

728.1
: 308
F22
Macon, Ga.
1970
c.2

Analysis of the
MACON, GEORGIA
HOUSING MARKET

as of April 1, 1970

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

OCT 9 1970

**LIBRARY
WASHINGTON, D.C. 20410**

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

September 1970

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

OCT 9 1970

LIBRARY
WASHINGTON, D.C. 20540

FHA Housing Market Analysis
Macon, Georgia, as of April 1, 1970

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 Economic and Market Analysis Division 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
Economic and Market Analysis Division
Washington, D. C.

728.1
1308
F22
Indcon
Ga.
1970
C.2

FHA HOUSING MARKET ANALYSIS
MACON, GEORGIA
AS OF APRIL 1, 1970^{1/}

The Macon, Georgia, Housing Market Area (HMA) is coextensive with the Macon Standard Metropolitan Statistical Area (SMSA), which consists of Bibb and Houston Counties. The city of Macon is located in Bibb County; Houston County contains Robins Air Force Base and the lesser cities of Warner Robins and Perry. The Macon HMA is located in central Georgia, approximately 85 miles southeast of Atlanta. The total population of the two-county area was 236,200, as of April 1, 1970.

The economy of the Macon HMA is oriented toward nonmanufacturing activities. Government, trade, and service activities provide more than half of the area's employment, with Robins Air Force Base constituting the largest single source of employment in the HMA. Since 1966, improved highway and rail facilities have added significantly to the economic vitality of the HMA. Macon is situated on Interstates 16 and 75, which connect with Savannah, Atlanta, and Florida. Employment growth in recent years has been particularly evident in construction, state and local government, and trade. The local market for housing in the post-1966 period has been influenced by high interest rates, a decline in the number of vacant units available for sale or rent, reduced single-family construction, and increased multifamily construction.

Estimates for the two-year period ending April 1, 1972 anticipate continued increases in population and employment in the HMA. Economic growth and the demand for housing will be sustained by new manufacturing facilities currently under construction and by expanding nonmanufacturing activities.

^{1/} Data in this analysis are supplementary to an analysis as of April 1, 1966.

Anticipated Housing Demand

The demand for new, nonsubsidized housing in the Macon, Georgia, Housing Market Area is based upon an anticipated annual increase of about 1,550 households during the forecast period (April 1, 1970 to April 1, 1972). Consideration has also been given to such factors as the number of housing units currently vacant, the present level of construction activity, anticipated demolitions of housing units, and current family incomes. It is concluded that there will be an annual demand for 1,700 units of new, nonsubsidized housing in the HMA during the two-year period ending April 1, 1972. Housing marketed to meet this demand would be most readily absorbed if the annual volume of new units included about 800 single-family houses, 600 multifamily units, and 300 mobile home units. Distributions of demand for single-family houses by price classes and for multifamily units by size and by rents are presented in table I.

Bibb County could be expected to absorb, annually, 550 single-family houses, 450 multifamily units, and 100 mobile homes. In Houston County, the estimated annual demand is for 250 single-family houses, 150 multifamily units, and 200 mobile homes. The estimated annual demand for 1,700 units of nonsubsidized housing during the forecast period is somewhat below the average annual volume of nonsubsidized units added during the past four years because of anticipated less rapid growth in employment and population.

Military Housing. The demand estimates and occupancy potentials discussed in this analysis are based on demand by civilian households only. As of April 1, 1970, the HMA had about 3,430 military families which were associated with Robins Air Force Base. The base operates 1,200 units of military controlled housing; another 200 units have been approved for construction but have not been funded. Almost one half of the 2,230 military families living in privately-controlled housing are reported to be unsuitably housed either because of the condition of the unit occupied or because of rents which exceed allowances for housing costs. There is, currently, no indication that the number of military households in the HMA will increase significantly during the next two years.

The demand estimates discussed in this analysis are not intended to be predictions of short-term construction activity. Rather they are suggestive of construction levels which would promote an orderly housing market consistent with trends evident in the Macon, Georgia, HMA as of April 1, 1970.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home

mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Macon, Georgia, HMA the total occupancy potential is estimated to be 1,175 units annually, including 335 units for the elderly (see table II). Bibb County is estimated to contain about 75 percent of the potential occupants of subsidized housing for families in the HMA and about 85 percent of the potential occupants of subsidized housing for elderly couples and individuals.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on April 1, 1970, and on available market experience.

Sales Housing Under Section 235. Sales housing can be provided for families with low or moderate incomes under Section 235. It is estimated that, using exception income limits, the Macon Housing Market Area could absorb about 250 units under this program during each of the next two years. Under regular income limits, the annual potential for Section 235 housing would be reduced to about 165 units. About one-half of the families eligible under this program are five-or-more-person households. All of the families eligible for Section 235 housing are alternatively eligible for housing

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitably accessible locations as well as a distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

under Section 236, and vice versa. During 1969, a total of 144 mortgages in the Macon HMA were insured under Section 235; 48 were on new construction and 96 were on existing units.

Rental Housing Under the Public Housing and Rent-Supplement Programs.

These two programs serve essentially the same low-income households. The principal differences are in the eligibility requirements and in the manner in which net income is computed. For the Macon HMA, the annual occupancy potential for public housing is estimated at 685 units for families and 260 units for the elderly. Of those eligible for public housing, about 15 percent of the families and 50 percent of the elderly also are eligible under Section 236 (see table II). In the case of the somewhat more restrictive rent supplement program, the annual potential for families would consist of about 70 percent of the public housing potential, but the potential among the elderly would be the same (260 units). Currently, there are three housing authorities in the Macon HMA with a total of 1,996 existing low-rent public housing units. The city of Macon has 1,796 units (two-thirds of which were built prior to 1943). Warner Robins (in Houston County) has 200 units; the recently formed Housing Authority in Perry (in Houston County) has no units at the present time. The only public housing units under construction in the HMA as of April 1, 1970 were 58 family units in the city of Macon. There are two rent supplement projects in the HMA, Kingston Gardens in Macon and Randall Heights near Warner Robins. Kingston Gardens opened in January 1970 with 100 units and was fully occupied after about 60 days. Randall Heights was about 90 percent completed on April 1, 1970 and had applications in excess of the project's 52 units. Additional projects planned or awaiting approval in the HMA include 226 public housing units for families and 504 public housing units for the elderly. Completion of the proposed 504 elderly units during the next two years would satisfy the current estimates of the potential for the forecast period ending April 1, 1972.

Rental Housing Under Section 236^{1/}. Moderately priced rental units can be provided under Section 236. With exception income limits, there is an annual occupancy potential in the Macon HMA for 450 units of Section 236 housing, including 250 units for families and 200 units for elderly couples and individuals; using regular income limits these potentials would be reduced to about 165 units for families and 170 units for the elderly. About one-third of the families and two-thirds of the elderly, eligible under Section 236, also would qualify for public housing. It should also be noted that, in terms of eligibility, the Section 236 potential for families and the Section 235 potential draw from essentially the same population and are, therefore, not additive.

^{1/} Interest reduction payments may also be made for cooperative housing projects. Occupancy requirements under Section 236 are identical for tenants and cooperative owner-occupants.

As of April 1, 1970 there were 288 units of 221(d)(3) BMIR housing in the HMA. These units are located in three projects in the city of Macon, Colonial Terrace (128 units), Anthony Arms (60 units), and Walnut Hills (100 units). Colonial Terrace has been fully occupied since its completion in 1965-1966, except for frictional vacancies. Anthony Arms, completed in 1968, is fully occupied and has a waiting list. Walnut Hills was completed in March 1970; as of April 1970 the project was about 30 percent occupied. There were 196 units of Section 236 housing for families under construction and an additional 332 family units proposed. Also under construction is a 196-unit high-rise project of Section 202 housing for the elderly; bidding is underway for another similar project (216 units, Section 202, elderly).^{1/} All of the Section 202 and Section 236 units planned or under construction are located in the city of Macon.

The absorption of Section 236 housing for families and of all elderly housing should receive particular attention during the forecast period in view of the substantial number of units currently planned or under construction for these elements of the market. If the total of 528 units of Section 236 family housing now proposed or under construction are completed during the next two years, the current estimated potentials for the forecast period would be effectively satisfied. The total number of elderly units (Sections 202, 236, and low-rent-public housing) which are currently proposed or under construction amounts to 916 units; this volume significantly exceeds the current estimated potential for elderly subsidized units. However, rapid absorption of newly completed units might suggest that estimates of the potentials could be increased.

The Sales Market

As of April 1, 1970, activity in the local market for sales housing was well below the level of a year ago; the volume of home sales was reported to be as much as 50 percent below that of the previous year. Construction of new single-family houses has been curtailed; the number of single-family building permits issued in the HMA during 1969 was the lowest in a decade. The January 1970 unsold inventory survey, conducted by the Atlanta FHA Insuring Office and covering 455 single-family houses completed during 1969 in the Macon HMA, shows that 93 percent of the units surveyed were built speculatively and 66 percent were priced under \$17,500. By comparison, in 1968, speculative construction accounted for 58 percent of the completions and 43 percent of the units in the survey were priced under \$17,500. High interest rates have made low-priced units the only attractive or feasible purchase for many homebuyers in the Macon area. The minimum selling price for new single-family houses in the Macon HMA is about \$13,500.

^{1/} Section 202 and Section 236 are comparable with regard to elderly persons. Applications and commitments under Section 202 are being converted to Section 236.

Since 1966, there has been a decrease in the proportion of homeowner units which are available for sale. This is reflected in the homeowner vacancy rate which declined slightly from 1.8 percent in April 1966 to a rate of 1.6 percent in April 1970.

Mobile home units are a well established segment of the Macon housing market. Sales of these units have been particularly strong in the HMA in recent years. It is estimated that about 1,950 mobile home units have been added to the local housing stock since April 1, 1966. Increasing regulation of mobile home parks and units is expected to result in a less rapid expansion of the mobile home inventory during the forecast period.

The Rental Market.

The rental vacancy rate in the Macon HMA has declined from 6.7 percent in April 1966 to about 4.9 percent in April 1970. The rental market has strengthened despite the increasing numbers of rental units marketed in recent years. In 1968, for the first time, building permits for rental-type units (duplexes and multifamily) exceeded permits for single-family houses in the Macon HMA. There is a particularly strong market for garden-type one- and two-bedroom apartments with gross monthly rents of about \$125 and \$150, respectively. One weakness in the local rental market appears to be that high-priced luxury apartments are in excess supply at the present time. Two recently completed luxury projects in Macon have been slowly absorbed. After more than 60 days on the market, one had less than 50 percent occupancy, the other had less than 60 percent.

High quality mobile home courts are in short supply in both Bibb County and Houston County. With an estimated 3,300 mobile home units in the HMA, there are practically no courts which could meet FHA standards. There are about 75 mobile home courts in Houston County and 23 in Bibb County. Most of these have space available. With few exceptions, however, these courts are characterized by high density, little or no landscaping, unpaved streets, and very few amenities. Spaces rent for \$20 to \$30 per month (including water and garbage service).

Economic, Demographic, and Housing Factors

The following findings and assumptions form the basis for the conclusions regarding the requirements for housing in the Macon Housing Market Area.

Employment. The average number of persons employed in the Macon HMA during 1969 was 90,400. The total included 78,700 nonagricultural wage and salary workers, another 10,400 workers who were either self-employed, domestics, or unpaid family workers, and about 1,300 agricultural

workers. Average annual nonagricultural employment in the HMA has registered gains in each succeeding year since 1961. In the period since April 1966, nonagricultural employment has increased by an average of about 3,300 per year, an annual rate of growth of 4.0 percent. Most of the employment growth has been in the nonmanufacturing categories of government, construction, trade, and services.

Of the 78,700 wage and salary workers in the Macon HMA, about 80 percent are engaged in nonmanufacturing activities. Included in this category are about 17,700 civilian workers at Robins Air Force Base. This installation contains important maintenance and logistics functions of the Air Materiel Command.

Manufacturing activity is dominated by textiles, food products, and paper products. The largest manufacturing employers in the HMA are: Bibb Manufacturing Company (textile products), Armstrong Cork Company (insulation materials and pressed board), Maxson Electronics (military ordnance), Georgia Kraft Company (container board), and the Keebler Company (biscuits and crackers).

Unemployment in the HMA has been low in recent years. Since 1966, the average annual unemployment rate has remained below 3 percent. During 1969, the average number of unemployed persons was 2,600, a rate of 2.8 percent.

The level of employment for the two-year period ending April 1, 1972 is expected to increase by an average of about 2,200 jobs per year. The projected employment gain is below the average gains of the past four years; this is largely in anticipation of a decline in civilian jobs at the Robins Air Force Base during the next two years. New manufacturing plants under construction include a combined brewery and canning plant (Pabst Brewing Company and Continental Can Corporation) at Perry, Georgia. The combined operation will initially employ a total of about 500 workers. Expansions are in progress at several existing manufacturing firms, including a furniture producer and a number of paper product firms. A substantial number of new jobs will also result from the continued expansion of trade, services, and local government. Civilian work force statistics from 1960 through January 1970 are presented in table III. Assigned strength figures for Robins AFB are presented in table IV.

Income. As of April 1970, the estimated median annual income of all families in the Macon HMA was \$8,000 after deduction of federal income taxes. Renter households of two or more persons had an estimated median annual after-tax income of \$5,825. In 1966, the median after-tax incomes for all families and for renter households, respectively, were \$6,450 and \$4,725. Percentage distributions of families and renter households by after-tax income are presented in table V.

Population and Households. The population of the Macon Housing Market Area was estimated to be 236,200 as of April 1, 1970 ^{1/}. The total included 168,800 in Bibb County and 67,400 in Houston County. Since 1966, the population of the HMA has increased by an average of about 5,850 persons each year, an annual growth rate of 2.6 percent. About 60 percent of the population growth has been in Houston County, especially in and around the cities of Perry and Warner Robins. The high level of in-migration which has been characteristic of the Macon area has been sustained by expanding employment opportunities and by the fact that the HMA contains the only urban centers in the middle Georgia area. Future employment opportunities and in-migration are expected to result in the addition of about 5,250 persons to the population of the HMA during each of the next two years; virtually all will be nonmilitary-connected civilians.

In April 1970, there were approximately 66,250 households in the HMA. The 1970 total reflected an average increase of almost 1,800 households annually since April 1966. During the two-year forecast period ending April 1972, the number of households in the HMA is expected to increase by about 1,550 annually.

There were 51,370 military-connected persons in the HMA as of April 1970. Virtually all of them were associated with Robins Air Force Base. Uniformed military personnel and their dependents numbered 14,270 persons. Military-connected civilians and their dependents totaled 37,100. There were 3,430 military households and 10,600 military-connected civilian households in the HMA. Information available as of April 1, 1970 suggests some decrease in the military-connected civilian population and households can be anticipated during the next two years as a result of reduced civilian employment levels at Robins Air Force Base. No substantial change in uniformed military strength is currently anticipated. Population and household trends since 1960 are shown in table VI.

Residential Construction and Housing Inventory. In April 1970, there was an estimated total of 69,300 housing units in the Macon HMA. The total included about 3,300 mobile home units, 4.8 percent of the entire inventory. The current inventory of housing reflects a net gain of about 6,300 units since April 1966. This increase resulted from the addition of about 8,400 new units (including 1,950 mobile home units) and the loss of about 2,100 units through demolitions and other causes. Houston County gained about 3,475 units of which 1,450 were mobile homes. Bibb County had a net gain of 2,825 units, including about 500 mobile homes; this net gain was

^{1/} Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

registered despite an unusually large number of units demolished as a result of urban renewal and highway construction in and around the city of Macon. About 675 of the units completed in the Macon HMA since 1966 were covered by government subsidy programs. Additions to the housing inventory since 1966 have included about 7,725 private, nonsubsidized units, an annual average of about 1,950; about 675 subsidized units have been added utilizing Sections 235, 236, 221(d)(3) BMIR, and low-rent public housing.

During the past decade, and particularly since 1966, new housing production in the HMA has included an increasing proportion of units in multifamily projects (structures with three or more units). Only 1.0 percent of the new privately-owned units authorized by building permits in 1960 were multifamily units. This proportion rose to 16 percent in 1966 and to over 40 percent in 1969. New residential construction is expected to continue to be concentrated in the northeast, northwest, and south portions of the city of Macon as well as in the city of Warner Robins. The construction of the Pabst brewery in the vicinity of Perry will give added impetus to building activity in that area. The U. S. Department of Housing and Urban Development has a site for "Operation Breakthrough" in west Macon where about 400 housing units will be constructed during the next two years. As of April 1, 1970 there were about 500 multifamily units under construction in the HMA, of which about 400 are to be subsidized by federal programs. About 250 single-family houses were under construction at that time; an estimated one third of these houses are designed for subsidized occupancy under the Section 235 program. Building permit systems cover all residential construction in Bibb County and about 90 percent in Houston County. Permits issued in the HMA since 1960 are summarized in table VII.

Vacancy. There were approximately 3,050 vacant housing units in the Macon HMA in April 1970. There were 2,075 units available for occupancy and 975 units that were unsuitable as dwellings or unavailable for other reasons. The available units included 625 units for sale and 1,450 units available for rent. Since 1966, the vacancy rates for homeowner units and for rental units have declined in both Bibb County and Houston County. As of April 1970, the homeowner vacancy rate for the entire HMA was 1.6 percent; the rental vacancy rate was 4.9 percent. Additional vacancy data is presented in table VIII.

Table I

Estimated Annual Demand for Nonsubsidized New Housing^{a/}
Macon, Georgia, Housing Market Area
April 1, 1970 to April 1, 1972

Single-family houses

<u>Price class</u>	<u>Annual number of units</u>
Under \$15,000	80
\$15,000 - 17,499	180
17,500 - 19,999	90
20,000 - 22,499	85
22,500 - 24,999	80
25,000 - 29,999	130
30,000 - 34,999	75
35,000 - 39,999	30
40,000 and over	<u>50</u>
Total	800

Multifamily units

<u>Gross monthly rent^{b/}</u>	<u>Unit Size</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
110 - 119	10	-	-	-
120 - 129	5	75	-	-
130 - 139	5	50	-	-
140 - 159	-	50	130	-
160 - 179	-	25	70	30
180 - 199	-	15	40	20
200 - 219	-	-	30	15
220 and over	-	-	<u>20</u>	<u>10</u>
Total	<u>20</u>	<u>215</u>	<u>290</u>	<u>75</u>

a/ In addition to the forecast demand for single-family houses and multifamily units, it is estimated that the HMA can also absorb about 300 mobile home units annually.

b/ Equals shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Macon, Georgia, Housing Market Area
April 1, 1970 - April 1, 1972

A. Families

	<u>Section 236a/ exclusively</u>	<u>Households eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
1 bedroom	5	20	70	95
2 bedrooms	60	40	195	295
3 bedrooms	50	25	185	260
4+ bedrooms	40	10	140	190
Total	<u>155</u>	<u>95c/</u>	<u>590c/</u>	<u>840</u>

B. Elderly

Efficiency	25	65	85	175
1 bedroom	50	60	50	160
Total	<u>75b/</u>	<u>125d/</u>	<u>135d/</u>	<u>335</u>

a/ Estimates are based on exception income limits.

b/ Applications and commitments under Section 202 are being converted to Section 236.

c/ About 70 percent of these families also are eligible under the rent-supplement program.

d/ All of these elderly couples and individuals also are eligible for rent supplements.

Table III
Civilian Work Force Components
Macon, Georgia, Housing Market Area
1960 - January 1970
(thousands)

Component	Annual average										January 1969	January ^{a/} 1970
	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969		
Civilian work force	72.9	73.0	74.1	76.0	77.1	80.0	85.4	88.5	90.0	93.0	90.2	92.1
Unemployment	2.9	3.7	3.2	3.1	2.9	2.6	2.4	2.4	2.6	2.6	1.9	2.4
Percent Unemployed	4.0%	5.1%	4.3%	4.1%	3.8%	3.3%	2.8%	2.7%	2.9%	2.8%	2.1%	2.6%
Nonag. wage and salary employment	58.5	57.8	59.5	61.5	62.8	65.9	71.3	74.5	75.8	78.7	76.9	78.9
Manufacturing	12.1	11.6	11.8	11.8	12.3	13.0	14.6	15.6	15.5	15.4	15.0	15.0
Durable goods	3.7	3.5	3.6	3.7	3.9	4.2	5.8	6.7	6.2	5.7	5.7	5.2
Lumber & wood products	1.4	1.4	1.3	1.4	1.3	1.3	1.4	1.4	1.2	1.0	1.1	1.1
Stone, clay, & glass	1.1	1.0	1.0	1.0	1.2	1.2	1.1	1.1	1.0	1.1	1.0	1.1
Machinery, except elec.	0.3	0.3	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.4	0.4	0.3
Other durable goods	0.9	0.8	1.1	1.1	1.2	1.5 ^{b/}	2.8	3.9	3.7	3.2	3.2	2.7
Nondurable goods	8.4	8.1	8.2	8.1	8.4	8.8	9.0	8.9	9.3	9.7	9.3	9.8
Food & kindred products	2.4	2.3	2.3	2.3	2.3	2.3	2.4	2.4	2.5	2.5	2.4	2.6
Textile mill products	2.7	2.6	2.6	2.3	2.5	2.7	2.7	2.8	2.9	2.9	2.9	2.8
Apparel and other textiles	0.7	0.7	0.7	0.8	0.9	1.1	1.0	0.8	0.8	1.0	0.8	1.1
Paper and allied products	1.9	1.8	1.9	2.0	2.0	1.9	2.0	2.1	2.2	2.3	2.2	2.3
Chemicals and allied products	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.2	0.3	0.2	0.3	0.2
Other nondurable goods	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.8	0.7	0.8
Nonmanufacturing	46.4	46.2	47.7	49.7	50.5	52.9	56.7	58.9	60.3	63.3	61.9	63.3
Construction	2.8	2.6	2.6	3.1	3.4	3.5	3.6	3.7	3.7	4.6	3.8	4.9
Trans., comm., & utilities	3.5	3.5	3.4	3.4	3.3	2.8	2.9	3.2	3.2	3.5	3.4	3.5
Wholesale & real trade	10.8	10.8	11.0	11.5	11.9	12.0	12.7	12.9	13.8	14.5	14.0	14.1
Fin., ins. & real estate	2.1	2.4	2.7	3.1	3.1	3.2	3.3	3.6	3.7	3.8	3.6	4.0
Services & misc.	5.3	5.5	5.5	5.6	6.0	7.4	7.7	7.9	8.4	8.9	8.9	8.9
Government	21.9	21.4	22.5	23.0	22.8	24.0	26.5	27.6	27.5	28.0	28.2	27.9
Federal	17.3	16.6	17.4	17.4	17.0	17.3	19.5	20.4	19.8	19.5	19.8	19.0
State and local	4.7	4.8	5.1	5.6	5.8	6.7	7.0	7.2	7.7	8.5	8.4	8.9
Other nonagricultural employment	9.5	9.6	9.7	9.8	9.9	10.0	10.2	10.2	10.3	10.4	10.4	10.5
Agricultural employment	2.0	1.9	1.7	1.6	1.5	1.5	1.5	1.4	1.3	1.3	1.0	0.9

^{a/} Preliminary.

^{b/} Ordnance production transferred from "government" to other durable goods in December 1965.

Note: Components may not add because of rounding.

Source: Georgia State Department of Labor.

Table IV

Military and Civilian Personnel Strength
Robins Air Force Base
June 1960 - January 1970

<u>Date</u>	<u>Assigned strength</u>		<u>Total</u>
	<u>Military</u>	<u>Civilian</u>	
June 1960	2,999	15,602	18,601
" 1961	4,033	14,880	18,913
" 1962	4,909	15,374	20,283
" 1963	4,836	15,408	20,244
" 1964	4,723	14,623	19,346
" 1965	4,877	15,070	19,947
" 1966	5,117	18,419	23,536
" 1967	5,518	19,426	24,944
" 1968	6,271	18,463	24,734
" 1969	5,590	18,060	23,650
Jan. 1970	5,978	17,759	23,737

Source: Department of the Air Force.

Table V

Estimated Percentage Distribution of All Nonfarm Families and Renter Households^{a/}
by Income After Deduction of Federal Income Tax
Macon, Georgia, Housing Market Area, 1966 and 1970

Annual income after tax	1966		1970	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$3,000	19	29	12	20
\$3,000 - 3,999	9	14	7	12
4,000 - 4,999	9	11	8	11
5,000 - 5,999	9	10	8	9
6,000 - 6,999	10	10	7	7
7,000 - 7,999	9	10	8	8
8,000 - 8,999	8	6	7	7
9,000 - 9,999	6	4	6	5
10,000 - 12,499	11	2	14	10
12,500 - 14,999	4	1	8	5
15,000 and over	6	3	15	6
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median income	\$6,450	\$4,725	\$8,000	\$5,825

^{a/} Excludes one person households.

Source: Estimated by Housing Market Analyst.

Table VI

Population and Household Trends
Macon, Georgia, Housing Market Area
April 1960 - April 1970

<u>Population</u>	<u>April 1960</u>	<u>April 1966</u>	<u>April 1970</u>
<u>Area</u>			
HMA total	180,403	212,700	236,200
Bibb County	141,249	159,700	168,800
Houston County	39,154	53,000	67,400
<u>Military affiliation</u>			
Nonmilitary-connected civilian	142,963	162,925	184,830
Military-connected civilian	29,640	36,000	37,100
Military	7,800	13,775	14,270
<u>Households</u>			
<u>Area</u>			
HMA total	50,169	59,100	66,250
Bibb County	40,118	45,450	48,900
Houston County	10,051	13,650	17,350
<u>Military affiliation</u>			
Nonmilitary-connected civilian	40,569	46,300	52,170
Military-connected civilian	7,800	9,750	10,600
Military	1,800	3,050	3,430

Sources: 1960 Censuses of Population and Housing and estimates by Housing Market Analyst.

Table VII

Private Housing Units Authorized by Building Permits
Macon, Georgia, Housing Market Area
1960 - March 1970

<u>Area and</u> <u>type of structure</u>	<u>1960</u>	<u>1961 a/</u>	<u>1962</u>	<u>1963 b/</u>	<u>1964 c/</u>	<u>1965</u>	<u>1966 d/</u>	<u>1967</u>	<u>1968</u>	<u>1969 e/</u>	<u>Jan.-Mar.</u> <u>1970</u>
<u>HMA total</u>	<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>1,154</u>	<u>1,615</u>	<u>1,823</u>	<u>1,499</u>	<u>336</u>
Single-family	1,005	1,026	1,225	1,092	910	1,017	782	860	897	757	254
Duplex	36	238	252	226	150	138	186	324	238	84	48
Multifamily	10	31	327	173	70	208	186	431	688	658	34
<u>Bibb County</u>	<u>791</u>	<u>998</u>	<u>1,063</u>	<u>1,026</u>	<u>858</u>	<u>945</u>	<u>867</u>	<u>1,092</u>	<u>1,245</u>	<u>1,026</u>	<u>221</u>
Single-family	755	739	682	702	684	689	522	549	563	468	163
Duplex	36	236	246	226	150	120	186	318	236	70	48
Multifamily	-	23	135	98	24	136	159	225	446	488	10
<u>Macon</u>	<u>151</u>	<u>609</u>	<u>837</u>	<u>818</u>	<u>636</u>	<u>647</u>	<u>692</u>	<u>928</u>	<u>1,025</u>	<u>783</u>	<u>176</u>
Single-family	115	404	464	500	464	393	355	387	343	325	118
Duplex	36	182	238	224	148	118	178	316	236	70	48
Multifamily	-	23	135	94	24	136	159	225	446	388	10
<u>Remainder Bibb Co.</u>	<u>640</u>	<u>389</u>	<u>226</u>	<u>208</u>	<u>222</u>	<u>298</u>	<u>175</u>	<u>164</u>	<u>220</u>	<u>143</u>	<u>45</u>
Single-family	640	335	218	202	220	296	167	162	220	143	45
Duplex	-	54	8	2	2	2	8	2	-	-	-
Multifamily	-	-	-	4	-	-	-	-	-	100	-
<u>Houston County</u>	<u>260</u>	<u>297</u>	<u>741</u>	<u>465</u>	<u>272</u>	<u>418</u>	<u>287</u>	<u>523</u>	<u>578</u>	<u>473</u>	<u>115</u>
Single-family	250	287	543	390	226	328	260	311	334	289	91
Duplex	-	2	6	-	-	18	-	6	2	14	-
Multifamily	10	8	192	75	46	72	27	206	242	170	24
<u>Centerville</u>	<u>6</u>	<u>5</u>	<u>30</u>	<u>60</u>	<u>32</u>	<u>41</u>	<u>22</u>	<u>16</u>	<u>15</u>	<u>43</u>	<u>15</u>
Single-family	6	5	30	60	32	41	22	16	15	29	15
Duplex	-	-	-	-	-	-	-	-	-	14	-
Multifamily	-	-	-	-	-	-	-	-	-	-	-
<u>Perry</u>	<u>50</u>	<u>71</u>	<u>99</u>	<u>64</u>	<u>54</u>	<u>45</u>	<u>58</u>	<u>53</u>	<u>91</u>	<u>92</u>	<u>16</u>
Single-family	50	63	96	56	54	45	49	49	67	60	16
Duplex	-	-	-	-	-	-	-	4	-	-	-
Multifamily	-	8	3	8	-	-	9	-	24	32	-
<u>Warner Robins</u>	<u>204</u>	<u>221</u>	<u>612</u>	<u>341</u>	<u>186</u>	<u>332</u>	<u>207</u>	<u>454</u>	<u>472</u>	<u>338</u>	<u>84</u>
Single-family	194	219	417	274	140	242	189	246	252	200	60
Duplex	-	2	6	-	-	18	-	2	2	-	-
Multifamily	10	-	189	67	46	72	18	206	218	138	24

a/ Excludes 206 units of public housing in Macon.

b/ Excludes 86 units of public housing in Macon.

c/ Excludes 100 units of public housing in Warner Robins.

d/ Excludes 274 units of public housing in Macon.

e/ Excludes 58 units of public housing and 196 units of housing for the elderly in Macon.

Note: Permits shown include units subsidized under Section 235, 236, and 221(d)(3) BMIR.

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

Table VIII

Components of the Housing Inventory
Macon, Georgia, Housing Market Area
April 1960-April 1970

Area	Date	Occupied housing units					Vacant housing units					Other vacant units ^{a/}		
		Total housing supply units	Owner occupied units	Percent owner occupied	Renter occupied units	Percent renter occupied	Total vacant units	Available units			Renter vacancy rate			
								Total	For sale					
									For rent	Homeowner vacancy rate				
HMA total	April 1960	53,813	50,169	27,210	54.2%	22,959	45.8%	3,644	2,486	577	2.1%	1,909	7.7%	1,158
	April 1966	63,000	59,100	33,150	56.1%	25,950	43.9%	3,900	2,450	600	1.8%	1,850	6.7%	1,450
	April 1970	69,300	66,250	38,400	58.0%	27,850	42.0%	3,050	2,075	625	1.6%	1,450	4.9%	975
Bibb County	April 1960	42,638	40,118	21,430	53.4%	18,688	46.6%	2,520	1,748	403	1.8%	1,345	6.7%	772
	April 1966	48,150	45,450	24,550	54.0%	20,900	46.0%	2,700	1,750	400	1.6%	1,350	6.1%	950
	April 1970	50,900	48,900	26,650	54.5%	22,250	45.5%	2,000	1,475	375	1.4%	1,100	4.7%	525
Houston County	April 1960	11,175	10,051	5,780	57.5%	4,271	42.5%	1,124	738	174	2.9%	564	11.7%	386
	April 1966	14,850	13,650	8,600	63.0%	5,050	37.0%	1,200	700	200	2.3%	500	9.0%	500
	April 1970	18,400	17,350	11,750	68.0%	5,600	32.8%	1,050	600	250	2.1%	350	5.9%	450

^{a/} Includes seasonal units, dilapidated units, units sold or rented and awaiting occupancy, and units held off the market.

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

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

OCT 9 1970

**LIBRARY
WASHINGTON, D.C. 20410**

728.1 :308 F22 Macon, Ga., 1970
c.2

U.S. Federal Housing Administra-
tion
Analysis...