

APPENDIX C

HOUSING

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Housing is not only an important resource for individuals and families; it is also an integral part of economic and community development. It is important to have a stock of affordable and quality housing that fits in with the character of the community. Substandard housing and a lack of affordable housing often show a relationship to crime, declining neighborhoods and many other social problems.

Following is a series of briefly discussed topics that provide a description of the existing housing conditions for Greater Ware County.

Housing Types

All housing type data comes from the US Bureau of Census, which identifies housing types by the amount of units per structure.

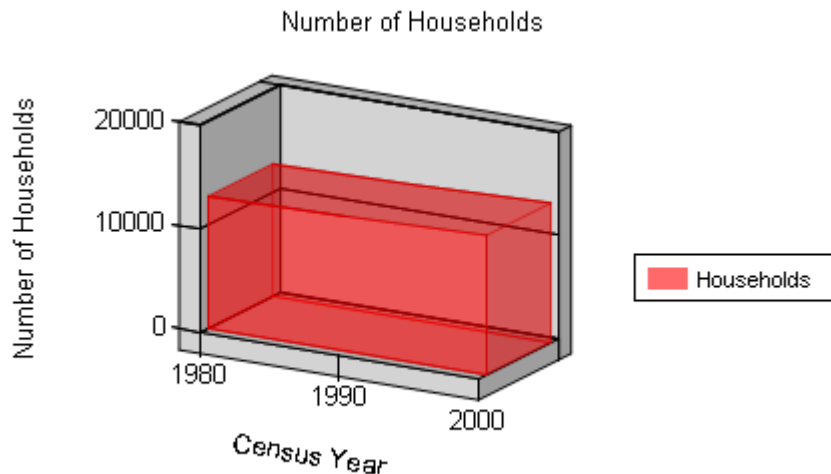
TABLE C-1, CURRENT AND PROJECTED HOUSING

Number of Households Trend	1980	1990	2000
Number of Households	12,788	13,046	13,475

Source: US Census Bureau, 2007

From 1980 to 2000, the number of households in Ware County has increased from 12,788 to 13,475, an increase of 687.

GRAPH C-2, NUMBER OF HOUSEHOLDS



The number of households in Ware County has increased by 687 or 5.45% from 1980-2000. A **household** includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters.)

TABLE C-3, HOUSING TRENDS

Types of Housing Trend	1980	1990	2000
Total Housing Units	13,775	14,628	15,831
Single Units (detached)	10,091	9,960	10,139
Single Units (attached)	318	155	222
Double Units	652	628	714
3 to 9 Units	1,007	1,033	1,011
10 to 19 Units	44	170	66
20 to 49 Units	80	51	97
50 or more Units	272		192
Manufactured Home or Trailer	1,311	2,502	3,373
All Other		129	17

Source: U.S. Census Bureau, Census 2000 Summary File 1

The total number of housing units in Ware County increased by 14.93% from 1980-2000. From 1980-1990 the increase in housing units was 6.19%. Thus, the increase in housing units was distributed evenly over the 20 year period. The most significant increase in type of housing has been in the number of manufactured homes in Ware County. From 1980-2000 the number of manufactured homes increased by 2,062 (157%). It appears that there is a decent mix of housing stock in Ware County, but if trends continue to follow the pattern they have been, there will be more manufactured homes than any other type of housing in the County. The current economic situation facing the entire country has highly affected home building and the number of manufactured homes produced and sold. There are many contractors with new homes which they are unable to sell and are being forced to rent, or otherwise the houses sit unoccupied. The US Census states that in 2008, the total number of housing units was 16,425 (an estimate).

TABLE C-4, HOUSING TRENDS COMPARISON

Types of Housing Comparison	Georgia	United States	Ware
Total Housing Units	100.00 %	100.00 %	100.00 %
Single Units (detached)	64.21 %	60.28 %	64.05 %
Single Units (attached)	2.87 %	5.56 %	1.40 %
Double Units	2.75 %	4.31 %	4.51 %
3 to 9 Units	9.32 %	9.41 %	6.39 %
10 to 19 Units	3.94 %	4.00 %	0.42 %
20 to 49 Units	1.76 %	3.34 %	0.61 %
50 or more Units	2.97 %	5.29 %	1.21 %
Manufactured Home or Trailer	12.03 %	7.57 %	21.31 %
All Other	0.13 %	0.23 %	0.11 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Ware County is similar to Georgia and the United States in percentages of household types. The largest difference seems to be in manufactured homes. While Georgia has only 12.03% of its total housing units as manufactured homes, and the United States 7.57% Ware County has 21.31% of its total housing stock made up of manufactured homes.

Age of Housing Units

Per Table C-5, it appears that Ware County and Waycross have had consistent building trends over the past 60-70 years. The even distribution of housing ages indicates there has been little demolition of housing and no significant building bubbles between 1990 and 2000. The housing bubble of the mid-2000s may have skewed that trend, though.

TABLE C-5, AGE OF HOUSING TREND

Age of Housing Trend	WARE		WAYCROSS	
	1990	2000	1990	2000
Built 1970 - 1979	3,498	2,838	1531	1178
Built 1960 - 1969	2,674	2,580	1346	1405
Built 1950 - 1959	2,687	2,402	1730	1523
Built 1940 - 1949	1,442	1,285	846	870
Built 1939 or earlier	1,848	1,614	1162	1046

Source: U.S. Census Bureau, Census 2000, Summary File 1

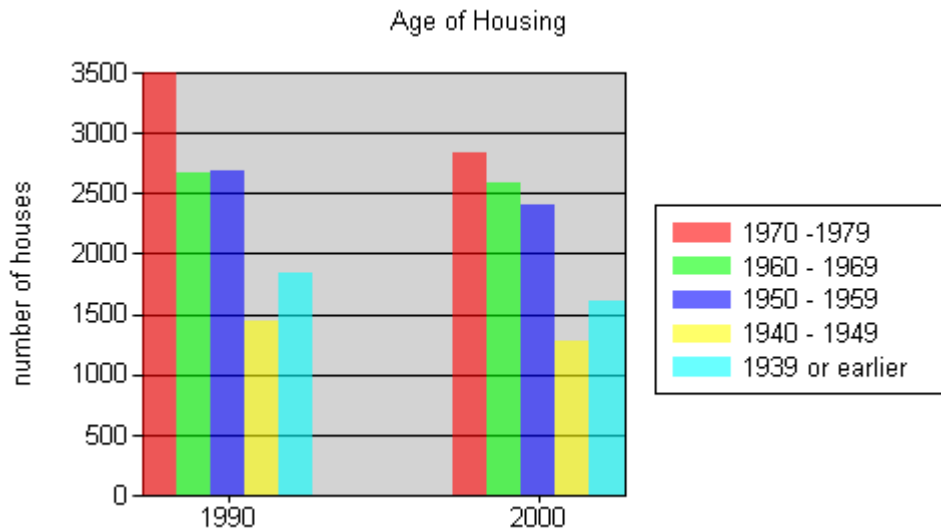
TABLE C-6, AGE OF HOUSING COMPARISON

Age of Housing Comparison	Ware	Georgia
Built 1970 - 1979	18.55 %	17.93 %
Built 1960 - 1969	12.68 %	16.30 %
Built 1950 - 1959	8.64 %	15.17 %
Built 1940 - 1949	4.39 %	8.12 %
Built 1939 or earlier	5.88 %	10.20 %

Source: U.S. Census Bureau, Census 2000, Summary File 1

When comparing Ware County’s housing stock to that of the State of Georgia, it appears that the age of housing in Ware County is generally younger than that of the State. Given that only 49% of the housing within Ware County was built before 1980, whereas 66% of housing within the entire state of Georgia was built prior to 1980, it appears Ware County housing stock may be slightly younger than the state’s housing stock.

FIGURE C-7, AGE OF HOUSING



Source: U.S. Census Bureau, Census 2000 Summary File 1

TABLE C-8, CONDITION OF HOUSING TREND

Condition of Housing Trend	1990	2000
Total Housing Units	14,628	15,831
Complete Plumbing Facilities	14,490	15,611
Lacking Plumbing Facilities	138	220
Complete kitchen facilities	14,536	15,485
Lacking complete kitchen facilities	92	346

Source: U.S. Census Bureau, Census 2000, Summary File 1

It appears that 99% of these houses have complete plumbing facilities and almost 99% of them have complete kitchen facilities. In comparing Ware County’s housing stock to that of the State and the Country, it appears that the County is only a little bit behind in keeping their housing conditions up.

TABLE C-9, CONDITION OF HOUSING COMPARISON

Condition of Housing Comparison	Ware	Georgia	United States
Total Housing Units	15,831	3,281,737	115,904,641
Percent Lacking Kitchen Facilities	2.2	1	1.3
Percent Lacking Plumbing Facilities	1.4	0.9	1.2
Percent Built 1990 to 2000	17.8	27.9	17
Percent Built 1939 or earlier	10.2	5.9	15

Source: U.S. Census Bureau, Census 2000, Summary File 1

C-10, OCCUPANCY CHARACTERISTICS

Occupancy Characteristics Trend	1990	2000
Total Housing Units Built	14,628	15,831
Housing Units Vacant	1,582	2,356
Housing Units Owner Occupied	9,097	9,472
Housing Units Renter Occupied	3,949	4,003

Source: U.S. Census Bureau, Census 2000, Summary File 1

Between 1990 and 2000, the number of vacant homes in Ware County has increased from 1990-2000 by approximately 775. The number of people owning homes has only increased by approximately 350 units from 1990-2000. This category has seen no drastic changes. The number of people renting homes has stayed about the same, as well. It appears that home ownership is something that the people of Ware County value. When compared to the State of Georgia and the Country, Ware County has similar rates of people owning homes and people who rent housing units within the county.

TABLE C-11, OCCUPANCY CHARACTERISTICS COMPARISON

Occupancy Characteristics Comparison	Ware	Georgia	United States
Total Population	35,483	8,186,453	281,421,906
Total Housing Units Occupied	13,475	3,006,369	105,480,101
Percent Housing Units Owner Occupied	70.3	67.5	66.2
Percent Housing Units Renter Occupied	27.9	23.6	25.8

Source: U.S. Census Bureau, Census 2000, Summary File 1

TABLE C-12, HOUSING COST TREND

Housing Cost Trend (in Dollars)	1990	2000
Median property value	40,700	56,700
Median rent	287	401

Source: U.S. Census Bureau, Census 2000, Summary File 1

One factor that has not remained constant is the cost of housing. In 1990, the median property value was \$40,700. By 2000, it had risen by almost 39% to reach \$56,700. Rent saw an increase from \$287 a month to \$401 per month, a rise of 40%.

**TABLE C-13
Ware County Building Permit Data**

YEAR	Total Number of Permits
2010 (Jan-Jul)	15
2009	88
2008	55
2007	63
2006	82
2005	92

Source: Ware County Planning

**Table C-14
Ware County Mobile Home Data**

YEAR	Total Number of Mobile Home Tie Downs
2010 (Jan-Jul)	52
2009	84
2008	103
2007	134
2006	118
2005	143

Source: Ware County Planning

CITY DATA COMING TO BE ADDED