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*Analysis of the*  
**MACON, GEORGIA**  
**HOUSING MARKET**

**as of April 1, 1966**

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
WASHINGTON, D.C. 20410  
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**A Report by the**  
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**FEDERAL HOUSING ADMINISTRATION**  
**WASHINGTON, D. C. 20411**

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ANALYSIS OF THE  
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AS OF APRIL 1, 1966

Field Market Analysis Service  
Federal Housing Administration  
Department of Housing and Urban Development

## Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE  
MACON, GEORGIA, HOUSING MARKET  
AS OF APRIL 1, 1966

Summary and Conclusions

1. The Macon, Georgia, Housing Market Area (HMA) is defined as being coterminous with the Macon Standard Metropolitan Statistical Area, which consists of Bibb and Houston Counties, Georgia. The economy of the area is influenced very heavily by the presence of Robins Air Force Base (RAFB) in Houston County. Units located on the base directly employ about 21,800 personnel (4,400 military and 17,400 civilian). Employment at RAFB will increase considerably during the next two years as some of the missions of three other Air Force installations, which are closing, are moved to Robins. Part of the transfers already have been accomplished. Other important employers are firms manufacturing textiles and paper products. If the present plans of the Maxson Electronics Corporation materialize, it will become the largest manufacturing employer in the area; the firm, which now produces ordnance equipment, plans an expansion of substantial proportions.
2. Nonagricultural wage and salary employment averaged 64,740 during 1965, an increase of about 1,900 jobs (3.0 percent) over 1964. The economy of the Macon HMA was relatively dormant from 1958 to 1961; nonagricultural wage and salary employment showed average annual gains of about 680 jobs over the period. Contractions in employment at RAFB were the main dampening factors during the period. Since 1960, job gains have averaged about 1,730 a year. The leaders in the most recent annual increases have been government, construction, wholesale and retail trade, and services. During 1965, unemployment averaged 2,640 persons, or 3.3 percent of the civilian work force, the lowest rate of any year since the 1961 peak in unemployment (5.1 percent). Nonagricultural wage and salary employment, spurred by growth at Maxson and the military and civilian jobs to be transferred to RAFB, is expected to grow by about 4,400 during the next two years, or 2,200 annually.
3. Current median annual income for all families in the Macon HMA is about \$6,450, after the deduction of Federal income tax, and for renter families it is \$4,725.
4. The current population of the Macon HMA is about 212,700, an increase of about 32,300 (5,375 annually) since April 1960. The population of the HMA is expected to increase by about 5,250 during each of the next two years.

5. Households currently number about 59,100, up around 8,925 (almost 1,500 annually) since April 1960. During the two-year forecast period, the number of households is expected to increase by 1,500 annually.
6. The housing inventory currently totals about 63,000 units. Since April 1960, about 8,675 private housing units have been constructed (1,450 annually), including 1,775 units in multifamily structures. Currently, about 330 single-family units and 180 private multifamily units are under construction. During the two-year forecast period, about 1,400 housing units are to be demolished as a result of urban renewal activity and right-of-way clearance for a new cross-town freeway in Macon. Many of these units have been vacated.
7. There are presently about 2,450 available vacant housing units in the HMA. Around 600 units are available for sale, a sales vacancy ratio of 1.8 percent, and the remaining 1,850 are for rent, a rental vacancy ratio of 6.7 percent. Both the sales and rental vacancy rates represent reductions from the April 1960 ratios of 2.1 percent and 7.7 percent, respectively.
8. Based on the expected increase in the number of households in the HMA during the next two years, the anticipated high rate of demolition activity, and allowing for adjustments in the market to establish more acceptable demand-supply relationships, there will be demand for about 1,550 units of privately-financed housing in the HMA during each of the next two years. Around 1,300 units of the annual demand will be for sales housing and 250 units will be for rental housing.

An additional 200 units of rental housing might be marketed annually at the lower rents possible with aid in financing or assistance in land acquisition and cost, excluding public low-rent housing or rent-supplement accommodations.

Demand for new sales housing by sales price range is expected to approximate the pattern indicated on page 24. Total annual demand for rental units is distributed by gross monthly rents and unit sizes on page 25.

ANALYSIS OF THE  
MACON, GEORGIA, HOUSING MARKET  
AS OF APRIL 1, 1966

Housing Market Area

The Macon, Georgia, Housing Market Area (HMA) is defined as being coterminous with the two-county Macon Standard Metropolitan Statistical Area (SMSA), which consists of Bibb and Houston Counties, Georgia (see map on following page). The HMA had a population of about 180,400 in 1960.<sup>1/</sup> The Macon HMA is located in the approximate geographic center of the State of Georgia, about 85 miles southeast of Atlanta. There are several smaller cities and towns in the HMA in addition to Macon, including Warner Robins (1960 population 18,633) and Perry, the county seat of Houston County, (1960 population 6,032). The small town of Centerville, located near Warner Robins, had a 1960 population of only 290, but its growth has been relatively rapid in recent years. Robins Air Force Base (RAFB) is adjacent to Warner Robins.

Several existing U. S. highways serve the Macon SMSA. Two highways in the Interstate system, presently under construction, will also serve the area; I-16 will provide connections to Savannah and I-75 will traverse the area, connecting with Atlanta to the north and with Florida to the south. The HMA is provided with adequate rail service which is augmented by a new electronically-controlled freight classification yard just built in Macon by the Southern Railroad. Twenty-seven motor freight common carriers are authorized to serve Macon and two bus lines provide interstate service. The Macon Municipal Airport is provided with 13 scheduled flights daily.

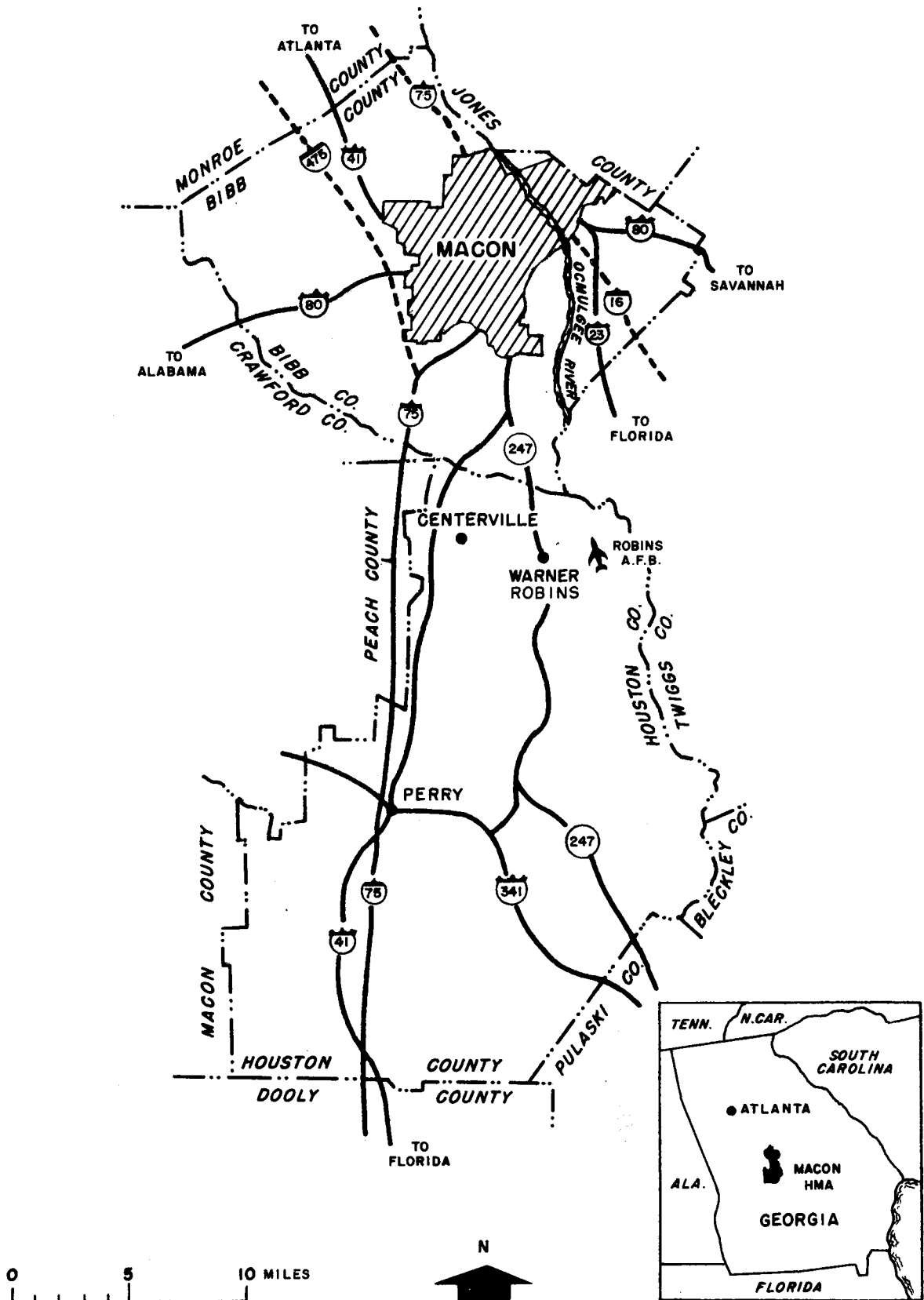
According to unpublished data from the 1960 Census, there was a net commutation of about 3,200 workers from contiguous counties into the Macon HMA, with almost 850 area residents working in adjoining counties outside the HMA and about 4,050 residents of adjoining counties commuting into the area. Exclusive of commutation between the two constituent counties, Bibb County had net in-commutation of about 1,250 workers, compared to a net of around 1,950 into Houston County.

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<sup>1/</sup> Inasmuch as the rural farm population of the Macon HMA constituted only 2.3 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.



# MACON, GEORGIA, HOUSING MARKET AREA



## Economy of the Area

### Character and History

Modern settlement of the Macon area began in about 1800 when Fort Benjamin Hawkins was established on the east side of the Ocmulgee River, which bisects present-day Macon. According to archaeological findings, the area had been the location of an important Indian settlement sometime prior to the 12th century, and later was the site of an early Indian trading post. The construction of Fort Hawkins helped to attract farmers and traders to the area. The settlement near the fort grew and in 1823 was given its present name. Over the years, development spread to the opposite side of the river, which today is the center of the city.

The strategic location of Macon in relation to the fertile surrounding farmland helped establish the city as a shipping center for agricultural products. The leading manufacturing industries today are textiles, apparel, and paper and pulp production. The most significant event in the economic history of the Macon HMA was the establishment of Robins Air Force Base (RAFB) in Houston County during 1941. Military units at the base currently employ directly some 21,800 personnel (4,400 military and 17,400 civilian), making it one of the largest industries in the State of Georgia as well as in the Macon area; RAFB has an annual payroll in excess of \$130 million.

### Employment

Current Estimate. According to the State of Georgia Department of Labor, there was an average of 74,720 nonagricultural jobs in the Macon HMA during 1965. Included were 64,740 wage and salary jobs (1,900, or 3.0 percent, above the average for 1964). Some 12,990 (20 percent) of the nonagricultural wage and salary workers were employed in manufacturing industries.

Past Trend. Employment in the Macon HMA has been growing each year since 1961, contrasting with the growth and decline in the 1958-1961 period. From 1961 to 1965, nonagricultural wage and salary employment increased by an average of about 1,730 jobs a year, compared to an average annual gain of 680 during the earlier period. There were declines in employment at the Warner Robins Air Materiel Area (WRAMA), the largest employer of civilians at RAFB, during the 1958-1961 period. Since 1961, the leading sources of increased employment have been government, construction (mostly workers on I-75 and I-16, presently being built in the area), wholesale and retail trade, and services. Nonagricultural wage and salary employment trends since 1958 are summarized on the following page (see table II for a detailed presentation).

Annual Average Nonagricultural Wage and Salary Employment  
Macon, Georgia, HMA, 1958-1965

<u>Year</u>	<u>Nonagricultural wage and salary employment</u>			<u>Change in total from preceding year</u>
	<u>Manufacturing</u>	<u>Nonmanufacturing</u>	<u>Total</u>	
1958	11,650	44,140	55,790	-
1959	12,130	46,390	58,520	2,730
1960	12,070	46,450	58,520	-
1961	11,570	46,250	57,820	-700
1962	11,850	47,660	59,510	1,690
1963	11,850	49,640	61,490	1,980
1964	12,320	50,520	62,840	1,350
1965	12,990	51,750	64,740	1,900

Source: State of Georgia Department of Labor.

Major Industries. Manufacturing is of moderate importance to the economy of the Macon HMA, providing about 20 percent of the 1965 annual average nonagricultural wage and salary employment. Although manufacturing employment in 1963 was only 200 jobs higher than in 1958, in the past two years manufacturing employment has increased by 1,140 (see table II). The December 1965 sale of a Navy ordnance plant to a private firm, which resulted in its employees being reclassified from "government" to "manufacturing", contributed about 50 jobs on the 1965 annual average figure for manufacturing, with a decrease of the same amount in government employment. The ordnance firm expects an expansion of substantial proportions at this plant in the future.

Producers of nondurable goods account for about two-thirds of total manufacturing employment. The leading nondurable goods industry is textile mill products, in which an average of 2,580 workers were employed during 1965. Firms in this industry have shown little growth, and 1965 employment was slightly lower than in 1958. Food production is the source of employment for many workers in the Macon area (an average of 2,360 during 1965, up 130 since 1958). Employment in paper and allied products manufacture has grown by about 190 jobs since 1958 to an annual average of 1,950 for 1965. The number of jobs in apparel production has increased by 370 since 1958, averaging 1,010 during 1965.

About 60 percent of total employment in durable goods manufacturing is in lumber and wood products and in stone, clay, and glass industries which have been at stable levels since 1958. Principal growth in this sector has been provided by "other manufacturing" which accounted for 33 percent of durable goods employment in 1965.

Nonmanufacturing provides the bulk of employment in the Macon economy. Government employment averaged 23,490 jobs during 1965, including about 17,170 Federal workers (mostly WRAMA). Employment in government has fluctuated somewhat during the past several years, with the 1965 average reflecting a net increment of 2,190 jobs since 1958. Federal government employment increased by a net of 280 jobs and was responsible for all of the volatility of the government classification; State and local government employment increased each successive year for a gain that totaled 1,910 jobs. Another important nonmanufacturing category is trade, which has shown fairly steady growth since 1958 (except for no gain during 1960-1961) to average 11,970 employed in 1965. Finance, insurance, and real estate has shown the most rapid rate of growth since 1958, with a 1965 average employment of 3,150. Several insurance companies maintain large offices in the area and Macon serves as a financial center for central Georgia. Of the remaining nonmanufacturing classifications shown in table II, both construction and services and miscellaneous have had substantial increases since 1958, although employment in construction has fluctuated somewhat.

Employment Participation Rates. The ratio of civilian employment to the total population of the HMA is termed the employment participation rate. Census data indicated that this ratio was 36.09 percent in 1960, a decrease from the 1950 rate of 36.43 percent. The decline in the employment participation rate has accelerated somewhat since 1960, reflecting (in part) the increasing liberality of retirement programs and greater delay in students' entry into the work force because of demands for longer schooling. Because of the current tight labor situation, the participation rate is expected to increase somewhat from the current level during the two-year forecast period since most-rapidly-expanding employers will intensify the recruiting of workers, including women. On the basis of total employment, rather than resident employment, the participation rate is estimated to have declined from 37.63 in 1959 to 35.17 at present.

#### Principal Employers

The Bibb Manufacturing Company, a textile producer, has been the largest manufacturing employer in the Macon area for some time; employment has been relatively stable in recent years. The Armstrong Cork Company has had a plant in the Macon area for about ten years. The plant, which produces paper products, is now operating at full capacity. An expansion program now under way should add a large number of workers by 1971, many of whom will be employed during the next two years.

The Maxson Electronics Corporation is a newcomer to Macon, having taken possession of the former Naval Ordnance Plant in December 1965. While operations at the facility were uninterrupted during the change-over, many of the 1,000 workers employed by the Navy at the plant exercised their Federal government re-employment rights and relocated to RAFB and elsewhere. Maxson is producing the same types of small ordnance equipment that were manufactured previously. Only a small part of the physical plant of the facility is presently being utilized for ordnance production. Maxson has other plants at various locations across the nation. The firm reportedly welcomes the additional capacity at Macon, and eventually plans to diversify production, if possible. The company has indicated that it hopes to add many workers (about half of whom will be female) within two years, which would make Maxson the largest manufacturing employer in the Macon HMA.

Military-Connected Employment. Robins Air Force Base is located 11 miles south of Macon in Houston County. The bulk of the personnel assigned to the base are civilians. Most of the civilians employed at RAFB work for the Warner Robins Air Materiel Area (WRAMA), which is a part of the Air Materiel Command. WRAMA responsibilities for the Air Force include maintenance of property and procurement and the letting of contracts to civilian contractors located in almost all of the states of the eastern U. S. seaboard. WRAMA is the worldwide logistics manager of the majority of the nation's military transport aircraft, and for certain other aircraft, weapons systems, and other property.

The total assigned strength of RAFB, at about 21,800 (4,400 military and 17,400 civilian), is at the highest level reported in the past twelve years, as shown in the following table. Established in 1941, RAFB was a very active base during World War II, but was sharply curtailed after the war. During the 1950's, the base became more active and assigned strength approached the levels reached in the early 1940's. As shown on the next page, military strength trended downward during 1955-1959, then moved upward to the 1962 level. The number of military personnel remained fairly stable until the recent movement of an Army missile battalion from the base caused a decline during 1966. Civilian employment has generally held around the 12-year average level of 15,500, with some deviation((notably 1955, 1960, 1961, and 1964). The recent increase in civilian strength is a reflection of the first phases of relocation of civilian jobs to WRAMA from three other air materiel areas which are closing and some additional hires resulting from the military effort in southeast Asia.

Assigned Strength  
Robins Air Force Base, Georgia  
1955-1965

<u>As of</u> <u>June</u>	<u>Assigned strength</u>		<u>As of</u> <u>June</u>	<u>Assigned strength</u>	
	<u>Civilian</u>	<u>Military</u>		<u>Civilian</u>	<u>Military</u>
1955 <sup>a/</sup>	14,341	3,229	1961	14,882	4,033
1956	15,124 <sup>a/</sup>	2,966	1962	15,374	4,909
1957	15,379	2,842	1963	15,408	4,836
1958	15,558	2,780	1964	14,623	4,723
1959	15,556	2,158	1965	15,065	4,877
1960	17,998	2,999	1966	17,400 <sup>b/</sup>	4,390 <sup>c/</sup>

<sup>a/</sup> April.

<sup>b/</sup> April estimate.

<sup>c/</sup> February.

Source: Department of the Air Force.

During the two-year projection period, the relocation of the remaining jobs from other air materiel areas to WRAMA is to be completed. The closings (in California, Alabama, and Ohio) will have involved a total of about 2,600 jobs relocated to WRAMA, virtually all of which will be civilian employment. Around 1,350 of these job relocations officially have been accomplished, and 1,175 of the remainder will be completed within two years. Thus far, around 40 percent of the persons whose jobs are being relocated to WRAMA have been willing to move to the Macon area, and the remaining positions are either vacant or have been filled by local workers (especially former Naval Ordnance Plant personnel, as noted earlier). Of the positions yet to be officially reassigned to WRAMA within two years, around 600 have already been filled through pre-hiring so that only about 575 remain open and constitute additives to future employment in the area. In addition to these, there is a possibility of a further increase in personnel as a result of the military effort in southeast Asia.

Unemployment

As shown below, unemployment has been declining since 1961, while the size of the labor force has been going up. As a result, the proportion of the labor force unemployed has declined from 5.1 percent in 1961 to 3.3 percent during 1965.

Work Force and Unemployment  
Macon, Georgia, HMA, 1960-1965  
(Annual Averages)

<u>Component</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>
Civilian work force	72,870	73,000	74,030	75,910	77,140	78,850
Unemployed	2,920	3,740	3,190	3,070	2,930	2,640
Percent	4.0%	5.1%	4.3%	4.0%	3.8%	3.3%

Source: State of Georgia Department of Labor.

The most recent estimate of unemployment available is for the month of March 1966; at that time there was a civilian work force of about 80,140, and unemployment totaled 1,920, or 2.4 percent of the work force. Currently, the U. S. Department of Labor classifies the Macon Labor Market Area (coterminous with the HMA) as one of "low" unemployment. The Macon area has qualified for this classification since May of last year, when unemployment first slipped below 3.0 percent of the work force. The lowered rate of unemployment reflects a recent spurt in job creation in the area; the expected number of new jobs in the near future will hold the unemployment rate at a low level.

Future Employment Prospects

Nonagricultural wage and salary employment is expected to increase by about 2,200 during each of the next two years. That rate of growth, which is somewhat above the rate which prevailed during the 1961-1965 period (1,725 average annually), reflects scheduled economic expansions which will serve to quicken the pace of job creation. The planned relocation of a net of some 550 additional jobs to Robins AFB and the anticipated large increase in employment at Maxson Electronics are the primary bases of this forecast, but also incorporated are smaller expansions planned by several other concerns. The Armstrong Cork Company and several smaller firms expect modest increases, and the Packaging Corporation of America (a manufacturer of paper containers) is locating a 100-employee plant in Macon. State and local government should continue their upward trend in employment, and jobs in ancillary activities (trade, services, etc.) are expected to be stimulated by the rapid increase in employment in the other sectors.

The only dampening factor in sight is the possibility of a small decrease in employment in construction. Work on the Interstate highways presently crossing the HMA is scheduled to be completed within the forecast period.

In regard to the expected increase in military-connected employment at RAFB, the inherently unstable character of military plans (tied as they are to international relations) must be kept in mind. The uncertainty of the degree and continuation of the impact that the expected military-connected employment increase will have on the Macon area is reflected in what is believed to be a conservative two-year forecast of employment.

#### Income

According to the 1960 Census, of the six SMSA's in the State of Georgia, the Macon Standard Metropolitan Statistical Area had the second highest median family income, following Atlanta. This relatively high income in relation to the State reflects the employment of a large number of persons in well-paying Federal government jobs in the Macon area.

The current median income of all families in the Macon HMA is approximately \$6,450 annually, after deduction of federal income tax, and the median income for all renter households<sup>1/</sup> is about \$4,725 (see table III). Approximately 28 percent of all families and 43 percent of the renter households have after-tax income of less than \$5,000 annually. About 21 percent of all families and six percent of the renter households have after-tax income of more than \$10,000 annually.

By 1968, the median annual after-tax income of all families is expected to increase to about \$6,825, and that of renter households to about \$4,975.

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<sup>1/</sup> Excluding one-person renter households.



Demographic Factors

Population

HMA Total. The estimated current population of the Macon HMA is 212,700, reflecting average annual increments of about 5,375 (2.8 percent)<sup>1/</sup> since April 1960. Part of the population increment since 1960 resulted from gains in military personnel assigned to Robins AFB, and was not caused directly by a response to increased civilian job opportunities. During the 1950-1960 intercensal period, the absolute average annual population growth was smaller, but the annual rate of increase, at 2.9 percent, was slightly higher. Population trends for the Macon HMA, including a projection to 1968, are shown below. Table IV provides a more detailed presentation of population trends.

Change in Population  
Macon, Georgia, HMA  
April 1950-April 1968

<u>April</u>	<u>Number of persons</u>	<u>Average annual change from preceding date</u>
1950	135,043	-
1960	180,403	4,536
1966	212,700	5,375
1968	223,200	5,250

Sources: 1950 and 1960 Censuses of Population.  
1966 and 1968 estimated by Housing Market Analyst.

Bibb County. As of April 1966, the population of Bibb County is approximately 159,700, reflecting average annual gains of 3,075 since April 1960, compared with annual growth of 2,725 in the 1950-1960 decade. The population of Macon has grown more rapidly since 1960 than in the previous decade as a result of an annexation action in 1961 which added 35 square miles to the city, more than tripling the area of Macon. The annexation added about 52,850 persons to the population of the city, equal to about 83 percent of the population growth since 1960. The present population of Macon is nearly double the April 1960 population, mostly as a result of the annexation. During the previous decade, the population of the city had declined.

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<sup>1/</sup> All average annual percentage changes, as used in this analysis, are derived through the use of a formula designed to calculate the rate of change on a compound basis.

Houston County. The current population of Houston County is approximately 53,000, up about 13,850 since April 1960, or average annual population increments of 2,300 (5.0 percent). During the 1950-1960 period, Houston County had grown by around 1,825 (6.2 percent) annually. Robbins AFB expanded very rapidly during the early 1950's. The growth of the base encouraged population migration to the vicinity of the city of Warner Robins, adjacent to the base. Although there has been little net growth in the total number of personnel assigned to RAFB since 1960, Houston County has maintained a relatively high rate of population increase. The gain since 1960 has been stimulated in large measure by the increasing number of urban amenities (shopping centers, etc.). More employees of the base are now willing to live in the area rather than commute the 11 miles (one-way) from Macon, or elsewhere. The Macon-Warner Robins highway is very congested during RAFB shift changes, discouraging commutation.

Estimated Future Population. On the basis of expected increases in employment in the Macon HMA, the population is expected to grow by around 10,500 (5,250 annually) persons during the next two years to total 223,200 in April 1968. This gain represents an increase in the population of about 2.5 percent annually, somewhat below the rate which has prevailed since 1960. Houston County will continue to maintain a high rate of growth and will account for around two-fifths of the total HMA gain in population.

Net Natural Increase and Migration. Between April 1950 and April 1960, net natural increase (excess of resident births over resident deaths) among residents of the Macon HMA accounted for about 3,150 (70 percent) of the 4,525 approximate average annual increase in the population. The remainder of the gain came about through net in-migration (excess of in-migrants over out-migrants) of about 1,375 people annually. Since April 1960, average annual net natural increase has risen to about 3,850, or around 72 percent of the total annual population gain of 5,375. Net in-migration during the post-censal period has averaged 1,525 annually. The table below summarizes the components of population change during the 1950-1960 and 1960-1966 periods.

Components of Population Change  
Macon, Georgia, HMA  
April 1950-April 1966

<u>Source of increase</u>	<u>Average annual changes<sup>a/</sup></u>	
	<u>April 1950-April 1960</u>	<u>April 1960-April 1966</u>
Net natural increase	3,150	3,850
Migration	<u>1,375</u>	<u>1,525</u>
Net increase	4,525	5,375

<sup>a/</sup> Rounded.

Sources: U.S. Bureau of the Census, State of Georgia Department of Health, and estimates by Housing Market Analyst.

Households

HMA Total. There are about 59,100 households (occupied housing units) in the Macon HMA as of April 1966, representing an increase of about 8,925 (1,500, or 2.7 percent, annually) since April 1960. Part of the increase in households is the result of gains in the number of military personnel with accompanying families assigned to Robins AFB. This six-year increase compares to average annual increments of around 1,300 (2.9 percent) during the 1950-1960 intercensal period. However, the increase in the number of households between 1950 and 1960 reflects, in part, the change in census concept from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census. Household trends for the HMA are summarized in the following table, including a projection to 1968. Table V provides a more detailed presentation of household trends.

Changes in Households  
Macon, Georgia, HMA  
April 1950-April 1968

<u>April</u>	<u>Number of households</u>	<u>Average annual change from preceding date</u>
1950	37,196	-
1960	50,169	1,297
1966	59,100	1,500
1968	62,100	1,500

Sources: 1950 and 1960 Censuses of Housing.  
1966 and 1968 estimated by Housing Market Analyst.

Bibb County. As of April 1966, there are 45,450 households in Bibb County, reflecting a gain of about 5,325 (890 annually) since April 1960. The present number of households in Macon, at 38,750, is 17,450 above the April 1960 count. The 1961 annexation to Macon resulted in an addition of 14,400 households to the city, equal to 83 percent of the growth in the number of households in Macon since 1960. Households in Bibb County outside of Macon, reflecting the annexation action, have declined in number by about 12,150 since 1960, to 6,700 currently. During the 1950-1960 intercensal period, the number of households in Bibb County had increased by 810 annually, mostly in unincorporated parts of the county; the number of households in Macon grew by about 55 yearly, compared to annual gains of 755 in the remainder of the county. The 1950-1960 increase in occupied housing units resulting from the change in census concept had greatest significance in the central city, where many small units of the type affected by the change are located.

Houston County. There are now about 13,650 households in Houston County, up about 3,600 since April 1960, or average annual increments of 600 (5.1 percent). During the 1950-1960 period, households had increased by about 490 (6.6 percent) annually.

Estimated Future Households. Based on the anticipated increase in job opportunities, and on other conditions favorable to continued in-migration and family formation, it is expected that the number of households will increase by about 1,500 during each of the next two years to an April 1968 total of 62,100. Approximately 900 of the annual increase in households will accrue to Bibb County and the remaining 600 to Houston County.

Household Size Trends. The average number of persons per household increased slightly between 1950 and 1960, from 3.50 to 3.52. The rapid rate of gain in the number of households in Houston County during the period, which increased the relative importance of the County, was the main cause of the increase. Many of the new households in Houston County were young, child-rearing families, which tend to be large. The average number of persons per household in Bibb County remained unchanged from 1950 to 1960. In 1960, the smallest households were in the central city; Macon averaged 3.18 persons per household, compared to 3.74 in the remainder of Bibb County and 3.82 in Houston County. Current HMA over-all household size approximates the 1960 average.

## Housing Market Factors

### Housing Supply

Current Estimate. There are currently an estimated 63,000 housing units in the Macon HMA, a net gain of about 9,175, or 1,525 annually, since April 1960. Around 60 percent of this growth occurred in Bibb County, which gained 5,500 units during the period, and the inventory of Houston County increased by about 3,675. The gain reflects additions to the house trailer inventory, as well as the construction of new structures; some seven percent of the net addition since 1960 represent trailers. The current housing inventories of Bibb and Houston Counties are 48,150 units and 14,850 units, respectively (see table VI).

Past Trend. Growth of the housing inventory of the HMA during the 1950-1960 period amounted to about 15,000 units. A portion of the "growth" of the 1950's is a definitional increment attributable to the census change in concept from "dwelling unit" in 1950 to "housing unit" in 1960. Between 1950 and 1960, Bibb County added about 9,700 units and Houston County gained about 5,300.

Units in Structure. Little change has taken place in the distribution of the housing inventory of the Macon HMA by units in structure since April 1960 (see following table). The proportion of the units in single-family houses (including trailers) and in duplex units increased slightly while the proportion of the inventory in larger structures declined.

Housing Inventory by Units in Structure  
Macon, Georgia, HMA  
1960 and 1966

<u>Units in structure</u>	<u>April 1960</u>		<u>April 1966</u>	
	<u>Number of units</u>	<u>Percent of total</u>	<u>Number of units</u>	<u>Percent of total</u>
1 unit <u>a/</u>	42,746	79.4	50,200	79.7
2 units	5,215	9.7	6,225	9.9
3 or more units	<u>5,844</u>	<u>10.9</u>	<u>6,575</u>	<u>10.4</u>
Total	53,805 <u>b/</u>	100.0	63,000	100.0

a/ Includes trailers.

b/ Differs slightly from count of all units (53,813) because units by type of structure were enumerated on a sample basis.

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

Year Built. A substantial portion of the housing inventory of the Macon HMA is relatively new, despite the age of the city. Some 64 percent of the units were built after 1939, reflecting the rapid rates of growth of the past 25 years. The inventory of Houston County is considerably newer than that of Bibb County; only about 12 percent of the units in Houston County were built before 1940 compared with 43 percent in Bibb County. Robins AFB was established in 1941 and brought an era of rapid growth for Houston County. Judging from the table below, the period since 1950 appears to have been one of fairly evenly-paced additions to inventory. Note that approximately equal proportions of the current inventory were added in each of the recent intervals of five to six years.

Distribution of the Housing Inventory by Year Built  
Macon, Georgia, SMSA, 1966

<u>Year built</u>	<u>Percentage distributions</u>		
	<u>Bibb</u> <u>County</u>	<u>Houston</u> <u>County</u>	<u>HMA</u> <u>total</u>
April 1960-March 1966	13	25	16
1955-March 1960	14	24	16
1950-1954	13	19	14
1940-1949	17	20	18
1930-1939	8	3	7
1929 or earlier	35	9	29
Total	100	100	100

Note: The basic data in the 1960 Census of Housing from which the above estimates were developed reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Sources: 1960 Census of Housing and estimates by Housing Market Analyst.

Condition. The 1960 Census enumerated 13,925 substandard units (26 percent of the housing inventory). A marked difference in condition is noted when the owner-occupied and renter-occupied portions of the inventory are compared. In April 1960, 14 percent of the owner-occupied inventory was reported as substandard, compared to 39 percent of the renter-occupied units. It is judged that some further improvement should have taken place in the housing inventory since 1960, resulting from demolition activity and rehabilitation of existing structures. Currently, about 21 percent of the housing inventory is substandard in that it is dilapidated or lacks one or more plumbing facilities.

### Residential Building Activity

Trends. Building permit systems cover all of Bibb County, but, in Houston County, permit systems exclude an area in which about 22 percent of the total private housing starts in the county since 1960 have been located (or eight percent of the starts in the HMA as a whole).

An estimated 8,675 private housing units have been built in the Macon HMA since April 1960. Around 5,600 (65 percent) of the units were constructed in Bibb County, and the remainder in Houston County. New private construction since April 1960 has averaged 1,450 units annually, of which an average of 300 were in multifamily structures. These estimates of construction are inclusive of activity in that part of Houston County which has no building permit system.

Construction activity (based on units authorized by building permits) has fluctuated somewhat since 1960. The annual volume increased from about 1,050 units in 1960 to 1,800 units in 1962. Units authorized declined during the next two years to 1,125 in 1964, but in 1965, the number of unit authorizations increased again to 1,375; 380 units were authorized during the first three months of 1966. According to local sources, the volume of construction would have been higher during the first quarter of 1966 except for the unusually rainy conditions of the period.

The rate of single-family authorizations has been quite stable since 1960; the annual number of authorizations only twice has deviated more than 50 from the six and one-quarter year annual average of 1,050 units. Multifamily volume, which numbered only about 45 units in 1960, increased during 1961-1962 (to 580 in 1962), and then declined during the following two years (to 220 units in 1964). The number of units in multifamily structures authorized increased to about 350 in 1965. The substantial volume of multifamily construction since 1961 markedly contrasts with the previous decade, as there had been no appreciable apartment construction in the Macon area since the early 1950's. The following table provides a summary of building permit volume. See table VII for a more detailed treatment, by geographic area.

Private Housing Units Authorized by Permit-Issuing Places  
Macon, Georgia, SMSA, 1960-1966

<u>Year</u>	<u>Type of structure</u>			<u>HMA total</u>
	<u>Single family</u>	<u>Duplex</u>	<u>Three-or- more units</u>	
1960	1,005	36	10	1,051
1961	1,026	238	31	1,295
1962	1,225	252	327	1,804
1963	1,092	226	173	1,491
1964	910	150	70	1,130
1965	1,017	138	208	1,363
1966 <u>a/</u>	269	34	78	381

a/ First three months.

Sources: Bureau of the Census, C-40 Construction Reports. Local building officials and records.

Units Under Construction. Based on building permit data, on a postal vacancy survey conducted during March 1966, on average construction time for single-family and multifamily structures, and on other data obtained in the area, there are estimated to be about 530 private housing units under construction in the Macon HMA. Approximately 350 of the units are single-family structures and 180 units are in multifamily buildings. Around 200 of the single-family structures and 120 of the multifamily units are located in Bibb County, and around 150 single-family units and 60 multifamily units are under construction in Houston County. In addition, 100 multifamily units of military housing are being built in Houston County.

Demolition. Based on information gained from local agencies, it is estimated that there have been around 750 housing units demolished in the Macon HMA since April 1960. The great majority (93 percent) of these losses occurred in Bibb County, mostly within Macon City. About 450 of the demolitions in Macon resulted from clearance for highway and bridge rights-of-way or from urban renewal activity.

The best available information as to future urban renewal activity and highway construction indicates a total of about 1,400 units will be removed during the two-year forecast period. These units will be approximately evenly divided between owner and renter occupancy. Over half of the demolitions will result from urban renewal activity in east Macon, and the remainder from rights-of-way clearance for construction of the cross-town (I-75) freeway, which passes through central Macon. Some of the units which are to be demolished already are vacant in anticipation of their demolition and, in effect, have been removed from the housing supply. Many of the units scheduled for removal are occupied by low-income families who will be housed in new public housing, now under development.



### Tenure of Occupancy

As shown in table VI, the proportion of the occupied housing inventory that is owner-occupied has been increasing since 1950. Currently, about 56 percent of the 59,100 occupied housing units are owner-occupied, compared with 42 percent in 1950 and 54 percent in 1960. The deceleration in the trend toward homeownership since 1960 reflects the increased interest in multifamily housing in the past few years, as shown by the recent rate of apartment construction.

About 54 percent of the 45,450 occupied housing units in Bibb County are owner-occupied, compared with 63 percent of the 14,850 occupied units in Houston County. Both of these proportions represent increases since 1960, although the rate of shift toward owner occupancy appears to be more rapid in Houston County. The 1960 owner-occupancy ratios in Bibb and Houston Counties were 53 percent and 58 percent, respectively. The lower proportion of homeownership in Bibb County mostly reflects the influence of the central city, typically the location of a relatively small number of owner occupants; currently, about 51 percent of the occupied housing units of Macon City are owner-occupied.

### Vacancy

Last Census. As of April 1960, there were about 3,650 vacant housing units in the Macon HMA, of which over 2,475 were available for rent or sale. As shown in table VI, about 580 were for sale only, indicating a homeowner vacancy rate of 2.1 percent, while 1,900 units were available for rent, or a renter vacancy rate of 7.7 percent. Of the available vacancies, about 20 sales vacancies and 460 rental vacancies lacked some or all plumbing facilities.

Postal Vacancy Survey. The results of a postal vacancy survey conducted during March 1966 are shown in table VIII. The survey covered a total of almost 53,400 possible deliveries (excluding trailers), or about 85 percent of the estimated current housing inventory. A total of over 2,100 vacancies were reported by the survey, or an over-all vacancy rate of 3.9 percent. Vacancies in residences, as reported by the survey, numbered about 1,375, or 3.3 percent of the total number of residences surveyed. Apartment vacancies amounted to 740, equal to 6.4 percent of the total number of apartments enumerated. The Macon Post Office (Bibb County) reported a 3.7 percent over-all vacancy ratio, while the Warner Robins and Perry Post Offices (Houston County) reported a total over-all vacancy ratio of 4.8 percent.

An earlier postal vacancy survey was conducted in the Macon area as of January 1962. The 1962 survey covered approximately the same area as the 1966 survey, except that the Perry Post Office delivery area was excluded. The earlier survey produced results similar to that conducted in 1966. A total of 45,050 units were enumerated, of which 3.7 percent were reported to be vacant.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses, and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. On the basis of postal vacancy survey results and information gained from local sources, it is judged that there are currently about 2,450 available vacant housing units in the Macon HMA, an over-all net available vacancy ratio of 4.0 percent. Of the total available vacancies, 600 are available for sale only, a homeowner vacancy ratio of 1.8 percent, and 1,850 are for rent, a renter vacancy ratio of 6.7 percent. As shown in table VI, the current number of available sales and rental vacancies is slightly below the 1960 Census figure.

Approximately 20 of the available sales vacancies and 300 of the vacant available rental units are substandard in that they do not contain all plumbing facilities.

After deducting the current number of substandard vacant available units, the current total number of rental vacancies does not appear to be out of line for a moderately-growing area like the Macon HMA, except for a small excess in Houston County. However, sales vacancies seem to be at a level somewhat above that required for a balanced sales market. Most of the excess in sales vacancies are located in Houston County.

## Sales Market

General Market Conditions. Construction of new sales housing since 1960 has about kept pace with demand, as reflected in the essentially-unchanged number of sales vacancies. Although the current number of sales vacancies is slightly more than that considered desirable for a balanced market, the over-all sales market is judged to be sound.

Major Subdivision Activity. The areas of most concentrated subdivision activity in Bibb County are located near the city limits of Macon, especially to the southwest, northwest, and northeast. A large part of the sales housing in higher-priced brackets is located in the Country Club area of the northwest suburbs. Subdivision activity in Houston County has generally been concentrated close to Robins AFB, in or near Warner Robins. Some activity has also taken place near Perry and, especially most recently, around Centerville. There are other areas of less important subdivision activity located throughout the Macon HMA.

Unsold Inventory of New Houses. The FHA surveys of houses completed during 1963, 1964, and 1965, in subdivisions in which five or more units had been finished during the year, provide some information on the absorption experience of new sales housing. The most recent survey, covering houses completed during 1965, included ten subdivisions in which a total of 249 houses had been finished during the year (equal to about 24 percent of the single-family units authorized during 1965). Of these completions, about 90 houses were sold before the start of construction, and the remainder were built speculatively. Of the speculatively-built houses, all but eight percent had been sold as of the date of the survey. This seems to indicate a strengthened market, since the January 1965 survey (of houses built in 1964) had indicated an unsold-speculative ratio of 29 percent. Further, almost all of the unsold houses in the survey of 1965 completions had been on the market for less than four months. See table IX for a summary of the last three FHA surveys of unsold new houses.

A median value of around \$14,400 for houses built during 1965 can be derived through interpolation from the price ranges shown in table IX. However, since units covered by the survey do not include all houses built, and since many houses priced in the upper ranges and some of the lower-value homes are built on a scattered-lot basis, the median derived from the table is probably somewhat below that of all completed units.

## Rental Market

The over-all rental market of the Macon HMA is in firm condition. The increase in apartment construction activity since 1960 has been of moderate proportions, and judging from the slight downward movement in the number of rental vacancies and on information gained from local

sources, the absorption of the new apartment units appears to have been satisfactory. The most often-heard comment, when discussing the rental market with local realtors and property managers, was to the effect that the market has tightened somewhat during recent months, reflecting for the most part the increase in personnel at Robins AFB as well as a general increase in other types of employment.

There have been no large apartment projects completed recently. Typically, rental projects in the Macon HMA are rather small and are located at scattered sites. Some 54 percent of the multifamily unit authorizations by building permit since January 1960 were in duplex structures.

Rental Housing Under Construction. As of April 1966, there are 180 units of privately-financed rental housing under construction in the Macon HMA. Bibb County is the location of 120 of the units and the remainder are in small projects in Houston County.

#### Urban Renewal

The city of Macon is the location of three urban renewal projects; one is in planning, one in execution, and one has been finished.

Tybee (R-12) is a completed project. This project included a total of 33 acres, bounded by Tupelo, 7th, Ash, and irregularly to as far east as 9th Streets. Re-use was industrial and commercial.

Ocmulgee (R-94) is a 48-acre project in east Macon, now in execution. Most of the project is within the area bounded by Fort and Main Streets, and the Emory Highway, plus a block-wide area between Leaf and Bough Streets to Applewood Avenue. The area is now mostly residential and re-use is to be residential; some 184 units of public housing will be constructed on the site.

The Coliseum (R-95) project is contained in the same General Neighborhood Renewal Area as R-94. The 133-acre project generally is bounded by Wilson, Elliott, Main, and Church Streets, and by the Emory Highway. The Coliseum project is presently in planning; if it proceeds according to schedule, the clearance of the area should be executed within two years. Re-use of the 133 acres, which is now mostly residential, will be about half public (including a new city coliseum) and half commercial.

According to the best available information, some 880 housing units will be demolished within two years of the current date as a result of urban renewal activity. The Macon Urban Renewal Authority reports almost three-fourths of these units as substandard.

### Military Housing

The family housing inventory controlled by Robins AFB currently totals about 1,100 units, and another 100 units are under construction. All of these units meet Air Force standards as to adequacy, and vacancies are frictional only. For the most part, the military housing of RAFB is in very good condition. The waiting list for on-base family housing currently numbers about 360 applicants. The base housing office reports that ordinarily there are no units available for the lowest-grades of enlisted personnel. As of the March 1965 housing survey of the base, existing units can accommodate about 39 percent of the families eligible for military housing.

### Public Housing

There are currently a total of 1,722 units of public housing in the Macon HMA, 1,522 in the city of Macon and 200 in Warner Robins in Houston County. Except for frictional vacancy, all of the public housing units are occupied.

After considerable public housing activity in Macon during the early 1940's (over four-fifths of the current Macon inventory was opened during that time), the program was dormant for a long period, but new projects were opened in 1963 and 1964. Some 274 units are presently under development for occupancy in 1967, and another 184 units are in planning for construction on one of the urban renewal sites in the city. About one year ago Warner Robins opened the most recent addition (100 units) to its public housing inventory. The public housing authorities of both Macon and Warner Robins report waiting lists of substantial proportions (a total of around 500 applicants).

## Demand for Housing

### Quantitative Demand

Based on the expected growth in the number of households during the next two years, on the anticipated level of demolition activity, and on adjustments to create a balanced market throughout the HMA, demand for new housing units is expected to total 1,550 annually over the two-year forecast period to April 1968. About 1,300 of the annual demand will be for sales units and 250 for rental units. About 950 units (800 sales and 150 rental) of the annual demand will be in Bibb County, and the remainder will be in Houston County.

At the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, there is an anticipated annual demand for an additional 200 rental units, excluding public low-rent housing and rent-supplement accommodations.

The forecast demand for housing during the next two years exceeds the estimated annual rate of new housing construction which has prevailed since April 1960. Since the census date, an average of almost 1,450 private housing units (1,150 single-family structures and 300 multifamily units) have been built in the HMA annually; Bibb County has averaged almost 940 units each year and Houston County 510 units annually. The heightened demand reflects the expected accelerated rate of economic growth of the area, as well as the future unusually high rate of demolition of presently-occupied structures.

### Qualitative Demand

Sales Housing. Based on current family income, on typical ratios of income to purchase price, and on recent market experience, the annual demand for 1,300 new sales units is expected to be distributed by price as shown in the following table.

Estimated Annual Demand for New Sales Housing  
Macon, Georgia, HMA  
April 1966-April 1968

<u>Sales price</u>	<u>Number of units</u>
Under \$12,500	210
\$12,500 - 14,999	260
15,000 - 17,499	240
17,500 - 19,999	180
20,000 - 24,999	200
25,000 - 29,999	100
30,000 and over	110
Total	1,300

The foregoing distribution differs from that in table IX, which reflects only selected subdivision experience during the years 1963-1965. It must be noted that the data in table IX do not include new construction in subdivisions with fewer than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower-value homes, are concentrated in the smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing. The monthly rental at which privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition, exclusive of public low-rent housing and rent-supplement accommodations. With market-rate financing, the minimum achievable gross monthly rents in the Macon SMSA are about \$70 for efficiencies, \$90 for one-bedroom units, \$105 for two-bedroom units, and \$120 for units with three bedrooms.<sup>1/</sup>

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<sup>1/</sup> Calculated on the basis of a long-term mortgage (40 years) at 5½ percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Estimated Annual Demand for New Rental Housing  
Macon, Georgia, HMA  
April 1966 to April 1968

<u>Monthly gross rent a/</u>	<u>Size of unit</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$55 and over	15	-	-	-
60 " "	15	-	-	-
70 " "	10	165	-	-
80 " "	10	140	190	-
90 " "	5	110	150	80
100 " "	-	85	110	65
105 " "	-	75	100	55
110 " "	-	60	90	50
120 " "	-	45	75	35
130 " "	-	25	55	25
140 " "	-	10	35	15
150 " "	-	-	10	5

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

Note: The above figures are cumulative, that is, the columns cannot be added vertically. For example, the demand for one-bedroom units at from \$90 to \$100 is 25 units (110 minus 85).



The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit the effective marketing of a single project differing from this demand distribution. Even though a deviation from the demand distribution may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless a thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or submarkets.

Table I  
Trends of Civilian Work Force Components  
Macon, Georgia, HMA, 1960-1965  
(Annual averages)

<u>Components</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965 a/</u>
Civilian work force	<u>72,870</u>	<u>73,000</u>	<u>74,030</u>	<u>75,910</u>	<u>77,140</u>	<u>78,850</u>
Unemployed	2,920	3,740	3,190	3,070	2,930	2,640
Percent of work force	4.0%	5.1%	4.3%	4.0%	3.8%	3.3%
Employment	<u>69,950</u>	<u>69,260</u>	<u>70,840</u>	<u>72,840</u>	<u>74,210</u>	<u>76,210</u>
Agricultural employment	<u>1,980</u>	<u>1,880</u>	<u>1,670</u>	<u>1,580</u>	<u>1,490</u>	<u>1,490</u>
Nonagricultural employment	<u>67,970</u>	<u>67,380</u>	<u>69,170</u>	<u>71,260</u>	<u>72,720</u>	<u>74,720</u>
Wage and salary	<u>58,520</u>	<u>57,820</u>	<u>59,510</u>	<u>61,490</u>	<u>62,840</u>	<u>64,740</u>
Other <u>b/</u>	9,450	9,560	9,660	9,770	9,880	9,980

a/ Preliminary.

b/ Includes self-employed, domestics, and unpaid family workers.

Source: State of Georgia Department of Labor.

Table II

Annual Average Nonagricultural Wage and Salary Employment by Type of Industry  
Macon, Georgia, HMA, 1958-1965

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965 a/</u>
Wage and salary employment	<u>55,790</u>	<u>58,520</u>	<u>58,520</u>	<u>57,820</u>	<u>59,510</u>	<u>61,490</u>	<u>62,840</u>	<u>64,740</u>
Manufacturing	<u>11,650</u>	<u>12,130</u>	<u>12,070</u>	<u>11,570</u>	<u>11,850</u>	<u>11,850</u>	<u>12,320</u>	<u>12,990</u>
Durable goods	<u>3,740</u>	<u>3,890</u>	<u>3,700</u>	<u>3,530</u>	<u>3,630</u>	<u>3,700</u>	<u>3,890</u>	<u>4,280</u>
Lumber and wood products	<u>1,520</u>	<u>1,560</u>	<u>1,430</u>	<u>1,340</u>	<u>1,330</u>	<u>1,350</u>	<u>1,330</u>	<u>1,380</u>
Stone, clay, and glass	<u>1,030</u>	<u>1,130</u>	<u>1,090</u>	<u>1,020</u>	<u>980</u>	<u>1,020</u>	<u>1,150</u>	<u>1,190</u>
Machinery, except elect.	<u>330</u>	<u>290</u>	<u>300</u>	<u>320</u>	<u>240</u>	<u>240</u>	<u>210</u>	<u>280</u>
Other durable goods <u>b/</u>	<u>860</u>	<u>910</u>	<u>880</u>	<u>850</u>	<u>1,080</u>	<u>1,090</u>	<u>1,200</u>	<u>1,430</u>
Nondurable goods	<u>7,910</u>	<u>8,240</u>	<u>8,370</u>	<u>8,040</u>	<u>8,220</u>	<u>8,150</u>	<u>8,430</u>	<u>8,710</u>
Food and kindred	<u>2,230</u>	<u>2,400</u>	<u>2,390</u>	<u>2,240</u>	<u>2,320</u>	<u>2,290</u>	<u>2,280</u>	<u>2,360</u>
Textile mill products	<u>2,630</u>	<u>2,670</u>	<u>2,670</u>	<u>2,540</u>	<u>2,540</u>	<u>2,330</u>	<u>2,510</u>	<u>2,580</u>
Apparel and other fin. tex.	<u>640</u>	<u>630</u>	<u>740</u>	<u>670</u>	<u>720</u>	<u>820</u>	<u>900</u>	<u>1,010</u>
Paper and allied	<u>1,760</u>	<u>1,850</u>	<u>1,860</u>	<u>1,840</u>	<u>1,870</u>	<u>1,940</u>	<u>1,960</u>	<u>1,950</u>
Chemicals and allied	<u>220</u>	<u>240</u>	<u>230</u>	<u>240</u>	<u>240</u>	<u>240</u>	<u>240</u>	<u>250</u>
Other nondurable goods <u>c/</u>	<u>430</u>	<u>450</u>	<u>480</u>	<u>510</u>	<u>530</u>	<u>530</u>	<u>540</u>	<u>560</u>
Nonmanufacturing	<u>44,140</u>	<u>46,390</u>	<u>46,450</u>	<u>46,250</u>	<u>47,660</u>	<u>49,640</u>	<u>50,520</u>	<u>51,750</u>
Construction	<u>2,820</u>	<u>3,080</u>	<u>2,780</u>	<u>2,580</u>	<u>2,650</u>	<u>3,070</u>	<u>3,430</u>	<u>3,460</u>
Trans., comm., and utilities	<u>3,380</u>	<u>3,410</u>	<u>3,510</u>	<u>3,540</u>	<u>3,350</u>	<u>3,370</u>	<u>3,330</u>	<u>3,310</u>
Wholesale and retail trade	<u>9,870</u>	<u>10,690</u>	<u>10,830</u>	<u>10,830</u>	<u>10,980</u>	<u>11,550</u>	<u>11,890</u>	<u>11,970</u>
Finance, ins., and real est.	<u>1,700</u>	<u>1,860</u>	<u>2,080</u>	<u>2,450</u>	<u>2,730</u>	<u>3,060</u>	<u>3,120</u>	<u>3,150</u>
Service and miscellaneous <u>d/</u>	<u>5,070</u>	<u>5,190</u>	<u>5,310</u>	<u>5,470</u>	<u>5,470</u>	<u>5,610</u>	<u>5,970</u>	<u>6,370</u>
Government	<u>21,300</u>	<u>22,160</u>	<u>21,940</u>	<u>21,380</u>	<u>22,480</u>	<u>22,980</u>	<u>22,780</u>	<u>23,490</u>
Federal	<u>16,890</u>	<u>17,610</u>	<u>17,280</u>	<u>16,610</u>	<u>17,370</u>	<u>17,430</u>	<u>16,960</u>	<u>17,170<sup>e/</sup></u>
State and local	<u>4,410</u>	<u>4,550</u>	<u>4,660</u>	<u>4,770</u>	<u>5,110</u>	<u>5,550</u>	<u>5,820</u>	<u>6,320</u>

a/ Preliminary.

b/ Includes furniture, metals, transportation equipment, electrical machinery, and miscellaneous manufacturing. Also includes ordnance beginning December 1965.

c/ Includes printing and publishing, petroleum and rubber products, and leather products.

d/ Miscellaneous includes agricultural services, forestry, and mining.

e/ Included ordnance until December 1965.

Source: State of Georgia Department of Labor.

Table III

Estimated Percentage Distributions of All Family and Renter Household Income  
After the Deduction of Federal Income Tax  
Macon, Georgia, HMA, 1966 and 1968

<u>Annual income</u>	<u>1966</u>		<u>1968</u>	
	<u>All families</u>	<u>Renter households <sup>a/</sup></u>	<u>All families</u>	<u>Renter households <sup>a/</sup></u>
Under \$2,000	10	17	9	16
\$2,000 - 2,999	9	12	8	11
3,000 - 3,999	9	14	8	13
4,000 - 4,999	9	11	9	10
5,000 - 5,999	9	10	9	10
6,000 - 6,999	10	10	9	10
7,000 - 7,999	9	10	9	10
8,000 - 9,999	14	10	14	12
10,000 - 11,999	9	2	11	3
12,000 and over	<u>12</u>	<u>4</u>	<u>14</u>	<u>5</u>
Total	100	100	100	100
Median	\$6,450	\$4,725	\$6,825	\$4,975

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

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends  
Macon, Georgia, HMA  
April 1950-April 1966

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>April 1966</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1966</u>	
				<u>Number</u>	<u>Rate<sup>a/</sup></u>	<u>Number</u>	<u>Rate<sup>a/</sup></u>
HMA total	<u>135,043</u>	<u>180,403</u>	<u>212,700</u>	<u>4,536</u>	2.9	<u>5,375</u>	2.8
Nonwhite	<u>48,250</u>	<u>55,988</u>	<u>60,750</u>	<u>774</u>	1.5	<u>790</u>	1.4
Percent of total	35.7%	31.0%	28.6%	-	-	-	-
Bibb County	<u>114,079</u>	<u>141,249</u>	<u>159,700</u>	<u>2,717</u>	2.1	<u>3,075</u>	2.0
Macon	<u>70,252</u>	<u>69,764</u>	<u>133,500</u>	- 49	-.1	<u>b/</u>	<u>b/</u>
Remainder	<u>43,827</u>	<u>71,485</u>	<u>26,200</u>	<u>2,766</u>	4.9	<u>b/</u>	<u>b/</u>
Houston County	<u>20,964</u>	<u>39,154</u>	<u>53,000</u>	<u>1,819</u>	6.2	<u>2,300</u>	5.0

a/ Percentages derived through the use of a formula designed to calculate the rate of change on a compound basis.

b/ A large annexation to Macon in 1961 invalidates any comparison of growth rates.

Sources: 1950 and 1960 Censuses of Population.  
 1966 estimated by Housing Market Analyst.

Table V

Household Trends  
Macon, Georgia, HMA  
April 1950-April 1966

<u>Area</u>	<u>April 1950</u>	<u>April 1960</u>	<u>April 1966</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1966</u>	
				<u>Number</u>	<u>Rate<sup>a/</sup></u>	<u>Number</u>	<u>Rate<sup>a/</sup></u>
HMA total	<u>37,196</u>	<u>50,169</u>	<u>59,100</u>	<u>1,297</u>	2.9	<u>1,500</u>	2.7
Nonwhite	<u>12,544</u>	<u>13,912</u>	<u>15,050</u>	<u>137</u>	1.0	<u>190</u>	1.3
Percent of total	33.7%	27.7%	25.5%	-	-	-	-
Bibb County	<u>32,018</u>	<u>40,118</u>	<u>45,450</u>	<u>810</u>	2.3	<u>890</u>	2.1
Macon	<u>20,733</u>	<u>21,289</u>	<u>38,750</u>	<u>56</u>	.3	<u>b/</u>	<u>b/</u>
Remainder	<u>11,285</u>	<u>18,829</u>	<u>6,700</u>	<u>754</u>	5.1	<u>b/</u>	<u>b/</u>
Houston County	5,178	10,051	13,650	487	6.6	600	5.1

a/ Percentages derived through the use of a formula designed to calculate the rate of change on a compound basis.

b/ A large annexation to Macon in 1961 invalidates any comparison of growth rates.

Sources: 1950 and 1960 Censuses of Housing.  
1966 estimated by Housing Market Analyst.

Table VI

Components of the Housing Inventory  
Macon, Georgia, HMA  
April 1950-April 1966

<u>Tenure and vacancy</u>	<u>April 1950</u>	<u>April 1960</u>	<u>April 1966</u>	<u>Average annual changes</u>			
				<u>1950-1960</u>		<u>1960-1966<sup>a/</sup></u>	
				<u>Number</u>	<u>Rate<sup>b/</sup></u>	<u>Number</u>	<u>Rate<sup>b/</sup></u>
Total housing inventory	<u>38,859</u>	<u>53,813</u>	<u>63,000</u>	<u>1,495</u>	3.2	<u>1,525</u>	2.6
Occupied housing units	<u>37,196</u>	<u>50,169</u>	<u>59,100</u>	<u>1,297</u>	2.9	<u>1,500</u>	2.7
Owner-occupied	15,485	27,210	33,300	1,172	5.6	1,025	3.4
Percent of all occupied	41.6%	54.2%	56.3%	-	-	-	-
Renter-occupied	21,711	22,959	25,800	125	.6	470	1.9
Vacant housing units	<u>1,663</u>	<u>3,644</u>	<u>3,900</u>	<u>198</u>	7.8	<u>45</u>	1.2
Available vacant	637	2,486	2,450	185	13.0	-5	-.2
For sale only	86	577	600	49	19.0	5	.6
Homeowner vacancy rate	.6%	2.1%	1.8%	-	-	-	-
For rent	551	1,909	1,850	136	12.0	-10	-.5
Renter vacancy rate	2.5%	7.7%	6.7%	-	-	-	-
Other vacant	1,026	1,158	1,450	13	1.2	50	3.8

<sup>a/</sup> Estimates are rounded and may not add to totals.

<sup>b/</sup> Percentages derived through the use of a formula designed to compute the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing.  
1966 estimated by Housing Market Analyst.

Table VII

Private Housing Units Authorized by Permit-Issuing Places  
Macon, Georgia, HMA, 1960-1966

<u>Area and type of structure</u>	<u>1960</u>	<u>1961<sup>a/</sup></u>	<u>1962</u>	<u>1963<sup>b/</sup></u>	<u>1964<sup>c/</sup></u>	<u>1965</u>	<u>1/1966- 3/1966</u>	<u>Total</u>
Bibb County	<u>791</u>	<u>998</u>	<u>1,063</u>	<u>1,034</u>	<u>858</u>	<u>945</u>	<u>276</u>	<u>5,965</u>
Inside Macon	<u>151</u>	<u>609</u>	<u>837</u>	<u>818</u>	<u>636</u>	<u>647</u>	<u>211</u>	<u>3,909</u>
Single-family	<u>115</u>	<u>404</u>	<u>464</u>	<u>500</u>	<u>464</u>	<u>393</u>	<u>107</u>	<u>2,447</u>
Duplex	<u>36</u>	<u>182</u>	<u>238</u>	<u>224</u>	<u>148</u>	<u>118</u>	<u>34</u>	<u>980</u>
3-or-more family	<u>-</u>	<u>23</u>	<u>135</u>	<u>94</u>	<u>24</u>	<u>136</u>	<u>70</u>	<u>482</u>
Outside Macon <sup>d/</sup>	<u>640</u>	<u>389</u>	<u>226</u>	<u>216</u>	<u>222</u>	<u>298</u>	<u>65</u>	<u>2,056</u>
Houston County	<u>260</u>	<u>297</u>	<u>741</u>	<u>457</u>	<u>272</u>	<u>418</u>	<u>105</u>	<u>2,550</u>
Centerville	<u>6</u>	<u>5</u>	<u>30</u>	<u>60</u>	<u>32</u>	<u>41</u>	<u>12</u>	<u>186</u>
Perry <sup>d/</sup>	<u>50</u>	<u>71</u>	<u>99</u>	<u>56</u>	<u>54</u>	<u>45</u>	<u>15</u>	<u>390</u>
Warner Robins	<u>204</u>	<u>221</u>	<u>612</u>	<u>341</u>	<u>186</u>	<u>332</u>	<u>78</u>	<u>1,974</u>
Single-family	<u>194</u>	<u>219</u>	<u>417</u>	<u>274</u>	<u>140</u>	<u>242</u>	<u>70</u>	<u>1,556</u>
Duplex	<u>-</u>	<u>2</u>	<u>6</u>	<u>-</u>	<u>-</u>	<u>18</u>	<u>-</u>	<u>26</u>
3-or-more family	<u>10</u>	<u>-</u>	<u>189</u>	<u>67</u>	<u>46</u>	<u>72</u>	<u>8</u>	<u>392</u>
SMSA total	<u>1,051</u>	<u>1,295</u>	<u>1,804</u>	<u>1,491</u>	<u>1,130</u>	<u>1,363</u>	<u>381</u>	<u>8,515</u>
Single-family	<u>1,005</u>	<u>1,026</u>	<u>1,225</u>	<u>1,092</u>	<u>910</u>	<u>1,017</u>	<u>269</u>	<u>6,544</u>
Duplex	<u>36</u>	<u>238</u>	<u>252</u>	<u>226</u>	<u>150</u>	<u>138</u>	<u>34</u>	<u>1,074</u>
3-or-more family	<u>10</u>	<u>31</u>	<u>327</u>	<u>173</u>	<u>70</u>	<u>208</u>	<u>78</u>	<u>897</u>

Note: Figures may not agree with census reports because of modifications arrived at through the use of local building records and consultation with local officials.

<sup>a/</sup> Excludes 206 multifamily units of public housing in Macon.

<sup>b/</sup> Excludes 86 multifamily units of public housing in Macon

<sup>c/</sup> Excludes 100 multifamily units of public housing in Warner Robins.

<sup>d/</sup> Includes some multifamily, which are included in HMA total.

Sources: Bureau of the Census, C-40 Construction Reports. Local building officials and records.



Table VIII

Macon, Georgia, Area Postal Vacancy Survey

March 22-23, 1966

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
The Survey Area Total	<u>53,386</u>	<u>2,106</u>	<u>3.9</u>	<u>1,883</u>	<u>223</u>	<u>496</u>	<u>41,894</u>	<u>1,369</u>	<u>3.3</u>	<u>1,171</u>	<u>198</u>	<u>317</u>	<u>11,492</u>	<u>737</u>	<u>6.4</u>	<u>712</u>	<u>25</u>	<u>179</u>	<u>1,236</u>	<u>28</u>	<u>2.3</u>
Macon	<u>41,059</u>	<u>1,516</u>	<u>3.7</u>	<u>1,433</u>	<u>83</u>	<u>300</u>	<u>31,075</u>	<u>861</u>	<u>2.8</u>	<u>787</u>	<u>74</u>	<u>178</u>	<u>9,984</u>	<u>655</u>	<u>6.6</u>	<u>646</u>	<u>9</u>	<u>122</u>	<u>596</u>	<u>9</u>	<u>1.5</u>
Main Office	<u>15,290</u>	<u>709</u>	<u>4.6</u>	<u>692</u>	<u>17</u>	<u>61</u>	<u>10,001</u>	<u>369</u>	<u>3.7</u>	<u>357</u>	<u>12</u>	<u>33</u>	<u>5,289</u>	<u>340</u>	<u>6.4</u>	<u>335</u>	<u>5</u>	<u>28</u>	<u>87</u>	<u>2</u>	<u>2.3</u>
Stations:																					
Pio Nono	<u>14,505</u>	<u>404</u>	<u>2.8</u>	<u>367</u>	<u>37</u>	<u>170</u>	<u>11,878</u>	<u>223</u>	<u>1.9</u>	<u>190</u>	<u>33</u>	<u>78</u>	<u>2,627</u>	<u>181</u>	<u>6.9</u>	<u>177</u>	<u>4</u>	<u>92</u>	<u>32</u>	<u>3</u>	<u>9.4</u>
South Macon	<u>11,264</u>	<u>403</u>	<u>3.6</u>	<u>374</u>	<u>29</u>	<u>69</u>	<u>9,196</u>	<u>269</u>	<u>2.9</u>	<u>240</u>	<u>29</u>	<u>67</u>	<u>2,068</u>	<u>134</u>	<u>6.5</u>	<u>134</u>	<u>-</u>	<u>2</u>	<u>477</u>	<u>4</u>	<u>0.8</u>
Other Cities and Towns	<u>12,327</u>	<u>590</u>	<u>4.8</u>	<u>450</u>	<u>140</u>	<u>196</u>	<u>10,819</u>	<u>508</u>	<u>4.7</u>	<u>384</u>	<u>124</u>	<u>139</u>	<u>1,508</u>	<u>82</u>	<u>5.4</u>	<u>66</u>	<u>16</u>	<u>57</u>	<u>640</u>	<u>19</u>	<u>3.0</u>
Perry	<u>2,300</u>	<u>89</u>	<u>3.9</u>	<u>72</u>	<u>17</u>	<u>39</u>	<u>2,215</u>	<u>77</u>	<u>3.5</u>	<u>60</u>	<u>17</u>	<u>39</u>	<u>85</u>	<u>12</u>	<u>14.1</u>	<u>12</u>	<u>-</u>	<u>-</u>	<u>43</u>	<u>-</u>	<u>-</u>
Warner Robbins	<u>10,027</u>	<u>501</u>	<u>5.0</u>	<u>378</u>	<u>123</u>	<u>157</u>	<u>8,604</u>	<u>431</u>	<u>5.0</u>	<u>324</u>	<u>107</u>	<u>100</u>	<u>1,423</u>	<u>70</u>	<u>4.9</u>	<u>54</u>	<u>16</u>	<u>57</u>	<u>597</u>	<u>19</u>	<u>3.2</u>

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table IX

Status of New House Completions in Selected Subdivisions<sup>a/</sup>Macon, Georgia, HMAAs of January 1964, January 1965, and January 1966

<u>Sales price</u>	<u>Total completions</u>	<u>Pre-sold</u>	<u>Speculative construction</u>			
			<u>Total</u>	<u>Sold</u>	<u>Unsold</u>	
		<u>Number</u>			<u>Percent</u>	
<u>Houses completed in 1963, as of January 1, 1964</u>						
\$10,000 - \$12,499	105	25	80	63	17	21
12,500 - 14,999	100	52	48	43	5	10
15,000 - 17,499	16	5	11	8	3	27
17,500 - 19,999	52	7	45	29	16	36
20,000 and over	-	-	-	-	-	-
Total	273	89	184	143	41	22
<u>Houses completed in 1964, as of January 1, 1965</u>						
\$10,000 - \$12,499	-	-	-	-	-	-
12,500 - 14,999	125	25	100	65	35	35
15,000 - 17,499	15	3	12	9	3	25
17,500 - 19,999	44	6	38	32	6	16
20,000 and over	-	-	-	-	-	-
Total	184	34	150	106	44	29
<u>Houses completed in 1965, as of January 1, 1966</u>						
\$10,000 - \$12,499	28	18	10	8	2	20
12,500 - 14,999	129	36	93	85	8	9
15,000 - 17,499	20	12	8	8	-	-
17,500 - 19,999	52	14	38	35	3	8
20,000 and over	20	12	8	8	-	-
Total	249	92	157	144	13	8

<sup>a/</sup> Selected subdivisions are those with five or more completions during the year.

Sources: Unsold Inventory Surveys conducted by the Atlanta, Georgia, FHA Insuring Office.

# DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL HOUSING ADMINISTRATION

# NEWS

Washington, D. C. 20411

FHA INFORMATION 382-4693

FOR RELEASE THURSDAY  
FEBRUARY 9, 1967

MC-FHA-MA-67-8  
Poston

The Federal Housing Administration today released its analysis of the Macon, Georgia, housing market, covering Bibb and Houston Counties. Demand for additional housing is forecast at about 1,550 units a year for the two-year period dating from April 1, 1966.

Estimated annual demand consists of 1,300 sales units and 250 rental units. An additional 200 rental units a year might be marketed at the lower rents possible with public benefits or assistance-financing (exclusive of public low-rent housing or rent-supplement housing).

There were about 600 vacant available sales units in the area in April 1966, a vacancy ratio of 1.8 percent. The 1,850 rental units vacant and available in April 1966 represent a vacancy ratio of 6.7 percent. Sales and rental vacancy ratios in April 1960 were 2.1 percent and 7.7 percent, respectively.

The major portion of building volume between 1960 and April 1966 has been in single-family structures. Of approximately 8,675 units built during the April 1960-April 1966 period, 1,775 units are in multifamily structures. Housing under construction in April 1966 consisted of about 330 single-family units and 180 multifamily units.

The economy of the area is heavily influenced by the presence of Robins Air Force base in Houston County. The report predicts gains in nonagricultural wage and salary employment at 2,200 jobs for each forecast year. Average nonagricultural wage and salary employment in 1965 was 64,740, a gain of about 1,900 jobs over 1964. Employment growth is expected to be spurred by the transfer of military and civilian personnel to RAFB from other Air Force bases that are being closed. Planned expansion of the Maxson Electronics Corporation, which produces ordnance equipment, should also contribute to an expected employment growth of 2,200 annually during the two forecast years.

- more -

Unemployment averaged 2,640 persons during 1965, or 3.3 percent of the civilian work force. This rate was the lowest for any year since 1961, when the rate was 5.1 percent.

The median annual income for all families in the area as of April 1, 1966, was about \$6,450, after deduction of Federal income tax. That of renter families was \$4,725.

Predicted yearly gains in both population and the number of households approximate yearly increases since 1960. The population increase is forecast at about 5,250 for each forecast year. The April 1966 population of about 212,700 showed an annual increase of 5,375 since April 1960. The number of households is expected to increase by 1,500 each forecast year. In April 1966, the number of households totaled about 59,100, an increase of almost 1,500 a year since April 1960.

Requests for copies of the complete analysis should be directed to John F. Thigpen, Director, Federal Housing Administration, 230 Peachtree Street, N. W., Atlanta, Georgia 30303.

\* \* \*

2/9/67

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Dept. of Housing and Urban Development  
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