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1969

*Analysis of the*  
**AUGUSTA, GEORGIA-  
SOUTH CAROLINA  
HOUSING MARKET**

**as of October 1, 1969**

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

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A Report by the  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411

February 1970

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FHA Housing Market Analysis  
Augusta, Georgia-South Carolina, as of October 1, 1969

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
Federal Housing Administration  
Field Market Analysis Service  
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - AUGUSTA, GEORGIA-SOUTH CAROLINA  
AS OF OCTOBER 1, 1969<sup>1/</sup>

The Augusta, Georgia-South Carolina, Housing Market Area (HMA) consists of Richmond County, Georgia, and Aiken County, South Carolina. The principal city, Augusta, Georgia, is situated on the Savannah River and is about 160 miles east of Atlanta and 70 miles southwest of Columbia, South Carolina. Located in the HMA are Fort Gordon, with a military and civilian strength of over 37,000, and the Atomic Energy Commission (AEC) Savannah River Plant, the largest manufacturing employer in the area.

Although the military strength at Fort Gordon is somewhat below the 1966 level, there has been a large building program at the base and the number of permanent civilian personnel has increased since 1966. Employment in almost all other segments of the economy also has grown in the past few years and this has had a favorable effect on population and household growth. The housing market has remained strong during most of the December 1966-October 1969 period, but the market for single-family homes has shown some signs of weakening recently.

Anticipated Housing Demand

Based on the projected level of civilian household growth during the forecast period and the estimated number of units to be demolished, it is anticipated that there will be an annual non-military demand for

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<sup>1/</sup> Data in this analysis are supplementary to those in an FHA analysis as of December 1, 1966.

1,150 new private, nonsubsidized housing units during the two-year period ending October 1, 1971. After consideration of housing market factors such as acceptable levels of vacancy, construction volume, and the trend to owner occupancy, it is estimated that the best demand-supply relationship would be achieved if annual construction included 950 single-family houses and 200 multifamily units. Annual demand for single-family houses will include 600 units in Richmond County and 350 units in Aiken County. Almost all of the demand for multifamily units will be in Richmond County. The qualitative distributions of the projected demand by sales price and by monthly rent and size of unit are presented in table I.

The anticipated annual demand of 1,150 units is below the number of units authorized in 1967 and in 1968 and reflects the expected decrease in household growth because of an expected leveling off of increases at Fort Gordon. Because of the large number of military families housed off-base in the area, sharp reductions in strength at Fort Gordon could have a serious adverse impact on the housing market in the Augusta portion of the HMA. For that reason, and because of the impact of the 200 units being built at Fort Gordon, absorption of both new single-family and multifamily construction should be observed closely and construction volume adjusted depending on the developing vacancy situation. A large portion of the strong demand for housing and the recent increase in construction resulted from the increased demand of military families.

#### Occupancy Potentials for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally in rental projects financed with market-interest rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for various programs are not additive. Furthermore, future approvals under each program should take into account any intervening

approvals under other programs which serve the same requirements. The potentials<sup>1/</sup> discussed in the following paragraphs reflect estimates adjusted for housing provided under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on October 1, 1969 income limits, and on available market experience.<sup>2/</sup> The occupancy potentials by size of units are shown in table II.

Section 221(d)(3)BMIR. About 335 units of Section 221(d)(3)BMIR housing, including approximately 225 units for families and 110 for elderly, probably could be absorbed annually during the next two years<sup>3/</sup>. About 74 percent of the annual occupancy potential is in Richmond County and about 26 percent is in Aiken County. To date, one-eight unit project in the city of Aiken has been constructed under this program. Nearly two-thirds of the families and elderly eligible under this program also are eligible for either Section 235 or Section 236 housing.

Rent-Supplement Housing. Under the rent-supplement program there is an annual occupancy potential for approximately 515 families and 295 elderly households. Of those families and elderly eligible, about 68 percent live in Richmond County and 32 percent live in Aiken County. No rent-supplement housing has been produced in the Augusta HMA. About 30 percent of those eligible for rent-supplements also qualify for Section 236 housing and nearly all of those eligible for rent-supplements are eligible for public housing. There are about 2,175 units of public housing in the HMA; 602 of these units have been built since 1960. In Richmond County, 1,000 units of public housing have been proposed, and in Aiken County, 100 units have been approved. If those units are completed, they will probably meet most of the rent-supplement potential.

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- <sup>1/</sup> The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations as well as upon the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.
- <sup>2/</sup> Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.
- <sup>3/</sup> At the present time, funds for Section 221(d)(3)BMIR allocations are available only from recaptures resulting from reductions, withdrawals, and cancellations of outstanding allocations.

Section 235, Sales Housing. There have been 25 units of Section 235 sales housing constructed in Aiken County. About 56 more units are scheduled for construction. The annual occupancy potential, using exception income limits, is 295 units, but upon completion of the 56 units, the first year potential will be reduced to about 240 units. If regular income limits are used, the potential would be about 80 percent of the potential under exception income limits. Families eligible under Section 235 also are eligible under Section 236, and vice versa; the two programs are not additive, however. About 75 percent of the annual occupancy potential is in Richmond County and 25 percent is in Aiken County.

Section 236, Rental Housing. About 295 families and 120 elderly households are eligible for Section 236 rental housing. If regular income limits are used, the occupancy potential would be 80 percent of the families and 95 percent of the elderly households qualifying under exception limits. Approximately 70 percent of the families eligible for Section 236 housing also are eligible for rent-supplements, and about 50 percent are eligible under Section 221(d)(3) BMIR. There are no Section 236 projects in the Augusta HMA, but if the 1,100 units of public housing are built they probably will absorb a part of the potential under Section 236. About 75 percent of the families and elderly eligible for Section 236 rental housing reside in Richmond County, and 25 percent live in Aiken County.

#### Sales Market

Because of a tightened money market in the Augusta HMA, the market for new and existing single-family homes has slowed somewhat since December 1966, particularly in the Aiken County segment and, to a lesser degree, in Richmond County. The condition of the market is indicated by the slower absorption of new units recently than in 1966, and the increase in the homeowner vacancy rate from 1.2 percent in December 1966 to 1.7 percent in October 1969.

In the weakest geographic segment of the market (Aiken County) the homeowner vacancy rate has more than doubled since December 1966 (from 0.9 percent to 2.1 percent), while in Richmond County the gain was only from 1.4 percent to 1.5 percent. Sale of both new and existing homes has been slow. The FHA Unsold Inventory Survey of unsold new houses showed about seven percent of speculative completions in 1968 remained unsold in January 1969 in Richmond County, compared with 23 percent in Aiken County.

Speculative building was prevalent during the 1966-1968 period, particularly in Richmond County. About 65 percent of the homes constructed in this county during 1967 and 1968 were built speculatively.

The best absorption of speculative construction was in the \$15,000-\$20,000 price range. In 1969, as the HMA began to feel the effect of a tightened money market, the volume of speculative building fell. Most single-family homes built since early 1969 were built on a contract basis in a \$25,000-\$35,000 price range.

The sales market for existing homes in Richmond County was strong as of October 1, 1969. Rising construction costs have shifted demand from new homes to used homes.

As of October 1, 1969 there were only six FHA-acquired properties on hand in Richmond County, compared with 100 single-family homes on hand in December 1966. In Aiken County about 110 units of single-family housing were on hand as of October 1, 1969, the same number that were on hand in December 1966. About 105 units were in one project which has been unoccupied for many years. In 1968, remodeling of this project was begun and thus far, 63 units have been rehabilitated, of which 19 have been sold.

#### Rental Market

The market for rental housing in the HMA has tightened somewhat since December 1966. The rental vacancy rate declined from 5.5 percent to 4.9 percent. Construction volume in 1967 and 1968 was at the highest level reached in the 1960's, and most new projects were being absorbed at acceptable levels. Older multifamily projects had no vacancy difficulties.

In Aiken County rental market conditions have changed little since 1966, when the market was considered weak. The rental vacancy rate was 7.9 percent in October 1969 compared with 8.0 percent in December 1966. Multifamily construction during the 1966-1969 period was small and the vacancy rate remained high. However, in Richmond County the market has strengthened, largely as a result of an increase in the number of military personnel living off-base and a tightened money market. From December 1966 to October 1969, the rental vacancy rate fell from 4.2 percent to 3.4 percent, while multifamily construction increased in volume.

The lowest vacancy levels for the area have been reported in the older apartment units located mainly in the western part of the city of Augusta. Rents in these older units usually range from \$75-\$110 for a one-bedroom apartment and \$90-\$125 for a two-bedroom unit. The cost of heat and water generally are included in the rent. The tenants of these established projects are primarily older people and permanent residents of the HMA; turnover, therefore, is slow.



Because of the slow turnover in the older and cheaper multi-family units, the newer rental projects have attracted large numbers of military personnel, so that most projects have maintained adequate vacancy levels. The average rent range for a two-bedroom apartment is \$125-\$140 a month, with a relatively small number of more expensive units at rents of \$200 a month and over.

There appears to be a shortage of rentals in single-family houses and in moderately-priced three-bedroom apartments. Few three-bedroom apartments have been built since 1960, and the number of acceptable homes for rent is small in both counties.

#### Economic, Demographic, and Housing Factors

The anticipated annual demand for new, nonsubsidized housing units is based upon the employment, income, population and housing trends discussed below.

Employment. During 1968, nonagricultural wage and salary employment averaged 86,500 a month. This represents an increase of 4,600 workers over the 1967 average of 81,900, and compares with 4,000 workers added between 1966 and 1967, and 5,500 from 1965 to 1966. For the first seven months of 1969, wage and salary employment averaged 88,200 a month, indicating an increase of 3,000 employees over the same time period in 1968 (see table III); the rate of increase appears to be slowing.

Manufacturing employment increased only moderately from 1966 to 1968. Two categories, "textiles" and "other nondurable goods" comprise about 65 percent of manufacturing employment. The textile industry has remained fairly stable since 1966. The "other nondurable goods" category, however, increased employment each year, accounting for most of the growth in manufacturing employment. The "other nondurable goods" category consists of paper and chemical products, including chemical production at the Savannah River Plant. Although the Savannah River Plant is the largest manufacturing employer, employment has been decreasing at this plant since the late fifties. Since that time, employment gains have come from an influx of small chemical and paper plants. Job increases in recent years have been the result of expansions at several of these plants and the opening of a Kimberly-Clark paper producing plant in Aiken County.

The principal sources of employment gains have been nonmanufacturing industries. Nonmanufacturing employment increased by 3,900 jobs a year between 1966 and 1968, with all industries experiencing growth. The largest gains were in contract construction, trade, and government,

Contract construction fell slightly in 1967, but rose by about 1,600 jobs the following year as a result of increased building activity at Fort Gordon and industrial and commercial expansions. In government employment, both segments--federal, and state and local government--have grown since 1966. However, all the additions in federal employment occurred between 1966 and 1967, primarily because of increased civil service personnel at Fort Gordon. On the other hand, state and local government employment rose each year, indicating an average annual increase of 750 during the 1966-1968 period. New and expanded medical facilities account for most of the job increases in state and local government.

Fort Gordon, southwest of Augusta, has been undergoing a large construction program since becoming a permanent fort in the mid-sixties. Major construction projects undertaken thus far have been classrooms, barracks, administrative facilities, family housing, and a water treatment plant. Three other projects have been funded and are to be started before June 30, 1970. These projects are bachelor officer quarters, an Officers Open Mess, and tactical equipment shops.

Basically a training center, Fort Gordon includes the Military Police School, the Southeastern Signal School, the Civil Affairs School, and the Army Training Center. Although the number of military personnel at the base has fluctuated since 1966 (see table IV), strength has continued at a high level. As of June 30, 1969, the assigned military strength was 33,601, over 2,500 less than the June 30, 1966 strength of 36,137, but up from the 29,368 figure in June 1967. The number of civil service civilian employees has risen since 1966. The March 31, 1969 total, however, shows 3,994 civil service employees, a decrease from the June 30, 1968 figure of 4,488 employees. As of October 1, 1969, there was no indication of significant future changes in the permanent party military strength or in civilian employment at Fort Gordon; however, developments in Vietnam could result in substantial changes.

For the first seven months of 1969, the unemployment rate was the same as the 1968 rate of 3.3 percent. The rate of unemployment fluctuated between 1966 and 1968, ranging from a low of 3.2 percent in 1966 to a high of 3.6 percent in 1967. Job losses in lumber, textile, apparel, and stone, clay and glass manufacture were the principal causes of the 1967 rise in unemployment.

It is anticipated that nonagricultural wage and salary employment will increase by about 3,000 jobs a year from October 1, 1969 to October 1, 1971. This projection is smaller than recent employment growth and is based primarily on the expectation that there will be no substantial increase in contract construction as there was between 1967 and 1968. It is expected that manufacturing increases will be slightly higher than previously and that nonmanufacturing employment will increase at a somewhat lower rate than in recent years.

Income. In 1969, the median annual income of all families in the Augusta HMA was \$6,650, after deduction of federal income tax. The median income of renter households of two or more persons was \$4,700. In 1966, the median annual incomes for all families and for renter households of two or more persons were \$6,075 and \$4,300, respectively. Table V contains distributions of all families and of renter households of two or more persons by income classes for 1966 and 1969.

Population. As of October 1, 1969, there were an estimated 292,850 people living in the Augusta HMA, indicating an average annual increase of 5,980 since December 1966. Included in the 1969 population estimate are approximately 67,400 military-connected personnel and their dependents (see table VI). The nonmilitary-connected population has increased by an average of 4,070 people a year since December 1966, while the military-connected population has added about 1,900 a year, most of which accrued to Richmond County. This is a reversal of the trend between April 1960 and December 1966, when the military complement at Fort Gordon was increasing rapidly. During the 1960-1966 period, the civilian population increase averaged 2,950 yearly and the military and military-connected civilian population averaged 5,950 a year. Largely because of the slower growth in the military population of the HMA during the December 1966-October 1969 period, the annual average increase of 3,460 for Richmond County was substantially less than the yearly increments of 6,600 for the previous period. In Aiken County the population grew by 2,525 a year between 1966 and 1969, compared with average gains of 2,300 a year between 1960 and 1966 (see table VIa).

Based on employment prospects for the HMA and on the assumption that there will be no change in the level of personnel at Fort Gordon, it is anticipated that the population of the HMA will increase by 5,125 persons annually during the forecast period; all of the projected increase will represent nonmilitary-connected civilians. About 3,025 of the total annual gain will accrue to Richmond County and about 2,100 to Aiken County.

Households. Household growth during the April 1960-December 1966 period averaged 1,650 a year. Because of a large increase in the number of military personnel living off-base, plus the addition of more military-family housing, the number of households grew by 2,500 a year from December 1966 to October 1969, of which about one-half were military-connected. By October 1, 1969 there were 74,700 households in the HMA. On the basis of anticipated population growth in response to added jobs, the number of households is expected to increase by 1,500 a year during the two-year period ending October 1, 1971, all of them civilian households.

Housing Inventory. There were approximately 78,900 housing units in the Augusta HMA on October 1, 1969. The net gain of about 6,850 units since December 1, 1966 was the result of the addition of approximately 7,775 new units (including about 700 trailers) and the loss of

about 925 units through demolitions, conversions, and other causes. About 5,300 units were added in Richmond County, including 356 units of public low-rent housing and 200 units of military-family housing; 2,475 units were added in Aiken County. There were approximately 1,075 units under construction as of October 1, 1969, consisting of about 335 single-family houses and 735 multifamily units. Included in the multifamily total are 448 units of family housing under construction at Fort Gordon.

The number of privately-financed single-family houses authorized by building permits <sup>1/</sup> varied from 817 in 1966 to 2,225 in 1967 and 1,741 in 1968. Multifamily authorizations however, increased each year during the three-year period, from 397 in 1966 to 716 in 1968. The peak year for units authorized was 1967 when 2,739 units were authorized by building permits. The geographic breakdown of units authorized is presented in table VII.

Vacancy. Based on a postal vacancy survey and on information obtained from local sources, it is estimated that there were about 2,300 available vacant housing units in the HMA as of October 1, 1967. Of the available vacancies, about 800 were for sale and 1,500 were for rent, indicating homeowner vacancy rates of 1.7 percent and 4.9 percent, respectively. About 5 percent of the sales units and 15 percent of the rental units lacked one or more plumbing facilities.

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<sup>1/</sup> Building permits cover virtually all residential construction in the HMA.

Table I

Estimated Annual Demand for Nonsubsidized Housing  
Augusta, Georgia-South Carolina, Housing Market Area  
October 1, 1969-October 1, 1971

A. Single-Family Houses

| <u>Sales price</u> |          | <u>Richmond County</u> | <u>Aiken County</u> | <u>HMA Total</u> |                |
|--------------------|----------|------------------------|---------------------|------------------|----------------|
|                    |          | <u>Number</u>          | <u>Number</u>       | <u>Number</u>    | <u>Percent</u> |
| Under              | \$15,000 | 35                     | 90                  | 125              | 13             |
| \$15,000 -         | 19,999   | 255                    | 85                  | 340              | 36             |
| 20,000 -           | 24,999   | 155                    | 95                  | 250              | 26             |
| 25,000 -           | 29,999   | 65                     | 50                  | 115              | 13             |
| 30,000 -           | 34,999   | 50                     | 10                  | 60               | 6              |
| 35,000 and over    |          | <u>40</u>              | <u>20</u>           | <u>60</u>        | <u>6</u>       |
| Total              |          | 600                    | 350                 | 950              | 100            |

B. Multifamily Housing

| <u>Gross monthly rent<sup>a/</sup></u> |       | <u>Efficiency</u> | <u>One bedroom</u> | <u>Two bedrooms</u> | <u>Three or more bedrooms</u> |
|--|-------|-------------------|--------------------|---------------------|-------------------------------|
| Under                                  | \$130 | 5                 | -                  | -                   | -                             |
| \$130 -                                | 149   | -                 | 40                 | -                   | -                             |
| 150 -                                  | 169   | -                 | 20                 | 45                  | -                             |
| 170 -                                  | 189   | -                 | 10                 | 25                  | 15                            |
| 190 -                                  | 209   | -                 | -                  | 15                  | 10                            |
| 210 and over                           |       | <u>-</u>          | <u>-</u>           | <u>5</u>            | <u>10</u>                     |
| Total                                  |       | 5                 | 70                 | 90                  | 35                            |

<sup>a/</sup> Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
Augusta, Georgia-South Carolina, Housing Market Area  
October 1, 1969-October 1, 1971

A. Subsidized Sales Housing, Section 235<sup>a/</sup>

| <u>Eligible family size</u> | <u>Number of units</u> |
|-----------------------------|------------------------|
| Four persons or less        | 175                    |
| Five persons or more        | <u>120</u>             |
| Total                       | 295                    |

B. Privately-financed Subsidized Rental Housing

| <u>Unit size</u>      | <u>Rent-supplement</u> |                | <u>Section 236<sup>a/</sup></u> |                |
|-----------------------|------------------------|----------------|---------------------------------|----------------|
|                       | <u>Families</u>        | <u>Elderly</u> | <u>Families</u>                 | <u>Elderly</u> |
| Efficiency            | -                      | 180            | -                               | 75             |
| One bedroom           | 55                     | 115            | 35                              | 45             |
| Two bedrooms          | 180                    | -              | 120                             | -              |
| Three bedrooms        | 160                    | -              | 90                              | -              |
| Four or more bedrooms | <u>120</u>             | <u>-</u>       | <u>50</u>                       | <u>-</u>       |
| Total                 | 515                    | 295            | 295                             | 120            |

<sup>a/</sup> All of the families eligible for Section 235 housing also are eligible for the Section 236 program, and vice versa, and about 50 percent are eligible for Section 221(d)(3) BMIR housing. These estimates are based upon exception income limits. Under regular income limits, the potential for families would be about 80 percent of those numbers and the potential for elderly would be about 95 percent of the potential indicated under Section 236.

Table III

Nonagricultural Wage and Salary Employment by Industry  
Augusta, Georgia-South Carolina, Housing Market Area  
Annual Averages, 1965-1969

|                                      | <u>1965</u>   | <u>1966</u>   | <u>1967</u>   | <u>1968</u>   | <u>Jan.-July</u> |               |
|--------------------------------------|---------------|---------------|---------------|---------------|------------------|---------------|
|                                      |               |               |               |               | <u>1968</u>      | <u>1969</u>   |
| Total wage and salary employment     | <u>72,400</u> | <u>77,900</u> | <u>81,900</u> | <u>86,500</u> | <u>85,200</u>    | <u>88,200</u> |
| Manufacturing                        | <u>27,000</u> | <u>29,300</u> | <u>29,500</u> | <u>30,100</u> | <u>29,700</u>    | <u>30,800</u> |
| Durable goods                        | <u>5,200</u>  | <u>5,700</u>  | <u>5,400</u>  | <u>6,100</u>  | <u>5,900</u>     | <u>6,600</u>  |
| Lumber and wood products             | 600           | 700           | 500           | 600           | 600              | 600           |
| Stone, clay and glass                | 3,500         | 3,900         | 3,700         | 3,900         | 3,800            | 4,100         |
| Metals and machinery                 | 800           | 800           | 900           | 1,000         | 1,000            | 1,000         |
| Other durable goods <sup>1/</sup>    | 300           | 300           | 300           | 600           | 500              | 900           |
| Nondurable goods                     | <u>21,800</u> | <u>23,600</u> | <u>24,100</u> | <u>24,000</u> | <u>23,700</u>    | <u>24,100</u> |
| Food and kindred products            | 2,500         | 2,800         | 2,800         | 2,800         | 2,700            | 2,800         |
| Textile mill products                | 9,400         | 10,300        | 10,500        | 10,400        | 10,300           | 10,300        |
| Apparel                              | 1,600         | 1,800         | 1,800         | 1,700         | 1,700            | 1,600         |
| Printing and publishing              | 600           | 600           | 500           | 500           | 500              | 500           |
| Other nondurable goods <sup>2/</sup> | 7,700         | 8,100         | 8,500         | 8,600         | 8,500            | 8,900         |
| Nonmanufacturing                     | <u>45,400</u> | <u>48,600</u> | <u>52,400</u> | <u>56,400</u> | <u>55,500</u>    | <u>57,400</u> |
| Contract construction                | 6,200         | 5,300         | 5,200         | 6,800         | 6,800            | 6,600         |
| Trans., comm., util.                 | 3,000         | 3,500         | 3,900         | 3,900         | 3,800            | 4,000         |
| Wholesale and retail trade           | 11,900        | 12,600        | 13,500        | 14,700        | 14,100           | 15,000        |
| Fin., ins., real estate              | 2,500         | 2,700         | 2,800         | 3,000         | 2,900            | 3,100         |
| Service and misc.                    | 7,200         | 7,800         | 8,700         | 8,800         | 8,900            | 8,800         |
| Government                           | <u>14,600</u> | <u>16,700</u> | <u>18,300</u> | <u>19,200</u> | <u>19,000</u>    | <u>19,900</u> |
| Federal                              | 4,900         | 6,200         | 7,300         | 7,200         | 7,200            | 7,200         |
| State and local                      | 9,700         | 10,500        | 11,000        | 12,000        | 11,800           | 12,700        |

Note: Annual averages may not add to totals due to rounding.

- <sup>1/</sup> Includes furniture and fixtures, transportation equipment, and miscellaneous manufacturing.  
<sup>2/</sup> Includes paper and allied products and chemicals and allied products.

Table IV

Military and Civilian Personnel Strength  
Fort Gordon Army Base, 1958-1969

| <u>Date</u> | <u>Assigned<br/>military<br/>personnel</u> | <u>Civil service<br/>civilian<br/>employees</u> | <u>Total military<br/>and civilian<br/>personnel</u> |
|-------------|--|---|--|
| June 1958   | 12,166                                     | 2,294   | 14,460   |
| June 1959   | 11,999                                     | 2,162   | 14,161   |
| June 1960   | 12,999                                     | 2,228   | 15,227   |
| June 1961   | 10,125                                     | 2,194   | 12,319   |
| June 1962   | 24,577                                     | 2,430   | 27,007   |
| June 1963   | 22,818                                     | 2,344   | 25,162   |
| June 1964   | 22,863                                     | 2,311   | 25,174   |
| June 1965   | 22,220                                     | 2,209   | 24,429   |
| June 1966   | 36,137                                     | 3,267   | 39,404   |
| June 1967   | 29,368                                     | 4,341   | 33,709   |
| June 1968   | 31,157                                     | 4,488   | 35,645   |
| June 1969   | 33,601                                     | 3,994 <sup>a/</sup>                             | 37,595   |

<sup>a/</sup> As of March 31, 1969.

Source: U.S. Army Headquarters, Washington and Fort Gordon estimates.



Table V

Estimated Percentage Distribution of All Families and Renter Households <sup>a/</sup>  
by Income After Deducting Federal Income Taxes  
Augusta, Georgia-South Carolina, HMA, 1966 and 1969

| Annual Income   | HMA total    |         |                   |         | Richmond County, Georgia |         |                   |         | Aiken County, South Carolina |         |                   |         |
|-----------------|--------------|---------|-------------------|---------|--------------------------|---------|-------------------|---------|------------------------------|---------|-------------------|---------|
|                 | All families |         | Renter households |         | All families             |         | Renter households |         | All families                 |         | Renter households |         |
|                 | 1966         | 1969    | 1966              | 1969    | 1966                     | 1969    | 1966              | 1969    | 1966                         | 1969    | 1966              | 1969    |
| Under \$2,000   | 12           | 11      | 17                | 15      | 11                       | 9       | 15                | 13      | 15                           | 14      | 20                | 18      |
| \$2,000 - 2,999 | 8            | 7       | 15                | 12      | 8                        | 8       | 18                | 14      | 7                            | 6       | 10                | 10      |
| 3,000 - 3,999   | 10           | 8       | 14                | 15      | 11                       | 9       | 16                | 17      | 8                            | 7       | 13                | 11      |
| 4,000 - 4,999   | 10           | 9       | 12                | 11      | 12                       | 11      | 11                | 12      | 7                            | 7       | 11                | 10      |
| 5,000 - 5,999   | 9            | 10      | 10                | 10      | 10                       | 10      | 10                | 10      | 8                            | 7       | 9                 | 9       |
| 6,000 - 6,999   | 9            | 8       | 7                 | 8       | 8                        | 8       | 7                 | 7       | 8                            | 7       | 9                 | 10      |
| 7,000 - 7,999   | 7            | 7       | 6                 | 6       | 8                        | 8       | 5                 | 6       | 7                            | 10      | 7                 | 7       |
| 8,000 - 8,999   | 7            | 7       | 5                 | 5       | 7                        | 7       | 5                 | 5       | 8                            | 4       | 6                 | 5       |
| 9,000 - 9,999   | 6            | 6       | 4                 | 5       | 5                        | 6       | 3                 | 3       | 7                            | 8       | 5                 | 6       |
| 10,000 -12,499  | 11           | 13      | 5                 | 7       | 9                        | 11      | 5                 | 7       | 13                           | 14      | 5                 | 8       |
| 12,500 -15,000  | 7            | 7       | 2                 | 3       | 5                        | 5       | 2                 | 1       | 7                            | 8       | 1                 | 2       |
| 15,000 and over | 4            | 7       | 3                 | 3       | 6                        | 8       | 3                 | 5       | 5                            | 8       | 4                 | 4       |
| Total           | 100          | 100     | 100               | 100     | 100                      | 100     | 100               | 100     | 100                          | 100     | 100               | 100     |
| Median Income   | \$6,075      | \$6,650 | \$4,300           | \$4,700 | \$5,850                  | \$6,375 | \$4,100           | \$4,475 | \$6,650                      | \$7,250 | \$4,650           | \$5,100 |

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Trend of Population and Household Growth  
Augusta, Georgia-South Carolina, Housing Market Area  
April 1960-October 1971

| <u>Population</u>              | April<br>1960 | December<br>1966 | October<br>1969 | October<br>1971 | Average annual change |            |           |            |           |            |
|--------------------------------|---------------|------------------|-----------------|-----------------|-----------------------|------------|-----------|------------|-----------|------------|
|                                |               |                  |                 |                 | 1960-1966             |            | 1966-1969 |            | 1969-1971 |            |
|                                |               |                  |                 |                 | Number                | Percent b/ | Number    | Percent b/ | Number    | Percent b/ |
| Total                          | 216,639       | 275,900          | 292,850         | 303,100         | 8,900                 | 3.6        | 5,990     | 2.0        | 5,125     | 1.7        |
| Civilian                       | 194,264       | 213,925          | 225,450         | 235,700         | 2,950                 | 1.5        | 4,070     | 1.9        | 5,125     | 2.3        |
| Military-connected civilian a/ | 7,225         | 13,375           | 14,100          | 14,100          | 930                   | 12.9       | 260       | 1.9        | -         | -          |
| Military a/                    | 15,150        | 48,600           | 53,300          | 53,300          | 5,020                 | 17.5       | 1,660     | 3.1        | -         | -          |
| <u>Households</u>              |               |                  |                 |                 |                       |            |           |            |           |            |
| Total                          | 56,689        | 67,650           | 74,700          | 77,700          | 1,650                 | 2.7        | 2,500     | 3.5        | 1,500     | 1.9        |
| Civilian                       | 53,450        | 59,550           | 63,000          | 66,000          | 920                   | 1.7        | 1,225     | 2.1        | 1,500     | 2.4        |
| Military-connected civilian    | 2,025         | 3,800            | 4,000           | 4,000           | 270                   | 13.3       | 75        | 2.0        | -         | -          |
| Military                       | 1,225         | 4,300            | 7,700           | 7,700           | 460                   | 18.8       | 1,200     | 27.9       | -         | -          |

Note: Columns do not add to totals because of rounding.

a/ Include uniformed military personnel and dependents and civilians employed at Fort Gordon and their dependents.

b/ Derived through the use of a formula designed to calculate the percentage rate of change on a compound basis.

Sources: 1960 Censuses of Population and Housing; 1966, 1969, and 1971 and components for all years estimated by Housing Market Analyst.

Table VIA

Trend of Population and Household Growth  
Augusta, Georgia-South Carolina, Housing Market Area  
April 1960-October 1971

| <u>Population</u> | <u>April<br/>1960</u> | <u>December<br/>1966</u> | <u>October<br/>1969</u> | <u>October<br/>1971</u> | <u>Average annual change</u> |                          |                  |                          |                  |                          |
|-------------------|-----------------------|--------------------------|-------------------------|-------------------------|------------------------------|--------------------------|------------------|--------------------------|------------------|--------------------------|
|                   |                       |                          |                         |                         | <u>1960-1966</u>             |                          | <u>1966-1969</u> |                          | <u>1969-1971</u> |                          |
|                   |                       |                          |                         |                         | <u>Number</u>                | <u>Rate<sup>a/</sup></u> | <u>Number</u>    | <u>Rate<sup>a/</sup></u> | <u>Number</u>    | <u>Rate<sup>a/</sup></u> |
| HMA Total         | <u>216,639</u>        | <u>275,900</u>           | <u>292,850</u>          | <u>303,100</u>          | <u>8,900</u>                 | 3.6                      | <u>5,990</u>     | 2.0                      | <u>5,125</u>     | 1.7                      |
| Richmond County   | 135,601               | 179,450                  | 188,750                 | 194,800                 | 6,600                        | 4.2                      | 3,290            | 1.8                      | 3,025            | 1.6                      |
| Aiken County      | 81,038                | 96,450                   | 104,100                 | 108,300                 | 2,300                        | 2.6                      | 2,100            | 2.5                      | 2,100            | 1.9                      |
| <u>Households</u> |                       |                          |                         |                         |                              |                          |                  |                          |                  |                          |
| HMA Total         | <u>56,689</u>         | <u>67,650</u>            | <u>74,700</u>           | <u>77,700</u>           | <u>1,650</u>                 | 2.7                      | <u>2,500</u>     | 3.5                      | <u>1,500</u>     | 1.9                      |
| Richmond County   | 35,040                | 41,550                   | 46,500                  | 48,200                  | 975                          | 2.6                      | 1,750            | 4.0                      | 850              | 1.8                      |
| Aiken County      | 21,649                | 26,100                   | 28,200                  | 29,500                  | 675                          | 2.8                      | 750              | 2.7                      | 650              | 2.2                      |

<sup>a/</sup> Derived through the use of a formula designed to calculate the percentage rate of change on a compound basis.

Sources: 1960 Censuses of Population and Housing; 1966, 1969, and 1971 estimated by Housing Market Analyst.

Table VII

Privately-financed Housing Units Authorized by Building Permits  
Augusta, Georgia-South Carolina, Housing Market Area  
1966-1969

| <u>Year</u>     | <u>Richmond County</u>    |                          |                        | <u>Aiken County</u>       |                          |                        | <u>HMA</u>                |                          |                        |
|-----------------|---------------------------|--------------------------|------------------------|---------------------------|--------------------------|------------------------|---------------------------|--------------------------|------------------------|
|                 | <u>Single-<br/>family</u> | <u>Multi-<br/>family</u> | <u>Total<br/>units</u> | <u>Single-<br/>family</u> | <u>Multi-<br/>family</u> | <u>Total<br/>units</u> | <u>Single-<br/>family</u> | <u>Multi-<br/>family</u> | <u>Total<br/>units</u> |
| 1966            | 509                       | 397 <sup>a/</sup>        | 906                    | 308                       | -                        | 308                    | 817                       | 397 <sup>a/</sup>        | 1,214                  |
| 1967            | 1,054                     | 514                      | 1,568                  | 1,171                     | -                        | 1,171                  | 2,225                     | 514                      | 2,739                  |
| 1968            | 1,042                     | 656                      | 1,698                  | 699                       | 60                       | 759                    | 1,741                     | 716                      | 2,457                  |
| 1969 (7 months) | 524                       | 92 <sup>b/</sup>         | 616                    | 300                       | 10                       | 310                    | 824                       | 102 <sup>b/</sup>        | 926                    |

<sup>a/</sup> Excludes 356 units of public housing.

<sup>b/</sup> Excludes 448 units of military family housing.

Sources: U.S. Bureau of the Census, C-40 Construction Reports, and local building inspectors.

Table VIII

Occupancy Characteristics  
Augusta, Georgia-South Carolina, Housing Market Area  
April 1960-October 1969

| <u>Component and Area</u> | <u>April<br/>1960</u> | <u>December<br/>1966</u> | <u>October<br/>1969</u> |
|---------------------------|-----------------------|--------------------------|-------------------------|
| <u>Richmond County</u>    |                       |                          |                         |
| Total occupied units      | <u>35,040</u>         | <u>41,550</u>            | <u>46,500</u>           |
| Owner-occupied            | 19,318                | 23,300                   | 26,500                  |
| Percent                   | 55.1%                 | 56.1%                    | 57.0%                   |
| Renter-occupied           | 15,722                | 18,250                   | 20,000                  |
| Percent                   | 44.9%                 | 43.9%                    | 43.0%                   |
| <u>Aiken County</u>       |                       |                          |                         |
| Total occupied units      | <u>21,649</u>         | <u>26,100</u>            | <u>28,200</u>           |
| Owner-occupied            | 13,691                | 16,900                   | 18,925                  |
| Percent                   | 63.2%                 | 64.8%                    | 67.1%                   |
| Renter-occupied           | 7,958                 | 9,200                    | 9,275                   |
| Percent                   | 36.8%                 | 35.2%                    | 32.9%                   |
| <u>HMA Total</u>          |                       |                          |                         |
| Total occupied units      | <u>56,689</u>         | <u>67,650</u>            | <u>74,700</u>           |
| Owner-occupied            | 33,009                | 40,200                   | 45,425                  |
| Percent                   | 58.2%                 | 59.4%                    | 60.8%                   |
| Renter-occupied           | 23,680                | 27,450                   | 29,275                  |
| Percent                   | 41.8%                 | 40.6%                    | 39.2%                   |

Sources: 1960 Census of Housing; 1966 and 1969 estimated by  
Housing Market Analyst.

Table IX

Vacancy Characteristics  
Augusta, Georgia-South Carolina, Housing Market Area  
April 1960-October 1969

| <u>Component Area</u>  | <u>April<br/>1960</u> | <u>December<br/>1966</u> | <u>October<br/>1969</u> |
|------------------------|-----------------------|--------------------------|-------------------------|
| <u>Richmond County</u> |                       |                          |                         |
| Total housing units    | 38,205                | 43,750                   | 48,500                  |
| Total vacant units     | <u>3,165</u>          | <u>2,200</u>             | <u>2,000</u>            |
| Available vacant units | <u>2,129</u>          | <u>1,140</u>             | <u>1,100</u>            |
| For sale               | <u>458</u>            | 340                      | 400                     |
| Homeowner vacancy rate | 2.3                   | 1.4                      | 1.5                     |
| For rent               | 1,671                 | 800                      | 700                     |
| Renter vacancy rate    | 9.6                   | 4.2                      | 3.4                     |
| Other vacant units     | 1,036                 | 1,060                    | 900                     |
| <u>Aiken County</u>    |                       |                          |                         |
| Total housing units    | 25,365                | 28,300                   | 30,400                  |
| Total vacant units     | <u>3,716</u>          | <u>2,200</u>             | <u>2,200</u>            |
| Available vacant units | <u>2,438</u>          | <u>960</u>               | <u>1,200</u>            |
| For sale               | 261                   | 160                      | 400                     |
| Homeowner vacancy rate | 1.9                   | 0.9                      | 2.1                     |
| For rent               | 2,177                 | 800                      | 800                     |
| Renter vacancy rate    | 21.5                  | 8.0                      | 7.9                     |
| Other vacant units     | 1,278                 | 1,240                    | 1,000                   |
| <u>HMA total</u>       |                       |                          |                         |
| Total housing units    | 63,570                | 72,050                   | 78,900                  |
| Total vacant units     | <u>6,881</u>          | <u>4,400</u>             | <u>4,200</u>            |
| Available vacant units | <u>4,567</u>          | <u>2,100</u>             | <u>2,300</u>            |
| For sale               | 719                   | 500                      | 800                     |
| Homeowner vacancy rate | 2.1                   | 1.2                      | 1.7                     |
| For rent               | 3,848                 | 1,600                    | 1,500                   |
| Renter vacancy rate    | 14.0                  | 5.5                      | 4.9                     |
| Other vacant units     | 2,314                 | 2,300                    | 1,900                   |

Sources: 1960 Census of Housing; 1966 and 1969 estimated by  
Housing Market Analyst.

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