County, \$24,850. (Table AIII.7)
- ◆ Male householders at least 65 years old and living alone in Baker and Terrell Counties and their female counterparts in Lee County had a higher median income than the corresponding median income in Georgia. The median income for families with children was higher than the state median only in Lee County. (Table AIII.7)
- ◆ Seventeen percent of all families in Region 10 were living in poverty in 1999, compared with 10% of families in Georgia. (Table AIII.8)
- ◆ Single females with children were the households most likely to be in poverty in Region 10 and in the state; 61.1% of those with children younger than five years old were in poverty in the region, compared with 45.9% of those in the state. (Table AIII.8)

**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
Baker*	1,508	18.6	38.5	37.7	5.2
Calhoun	1,964	22.7	42.6	31.8	2.9
Colquitt	15,500	16.8	41.9	36.8	4.5
Decatur	10,409	16.2	42.8	35.7	5.3
Dougherty*	35,608	18.2	36.2	38.2	7.4
Early	4,703	20.1	42.5	31.6	5.9
Grady	8,817	18.4	39.6	37.7	4.3
Lee*	8,219	6.7	25.1	55.8	12.4
Miller	2,481	15.6	46.7	32.3	5.4
Mitchell	8,040	19.1	42.4	33.8	4.7
Seminole	3,562	16.3	44.3	34.5	4.9
Terrell*	3,979	21.1	41.2	32.6	5.0
Thomas	16,305	15.7	39.0	39.3	6.0
Worth*	8,125	15.7	37.8	41.2	5.4
<b>REGION 10</b>	129,220	16.9	38.7	38.3	6.2
<b>GEORGIA</b>	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 10 was about the same as state’s rate (67.0% and 67.5%, respectively) in 2000. From 1990 to 2000, owner-occupied units increased faster than all housing units in Region 10 and the state of Georgia, while renter-occupied units increased at a slower rate. Just over one-half of housing units in Dougherty County were occupied by homeowners compared to 80.5% in Seminole County. (Table IV.1, Table AIV.1)
- ◆ Whites were the most likely to own their homes in Region 10 and the state (77.4% and 75.3%, respectively), while Hispanic householders were the least likely (43.6% and 37.3%, respectively). About 50% of Black householders in the region and in Georgia were homeowners. (Table IV.2)
- ◆ Householders in Region 10 were older than in Georgia. The region had a larger percentage of homeowners 55 years old or older than in the state (43.2% and 35.6%, respectively) and a larger percentage of renters 45 years old or older. (Table AIV.2)
- ◆ As expected, the greatest proportion of renter-occupied housing units in Region 10 and in the state were headed by an individual between 25 and 34 years old (26.1% and 31.6%, respectively). (Table AIV.2)

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

	Region 10			Georgia		
	2000 No.	2000 %	1990-2000 % change	2000 No.	2000 %	1990-2000 % change
Occupied housing units	129,164	100.0	14.1	3,006,369	100.0	27.0
Owner-occupied	86,602	67.0	17.0	2,029,154	67.5	32.0
Renter-occupied	42,562	33.0	8.5	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 10		Georgia	
	Total households	% Owner- occupied	Total households	% Owner- occupied
All races	129,164	67.0	3,006,369	67.5
White householder	77,649	77.4	2,070,172	75.3
Black or African American householder	48,753	51.7	803,324	50.8
Asian householder	403	49.4	50,276	55.4
“Other race” householder <sup>1</sup>	2,359	45.8	82,597	41.3
Householder who is Hispanic	3,770	43.6	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.







- ◆ The average sales price for existing homes in every other county in the region was less than \$90,000. The average prices of existing homes sold in Baker (\$37,105) and Calhoun (\$43,488) Counties were less than 50% of the regional average. (Table IV.4)

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

	Mobile homes	Specified owner-occupied units
Baker*	\$33,600	\$62,700
Calhoun	29,600	48,200
Colquitt	29,700	65,400
Decatur	35,900	69,500
Dougherty*	23,800	73,900
Early	25,600	58,600
Grady	37,300	74,900
Lee*	33,500	102,900
Miller	21,100	57,600
Mitchell	33,100	64,500
Seminole	32,700	58,600
Terrell*	42,200	59,300
Thomas	35,500	76,900
Worth*	40,700	68,000
<b>REGION 10</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).  
 \* 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
Baker*	1	0.3	\$89,000	4	0.2	\$37,105
Calhoun	0	0.0	NA	16	0.8	43,488
Colquitt	18	4.7	88,675	210	10.2	80,163
Decatur	32	8.3	87,097	151	7.3	87,713
Dougherty*	103	26.7	139,681	687	33.3	98,687
Early	3	0.8	51,300	43	2.1	60,937
Grady	13	3.4	82,754	110	5.3	85,083
Lee*	140	36.3	132,981	252	12.2	124,527
Miller	0	0.0	NA	29	1.4	68,709
Mitchell	16	4.1	80,573	83	4.0	63,882
Seminole	3	0.8	122,433	70	3.4	68,503
Terrell*	4	1.0	63,548	36	1.7	67,396
Thomas	40	10.4	114,275	265	12.8	103,474
Worth*	13	3.4	63,892	108	5.2	83,279
<b>REGION 10</b>	386		\$119,219	2,064		\$93,514
<b>GEORGIA</b>	56,391		\$177,594	86,409		\$150,625
<b>% of STATE</b>		0.7			2.4	

Source: Georgia Department of Community Affairs, Housing Finance Division.  
 \* County is part of a MSA.





- ◆ Homeowners in six Region 10 counties were more likely than those in the region and in the state to be cost burdened: Baker, Calhoun, Dougherty, Grady, Mitchell, and Thomas. More than 25% of homeowners in Calhoun and Grady Counties were cost burdened, the highest rates in the region, compared with only 16.9% of those in Lee County, the lowest. (Table IV.6, Figure IV.1)
- ◆ Between 1989 and 1999 the growth rate of cost burdened owner-occupied households in Region 10 was greater than the increase in all owner-occupied units (30.7% and 16.3%, 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. No matter whether the homeowner had a mortgage, Blacks and those of “other” races were more apt to be cost burdened than Whites in both Region 10 and in the state. Hispanic homeowners in Region 10 were also more likely than Whites to be cost burdened. (Table AIV.5, Table AIV.6)
- ◆ Homeowners with incomes of less than \$10,000 in Region 10 were more likely than those in the state to be cost burdened (67.2% and 65.9%, respectively). (Table AIV.9)

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

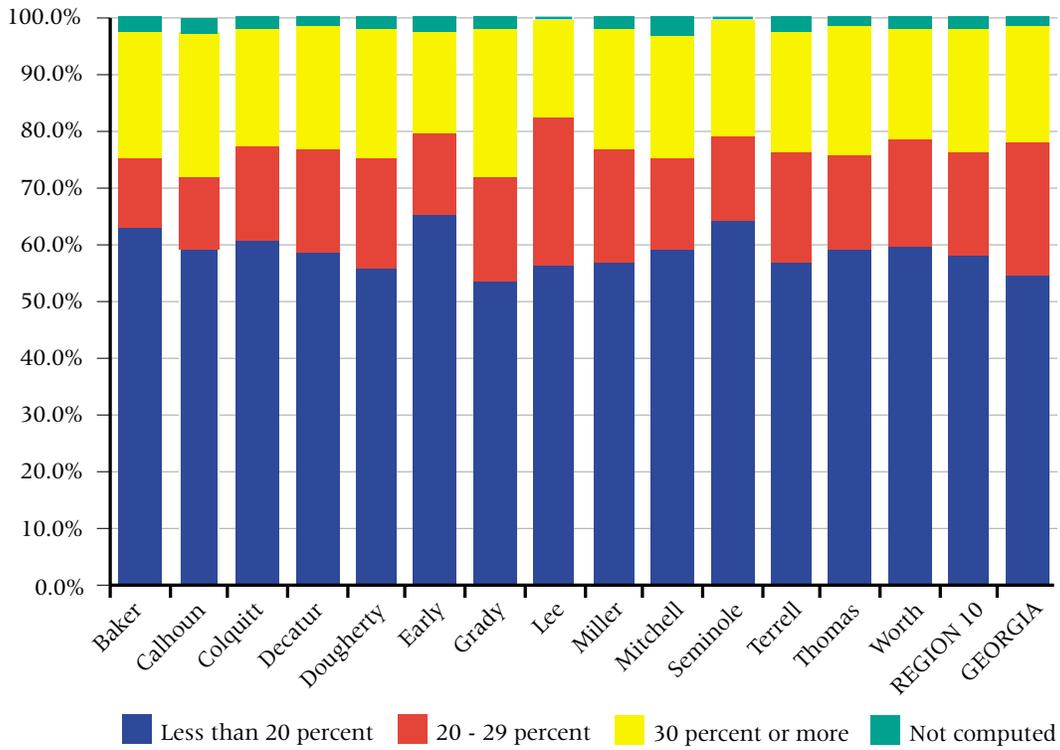
	Region 10			Georgia		
	1999 No.	1999 %	1989-1999 % change	1999 No.	1999 %	1989-1999 % change
Specified owner-occupied units	56,736	100.0	16.3	1,596,408	100.0	38.4
Less than 15 percent	23,410	41.3	NA	581,615	36.4	NA
15 to 19 percent <sup>1</sup>	9,637	17.0	13.7	293,480	18.4	36.7
20 to 24 percent	6,452	11.4	6.0	225,005	14.1	32.3
25 to 29 percent	4,126	7.3	11.8	147,360	9.2	30.3
30 percent or more	12,263	21.6	30.7	334,881	21.0	50.8
Not computed	848	1.5	56.2	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.



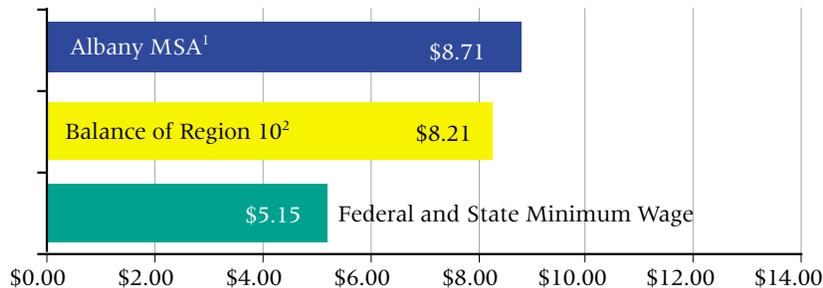


- ◆ The definitions of gross rent, contract rent, and specified renter-occupied units are in the “Cost, value, and sale price of housing” section.

**Analysis:**

- ◆ About 35% of renters in Region 10 and in the state were cost burdened in 1999. Renters in Region 10, however, were more apt to be severely cost burdened than those in Georgia (18.6% and 16.5%, respectively). (Table IV.7, Figure IV.2, Table IV.8)
- ◆ Except households for which cost burden was not computed, households paying less than 20% of their income on housing were the fastest growing renters in Region 10 and in the state. (Table IV.7)
- ◆ Hispanic and White renters in Region 10 were the least likely to be cost burdened (28.2%), while Blacks were the most likely (39.4%). (Table AIV.8)
- ◆ A larger percentage of renters (more than 20%) in Colquitt, Dougherty, Early, Grady, and Terrell Counties were severely cost burdened than elsewhere in the region. In contrast, less than 10% of renters in Baker, Lee, and Miller Counties were severely cost burdened. Cost burdened was “not computed,” however, for about 45% of Baker County’s renter households. (Table IV.8, Figure IV.3)
- ◆ In counties outside Lee and Dougherty in 2001, one needed an income of \$17,080 to afford a two-bedroom apartment in Region 10 at the FMR. This translates into an hourly housing wage of \$8.21, which was 159% of the federal minimum wage. The housing wage increased by 2.6% between 2000 and 2001. (Table AIV.7, Figure IV.2)
- ◆ The housing wage rate in Lee and Dougherty Counties (the 2000 Albany MSA), \$8.71, was greater than for the region’s remaining counties. Receiving minimum wage, one needed to work about 68 hours a week to afford the FMR of \$453. (Table AIV.7, Figure IV.2)

**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.

<sup>1</sup> The Albany MSA is defined as Dougherty and Lee Counties.

<sup>2</sup> This includes Baker, Calhoun, Colquitt, Decatur, Early, Grady, Miller, Mitchell, Seminole, Terrell, Thomas, and Worth Counties.

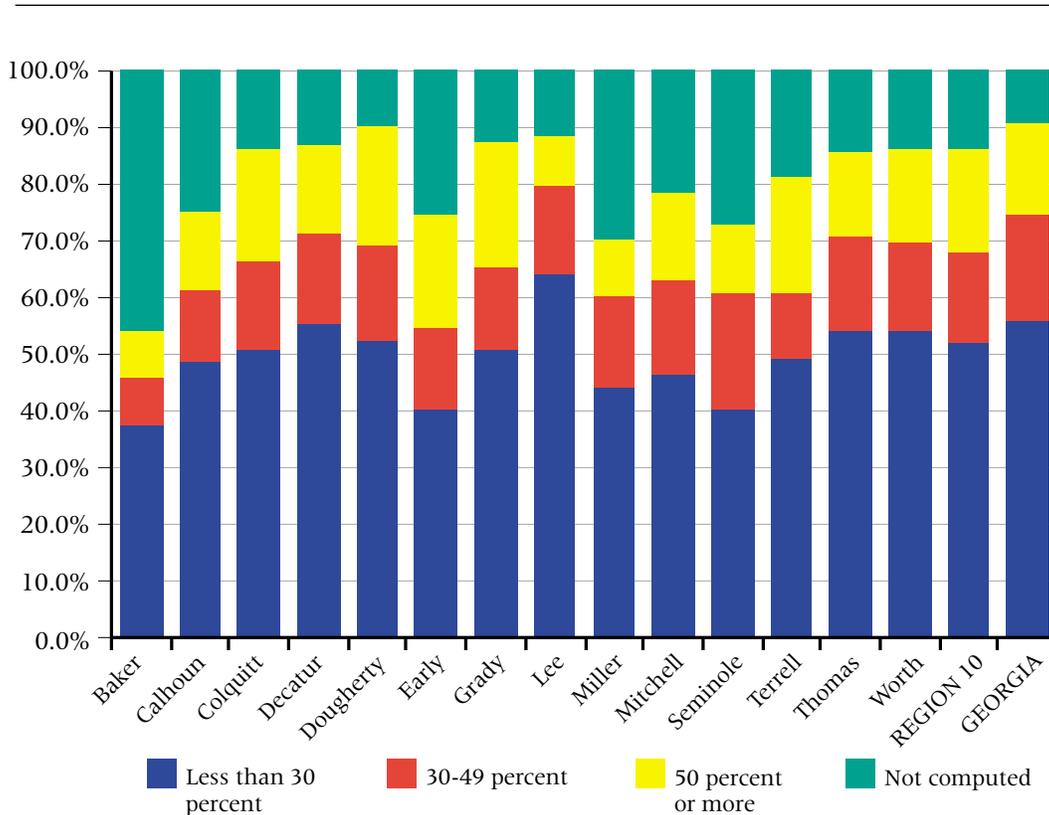


**TABLE IV.7 - SPECIFIED RENTER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING, 1989-1999.**

	Region 10			Georgia		
	1999	1989-1999		1999	1989-1999	
	No.	%	% change	No.	%	% change
Specified renter-occupied units	41,649	100.0	11.6	964,446	100.0	19.3
Less than 15 percent	8,840	21.2	NA	177,210	18.4	NA
15 to 19 percent <sup>1</sup>	5,052	12.1	18.3	140,798	14.6	29.2
20 to 24 percent	4,530	10.9	12.0	123,890	12.8	6.9
25 to 29 percent	3,273	7.9	-5.7	97,915	10.2	5.7
30 percent or more	14,439	34.7	3.1	341,484	35.4	14.2
50 percent or more	7,758	18.6	NA	158,922	16.5	NA
Not computed	5,515	13.2	35.4	83,149	8.6	51.6

Source: Census 2000 SF 3, DP4, QT H13; Census 1990 STF 3, DP-5.  
<sup>1</sup> 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
Baker*	280	37.9	8.2	8.2	45.7
Calhoun	534	48.9	12.7	13.9	24.5
Colquitt	5,105	51.2	15.5	20.1	13.3
Decatur	2,776	55.8	15.9	15.5	12.9
Dougherty*	16,423	52.5	16.7	21.5	9.3
Early	1,251	40.7	14.3	20.1	24.9
Grady	2,250	51.0	14.7	22.3	12.0
Lee*	1,734	64.2	15.7	9.3	10.8
Miller	536	44.2	16.6	9.9	29.3
Mitchell	2,161	46.5	17.1	15.5	20.9
Seminole	660	40.5	20.8	12.1	26.7
Terrell*	1,299	49.4	11.7	20.6	18.3
Thomas	4,771	54.5	16.8	15.1	13.7
Worth*	1,869	54.6	15.6	16.3	13.5
<b>REGION 10</b>	<b>41,649</b>	<b>52.1</b>	<b>16.0</b>	<b>18.6</b>	<b>13.2</b>
<b>GEORGIA</b>	<b>964,446</b>	<b>56.0</b>	<b>18.9</b>	<b>16.5</b>	<b>8.6</b>

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

\* County is part of a MSA.





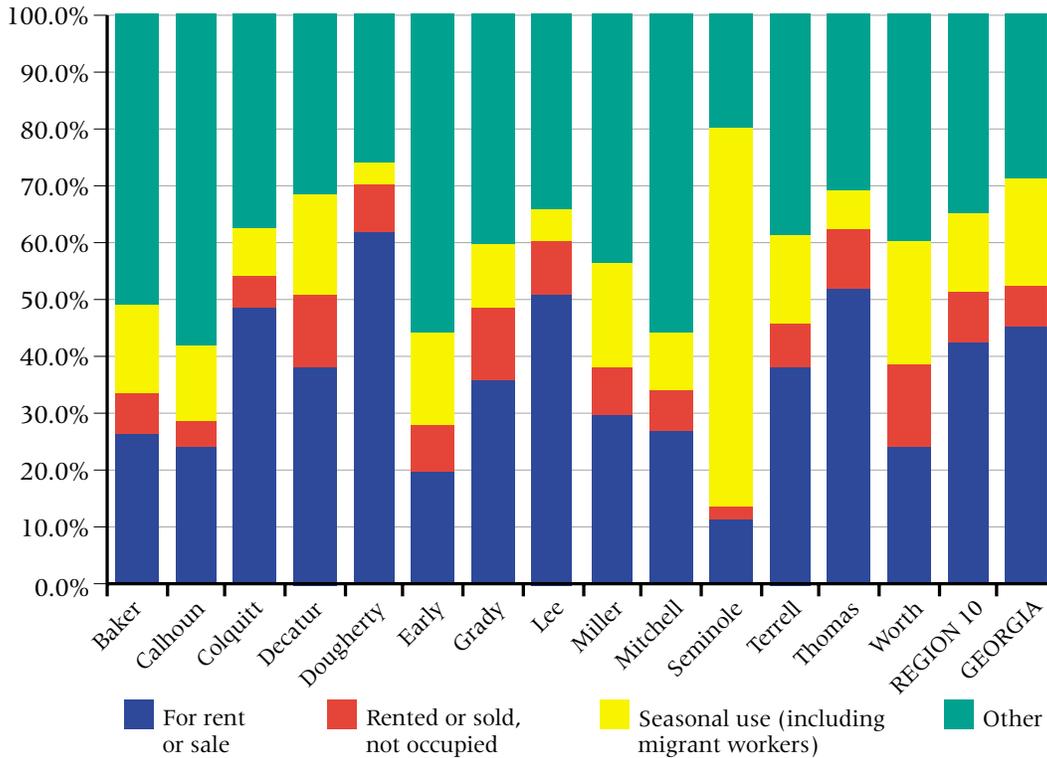


**TABLE V.1 - OCCUPIED AND VACANT UNITS, 1990-2000.**

	Region 10			Georgia		
	2000	90-00	% change	2000	90-00	% change
	No.	%	% change	No.	%	% change
Total housing units	145,588	100.0	16.1	3,281,737	100.0	24.4
Occupied units	129,164	88.7	14.1	3,006,369	91.6	27.0
Vacant units	16,424	11.3	35.2	275,368	8.4	1.3
<u>Vacant units</u>	16,424	100.0		275,368	100.0	
For rent	5,204	31.7	18.4	86,905	31.6	-24.5
For sale only	1,854	11.3	25.4	38,440	14.0	-1.0
Rented or sold, not occupied	1,453	8.8	48.4	20,353	7.4	1.7
For seasonal, recreational, or occ. use	2,103	12.8	43.6	50,064	18.2	48.8
For migrant workers	187	1.1	59.8	969	0.4	57.1
Other vacant	5,623	34.2	51.2	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.





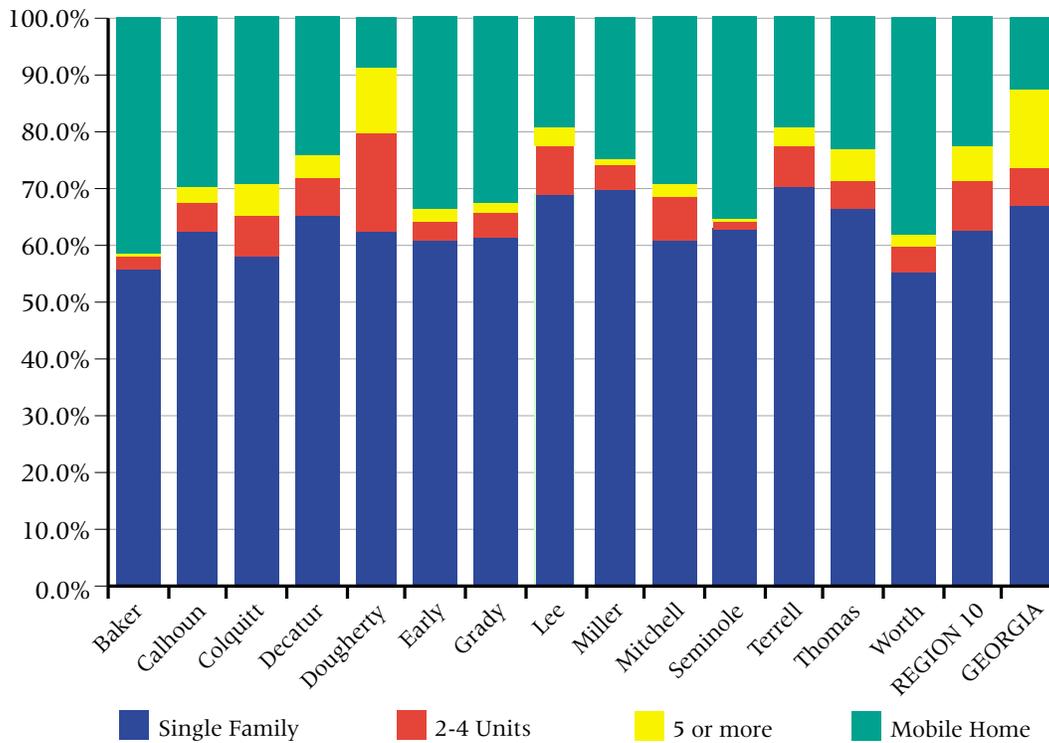




than 40 years old in 2000. Approximately 3% of mobile homes in Region 10 and in the state were built before 1960. (Table V.4, Table AV.2, Table AV.3, Figure V.3)

- ◆ Grady and Mitchell Counties had both a larger percentage of new houses (10 years old or less) than the region and a larger percentage of older units (more than 40 years old). Lee County had the greatest proportion of newer housing and the lowest percentage of homes built before 1960 in the region. Thirty-five percent of the housing units in Terrell County were more than 40 years old, the highest rate in the region. (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.**

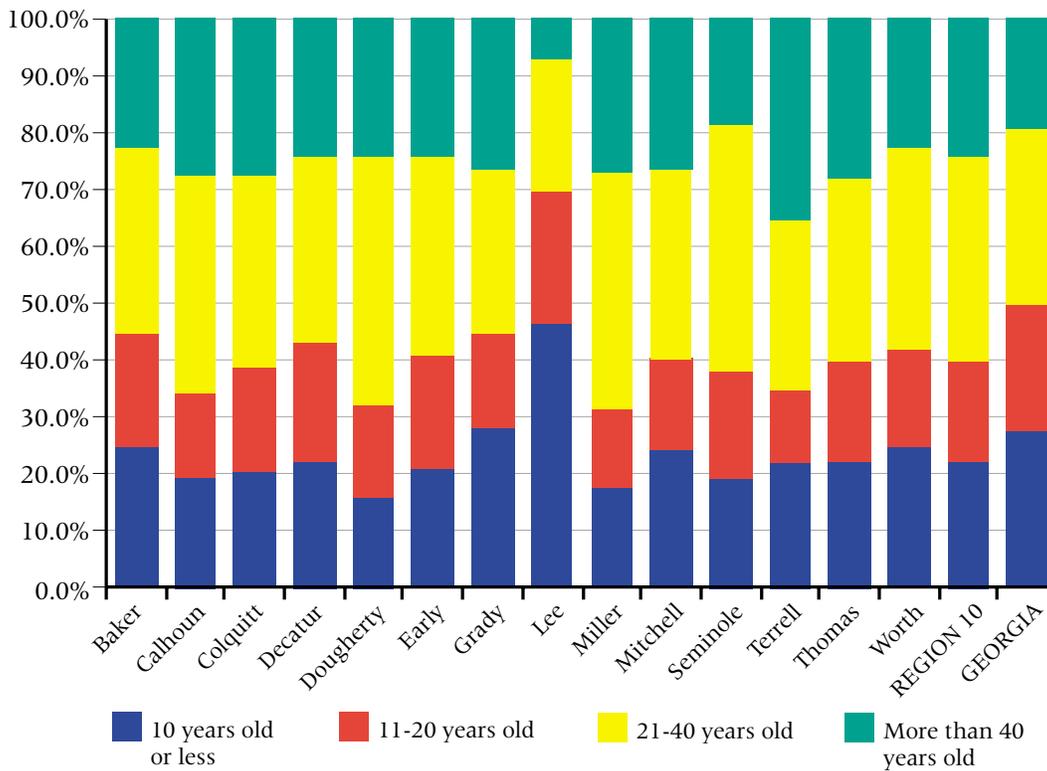
	No. of housing units <sup>1</sup>	Single family	2 to 4 units	5 or more units	Mobile homes
Baker*	1,740	56.0	2.3	0.5	41.3
Calhoun	2,305	62.9	5.1	2.7	29.3
Colquitt	17,534	58.6	7.0	5.5	29.0
Decatur	11,924	65.7	6.6	3.8	23.9
Dougherty*	39,637	62.7	17.2	12.0	8.1
Early	5,330	61.4	3.2	2.3	33.2
Grady	9,958	61.7	4.3	2.0	32.0
Lee*	8,804	68.7	9.3	2.9	19.1
Miller	2,764	69.8	4.7	1.0	24.5
Mitchell	8,868	61.1	7.5	2.4	28.9
Seminole	4,719	62.6	2.0	0.4	35.0
Terrell*	4,452	70.7	7.2	3.3	18.8
Thomas	18,251	66.4	5.4	5.6	22.6
Worth*	9,081	55.3	4.5	2.5	37.6
<b>REGION 10</b>	<b>145,367</b>	<b>62.9</b>	<b>9.0</b>	<b>5.8</b>	<b>22.3</b>
<b>GEORGIA</b>	<b>3,277,424</b>	<b>67.2</b>	<b>6.8</b>	<b>14.0</b>	<b>12.1</b>

Source: Census 2000 SF 3, DP4.

\* County is part of a MSA.

<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
Baker*	1,740	24.8	20.3	32.5	22.4
Calhoun	2,305	19.3	15.1	38.5	27.2
Colquitt	17,554	20.7	18.3	33.5	27.4
Decatur	11,968	22.1	21.4	32.4	24.0
Dougherty*	39,656	16.1	16.1	44.1	23.8
Early	5,338	20.9	20.0	34.9	24.1
Grady	9,991	28.1	17.0	28.9	26.0
Lee*	8,813	46.9	23.3	23.2	6.6
Miller	2,770	17.6	14.1	41.9	26.4
Mitchell	8,880	24.5	15.3	33.8	26.4
Seminole	4,742	19.7	18.6	43.3	18.4
Terrell*	4,460	22.0	13.0	30.0	35.0
Thomas	18,285	22.2	17.9	32.5	27.5
Worth*	9,086	25.2	17.3	35.3	22.2
<b>REGION 10</b>	145,588	22.3	17.7	35.9	24.1
<b>GEORGIA</b>	3,281,737	27.9	22.0	31.2	18.9

Source: Census 2000 SF 3, DP 4.

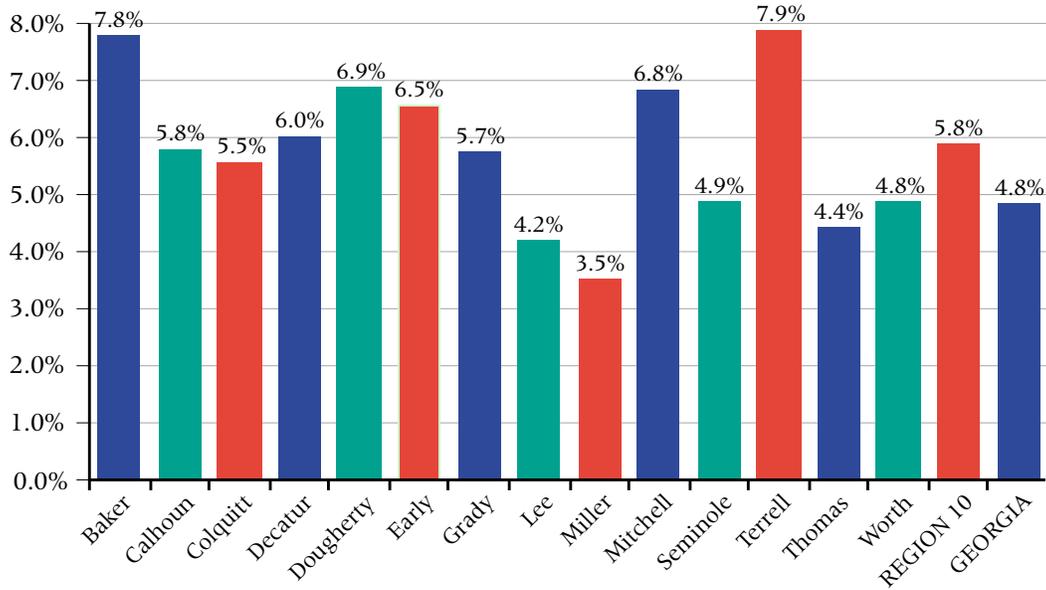
\* County is part of a MSA







**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 10			Georgia		
	Total	Over-crowded	% of total	Total	Over-crowded	% of total
Total occupied units	129,164	7,549	5.8	3,006,369	145,235	4.8
Owner	86,583	3,013	3.5	2,029,293	49,715	2.4
Renter	42,581	4,536	10.7	977,076	95,520	9.8
White	77,706	1,542	2.0	2,069,180	47,560	2.3
Black	49,066	5,389	11.0	802,456	66,509	8.3
Asian	404	81	20.0	49,630	8,734	17.6
Other races	1,336	456	34.1	51,513	18,447	35.8
Two or more	652	81	12.4	33,590	3,985	11.9
Hispanic	2,161	714	33.0	99,026	35,688	36.0

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





- ◆ From 1987 to 2002 more than 800 properties, consisting of about 66,000 low-income units, have been built in Georgia with the LIHTC. In Region 10, 63 LIHTC properties have been built with 2,240 low-income units. More than 40% of the units were in Dougherty County. As of 2002, no LIHTC properties had been built in Baker or Miller 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
Baker*	0	0.00	0	0
Calhoun	64	10.13	3	94
Colquitt	372	8.85	17	288
Decatur	284	10.06	3	112
Dougherty*	1,007	10.48	25	952
Early	159	12.87	1	32
Grady	185	7.82	3	153
Lee*	99	4.00	1	40
Miller	89	13.94	0	0
Mitchell	708	29.58	1	80
Seminole	0	0.00	1	32
Terrell*	116	10.57	3	112
Thomas	293	6.86	3	272
Worth*	260	11.84	2	73
<b>REGION 10</b>	<b>3,636</b>	<b>10.30</b>	<b>63</b>	<b>2,240</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.

\* County is part of a MSA.







**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>							
Dougherty*	\$120,576	195	8	203	2.0	0.1	2.1
Lee*	114,305	294	3	297	11.9	0.1	12.0
Seminole	38,000	2	8	10	0.2	0.9	1.1
<u>Partial data counties</u>							
Calhoun	\$75,934	1	0	1	0.2	0.0	0.2
Colquitt	93,845	8	0	8	0.2	0.0	0.2
Decatur	90,127	79	0	79	2.8	0.0	2.8
Early	67,800	5	0	5	0.4	0.0	0.4
Grady	105,158	46	0	46	1.9	0.0	1.9
Miller	81,500	2	0	2	0.3	0.0	0.3
Mitchell	87,036	57	0	57	2.4	0.0	2.4
Terrell*	42,071	48	3	51	4.4	0.3	4.6
Thomas	138,878	132	19	151	3.1	0.4	3.5
Worth*	87,781	63	4	67	2.9	0.2	3.1
<b>REGION 10</b>	\$108,715	932	45	977	2.6	0.1	2.8
<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.

\* County is part of a MSA.





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

	No. of placements	
	per 1,000 pop. <sup>1</sup>	% single section
Baker*	3.68	26.7
Calhoun	3.48	40.9
Colquitt	2.45	16.5
Decatur	0.96	7.4
Dougherty*	0.75	38.9
Early	3.08	42.1
Grady	3.55	22.6
Lee*	1.17	24.1
Miller	1.72	36.4
Mitchell	2.01	27.1
Seminole	2.13	40.0
Terrell*	2.37	19.2
Thomas	2.34	29.0
Worth*	2.05	15.6
<b>REGION 10</b>	<b>1.81</b>	<b>26.3</b>
<b>GEORGIA</b>	<b>1.15</b>	<b>25.7</b>

Source: Georgia Manufactured Housing Association.

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

\* County is part of a MSA.







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

	<b>Region 10</b>				<b>Georgia</b>			
	Counties		Municipalities		Counties		Municipalities	
	No.	%	No.	%	No.	%	No.	%
Total	14	100.0	45	100.0	157	100.0	512	100.0
Building inspections	9	64.3	30	66.7	118	75.2	405	79.1
Building permits	10	71.4	36	80.0	126	80.3	447	87.3
Construction and code enforcement	9	64.3	32	71.1	118	75.2	409	79.9
New construction code	8	57.1	18	40.0	98	62.4	259	50.6
Existing building code	6	42.9	23	51.1	81	51.6	275	53.7
Housing code	7	50.0	21	46.7	74	47.1	252	49.2
Plumbing code	8	57.1	26	57.8	106	67.5	303	59.2
Unsafe building abatement	5	35.7	18	40.0	56	35.7	218	42.6
Subdivision regulations	12	80.0	26	56.5	126	80.3	280	54.7
Zoning code	9	60.0	38	82.6	95	60.5	393	76.8

Source: DCA, GOMI Information catalog.

