



GEORGIA

STATE OF THE
STATE'S HOUSING:

*Service Delivery
Region 1*

HOUSING AND
DEMOGRAPHICS
RESEARCH CENTER

THE UNIVERSITY
OF GEORGIA

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and Brenda Cude*

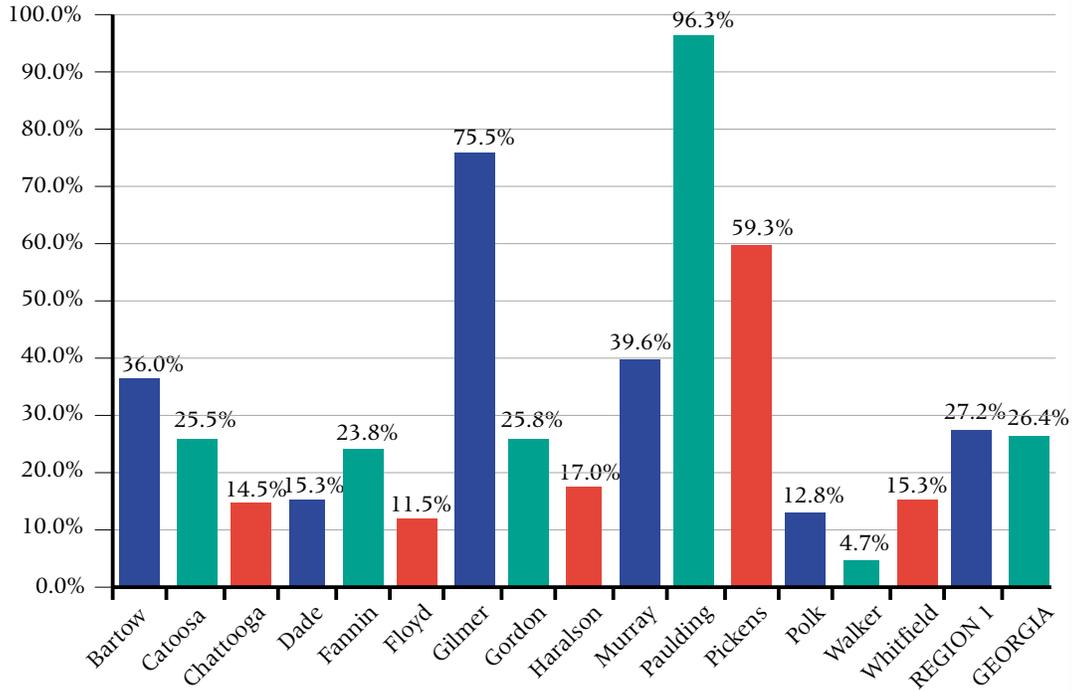
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Under Contract with

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 ¹	% change	Rank ¹
Bartow*	76,019	26	36.0	30
Catoosa*	53,282	36	25.5	57
Chattooga	25,470	60	14.5	92
Dade*	15,154	101	15.3	88
Fannin	19,798	85	23.8	59
Floyd*	90,565	20	11.5	104
Gilmer	23,456	68	75.5	4
Gordon	44,104	40	25.8	54
Haralson*	25,690	59	17.0	79
Murray*	36,506	49	39.6	26
Paulding*	81,678	25	96.3	3
Pickens*	22,983	71	59.3	10
Polk	38,127	46	12.8	97
Walker*	61,053	31	4.7	139
Whitfield*	83,525	24	15.3	87
REGION 1	697,410	2	27.2	4
GEORGIA	8,186,453		26.4	
% of STATE	8.5			

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.	%
Bartow*	5,973	29.7	14,135	70.3
Catoosa*	2,346	21.7	8,472	78.3
Chattooga	405	12.5	2,823	87.5
Dade*	762	38.0	1,245	62.0
Fannin	1	0.0	3,805	100.0
Floyd*	2,823	30.3	6,491	69.7
Gilmer	971	9.6	9,117	90.4
Gordon	2,688	29.8	6,344	70.2
Haralson*	757	20.3	2,967	79.7
Murray*	2,679	25.9	7,680	74.1
Paulding*	7,471	18.6	32,596	81.4
Pickens*	610	7.1	7,941	92.9
Polk	1,376	31.9	2,936	68.1
Walker*	1,859	68.5	854	31.5
Whitfield*	7,865	71.1	3,198	28.9
REGION 1	38,586	25.9	110,604	74.1
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.

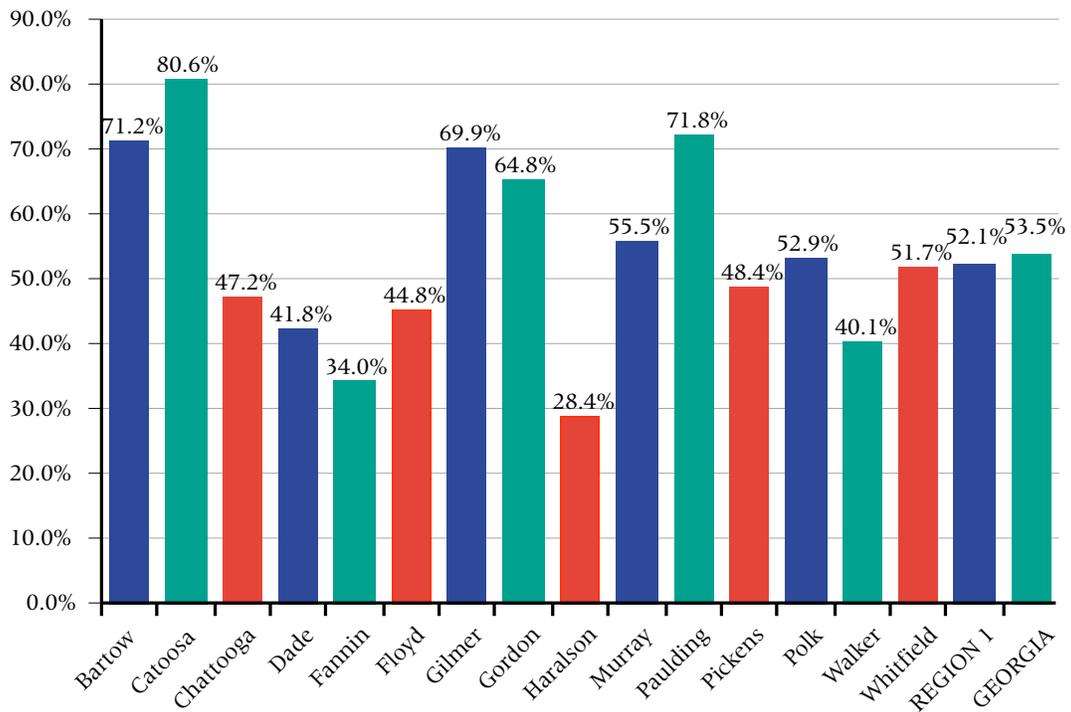
* County is part of a MSA.



the older elderly (85 years old or more) was far greater (52.1%). This pattern is similar statewide. (Table II.3)

- ◆ The growth rate from 1990 to 2000 of elderly persons at least 85 years old was more than 80% in Catoosa County. Bartow, Gilmer, Gordon, Murray, and Paulding Counties also experienced a faster growth rate in residents aged 85 and older than did the region and the state (53.5%). (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 1			Georgia		
	2000 No.	2000 %	1990-2000 % change	2000 No.	2000 %	1990-2000 % change
Total population	697,410	100.0	27.2	8,186,453	100.0	26.4
Under 18 years	183,264	26.3	27.8	2,169,234	26.5	25.6
18-64 years	434,890	62.4	28.0	5,231,944	63.9	27.7
65 years and over	79,256	11.4	21.8	785,275	9.6	20.0
85 years and over	8,104	1.2	52.1	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 ¹	Depen- dency ratio ²
	No.	%	No.	%	No.	%		
Bartow*	21,199	27.9	7,168	9.4	738	1.0	59.5	29.1
Catoosa*	13,756	25.8	6,322	11.9	567	1.1	60.5	27.2
Chattooga	5,834	22.9	3,641	14.3	368	1.4	59.2	24.7
Dade*	3,613	23.8	1,820	12.0	156	1.0	55.9	25.1
Fannin	4,144	20.9	3,766	19.0	355	1.8	66.5	23.1
Floyd*	22,236	24.6	12,615	13.9	1,457	1.6	62.6	26.6
Gilmer	5,703	24.3	3,082	13.1	282	1.2	59.9	25.8
Gordon	11,498	26.1	4,674	10.6	473	1.1	57.9	27.4
Haralson*	6,698	26.1	3,347	13.0	357	1.4	64.2	27.8
Murray*	10,204	28.0	2,922	8.0	269	0.7	56.1	28.9
Paulding*	25,079	30.7	4,824	5.9	426	0.5	57.8	31.4
Pickens*	5,413	23.6	3,034	13.2	279	1.2	58.1	25.1
Polk	9,937	26.1	5,026	13.2	578	1.5	64.6	28.0
Walker*	15,116	24.8	8,439	13.8	880	1.4	62.8	26.6
Whitfield*	22,834	27.3	8,576	10.3	919	1.1	60.3	28.8
REGION 1	183,264	26.3	79,256	11.4	8,104	1.2	60.4	27.8
GEORGIA	2,169,234	26.5	785,275	9.6	87,857	1.1	56.5	27.9

Source: Census 2000 SF 1, DP1.

* County is part of a MSA.

¹ Less than 18 and greater than 65 years old.

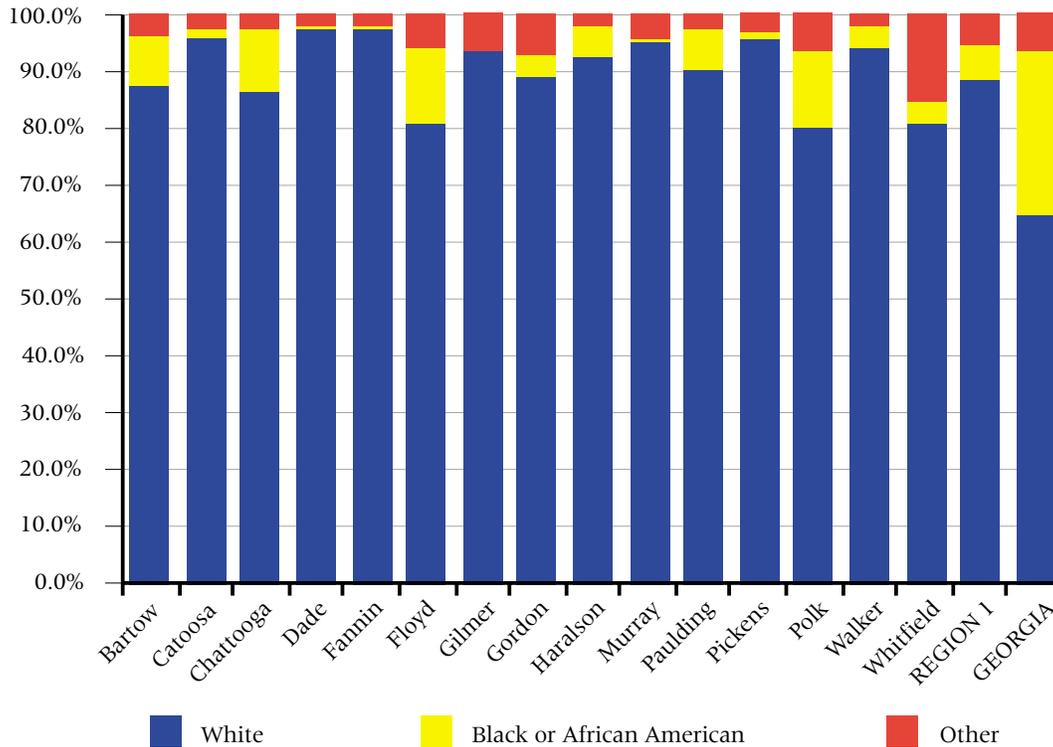
² Less than 18 and greater than 85 years old.



had a larger proportion of Hispanics than the region. Less than 1% of the population in Dade, Fannin, Haralson, and Walker Counties were Hispanic. (Table II.5)

- ◆ From 1990 to 2000 the Hispanic population in Region 1 increased by 611.5%, a much faster rate of growth than the statewide increase of 300%. In fact, this was the largest percentage increase among all regions. The Hispanic population in Gilmer, Gordon, and Murray Counties increased by more than 1,000%, while the growth rate in Haralson County was less than 100%. (Figure II.4)
- ◆ Approximately 60% of the foreign born residents in Region 1 and in Georgia entered the U.S. between 1990 and 2000. Nearly 75% of those living in Gilmer County and more than 60% of the foreign born residents in Bartow, Chattooga, Floyd, Gordon, Polk, and Whitfield Counties arrived in this country during the same time. Fannin County was the only county in which more than 50% of the foreign born residents are naturalized U.S. 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.**

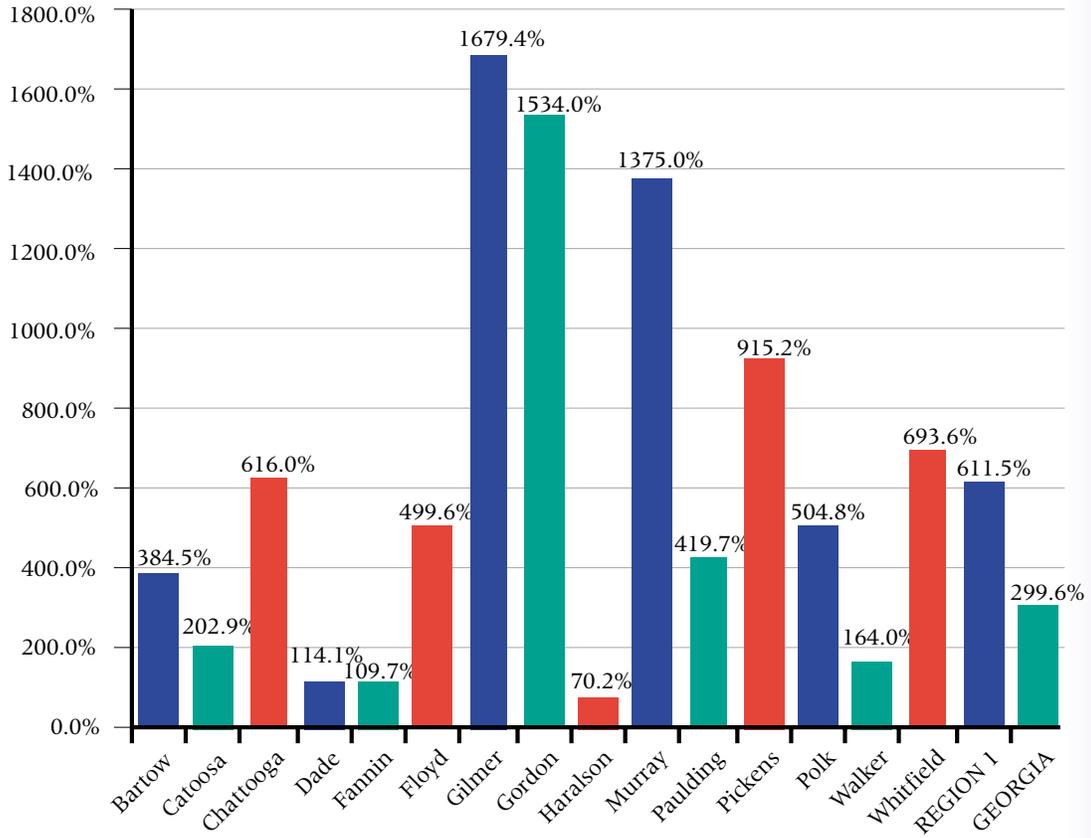
	White	Black	Other	Hispanic
Bartow*	87.8	8.7	3.5	3.3
Catoosa*	96.4	1.3	2.4	1.2
Chattooga	86.7	11.2	2.1	2.1
Dade*	97.5	0.6	1.9	0.9
Fannin	98.0	0.1	1.9	0.7
Floyd*	81.3	13.3	5.4	5.5
Gilmer	93.6	0.3	6.1	7.7
Gordon	89.7	3.5	6.8	7.4
Haralson*	93.0	5.4	1.6	0.6
Murray*	95.3	0.6	4.1	5.5
Paulding*	90.6	7.0	2.4	1.7
Pickens*	96.2	1.3	2.5	2.0
Polk	80.5	13.3	6.1	7.7
Walker*	94.4	3.8	1.8	0.9
Whitfield*	80.9	3.8	15.2	22.1
REGION 1	88.9	6.0	5.0	5.7
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.



- ◆ Over the past decade non-family households increased at a faster rate than family households in Region 1 and in the state. Households consisting of single females with or without children and those living alone grew at a rate of 30 to 40%; a rate higher than the growth in all households. Elderly persons living alone increased by 17.5% in Region 1, about four percentage points faster than the state average. (Table II.7)
- ◆ Households headed by persons aged 35 to 44 were the most prevalent in Region 1 and the state (22.5% and 24.0%, respectively). Householders residing in Region 1 were older than in the state. (Table AII.4)

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

	Region 1			Georgia		
	2000		1990-2000	2000		1990-2000
	No.	%	% change	No.	%	% change
Total households	257,615	100.0	27.5	3,006,369	100.0	27.0
1-person	54,178	21.0	32.3	710,523	23.6	32.1
2-person	87,312	33.9	32.8	963,782	32.1	29.8
3-person	49,606	19.3	17.7	550,858	18.3	20.3
4-person	40,773	15.8	19.0	460,639	15.3	20.2
5-person	16,587	6.4	28.1	199,642	6.6	27.5
6-person	5,680	2.2	43.7	72,511	2.4	34.6
7-or-more-person	3,479	1.4	70.3	48,414	1.6	38.8
Average household size	2.66			2.65		

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

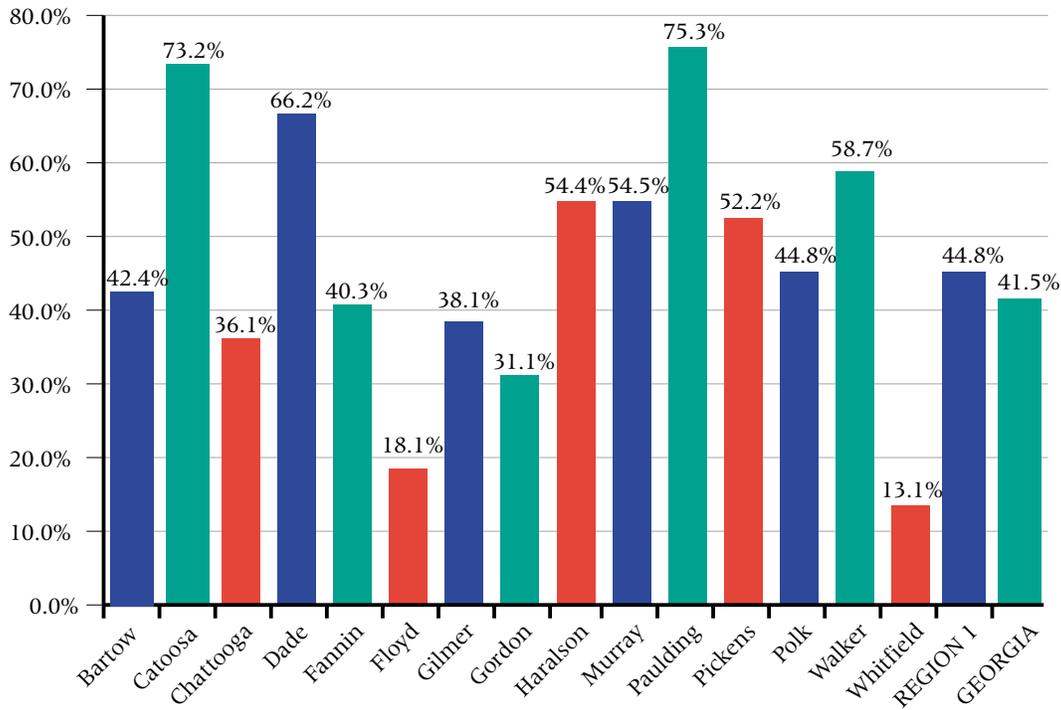
TABLE II.7 - HOUSEHOLD COMPOSITION, 1990-2000.

	Region 1			Georgia		
	2000		1990-2000	2000		1990-2000
	No.	%	% change	No.	%	% change
Total households	257,615	100.0	27.5	3,006,369	100.0	27.0
<u>Family households</u>	193,801	75.2	24.0	2,111,647	70.2	23.3
Married-couple family	154,033	59.8	20.3	1,548,800	51.5	18.5
With related children						
under 18	74,640	29.0	16.7	776,890	25.8	16.4
Single female	28,447	11.0	30.6	435,410	14.5	32.1
With related children						
under 18	18,842	7.3	38.3	307,277	10.2	36.0
Other family households	11,321	4.4	76.9	127,437	4.2	66.2
<u>Non-family households</u>	63,814	24.8	39.2	894,722	29.8	36.9
Householder living alone	54,178	21.0	32.3	710,523	23.6	32.1
Householder 65 years						
and over	21,931	8.5	17.5	210,409	7.0	13.7
Other non-family households	9,636	3.7	97.7	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.

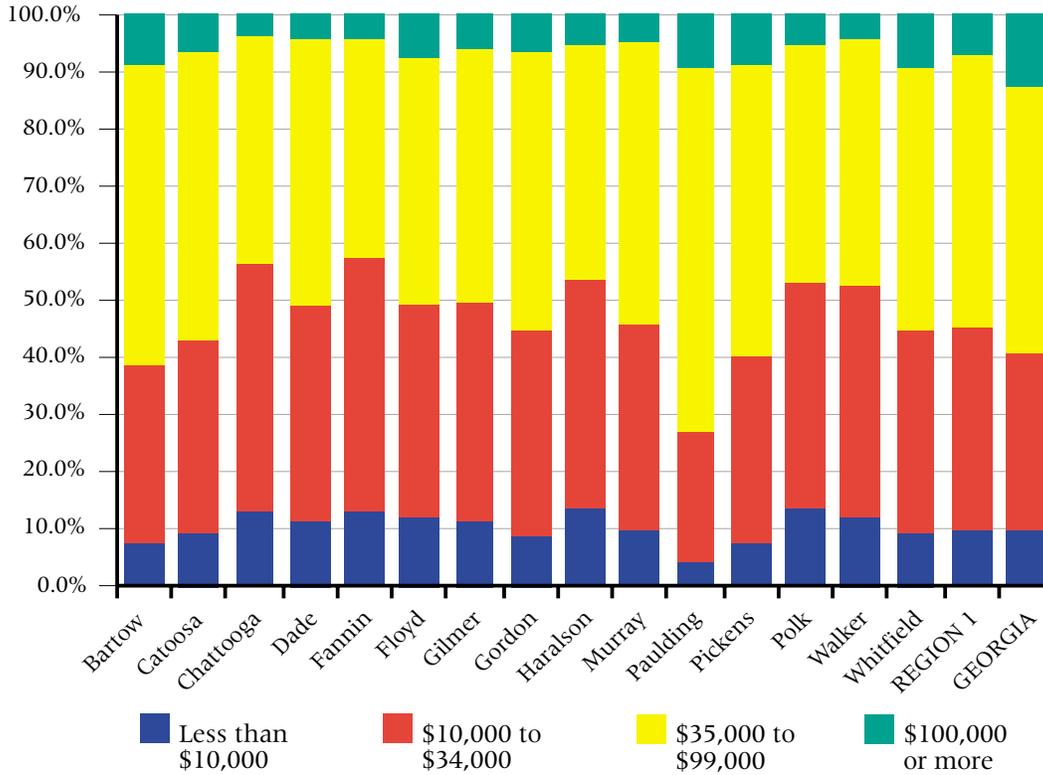
	Workers by type		
	All workers 16 years and over	Full-time, year-round	Other
Bartow*	\$24,478	\$30,535	\$10,508
Catoosa*	22,733	28,427	9,496
Chattooga	20,679	23,950	10,263
Dade*	20,651	27,514	7,741
Fannin	19,307	25,559	10,096
Floyd*	20,912	27,670	8,612
Gilmer	20,746	25,755	10,446
Gordon	21,785	26,134	10,154
Haralson*	21,089	26,997	9,737
Murray*	22,386	26,465	9,175
Paulding*	28,094	33,559	11,009
Pickens*	23,204	27,841	10,783
Polk	20,351	26,172	9,456
Walker*	21,183	25,872	9,036
Whitfield*	22,158	26,878	10,366
REGION 1	NA	NA	NA
GEORGIA	\$24,111	\$31,253	\$10,423

Source: Census 2000 SF 3, P85, PCT47.

* County is part of a MSA.



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
Bartow*	27,173	7.7	31.1	53.2	8.1
Catoosa*	20,445	9.2	33.9	50.8	6.1
Chattooga	9,590	13.4	43.1	40.0	3.5
Dade*	5,627	11.4	38.1	46.4	4.1
Fannin	8,378	13.1	44.4	38.3	4.1
Floyd*	34,030	12.0	37.2	43.5	7.3
Gilmer	9,047	11.9	37.9	44.5	5.7
Gordon	16,151	8.7	36.3	48.7	6.3
Haralson*	9,825	13.9	40.1	41.3	4.8
Murray*	13,305	10.2	36.2	49.2	4.5
Paulding*	28,159	4.5	23.0	63.7	8.8
Pickens*	8,982	8.0	32.8	50.8	8.4
Polk	14,031	13.7	39.5	42.1	4.7
Walker*	23,684	12.0	40.9	43.1	3.9
Whitfield*	29,362	9.4	35.4	46.3	8.9
REGION 1	257,789	10.0	35.4	48.1	6.5
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. Housing Tenure and Affordability



Analysis:

- ◆ The homeownership rate in Region 1 (75%) in 2000 was notably higher than the state’s rate of 67.5%. (Table IV.1, Table AIV.1)
- ◆ Compared to the rate of growth in all housing units between 1990 and 2000, owner-occupied units increased faster in both Region 1 and in the state, while renter-occupied units increased at a slower rate. (Table IV.1)
- ◆ Whites were the most likely to own their home in Region 1 and the state. The homeownership rate among White heads of households was 77%, compared to under 60% for all other race categories. Those in the “other” race category were the least likely to be a homeowner in the region. (Table IV.2)
- ◆ The greatest proportion of owner-occupied housing units were headed by an individual in the age range of 35 to 44 years old in Region 1 and the state. As expected, the greatest proportion of renter-occupied housing units were headed by a younger individual, between 25 and 34 years old. (Table AIV.2)

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

	Region 1			Georgia		
	2000 No.	2000 %	1990-2000 % change	2000 No.	2000 %	1990-2000 % change
Occupied housing units	257,615	100.0	27.5	3,006,369	100.0	27.0
Owner-occupied	193,178	75.0	30.3	2,029,154	67.5	32.0
Renter-occupied	64,437	25.0	19.8	977,215	32.5	17.8

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

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

	Region 1		Georgia	
	Total households	% Owner- occupied	Total households	% Owner- occupied
All races	257,615	75.0	3,006,369	67.5
White householder	235,032	77.2	2,070,172	75.3
Black or African American householder	14,164	56.6	803,324	50.8
Asian householder	981	59.5	50,276	55.4
“Other race” householder ¹	7,438	42.3	82,597	41.3
Householder who is Hispanic	2,731	47.4	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
Bartow*	\$43,400	\$99,600
Catoosa*	33,700	90,800
Chattooga	29,400	59,900
Dade*	25,700	79,200
Fannin	34,600	86,200
Floyd*	34,900	83,500
Gilmer	36,500	95,700
Gordon	32,700	83,600
Haralson*	39,400	76,500
Murray*	34,000	85,700
Paulding*	49,300	106,100
Pickens*	44,200	113,100
Polk	39,000	73,900
Walker*	26,100	71,200
Whitfield*	33,800	91,800
REGION 1	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
Bartow*	754	21.4	\$128,800	863	11.5	\$109,456
Catoosa*	182	5.2	124,158	639	8.5	96,848
Chattooga	6	0.2	82,667	138	1.8	74,404
Dade*	5	0.1	132,950	91	1.2	93,153
Fannin	70	2.0	154,548	400	5.3	125,239
Floyd*	134	3.8	115,483	959	12.8	104,366
Gilmer	85	2.4	116,903	331	4.4	105,737
Gordon	188	5.3	106,248	428	5.7	100,170
Haralson*	33	0.9	105,463	169	2.3	89,894
Murray*	46	1.3	87,954	231	3.1	92,682
Paulding*	1,568	44.6	139,643	1,174	15.7	112,357
Pickens*	139	3.9	152,127	333	4.4	158,311
Polk	117	3.3	92,318	328	4.4	78,790
Walker*	31	0.9	103,469	544	7.3	93,340
Whitfield*	161	4.6	113,617	860	11.5	\$106,911
REGION 1	3,519	100.0	\$129,869	7,488	100.0	\$105,894
GEORGIA	56,391		\$177,594	86,409		\$150,625
% of STATE		6.2			8.7	

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

* County is part of a MSA.



- ◆ Homeowners in Fannin, Floyd, Gilmer, Haralson, Paulding, Pickens, Polk, and Walker Counties were more likely to be cost-burdened than elsewhere in the region. Nearly one in four (23.8%) households in Gilmer County were cost burdened, a rate higher than the region (18.2%) and the state (21.2%). (Table IV.6, Figure IV.1)
- ◆ The growth rate of cost burdened owner-occupied households (68.6%) was much greater than the increase in all owner-occupied units in the region (40.2%). (Table IV.5)
- ◆ In both the region and the state, owner-occupied households with a mortgage were much more likely to be cost burdened than those without a mortgage. (Table AIV.5, Table AIV.6)
- ◆ Blacks, those of “other” races, and Hispanics were more apt to be cost burdened than Whites in both the region and the state. One exception, however, was Hispanics without a mortgage, who were less likely to be cost burdened than Whites. (Table AIV.5, Table AIV.6)

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

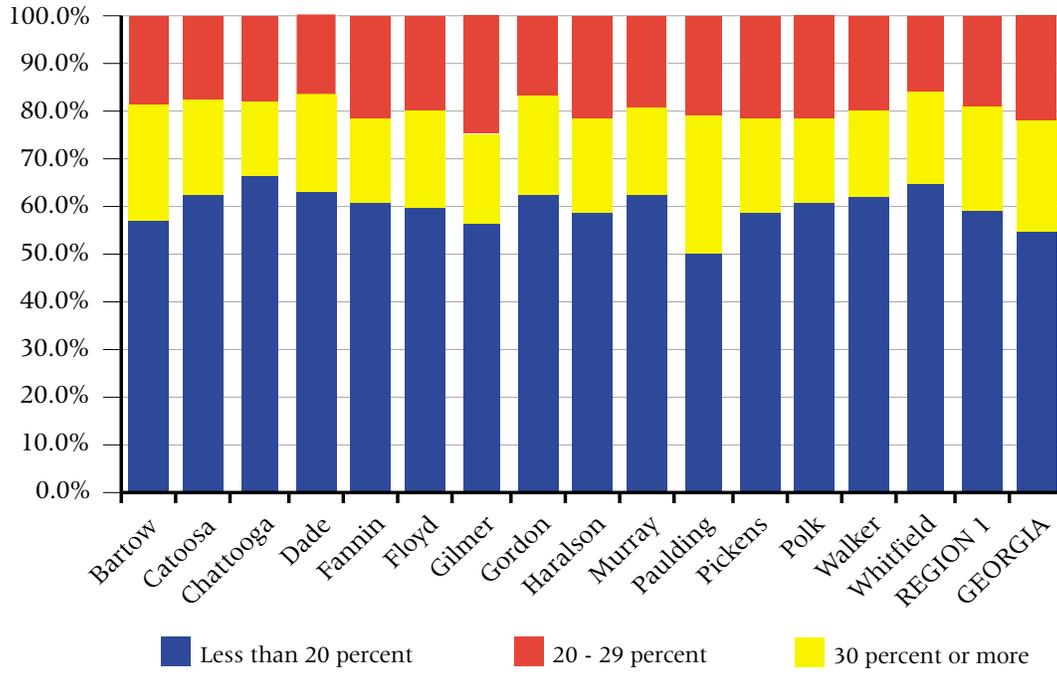
	Region 1			Georgia		
	1999 No.	1999 %	1989-1999 % change	1999 No.	1999 %	1989-1999 % change
Specified owner-occupied units	140,251	100.0	40.2	1,596,408	100.0	38.4
Less than 15 percent	58,714	41.9	NA	581,615	36.4	NA
15 to 19 percent ¹	25,045	17.9	31.9	293,480	18.4	36.7
20 to 24 percent	18,202	13.0	45.7	225,005	14.1	32.3
25 to 29 percent	11,760	8.4	43.5	147,360	9.2	30.3
30 percent or more	25,223	18.0	68.6	334,881	21.0	50.8
Not computed	1,307	0.9	47.5	14,067	0.9	80.0

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

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



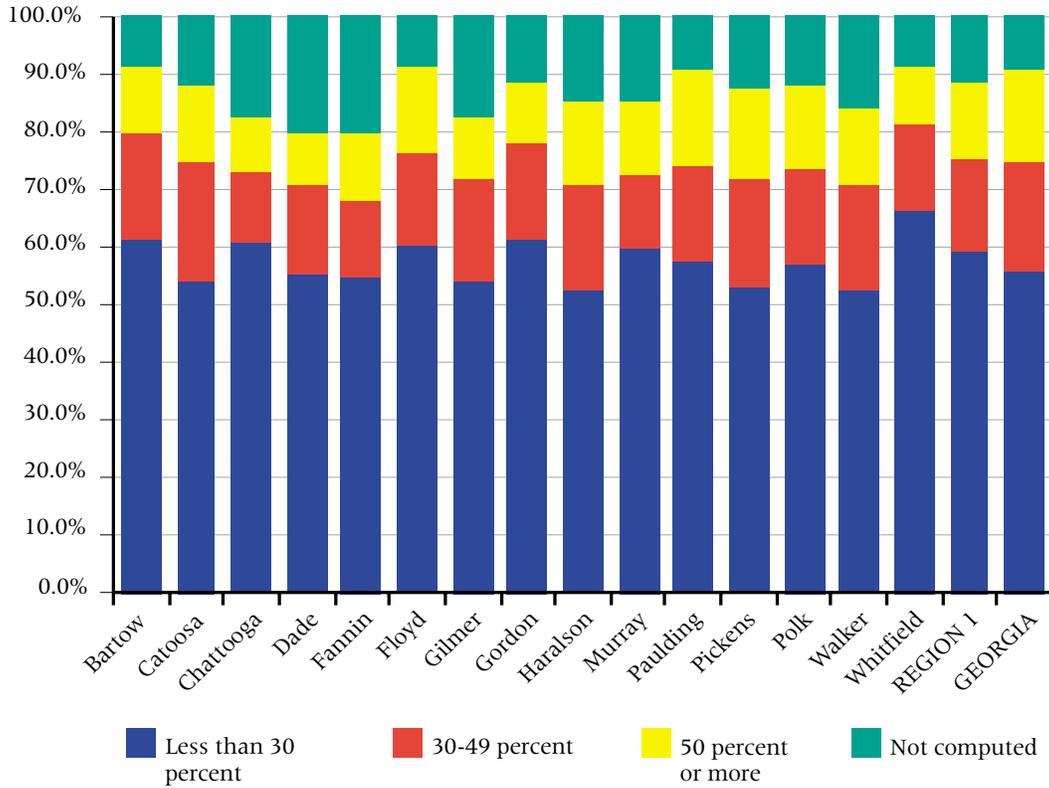
FIGURE IV.1 - SPECIFIED OWNER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING BY COUNTY, 1999.



Source: Census 2000 SF3, DP4.



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
Bartow*	6,581	61.7	18.1	11.9	8.3
Catoosa*	4,639	54.3	20.8	13.0	11.8
Chattooga	2,289	60.9	12.2	9.5	17.4
Dade*	990	55.5	15.7	9.0	19.9
Fannin	1,361	54.7	13.6	11.8	19.9
Floyd*	11,093	60.4	16.0	15.4	8.2
Gilmer	1,930	54.7	17.6	10.3	17.5
Gordon	4,411	61.8	16.4	10.7	11.2
Haralson*	2,350	52.7	18.4	14.7	14.2
Murray*	3,338	60.2	12.4	12.9	14.5
Paulding*	3,479	57.5	16.7	17.1	8.7
Pickens*	1,487	53.5	18.4	15.9	12.1
Polk	3,968	57.3	16.6	14.4	11.7
Walker*	5,202	53.0	18.0	13.2	15.8
Whitfield*	9,395	66.9	14.6	10.2	8.3
REGION 1	62,513	59.3	16.5	12.9	11.3
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. Type of Housing and Physical Condition



vacant units for sale (for rent) and the number of owner-occupied (renter-occupied) units.

Analysis:

- ◆ Vacant housing units represented approximately 8% of the total housing units in Region 1 and in the state of Georgia in 2000. While the number of vacant units increased only slightly (1.3%) from 1990 to 2000 in the state, the growth rate of non-occupied units in Region 1 was 20%. (Table V.1)
- ◆ Region 1 had a higher proportion (more than one in four vacant units) than the state (18.2%) of units for seasonal, recreational, or occasional use. Compared to the state, Region 1 had a lower percentage of vacant units for rent (24% compared to 31.6%) and about the same proportion (13%) of vacant units for sale. (Table V.1)
- ◆ During the 1990's, units for seasonal, recreational, or occasional use increased by nearly 50% in Georgia and nearly 60% in Region 1. "Other" vacant units increased by more than 23% in both areas. The proportion of vacant units for rent declined. (Table V.1)
- ◆ Fannin, Floyd, and Gilmer Counties had the greatest number of vacant units in the region. Most vacant units in Fannin, Gilmer, and Pickens Counties (more than 58%) were for seasonal use (including migrant workers). Dade and Polk Counties had the highest proportion of "other" vacant units in the region. (Figure V.1, Table V.2)

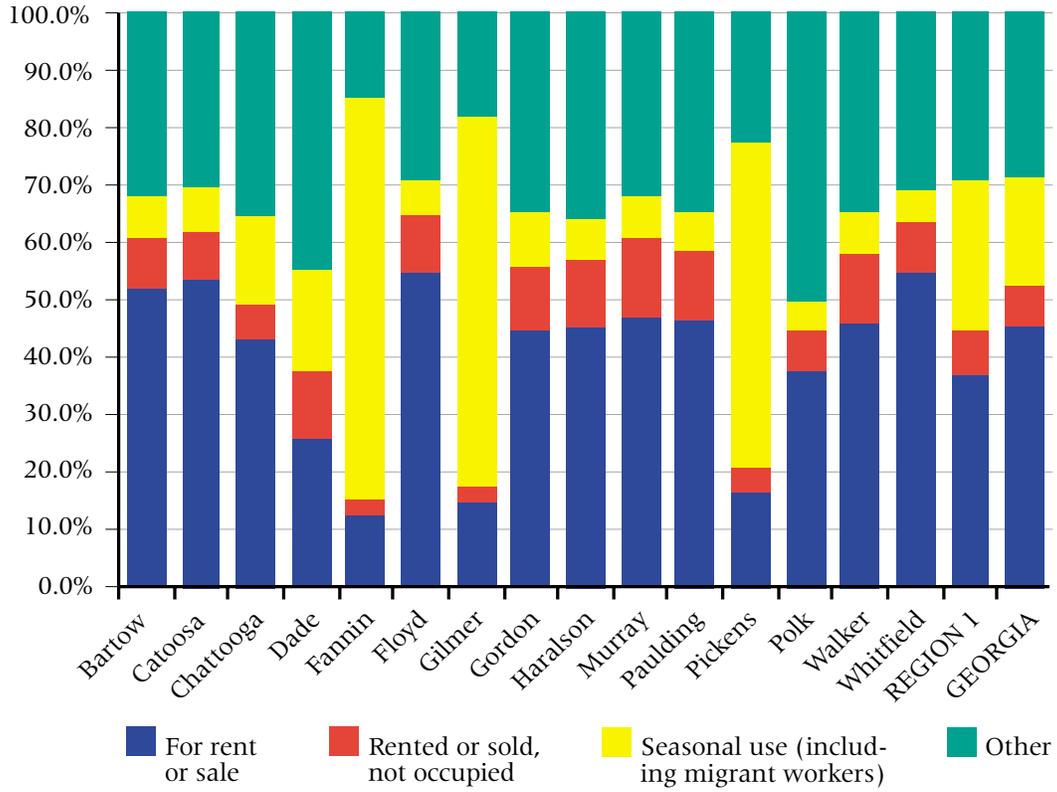
TABLE V.1 - OCCUPIED AND VACANT UNITS, 1990-2000.

	Region 1			Georgia		
	2000	90-00	% change	2000	90-00	% change
	No.	%		No.	%	
Total housing units	280,622	100.0	26.8	3,281,737	100.0	24.4
Occupied units	257,615	91.8	27.5	3,006,369	91.6	27.0
Vacant units	23,007	8.2	20.0	275,368	8.4	1.3
<u>Vacant units</u>	23,007	100.0		275,368	100.0	
For rent	5,613	24.4	-0.2	86,905	31.6	-24.5
For sale only	2,996	13.0	6.8	38,440	14.0	-1.0
Rented or sold, not occupied	1,796	7.8	12.1	20,353	7.4	1.7
For seasonal, recreational, or occ. use	5,980	26.0	58.6	50,064	18.2	48.8
For migrant workers	19	0.1	-9.5	969	0.4	57.1
Other vacant	6,603	28.7	23.5	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
Bartow*	1,575	52.4	8.5	7.2	31.9
Catoosa*	1,369	54.1	8.3	7.9	29.8
Chattooga	1,100	43.3	5.9	15.8	35.0
Dade*	591	26.1	11.8	17.8	44.3
Fannin	2,765	12.9	2.4	70.2	14.5
Floyd*	2,587	54.9	9.9	6.2	29.0
Gilmer	2,853	14.9	2.7	64.8	17.6
Gordon	972	45.2	10.9	9.6	34.4
Haralson*	893	45.8	11.4	7.1	35.7
Murray*	1,034	47.1	13.9	7.3	31.7
Paulding*	1,185	46.4	12.7	6.5	34.3
Pickens*	1,727	16.5	4.3	56.7	22.5
Polk	1,047	38.0	7.0	5.3	49.8
Walker*	1,972	46.2	12.2	6.8	34.7
Whitfield*	1,337	54.9	9.1	5.3	30.7
REGION 1	23,007	37.4	7.8	26.1	28.7
GEORGIA	275,368	45.5	7.4	18.5	28.6

Source: Census 2000 SF 1, H5.

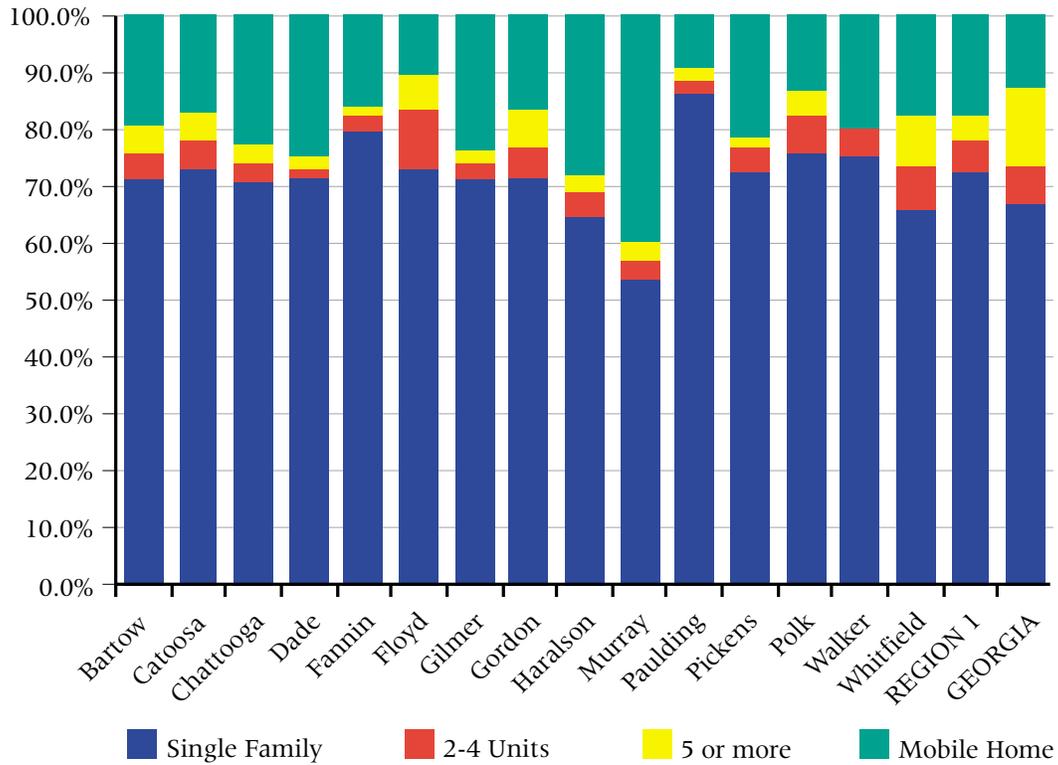
* County is part of a MSA.



years old). About 3% of mobile/manufactured homes in Region 1 and in the state were at least 40 years old or older. (Table V.4, Table AV.2, Table AV.3, Figure V.3)

- ◆ More than 50% of the housing units in Paulding County were built within the last 10 years. Gilmer and Pickens Counties also had a large proportion of homes built in the 1990's (over 40%). In 2000, the housing stock in Chattooga, Floyd, Polk, and Walker Counties consisted of less than 20% new housing (10 years old or less) and more than 30% older units (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
Bartow*	28,698	71.8	4.2	4.9	19.1
Catoosa*	21,785	73.2	4.9	5.3	16.6
Chattooga	10,656	70.9	3.6	3.1	22.5
Dade*	6,210	71.6	1.8	2.0	24.6
Fannin	11,080	80.0	2.6	1.7	15.7
Floyd*	36,597	73.4	10.7	6.1	9.8
Gilmer	11,548	71.7	2.6	2.3	23.4
Gordon	17,095	71.5	5.5	6.8	16.2
Haralson*	10,699	65.1	4.5	2.9	27.6
Murray*	14,308	53.7	3.7	3.0	39.6
Paulding*	29,267	86.6	2.2	2.4	8.7
Pickens*	10,647	73.0	4.5	1.6	20.9
Polk	15,046	76.0	7.0	4.2	12.8
Walker*	25,553	75.5	5.2	3.2	16.1
Whitfield*	30,711	66.0	8.0	8.5	17.4
REGION 1	279,900	72.7	5.4	4.5	17.4
GEORGIA	3,277,424	67.2	6.8	14.0	12.1

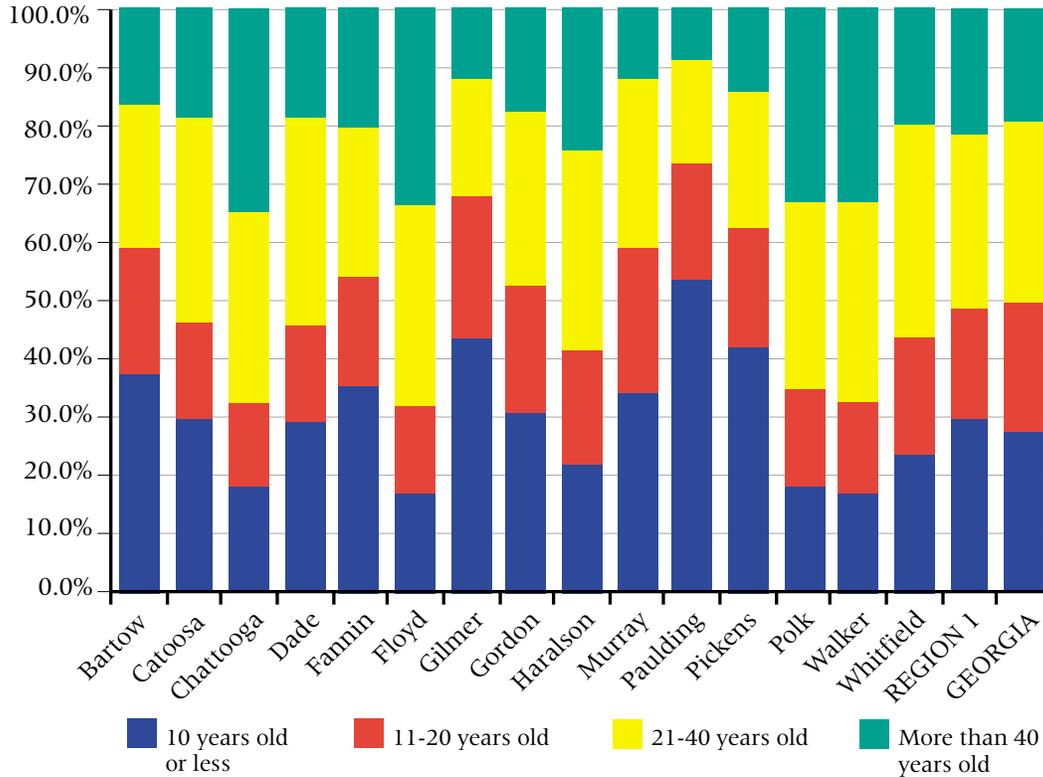
Source: Census 2000 SF 3, DP4.

* 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.

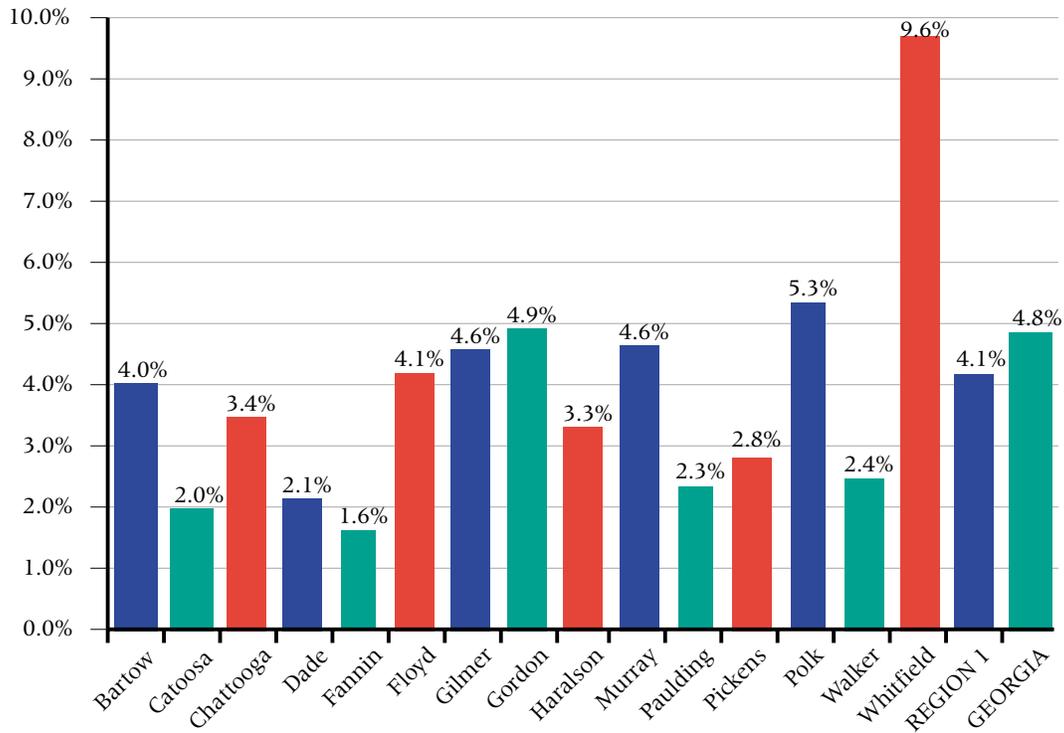
	No. of housing units	10 years or less	11- 20 years	21-40 years	More than 40 years
Bartow*	28,751	37.8	21.9	24.0	16.3
Catoosa*	21,794	30.3	16.6	35.0	18.2
Chattooga	10,677	18.2	14.8	32.4	34.6
Dade*	6,224	29.4	16.9	35.3	18.4
Fannin	11,134	35.3	19.3	25.4	20.0
Floyd*	36,615	17.3	14.8	34.3	33.5
Gilmer	11,924	44.0	24.2	20.2	11.7
Gordon	17,145	30.9	21.6	30.1	17.4
Haralson*	10,719	2.4	19.5	34.1	23.9
Murray*	14,320	34.4	25.2	28.5	11.8
Paulding*	29,274	53.6	20.4	17.5	8.5
Pickens*	10,687	42.0	20.8	23.5	13.7
Polk	15,059	18.4	16.5	32.1	33.0
Walker*	25,577	17.1	15.4	34.7	32.7
Whitfield*	30,722	23.9	19.8	37.1	19.2
REGION 1	280,622	29.9	18.9	29.8	21.3
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 1			Georgia		
	Total	Over-crowded	% of total	Total	Over-crowded	% of total
Total occupied units	257,615	10,685	4.1	3,006,369	145,235	4.8
Owner	193,204	4,554	2.4	2,029,293	49,715	2.4
Renter	64,411	6,131	9.5	977,076	95,520	9.8
White	234,877	6,787	2.9	2,069,180	47,560	2.3
Black	14,087	997	7.1	802,456	66,509	8.3
Asian	1,184	183	15.5	49,630	8,734	17.6
Other races	5,239	2,457	46.9	51,513	18,447	35.8
Two or more	2,228	261	11.7	33,590	3,985	11.9
Hispanic	8,702	4,150	47.7	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 LIHTC properties, consisting of about 66,000 low-income units, built in Georgia. In Region 1, 58 LIHTC properties with 3,531 low-income units have been built. The majority of the units were in Bartow, Floyd, and Paulding Counties (each with over 450 units). As of 2002 there have been no LIHTC properties built in Dade County. (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
Bartow*	358	4.71	7	478
Catoosa*	104	1.95	3	217
Chattooga	0	0.00	4	114
Dade*	0	0.00	0	0
Fannin	136	6.87	3	116
Floyd*	1,117	12.33	6	489
Gilmer	110	4.69	3	114
Gordon	250	5.67	4	218
Haralson*	390	15.18	1	24
Murray*	68	1.86	3	144
Paulding*	157	1.92	7	621
Pickens*	152	6.61	4	169
Polk	392	10.28	6	386
Walker*	0	0.00	4	176
Whitfield*	611	7.32	3	265
REGION 1	3,845	5.51	58	3,531
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.



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. ¹		
		SF	MF	Total	SF	MF	Total
<u>Complete data counties</u>							
Catoosa*	\$118,909	431	104	535	8.1	2.0	10.0
Fannin	109,006	835	0	835	42.2	0.0	42.2
Floyd*	141,450	373	78	451	4.1	0.9	5.0
Gilmer	96,045	584	8	592	24.9	0.3	25.2
Gordon	102,106	362	216	578	8.2	4.9	13.1
Haralson*	113,968	130	0	130	5.1	0.0	5.1
Murray*	111,688	214	8	222	5.9	0.2	6.1
Pickens*	134,995	459	0	459	20.0	0.0	20.0
Walker*	101,154	308	76	384	5.0	1.2	6.3
<u>Partial data counties</u>							
Bartow*	\$123,320	1,031	387	1,418	13.6	5.1	18.7
Chattooga	93,334	9	0	9	0.4	0.0	0.4
Dade*	89,167	6	3	9	0.4	0.2	0.6
Paulding*	76,853	2,446	176	2,622	29.9	2.2	32.1
Polk	84,369	238	21	259	6.2	0.6	6.8
Whitfield*	66,315	349	314	663	4.2	3.8	7.9
REGION 1	\$100,276	7,775	1,391	9,166	11.1	2.0	13.1
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
Bartow*	1.25	13.7
Catoosa*	0.56	26.7
Chattooga	1.85	21.3
Dade*	1.85	25.0
Fannin	3.23	21.9
Floyd*	0.72	26.2
Gilmer	3.15	28.4
Gordon	1.95	22.1
Haralson*	1.87	29.2
Murray*	5.51	37.8
Paulding*	1.25	79.4
Pickens*	2.87	22.7
Polk	1.29	28.6
Walker*	1.95	48.7
Whitfield*	2.13	40.4
REGION 1	1.80	35.1
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 1				Georgia			
	Counties		Municipalities		Counties		Municipalities	
	No.	%	No.	%	No.	%	No.	%
Total	15	100.0	46	100.0	157	100.0	512	100.0
Building inspections	12	80.0	40	87.0	118	75.2	405	79.1
Building permits	13	86.7	43	93.5	126	80.3	447	87.3
Construction and code enforcement	13	86.7	39	84.8	118	75.2	409	79.9
New construction code	11	73.3	28	60.9	98	62.4	259	50.6
Existing building code	10	66.7	30	65.2	81	51.6	275	53.7
Housing code	8	53.3	23	50.0	74	47.1	252	49.2
Plumbing code	11	73.3	32	69.6	106	67.5	303	59.2
Unsafe building abatement	7	46.7	25	54.3	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, 2002.

