A map of the state of Georgia is shown in a light blue color. The map is divided into counties. A specific region in the central-eastern part of the state is highlighted in a darker red color. This region includes counties such as DeKalb, Spalding, and Forsyth.

GEORGIA

STATE OF THE STATE'S HOUSING:

Service Delivery Region 11

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



REGION 11

- ◆ Region 11 borders Florida in the southeastern corner of the state and consists of 18 counties and 43 municipalities.
- ◆ The counties in Region 11 include Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner, and Ware.
- ◆ The Valdosta MSA, comprised of Brooks, Echols, Lanier, and Lowndes Counties, is in Region 11. Brantley County is part of the Brunswick MSA. Cities in the region include Valdosta (population 43,724), the largest in the region, Douglas, Waycross, and Tifton.
- ◆ Two wildlife refuges are in this region: the Okefenokee National Wildlife Refuge and Wilderness Area and the Banks Lake National Wildlife Refuge.

REGION 11

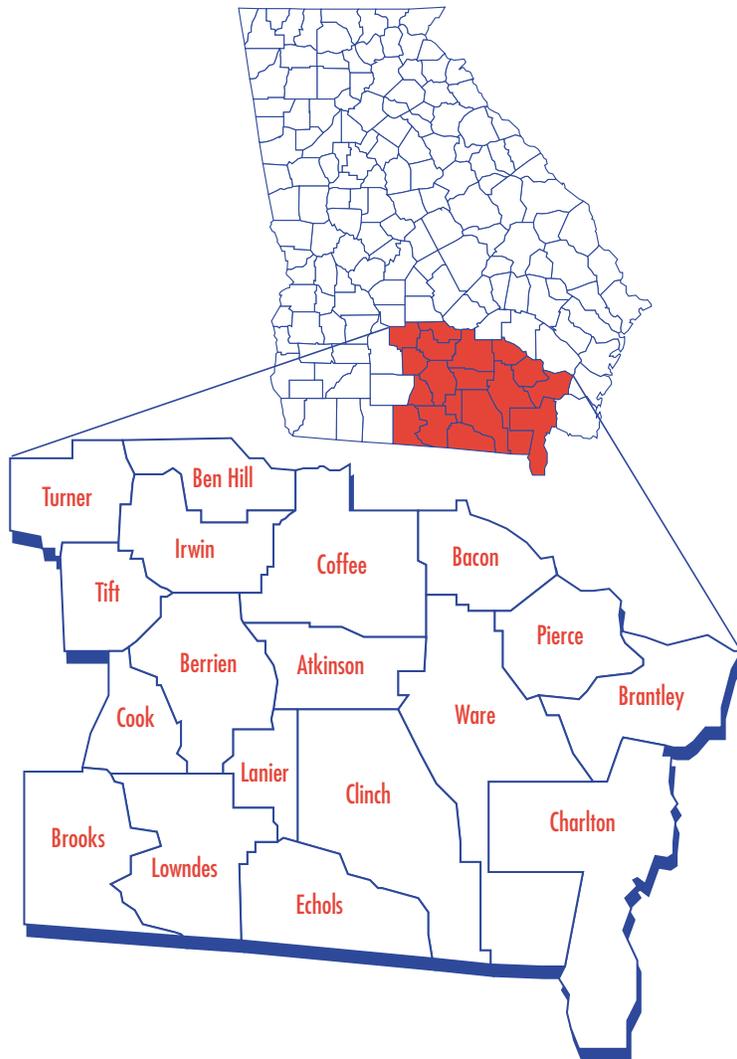
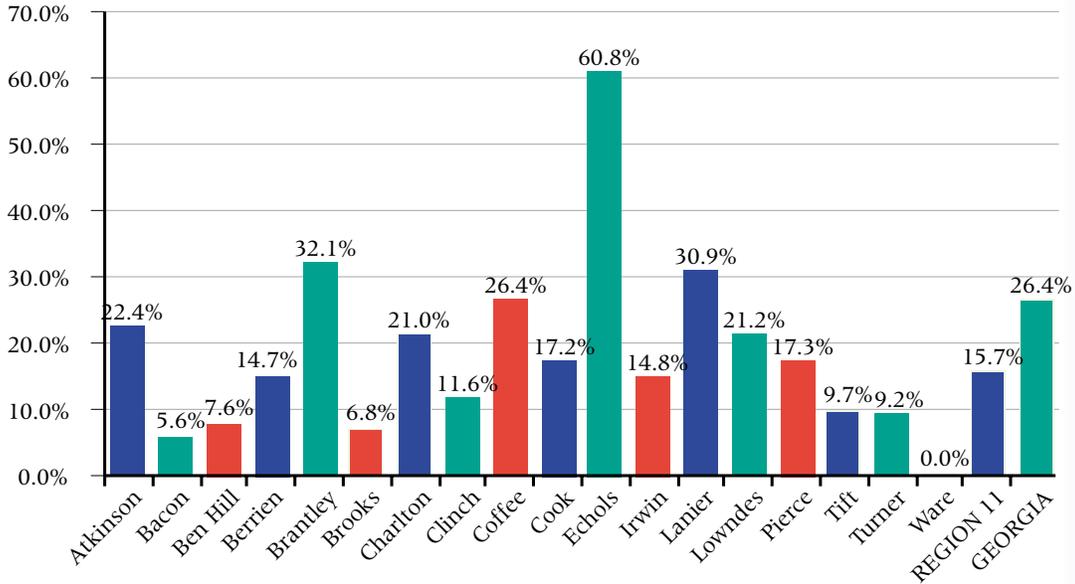




FIGURE II.1 - PERCENT CHANGE IN POPULATION BY COUNTY, 1990-2000.



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
Atkinson	7,609	141	22.5	61
Bacon	10,103	126	5.6	132
Ben Hill	17,484	89	7.6	124
Berrien	16,235	94	14.7	91
Brantley*	14,629	104	32.1	37
Brooks*	16,450	93	6.8	129
Charlton	10,282	124	21.0	70
Clinch	6,878	144	11.7	103
Coffee	37,413	48	26.4	50
Cook	15,771	97	17.2	78
Echols*	3,754	154	60.8	9
Irwin	9,931	128	14.8	89
Lanier*	7,241	142	30.9	38
Lowndes*	92,115	18	21.2	69
Pierce	15,636	98	17.3	77
Tift	38,407	45	9.7	112
Turner	9,504	131	9.2	115
Ware	35,483	51	0.0	151
REGION 11	364,925	9	15.7	7
GEORGIA	8,186,453		26.4	
% of STATE	4.5			

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

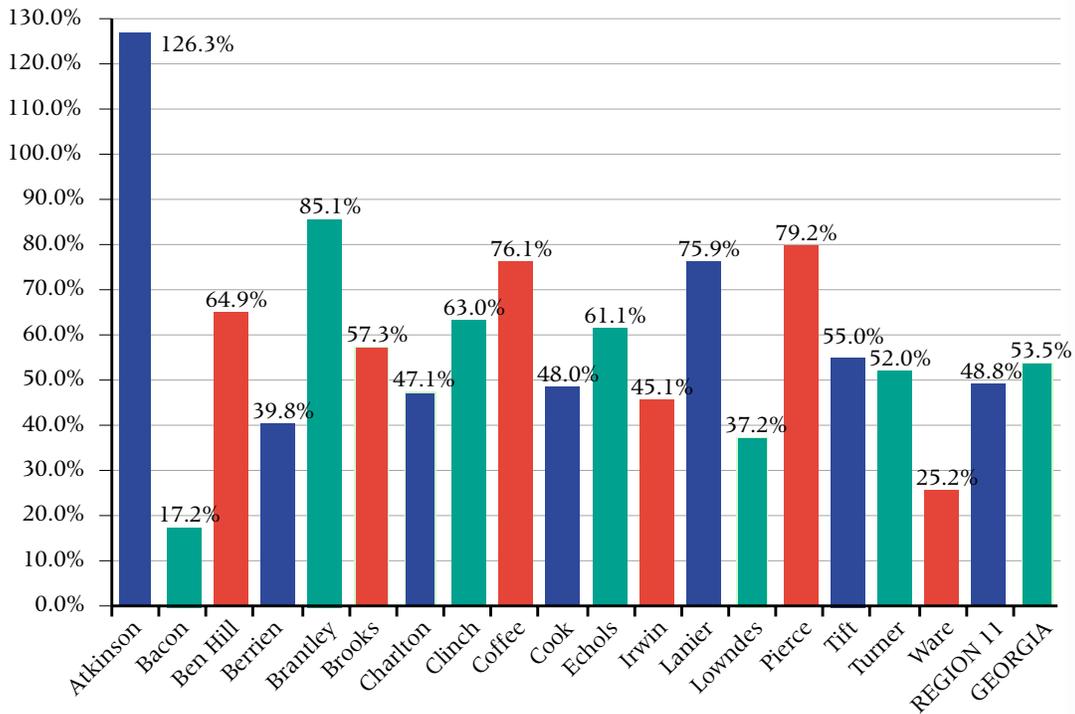
* County is part of a MSA.

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.



- ◆ The number of residents at least 65 years old in Region 11 increased by 10.9% from 1990 to 2000, compared with the 15.7% increase in total population; the increase in elderly residents at least 85 years of age was far greater at 48.8%. (Table II.3)
- ◆ Region 11 had a smaller percentage increase in residents aged 85 years old and older than the state from 1990 to 2000 (48.8% and 53.5%, respectively). The older elderly population increased by more than 100% in Atkinson County, the largest increase in the region. Nine other counties saw a larger increase in this age group than the region and the state: Ben Hill, Brantley, Brooks, Clinch, Coffee, Echols, Lanier, Pierce, and Tift Counties. (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 11			Georgia		
	2000 No.	2000 %	1990-2000 % change	2000 No.	2000 %	1990-2000 % change
Total population	364,925	100.0	15.7	8,186,453	100.0	26.4
Under 18 years	98,842	27.1	8.8	2,169,234	26.5	25.6
18-64 years	224,363	61.5	20.0	5,231,944	63.9	27.7
65 years and over	41,720	11.4	10.9	785,275	9.6	20.0
85 years and over	4,946	1.4	48.8	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 ¹	Depen- dency ratio ²
	No.	%	No.	%	No.	%		
Atkinson	2,308	30.3	705	9.3	86	1.1	65.6	31.8
Bacon	2,648	26.2	1,293	12.8	116	1.1	64.0	27.7
Ben Hill	4,809	27.5	2,328	13.3	333	1.9	69.0	30.0
Berrien	4,424	27.2	2,027	12.5	239	1.5	65.9	29.2
Brantley*	4,145	28.3	1,478	10.1	124	0.8	62.4	29.4
Brooks*	4,425	26.9	2,465	15.0	390	2.4	72.1	30.0
Charlton	2,826	27.5	994	9.7	103	1.0	59.1	28.8
Clinch	1,916	27.9	814	11.8	75	1.1	65.8	29.3
Coffee	10,582	28.3	3,691	9.9	435	1.2	61.7	29.8
Cook	4,453	28.2	2,046	13.0	256	1.6	70.1	30.4
Echols*	1,100	29.3	340	9.1	29	0.8	62.2	30.3
Irwin	2,860	28.8	1,396	14.1	193	1.9	75.0	31.4
Lanier*	1,983	27.4	771	10.6	102	1.4	61.4	29.2
Lowndes*	24,134	26.2	8,271	9.0	870	0.9	54.3	27.4
Pierce	4,169	26.7	1,903	12.2	215	1.4	63.5	28.4
Tift	10,459	27.2	4,498	11.7	530	1.4	63.8	29.0
Turner	2,797	29.4	1,230	12.9	149	1.6	73.5	31.5
Ware	8,804	24.8	5,470	15.4	701	2.0	67.3	27.3
REGION 11	98,842	27.1	41,720	11.4	4,946	1.4	62.6	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.

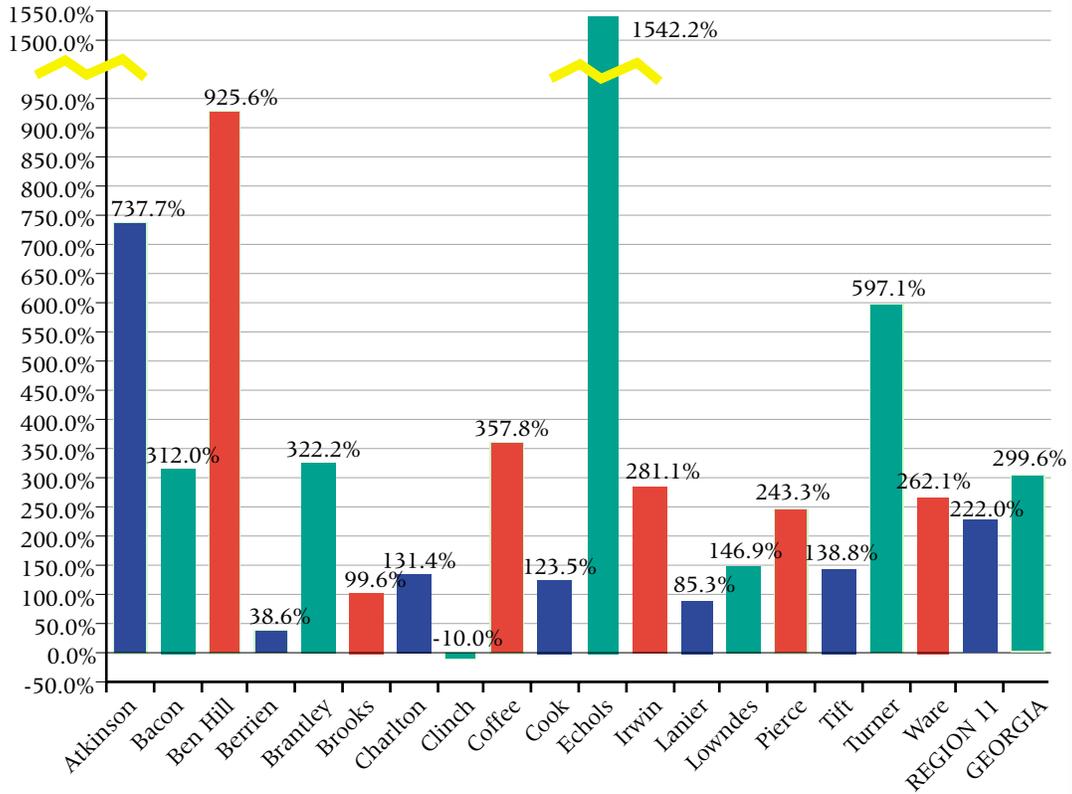
* County is part of a MSA.

¹ Less than 18 and greater than 65 years old.

² Less than 18 and greater than 85 years old.



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



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



centage of householders that were 65 years old or older and living alone (9.4% and 7.0%, respectively). (Table II.7)

- ◆ Over the past decade non-family households increased at a faster than average rate in Region 11 and in the state. “Other” family and “other” non-family households experienced the largest rate of growth in Region 11 and in the state. (Table II.7)
- ◆ Region 11 had a larger percentage of households headed by persons 55 years old or older than the state (34.7% and 29.6%, respectively). Compared to statewide, Region 11 also had a greater percentage of householders between the ages of 15 and 24 years old (7.2% and 5.9%, respectively). (Table AII.4)
- ◆ Households headed by persons between the ages of 45 and 54 increased faster than all other age categories in Region 11 and in the state (43.4% and 58.9%, respectively). (Table AII.4)

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

	Region 11			Georgia		
	2000	1990-2000		2000	1990-2000	
	No.	%	% change	No.	%	% change
Total households	133,107	100.0	19.1	3,006,369	100.0	27.0
1-person	31,945	24.0	28.0	710,523	23.6	32.1
2-person	42,498	31.9	26.4	963,782	32.1	29.8
3-person	24,811	18.6	16.6	550,858	18.3	20.3
4-person	20,032	15.0	7.6	460,639	15.3	20.2
5-person	8,817	6.6	6.8	199,642	6.6	27.5
6-person	3,137	2.4	5.6	72,511	2.4	34.6
7-or-more-person	1,867	1.4	-7.3	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.



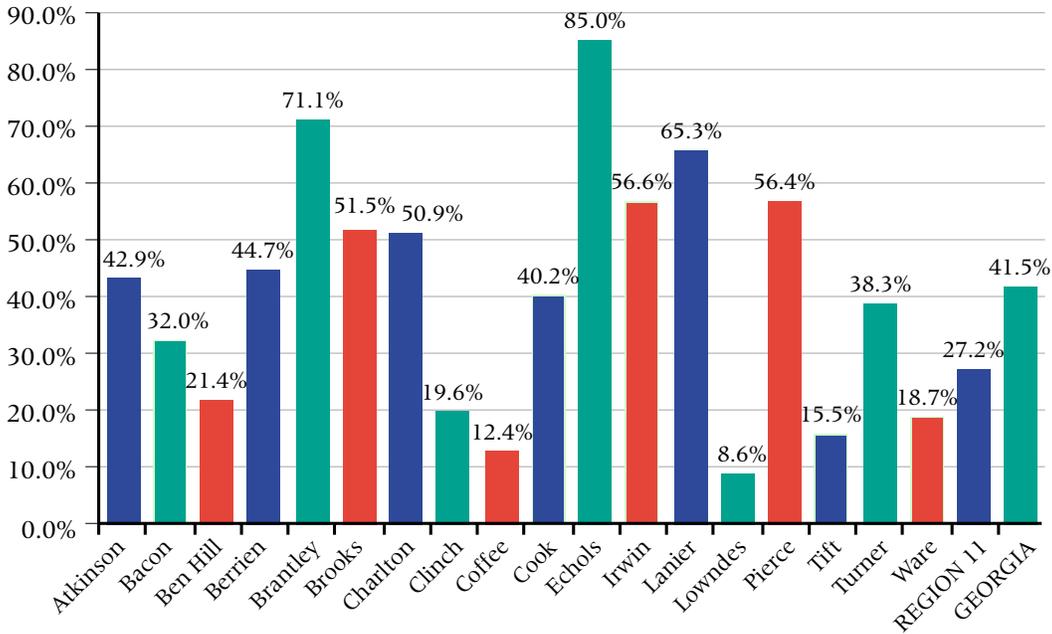
TABLE II.7 - HOUSEHOLD COMPOSITION, 1990-2000.

	Region 11			Georgia		
	2000	1990-2000		2000	1990-2000	
	No.	%	% change	No.	%	% change
Total households	133,107	100.0	19.1	3,006,369	100.0	27.0
<u>Family households</u>	95,073	71.4	13.9	2,111,647	70.2	23.3
Married-couple family	69,175	52.0	9.2	1,548,800	51.5	18.5
With related children						
under 18	33,849	25.4	2.3	776,890	25.8	16.4
Single female	20,203	15.2	22.2	435,410	14.5	32.1
With related children						
under 18	14,488	10.9	22.8	307,277	10.2	36.0
Other family households	5,695	4.3	59.7	127,437	4.2	66.2
<u>Non-family households</u>	38,034	28.6	34.6	894,722	29.8	36.9
Householder living alone	31,945	24.0	28.0	710,523	23.6	32.1
Householder 65 years						
and over	12,551	9.4	10.3	210,409	7.0	13.7
Other non-family						
households	6,089	4.6	84.2	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
Atkinson	\$17,984	\$22,197	\$9,392
Bacon	18,025	23,782	8,405
Ben Hill	17,901	23,516	7,765
Berrien	19,305	22,708	9,486
Brantley*	20,764	26,076	8,971
Brooks*	17,182	22,458	8,308
Charlton	18,470	23,717	7,319
Clinch	18,528	23,453	9,479
Coffee	19,185	23,891	9,373
Cook	18,135	23,314	8,582
Echols*	16,560	21,098	11,591
Irwin	20,069	25,000	8,620
Lanier*	20,055	22,539	8,306
Lowndes*	18,952	25,513	8,166
Pierce	18,738	24,341	8,650
Tift	18,908	25,167	7,389
Turner	16,280	21,693	6,940
Ware	18,269	24,971	9,040
REGION 11	NA	NA	NA
GEORGIA	\$24,111	\$31,253	\$10,423

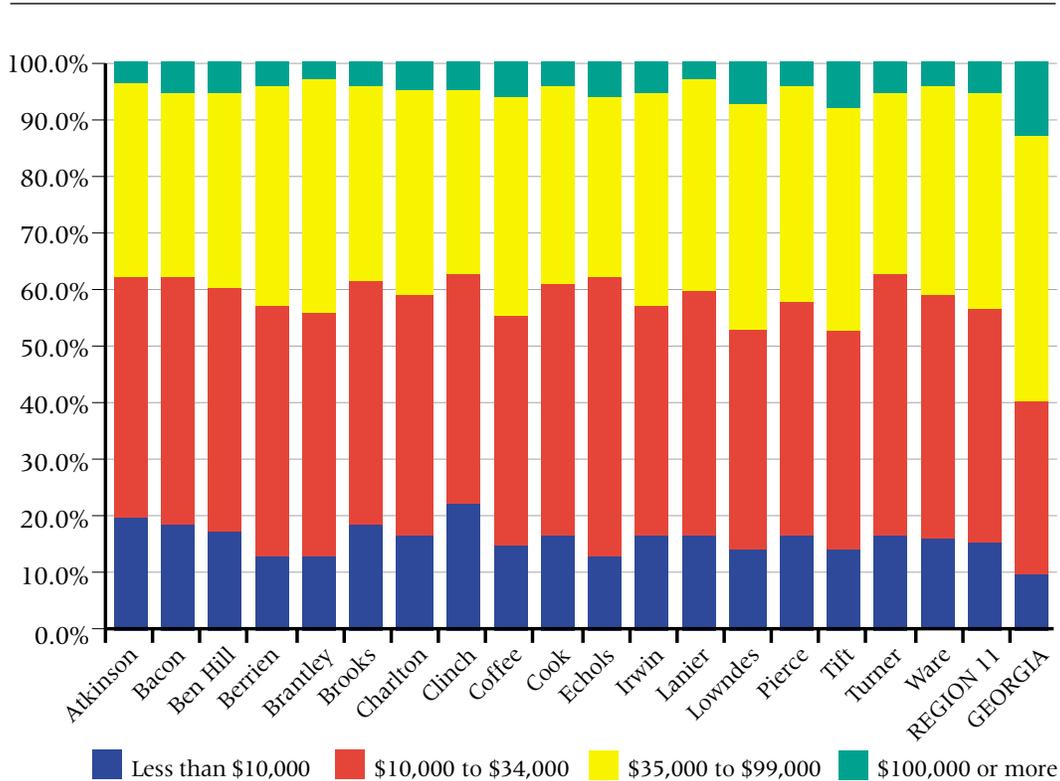
Source: Census 2000 SF 3, P85, PCT47.

* County is part of a MSA.



- ◆ At least 20% of the households in Atkinson and Clinch Counties had incomes that were lower than \$10,000. (Table III.2, Figure III.2)
- ◆ Each of Region 11's counties had median household incomes that were lower than Georgia's in 1999 (\$42,288). The median incomes in Brantley, Coffee, Irwin, Lowndes, Pierce, and Tift Counties were \$30,000 or higher. (Table AIII.7)
- ◆ Male householders at least 65 years old and living alone in Brooks (\$16,146), Cook (\$16,750), and Ware (\$15,521) Counties had a higher median income than the corresponding median income in Georgia (\$15,439). (Table AIII.7)
- ◆ Sixteen percent of all families in Region 11 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 11 and in the state; 62.3% 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
Atkinson	2,729	20.0	42.4	34.2	3.4
Bacon	3,849	18.7	44.0	32.6	4.7
Ben Hill	6,677	17.3	43.3	34.4	5.0
Berrien	6,263	13.3	44.0	38.7	4.0
Brantley*	5,441	13.4	42.7	41.6	2.4
Brooks*	6,167	18.5	43.2	34.6	3.7
Charlton	3,327	17.1	42.4	36.3	4.2
Clinch	2,518	22.2	41.0	32.7	4.1
Coffee	13,355	14.8	40.9	38.7	5.5
Cook	5,899	16.8	44.3	35.4	3.5
Echols*	1,258	13.4	49.3	32.0	5.3
Irwin	3,691	16.9	40.8	37.4	4.9
Lanier*	2,609	16.9	43.0	37.3	2.8
Lowndes*	32,660	14.5	38.6	40.3	6.6
Pierce	5,945	17.0	41.4	37.9	3.7
Tift	13,931	14.6	38.3	39.8	7.4
Turner	3,450	16.8	46.3	32.2	4.7
Ware	13,478	16.4	43.2	36.6	3.8
REGION 11	133,247	15.8	41.3	37.8	5.1
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 11 was higher than the state's rate (70.7% and 67.5%, respectively) in 2000. The homeownership rate was relatively uniform throughout the counties in Region 11. (Table IV.1, Table AIV.1)
- ◆ From 1990 to 2000, owner-occupied units increased faster than all housing units in Region 11 and the state of Georgia, while renter-occupied units increased at a slower rate. (Table IV.1)
- ◆ Whites were the most likely to own their homes in Region 11 and the state (76.5% and 75.3%, respectively), while Hispanic householders were the least likely (40.4% and 37.3%, respectively). The Black homeownership rate was 55.7% in Region 11 and 50.8% statewide. (Table IV.2)
- ◆ Region 11 had a larger percentage of both homeowners and renters 55 years old or older than in the state. The region also had a larger percentage of both homeowners and renters between the ages of 15 and 24 years old in 2000. (Table AIV.2)
- ◆ As expected, the greatest proportion of renter-occupied housing units in Region 11 and in the state were headed by an individual between 25 and 34 years old (26.2% and 31.6%, respectively). (Table AIV.2)

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

	Region 11			Georgia		
	2000		1990-2000	2000		1990-2000
	No.	%	% change	No.	%	% change
Occupied housing units	133,107	100.0	19.1	3,006,369	100.0	27.0
Owner-occupied	94,087	70.7	22.0	2,029,154	67.5	32.0
Renter-occupied	39,020	29.3	12.7	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 11		Georgia	
	Total households	% Owner-occupied	Total households	% Owner-occupied
All races	133,107	70.7	3,006,369	67.5
White householder	97,149	76.5	2,070,172	75.3
Black or African American householder	32,257	55.7	803,324	50.8
Asian householder	601	52.7	50,276	55.4
"Other race" householder ¹	3,100	48.2	82,597	41.3
Householder who is Hispanic	2,564	40.4	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
Atkinson	\$20,100	\$46,700
Bacon	25,900	56,500
Ben Hill	26,900	60,700
Berrien	26,400	70,700
Brantley*	27,900	60,900
Brooks*	35,000	67,900
Charlton	29,500	67,300
Clinch	22,900	54,600
Coffee	24,700	68,800
Cook	35,200	60,900
Echols*	40,500	76,000
Irwin	33,500	58,100
Lanier*	29,600	62,200
Lowndes*	38,700	87,600
Pierce	27,100	64,300
Tift	26,700	82,600
Turner	28,800	57,600
Ware	30,100	56,700
REGION 11	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
Atkinson	0	0.0	NA	10	0.5	\$37,016
Bacon	0	0.0	NA	29	1.5	61,775
Ben Hill	2	0.4	\$100,913	82	4.2	72,538
Berrien	21	4.0	90,306	69	3.5	69,983
Brantley*	16	3.1	32,245	40	2.0	72,436
Brooks*	0	0.0	NA	75	3.8	67,891
Charlton	3	0.6	53,750	38	1.9	69,874
Clinch	0	0.0	NA	13	0.7	42,000
Coffee	59	11.3	105,210	165	8.4	90,946
Cook	15	2.9	75,993	78	3.9	69,083
Echols*	0	0.0	NA	5	0.3	45,500
Irwin	4	0.8	95,250	21	1.1	63,607
Lanier*	2	0.4	50,875	23	1.2	72,113
Lowndes*	332	63.4	111,724	736	37.3	100,732
Pierce	4	0.8	61,606	97	4.9	76,907
Tift	46	8.8	129,705	251	12.7	101,907
Turner	0	0.0	NA	42	2.1	51,735
Ware	20	3.8	92,373	201	10.2	73,102
REGION 11	524	100.0	\$106,409	1,975	100.0	\$86,982
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.



- ◆ Households in eight Region 11 counties were more likely than homeowners statewide to be cost burdened. More than 25% of homeowners in Brooks, Charlton, Cook and Lanier Counties were cost burdened, the highest rates in the region, compared with only 15% of those in Brantley and Clinch Counties, the lowest rates. (Table IV.6, Figure IV.1)
- ◆ Between 1989 and 1999 the growth rate of cost burdened owner-occupied households in Region 11 was greater than the increase in all owner-occupied units (29.8% and 17.9%, 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 were more apt to be cost burdened than Whites in both Region 11 and in the state. Hispanic homeowners with a mortgage in Region 11 and statewide were also more likely than Whites to be cost burdened. (Table AIV.5, Table AIV.6)
- ◆ Homeowners of all income levels were less likely to be cost burdened in Region 11 than in the state as a whole. The greatest difference was among households with incomes between \$10,000 and \$35,000; about 32% of those in Region 11 were cost burdened compared to 44.6% statewide. (Table AIV.9)

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

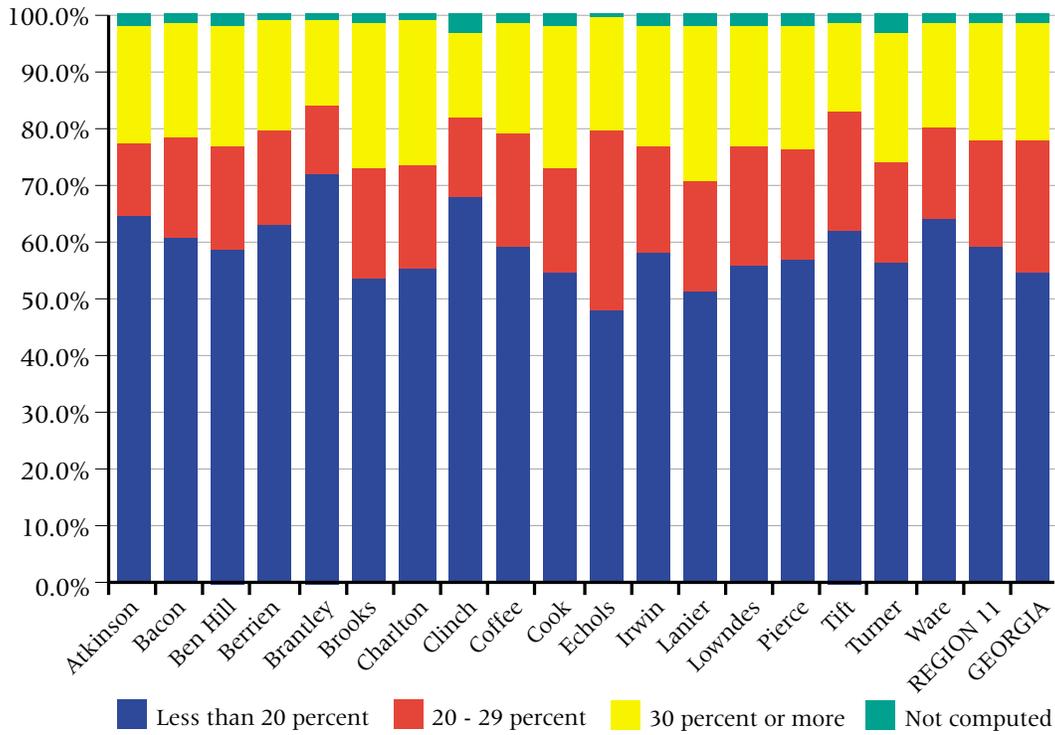
	Region 11			Georgia		
	1999 No.	1999 %	1989-1999 % change	1999 No.	1999 %	1989-1999 % change
Specified owner-occupied units	55,191	100.0	17.9	1,596,408	100.0	38.4
Less than 15 percent	23,680	42.9	NA	581,615	36.4	NA
15 to 19 percent ¹	9,049	16.4	15.7	293,480	18.4	36.7
20 to 24 percent	6,371	11.5	9.2	225,005	14.1	32.3
25 to 29 percent	4,119	7.5	14.2	147,360	9.2	30.3
30 percent or more	11,210	20.3	29.8	334,881	21.0	50.8
Not computed	762	1.4	71.2	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.



TABLE IV.6 - SPECIFIED OWNER-OCCUPIED UNITS BY PERCENT OF INCOME SPENT ON HOUSING BY COUNTY, 1999.

	Specified owner-occupied units ¹	Less than 20 percent	20 - 29 percent	30 percent or more
Atkinson	813	66.2	12.8	21.0
Bacon	1,460	61.6	18.1	20.3
Ben Hill	2,964	60.2	18.4	21.4
Berrien	2,369	64.0	16.5	19.5
Brantley*	1,504	72.9	12.0	15.1
Brooks*	2,323	54.6	19.4	26.0
Charlton	1,245	56.0	18.3	25.7
Clinch	1,001	70.5	14.2	15.3
Coffee	5,013	60.4	20.0	19.6
Cook	2,397	56.1	18.3	25.6
Echols*	321	48.6	31.5	19.9
Irwin	1,346	59.5	19.4	21.1
Lanier*	947	52.4	19.9	27.8
Lowndes*	14,825	56.8	21.7	21.5
Pierce	2,543	58.4	19.4	22.2
Tift	5,746	62.9	21.2	15.9
Turner	1,183	58.3	18.4	23.2
Ware	6,429	65.2	16.2	18.7
REGION 11	54,429	60.1	19.3	20.6
GEORGIA	1,582,341	55.3	23.5	21.2

Source: Census 2000 SF 3, DP4.

* County is part of a MSA.

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

RENTER-OCCUPIED UNITS

Data:

- ◆ The housing wage rate is the hourly wage rate a worker must earn to afford the Fair Market Rent (FMR), working 40 hours per week. It is used to measure the wage-rent disparity of households.
- ◆ The FMR is a gross rent estimate, including utilities, set by the U.S. Department of Housing and Urban Development to determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program. The rent estimate varies by geographic location to account for differences in local housing markets. The FMR is the dollar amount below which 40% of the standard-quality rental housing units are rented.
- ◆ One measure of affordability is the percentage of gross income paid for gross rent. This is known as the housing cost burden. A household can “afford” the FMR if it is less than 30% of their gross income. If the amount a household pays for gross rent is greater than 30% of their gross income they are said to be cost burdened. Households are said to be severely cost burdened if they pay greater than 50% of their gross income for rent. (This is only calculated for renter-occupied units in the Census data.)

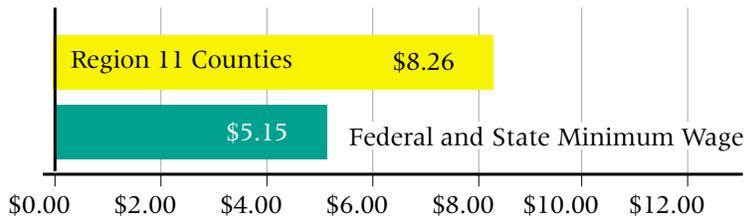


- ◆ Units for which no cash rent was paid and units occupied by households that reported no income or a net loss in 1999 comprised the not computed category.
- ◆ The definitions of gross rent, contract rent, and specified renter-occupied units are in the “Cost, value, and sales price of housing” section.

Analysis:

- ◆ Renters in Region 11 were somewhat less likely than those in Georgia as a whole to be cost burdened in 1999 (33.7% and 35.4%, respectively). Renters in Region 11, however, were more apt to be severely cost burdened than those in Georgia (17.4% and 16.5%, respectively). (Table IV.7)
- ◆ Except households for which cost burden was not computed, households paying less than 20% of their income on housing was the fastest growing renter group in Region 11 and in the state. (Table IV.7)
- ◆ Black renters in Region 11 and statewide were the most likely to be cost burdened (more than 40%). Hispanics in Region 11 were less likely than Whites to be cost burdened (25.9% and 28.6%, respectively), while Hispanic residents statewide were somewhat more likely than Whites to be cost burdened (32.4% and 31.9%, respectively). (Table AIV.8)
- ◆ Twenty percent of renters in Lowndes County were severely cost burdened, the highest rate in the region. In contrast, less than 10% of renters in Brantley County were severely cost burdened, but cost burdened was “not computed,” for almost 36% of that county’s households. (Table IV.8, Figure IV.3)
- ◆ In 2001, a household needed an income of \$17,187 to afford a two-bedroom apartment at Region 11's FMR, \$429.67. Receiving minimum wage, one needed to work about 64 hours a week to afford the FMR. The hourly housing wage was \$8.26, which is 160% of the federal minimum wage. The housing wage increased by 2.6% between 2000 and 2001. (Table AIV.7, Figure IV.2)

FIGURE IV.2 - HOUSING WAGE RATE, 2001.



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



**TABLE IV.8 - 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
Atkinson	668	47.8	13.6	11.7	26.9
Bacon	933	44.9	24.1	12.6	18.3
Ben Hill	2,185	47.8	16.6	19.1	16.5
Berrien	1,477	49.2	16.7	15.0	19.0
Brantley*	686	43.3	11.4	9.5	35.9
Brooks*	1,346	47.1	13.4	17.7	21.8
Charlton	642	44.5	15.6	18.4	21.5
Clinch	678	55.6	12.1	10.5	21.8
Coffee	3,309	54.3	12.0	15.9	17.8
Cook	1,417	52.9	16.4	16.9	13.8
Echols*	272	48.9	14.0	13.2	23.9
Irwin	780	57.1	16.2	12.3	14.5
Lanier*	578	49.5	17.5	15.1	18.0
Lowndes*	12,672	52.2	17.8	20.0	10.0
Pierce	1,059	50.4	12.7	16.9	19.9
Tift	4,530	58.3	16.2	16.0	9.5
Turner	948	56.3	21.0	12.7	10.0
Ware	3,896	51.2	15.9	19.7	13.2
REGION 11	38,076	52.1	16.3	17.4	14.2
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
Atkinson	454	41.2	12.1	8.6	38.1
Bacon	631	43.4	9.8	7.1	39.6
Ben Hill	950	55.6	7.4	8.2	28.8
Berrien	839	36.0	4.6	10.1	49.2
Brantley*	1,054	17.5	8.5	37.1	36.9
Brooks*	963	29.0	7.1	18.3	45.7
Charlton	517	33.8	9.5	19.5	37.1
Clinch	325	42.2	10.2	10.5	37.2
Coffee	2,256	45.2	8.5	8.4	37.9
Cook	676	46.0	5.9	8.1	39.9
Echols*	218	32.6	0.0	26.6	40.8
Irwin	505	37.2	18.8	8.3	35.6
Lanier*	418	34.0	9.1	11.0	45.9
Lowndes*	3,897	60.5	6.0	7.0	26.5
Pierce	761	32.1	9.9	17.2	40.9
Tift	1,492	58.9	6.1	8.3	26.7
Turner	481	43.7	3.5	18.5	34.3
Ware	2,356	48.3	11.8	6.4	33.5
REGION 11	18,793	45.9	8.1	11.2	34.8
GEORGIA	275,368	45.5	7.4	18.5	28.6

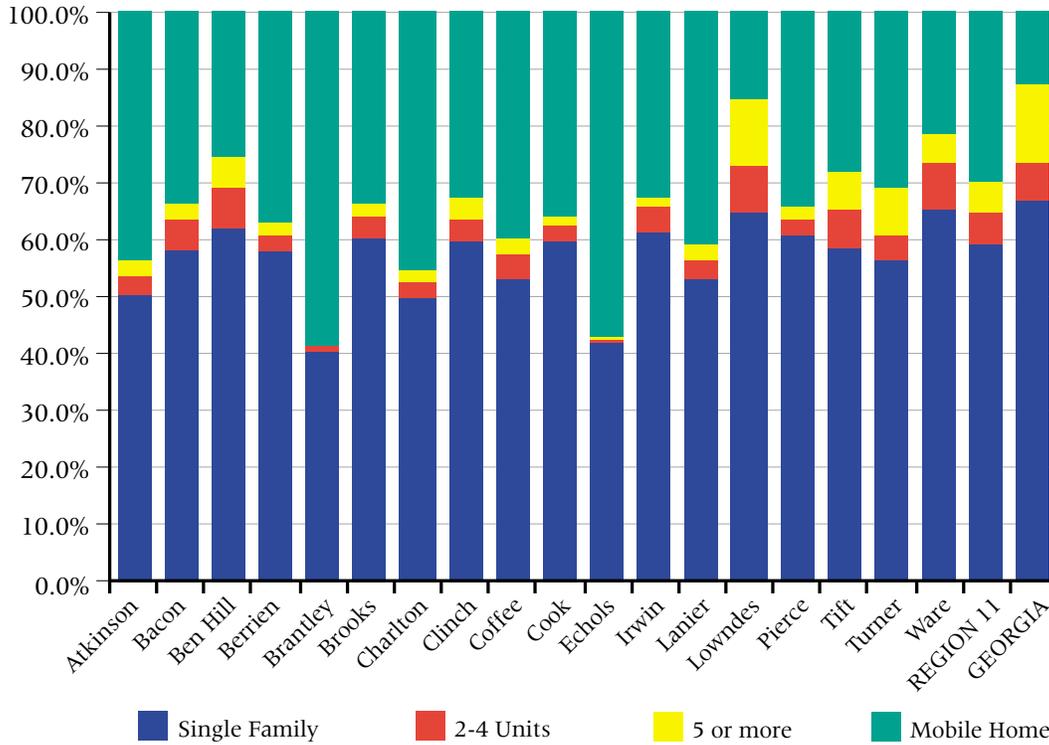
Source: Census 2000 SF 1, H5.

* County is part of a MSA.



- ◆ Housing units in Region 11 were older than in the state in 2000. Approximately 55% of the region's housing units were at least 20 years old, compared to 50% of those statewide. (Table V.4, Table AV.2, Figure V.3)
- ◆ About 22% of the housing units in Region 11 and 18.9% of those in the state were more than 40 years old in 2000. A somewhat smaller percentage of the mobile homes in Region 11 were built before 1960 than statewide (2.8% and 3.1%, respectively). (Table V.4, Table AV.2, Table AV.3, Figure V.3)
- ◆ More than one-fourth of the housing units in Ben Hill, Brooks, Cook, Irwin, Turner, and Ware Counties were built before 1960. Brooks, Clinch, and Cook 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). One-third of the housing units in Ware 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 ¹	Single family	2 to 4 units	5 or more units	Mobile homes
Atkinson	3,167	50.6	3.0	2.8	43.5
Bacon	4,464	58.3	5.7	2.6	33.4
Ben Hill	7,612	62.4	7.0	5.4	25.2
Berrien	7,093	58.2	2.9	2.1	36.9
Brantley*	6,441	40.7	0.8	0.5	58.1
Brooks*	7,059	60.7	3.6	2.5	33.2
Charlton	3,853	50.1	2.5	2.5	44.9
Clinch	2,821	59.9	3.9	3.9	32.3
Coffee	15,564	53.2	4.5	3.1	39.2
Cook	6,544	59.8	2.7	2.2	35.3
Echols*	1,477	42.4	0.4	0.3	56.9
Irwin	4,149	61.8	4.4	1.7	32.1
Lanier*	2,995	53.6	3.0	2.7	40.7
Lowndes*	36,518	65.3	7.8	12.1	14.9
Pierce	6,706	61.2	2.8	1.9	34.1
Tift	15,405	59.0	6.5	7.0	27.5
Turner	3,912	56.4	4.5	8.7	30.4
Ware	15,814	65.5	8.1	5.0	21.3
REGION 11	151,594	59.5	5.5	5.7	29.3
GEORGIA	3,277,424	67.2	6.8	14.0	12.1

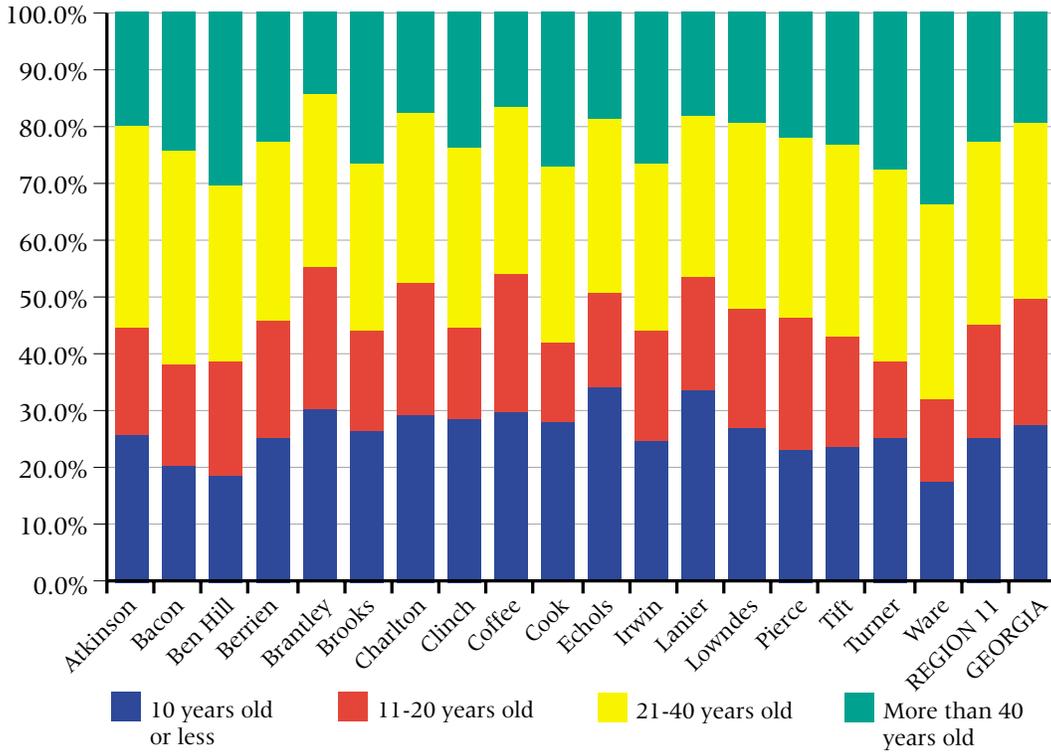
Source: Census 2000 SF 3, DP4.

* 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
Atkinson	3,171	25.9	19.2	35.3	19.6
Bacon	4,464	20.3	17.9	38.1	23.7
Ben Hill	7,623	19.0	20.1	31.1	29.8
Berrien	7,100	25.7	20.3	31.6	22.5
Brantley*	6,490	30.6	24.7	30.9	13.8
Brooks*	7,118	26.5	18.1	29.1	26.3
Charlton	3,859	29.6	23.3	30.1	17.0
Clinch	2,837	28.7	16.4	31.5	23.5
Coffee	15,610	30.0	24.5	29.2	16.3
Cook	6,558	28.2	14.0	31.0	26.8
Echols*	1,482	34.5	16.7	30.7	18.2
Irwin	4,149	24.8	19.6	29.4	26.3
Lanier*	3,011	34.0	19.8	28.6	17.6
Lowndes*	36,551	27.4	20.9	33.0	18.6
Pierce	6,719	23.5	23.0	31.8	21.7
Tift	15,411	23.7	19.4	33.9	23.0
Turner	3,916	25.5	13.2	34.1	27.2
Ware	15,831	17.8	14.5	34.2	33.5
REGION 11	151,900	25.7	19.8	32.2	22.4
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.



- ◆ 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 11, 47 LIHTC properties have been built with 1,995 low-income units. Lowndes County had the most units (564) and five other counties had at least 100 units. As of 2002, no LIHTC properties have been built in Bacon, Brantley, Cook or Echols 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
Atkinson	0	0.0	3	73
Bacon	322	31.87	0	0
Ben Hill	21	12.64	3	128
Berrien	299	18.42	1	32
Brantley*	41	2.80	0	0
Brooks*	217	13.19	2	42
Charlton	213	20.72	1	40
Clinch	79	11.49	2	95
Coffee	429	11.47	3	146
Cook	0	0.00	0	0
Echols*	0	0.00	0	0
Irwin	165	16.61	1	40
Lanier*	0	0.00	2	59
Lowndes*	546	5.93	13	564
Pierce	0	0.00	3	135
Tift	383	9.97	6	257
Turner	168	17.68	2	64
Ware	560	15.78	5	320
REGION 11	3,643	9.98	47	1,995
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.

* County is part of a MSA.

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

² 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. ¹		
		SF	MF	Total	SF	MF	Total
<u>Complete data counties</u>							
Ben Hill	\$61,400	29	4	33	1.7	0.2	1.9
Clinch	67,143	21	0	21	3.1	0.0	3.1
Lanier*	66,556	18	0	18	2.5	0.0	5.5
Pierce	111,250	52	4	56	3.3	0.3	3.6
Tift	90,543	136	2	138	3.5	0.1	3.6
Ware	88,813	89	12	101	2.5	0.3	2.8
<u>Partial data counties</u>							
Bacon	\$78,975	4	0	4	0.4	0.0	0.4
Berrien	63,275	20	2	22	1.2	0.1	1.4
Brantley*	97,500	4	0	4	0.3	0.0	0.3
Brooks*	108,276	15	0	15	0.9	0.0	0.9
Charlton	68,421	18	0	18	1.8	0.0	1.8
Coffee	103,705	142	8	150	3.8	0.2	4.0
Cook	67,380	64	0	64	4.1	0.0	4.1
Irwin	NA	0	0	0	0.0	0.0	0.0
Lowndes*	103,017	486	22	508	5.3	0.2	5.5
Turner	162,500	2	3	5	0.2	0.3	0.5
REGION 11	\$95,135	1,100	57	1,157	3.0	0.2	3.2
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).

* County is part of a MSA.

¹ 2000 County population.



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

	Region 11				Georgia			
	Counties		Municipalities		Counties		Municipalities	
	No.	%	No.	%	No.	%	No.	%
Total	18	100.0	43	100.0	157	100.0	512	100.0
Building inspections	15	83.3	37	86.0	118	75.2	405	79.1
Building permits	15	83.3	39	90.7	126	80.3	447	87.3
Construction and code enforcement	15	83.3	37	86.0	118	75.2	409	79.9
New construction code	13	72.2	21	48.8	98	62.4	259	50.6
Existing building code	10	55.6	19	44.2	81	51.6	275	53.7
Housing code	12	66.7	21	48.8	74	47.1	252	49.2
Plumbing code	14	77.8	22	51.2	106	67.5	303	59.2
Unsafe building abatement	6	33.3	19	44.2	56	35.7	218	42.6
Subdivision regulations	14	77.8	18	41.9	126	80.3	280	54.7
Zoning code	11	61.1	30	69.8	95	60.5	393	76.8

Source: DCA, GOMI Information catalog.

