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**DEPARTMENT OF HOUSING  
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**Analysis of the**

**MACON,  
GEORGIA  
HOUSING  
MARKET**

**as of January 1, 1972**

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

**August 1972**

## Housing Market Analysis

Macon, Georgia, as of January 1, 1972

### Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development 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.

FHA HOUSING MARKET ANALYSIS - MACON, GEORGIA  
AS OF JANUARY 1, 1972

The Macon, Georgia, Housing Market Area (HMA) is coterminous with the Macon Standard Metropolitan Statistical Area as defined by the Office of Management and Budget. The HMA, which includes Bibb and Houston Counties, is located in central Georgia, approximately 85 miles southeast of Atlanta. The city of Macon is located in Bibb County; Houston County contains Robins Air Force Base and the cities of Warner Robins and Perry. The population of the HMA was estimated at 210,800 persons as of January 1, 1972.

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. Employment opportunities have been limited recently but are expected to increase during the next two years. The local market for housing has been characterized by increased construction activity and an increase in the number of vacant units available for sale or rent in the past two years.

Anticipated Demand for Unsubsidized Housing

It is estimated that 1,190 new, nonsubsidized, nonseasonal housing units a year could be built and absorbed in the Macon HMA during the January 1972-January 1974 period. It is judged that the most desirable demand-supply balance would be achieved if the net addition to the inventory included 595 single-family units, 495 multifamily units, and 100 mobile homes (see table I for price and rent distributions). This number is considerably below the number of housing units which were added to the inventory during 1971. Increased vacancy rates in both single-family and multifamily housing units have been the primary factor in reducing the projected demand below the recent level. In addition to this, the forecast demand is exclusive of 300 units that will be marketed at the Macon Breakthrough site during 1972. The forecast demand has taken into consideration anticipated population and household growth, the number of units under construction, anticipated demolitions, and the area's prevailing family income levels.

## 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 HUD: 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 HMA, the total occupancy potential is estimated to be 885 units annually (see table II).

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families in the same income range may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Macon HMA, it is estimated (based on regular income limits) that, for the period January 1, 1972 to January 1, 1974, there is an estimated annual occupancy potential for a total of 225 subsidized family units, utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 80 units under Section 236 rental housing for elderly couples and individuals. The use of exception income limits would increase the potential for families by 30 units annually, but would not affect the elderly potential.

As of January 1, 1972 a total of about 1,670 houses had been marketed under the provisions of Section 235 in the Macon HMA. In general the Section 235 program has operated satisfactorily in the HMA; during 1971, however, foreclosures began to increase. About 83 percent of the 126

foreclosures that have been recorded since the inception of the program occurred during 1971. There are 408 units of Section 236 rental housing for families in the city of Macon. Three of the projects, comprising 332 units, required over six months for initial rent up and now have about eight vacancies combined. The fourth project has not rented up after being on the market for over a year. There are currently 19 vacancies out of the 76 units in the project. The high vacancy rate can be attributed in part to an incorrect distribution of bedroom size in this project. There are currently 120 units of Section 236 rental housing for families under construction in Macon which will satisfy about 53 percent of the potential for Section 235 and 236 housing for the first year. The absorption rate of the newest project, now under construction, should be considered before any new Section 236 projects are approved. Rising foreclosure rates indicate the need for a cautious approach to additional Section 235 funding as well.

#### Rental Housing under the Public Housing and Rent-Supplement Programs.

These two programs serve households in essentially the same low-income groups. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements. The annual occupancy potential for public housing is estimated to be 430 units for families and 235 units for the elderly. Approximately 7 percent of the families and 23 percent of the elderly are eligible also for housing under Section 236. In the case of the more restrictive rent-supplement program, the potential for families would be about 70 percent of that indicated for public housing, while the potential market for the elderly would remain unchanged (see table II).

As of January 1, 1972, there were 1,860 units of public housing under management by the Macon Housing Authority and 200 units of public housing under management by the Warner Robins Housing Authority. All units in both cities are fully occupied except for frictional vacancies that occur through normal turnover. There is currently a 200-unit project designed for the elderly under construction in Macon and a 104-unit project, also for the elderly, under construction in Warner Robins. These two projects will satisfy all of the first-year potential for the elderly. There is a waiting list of about 600 applicants in the HMA, of which 400 are families. In view of the overall vacancy level, Section 23 leasing should be considered for part of the public housing potential.

#### Sales Market

The sales market in the Macon HMA has weakened since April 1970 as evidenced by the increased vacancy rate from 1.8 percent in 1970 to 2.5 percent currently. This gradual weakening has resulted in part from decreasing employment opportunities in the HMA coupled with increased building activity during 1970 and 1971. The market for existing sales housing has remained fairly strong, particularly for houses priced below \$18,000.

Most of the new, single-family construction in the HMA has been on a speculative basis, with about 70 percent of the houses built being sold before construction was completed. Of the remaining 30 percent,

most of the units required at least six months before being sold. Very little new nonsubsidized housing is being built below \$20,000, which forces some potential buyers into multifamily units as an alternative.

### Rental Market

The rental vacancy rate in the Macon HMA has increased from 9.9 percent in April 1970 to 10.7 percent in January 1972. Despite the high vacancy rate, there is a fairly strong market for one- and two-bedroom garden apartments with gross rents of about \$130-\$150 and \$170-\$190, respectively. There has been increased multifamily construction activity within the past two years in order to meet this demand and most new units are being readily absorbed. New multifamily units are not concentrated in any one area. The one weakness in the local rental market is units priced in the \$250-\$400 a month range. Most of these projects, comprising a total of about 600 units, have 15 percent vacancy rates and some that have been open for over two years have never rented up. The majority of rental units that are vacant are older units of marginal quality and the units with higher monthly rents just mentioned.

### Economic, Demographic, and Housing Factors

The anticipated demand for housing in the Macon HMA during the January 1972-January 1974 forecast period is based on the following findings and assumptions regarding employment, income, demographic factors, and housing trends.

Employment. Between 1970 and 1971, average nonagricultural wage and salary employment in the Macon HMA decreased from 78,700 to 78,300 workers. Between 1961 and 1969 employment had been increasing yearly. The largest employment increase occurred between 1965 and 1966, when nonagricultural wage and salary employment grew by 5,400 workers. A substantial increase (3,200 jobs) was also recorded between 1966 and 1967. Since 1969, nonagricultural wage and salary employment has been decreasing by an average of 400 workers a year. Labor force trends in the Macon HMA between 1960 and 1971 are shown in table III.

Growth in manufacturing employment has been very erratic during the 1960 to 1971 period, increasing from 12,100 jobs in 1960 to 13,800 jobs in 1971. This erratic growth pattern is generally reflected by changes in employment in the "other durables" component which includes military ordnance. Increases or decreases in production of textiles and paper products also have been a factor in causing variations in manufacturing employment.

Nonmanufacturing employment has increased every year between 1961 and 1970 and currently accounts for about 82 percent of nonagricultural wage and salary employment. Most of the growth has been in the trade, services, and government categories, reflecting the influence of Robins Air Force Base and the fact that Macon is the trading center for a seven-county area in middle Georgia. Official military sources report that as

of September 1, 1971, Robins Air Force Base had a personnel strength of 21,530, of whom 17,044 were civilian employees (see table IV). Since 1968, this installation has had reductions totaling about 3,200 civilian and military jobs. This reduction was entirely offset by gains in state and local government and other categories of nonmanufacturing. In 1971, however, decreased construction activity coupled with further reductions at the base caused nonmanufacturing employment to decrease for the first time since 1961.

It is expected that total nonagricultural wage and salary employment in the Macon HMA will recover from its recent slump during the next two years. During the forecast period, employment at Robins Air Force Base reportedly will remain constant at current levels and wage and salary employment gains are expected to average 1,100 jobs a year. Population growth in the middle Georgia area will create additional demand for goods and services, thereby stimulating growth in the trade and services categories creating about 800 jobs. Additional growth of about 325 jobs is also expected in some manufacturing industries especially Pabst Brewing Company and Continental Can Corporation.

Income. In January 1972, the median annual income of all families in the Macon HMA was about \$9,625, after deduction of federal income taxes. The median after-tax income of renter households of two or more persons was \$6,975. The 1972 after-tax median incomes compare with 1959 after-tax median incomes of \$4,625 for all families and \$3,400 for renter households of two or more persons (see table V for details).

Demographic Factors. As of January 1, 1972 the population of the Macon HMA was estimated at 210,800, an increase of 4,458 persons since April 1970 (see table VI). The 1970 Census enumerated 206,342 persons in the HMA as of April 1, 1970, an increase of about 2,600 persons a year since April 1, 1960. The majority of this population increase occurred prior to 1967 when employment opportunities were increasing and Robins Air Force Base was expanding its personnel strength. During the 1960-1970 period there was a net in-migration in Houston County and a net out-migration in Bibb County resulting in an out-migration from the HMA of about 200 persons a year. During the forecast period, population is expected to increase by an average of about 2,000 persons a year to 214,850.

As of January 1, 1972, there were about 64,100 households in the Macon HMA, including 45,400 households in Bibb County and 18,700 households in Houston County, for an average annual increase in the HMA of about 1,185 since 1960. During the January 1972-January 1974 period, the number of households is expected to increase by about 1,175 annually, of which an estimated 500 will be in Bibb County and 675 will be in Houston County.

There were 45,750 military-connected persons in the HMA as of January 1, 1972, accounting for about 22 percent of the population, including 13,500 uniformed military personnel and their dependents and

32,250 military-connected civilians and their dependents. Information available as of January 1, 1972 suggests there will be no further reductions in military or civilian employment at the base.

Housing Inventory. The housing inventory in the Macon HMA totaled about 69,450 units as of January 1, 1972, an increase of 15,650 since April 1960. The 1970 Census enumerated 66,516 units in the HMA. The increase since 1970 was the result of the addition of about 3,350 units, an increase of about 355 mobile homes, and the loss of about 775 units by demolition and other causes. There were about 1,200 housing units under construction in January 1972, of which 350 were single-family houses and 850 units were in multifamily structures.

The volume of private residential construction, as measured by building permits,<sup>1/</sup> has fluctuated during the 1960 to 1971 period. These variations are the result of over building in one or two years with reduced levels of construction in subsequent years as the surplus units were absorbed. In 1960 only 4.4 percent of the total units constructed were in multifamily structures. By 1967 the number of multifamily units had risen to 47 percent of the total new housing production. In 1968 and again in 1971 the proportion was in excess of 50 percent (see table VII). New construction is occurring in the northeast, northwest, and south portions of the city of Macon and in the city of Warner Robins. The U. S. Department of Housing and Urban Development has a site for "Operation Breakthrough" in west Macon where about 300 housing units will be marketed during the next year.

Vacancy. In January 1972, there were an estimated 4,100 vacant nonseasonal, nondilapidated housing units in the Macon HMA available for sale or rent. Of the total, there were an estimated 950 units available for sale and 3,150 units available for rent, indicating homeowner and renter vacancy rates of 2.5 percent and 10.7 percent, respectively. Both the homeowner and the renter vacancy rates have increased during the last two years as a result of the expansion in construction activity and the lack of new job opportunities to attract in-migrants (see table VIII).

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



Table I

Estimated Annual Demand for New Nonsubsidized Housing  
Macon, Georgia, Housing Market Area  
January 1972 - January 1974

A. Single-family

<u>Price class</u>	<u>Number of units</u>	<u>Percent</u>
Under \$20,000	70	12
\$20,000 - 22,499	70	12
22,500 - 24,999	75	13
25,000 - 29,999	100	17
30,000 - 34,999	110	18
35,000 and over	<u>170</u>	<u>28</u>
Total	595	100

B. Multifamily

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$110 - \$139	20	-	-	-
140 - 159	5	110	-	-
160 - 179	-	50	95	-
180 - 199	-	<u>35<sup>b/</sup></u>	60	15
200 - 219	-	-	<u>70<sup>b/</sup></u>	10
220 and over	-	-	-	<u>25<sup>b/</sup></u>
Total	<u>25</u>	<u>195</u>	<u>225</u>	<u>50</u>

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

<sup>b/</sup> Demand at this rent level and above.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
Macon, Georgia, Housing Market Area  
January 1972 - January 1974

	<u>Sec. 235 &amp; 236<sup>a/</sup></u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
<b>A. <u>Families</u></b>				
One bedroom	30	10	65	105
Two bedrooms	75	15	145	235
Three bedrooms	55	5	110	170
Four or more bedrooms	<u>35</u>	<u>-</u>	<u>80</u>	<u>115</u>
Total	195	<u>30</u>	<u>400<sup>b/</sup></u>	<u>625</u>
<b>B. <u>Elderly</u></b>				
Efficiency	10	40	115	165
One bedroom	<u>15</u>	<u>15</u>	<u>65</u>	<u>95</u>
Total	25	<u>55</u>	<u>180</u>	<u>260</u>

a/ Estimates are based upon regular income limits.

b/ Approximately 305 of these families also are eligible under the rent-supplement program.

Table III

Civilian Work Force Components  
Macon, Georgia, Housing Market Area  
1960-1971

Component	Annual Average											
	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971
Civilian work force	72,800	73,000	74,100	76,000	77,100	80,000	85,400	88,500	90,000	93,400	94,100	93,300
Unemployment	2,900	3,700	3,200	3,100	2,900	2,600	2,400	2,400	2,600	2,600	3,500	3,300
Percent unemployed	4.0%	5.1%	4.3%	4.1%	3.8%	3.3%	2.8%	2.7%	2.9%	2.8%	3.7%	3.5%
Nonag. wage & salary empl.	58,500	57,800	59,500	61,500	62,800	65,900	71,300	74,500	75,800	79,100	78,700	78,300
Manufacturing	12,100	11,600	11,800	11,800	12,300	13,000	14,600	15,600	15,500	15,600	13,900	13,800
Durable goods	3,700	3,500	3,600	3,700	3,900	4,200	5,600	6,700	6,200	5,700	4,800	4,500
Lumber & wood prod.	1,400	1,400	1,300	1,400	1,300	1,300	1,400	1,400	1,200	1,000	1,000	1,000
Stone, clay & glass	1,100	1,000	1,000	1,000	1,200	1,200	1,100	1,100	1,000	1,100	1,100	1,100
Machinery, except elec.	300	300	200	200	200	200	300	300	300	400	300	200
Other durable goods	900	800	1,100	1,100	1,200	1,500 <sup>a/</sup>	2,800	3,900	3,700	3,200	2,400	2,200
Nondurable goods	8,400	8,100	8,200	8,100	8,400	8,800	9,000	8,900	9,300	9,900	9,100	9,300
Food & kindred prod.	2,400	2,300	2,300	2,300	2,300	2,300	2,400	2,400	2,500	2,500	2,600	2,600
Textile mill prod.	2,700	2,600	2,600	2,300	2,500	2,700	2,700	2,800	2,900	2,900	2,600	2,400
Apparel & other text.	700	700	700	800	900	1,100	1,000	800	800	1,100	1,000	1,000
Paper & allied prod.	1,900	1,800	1,900	2,000	2,000	1,900	2,000	2,100	2,200	2,300	1,900	2,400
Chemicals & allied prod.	200	200	200	200	200	200	300	200	300	300	300	300
Other nondurables	500	500	500	500	500	600	600	600	600	800	700	600
Nonmanufacturing	46,400	46,200	47,700	49,700	50,500	52,900	56,700	58,900	60,300	63,500	64,800	64,500
Construction	2,800	2,600	2,600	3,100	3,400	3,500	3,600	3,700	3,700	4,500	5,000	4,200
Trans., comm. & util.	3,500	3,500	3,400	3,400	3,300	2,800	2,900	3,200	3,200	3,500	3,500	3,400
Wholesale & retail trade	10,800	10,800	11,000	11,500	11,900	12,000	12,700	12,900	13,800	14,400	14,700	15,300
Fin., ins., & real est.	2,100	2,400	2,700	3,100	3,100	3,200	3,300	3,600	3,700	3,800	4,000	4,000
Services & misc.	5,300	5,500	5,500	5,600	6,000	7,400	7,700	7,900	8,400	8,900	9,400	9,600
Government	21,900	21,400	22,500	23,000	22,800	24,000	26,500	27,600	27,500	28,400	28,200	28,000
Federal	17,300	16,600	17,400	17,400	17,000	17,300	19,500	20,400	19,800	19,600	18,800	18,300
State and local	4,600	4,800	5,100	5,600	5,800	6,700	7,000	7,200	7,700	8,800	8,400	9,700
Other nonagricultural empl.	9,400	9,600	9,700	9,800	9,900	10,000	10,100	10,200	10,300	10,400	10,500	10,600
Agricultural employment	2,000	1,900	1,700	1,600	1,500	1,500	1,500	1,400	1,300	1,300	1,200	1,100
Persons involved in labor disputes	-	-	-	-	-	-	100	-	-	-	200	-

<sup>a/</sup> Ordnance production transferred from "Government" to "Other durable goods" in December 1965.

Source: Georgia Department of Labor.

Table IV

Military and Civilian Personnel Strength  
Robins Air Force Base  
June 1960 - September 1971

<u>Date</u>	<u>Assigned strength</u>		<u>Total</u>
	<u>Military</u>	<u>Civilian</u>	
June 1960	2,999	15,602	18,601
June 1961	4,033	14,880	18,913
June 1962	4,909	15,374	20,283
June 1963	4,836	15,408	20,244
June 1964	4,723	14,623	19,346
June 1965	4,877	15,070	19,947
June 1966	5,117	18,419	23,536
June 1967	5,518	19,426	24,944
June 1968	6,271	18,463	24,734
June 1969	5,590	18,060	23,650
June 1970	5,900	17,405	23,305
Sept. 1971	4,486	17,044	21,530

Source: Department of the Air Force.

Table V

Percentage Distribution of All Families and Renter Households by  
Estimated Annual Income After Deduction of Federal Income Tax  
Macon, Georgia, Housing Market Area  
1959 and 1972

<u>Annual income</u>	<u>1959</u>		<u>1972</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	16	25	5	10
\$2,000 - 2,999	12	17	5	7
3,000 - 3,999	13	18	5	8
4,000 - 4,999	15	14	6	8
5,000 - 5,999	14	11	6	9
6,000 - 6,999	9	6	6	8
7,000 - 7,999	6	3	6	7
8,000 - 8,999	4	2	6	7
9,000 - 9,999	3	2	7	7
10,000 - 12,499	5	1	15	12
12,500 - 14,999	3	1	12	8
15,000 and over	-	-	21	9
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$4,625	\$3,400	\$9,625	\$6,975

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table VI

Demographic Trends  
Macon, Georgia, Housing Market Area  
1960-1972

<u>Area</u>	<u>Population</u>	<u>April 1,</u> <u>1960</u>	<u>April 1,</u> <u>1970</u>	<u>January 1,</u> <u>1972</u>	<u>Average annual change</u>	
					<u>1960-</u> <u>1970</u>	<u>1970-</u> <u>1972</u>
<u>HMA total</u>		<u>180,403</u>	<u>206,342</u>	<u>210,800</u>	<u>2,594</u>	<u>2,550</u>
Bibb County		141,249	143,418	144,500	217	620
Houston County		39,154	62,924	66,300	2,377	1,930
<u>Military affiliation</u>						
Nonmilitary-connected civilian		142,963	161,465	165,050	1,830	2,050
Military-connected civilian <sup>a/</sup>		29,640	30,607	32,250	97	940
Military <sup>b/</sup>		7,800	14,270	13,500	647	-440
<u>Households</u>						
<u>Area</u>						
<u>HMA total</u>		<u>50,169</u>	<u>61,851</u>	<u>64,100</u>	<u>1,168</u>	<u>1,275</u>
Bibb County		40,118	44,226	45,400	411	670
Houston County		10,051	17,625	18,700	757	605
<u>Military affiliation</u>						
Nonmilitary-connected civilian		40,569	48,706	50,475	815	1,010
Military-connected civilian <sup>a/</sup>		7,800	9,715	10,600	192	510
Military <sup>b/</sup>		1,800	3,430	3,025	163	-230

<sup>a/</sup> Includes civilians employed at Robins Air Force Base and their dependents.

<sup>b/</sup> Includes uniformed military personnel and their dependents.

Sources: 1960 and 1970 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  
1960-1971

<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>1966<sup>d/</sup></u>	<u>1967</u>	<u>1968</u>	<u>1969<sup>e/</sup></u>	<u>1970<sup>f/</sup></u>	<u>1971</u>
HMA 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>1,154</u>	<u>1,615</u>	<u>1,823</u>	<u>1,499</u>	<u>2,197</u>	<u>2,369</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>782</u>	<u>860</u>	<u>897</u>	<u>757</u>	<u>1,336</u>	<u>1,161</u>
Multifamily	<u>46</u>	<u>269</u>	<u>579</u>	<u>399</u>	<u>220</u>	<u>346</u>	<u>372</u>	<u>755</u>	<u>926</u>	<u>742</u>	<u>861</u>	<u>1,208</u>
Bibb County	<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>1,672</u>	<u>1,885</u>
Single-family	<u>755</u>	<u>739</u>	<u>682</u>	<u>702</u>	<u>684</u>	<u>689</u>	<u>522</u>	<u>549</u>	<u>563</u>	<u>468</u>	<u>975</u>	<u>733</u>
Multifamily	<u>36</u>	<u>259</u>	<u>381</u>	<u>324</u>	<u>174</u>	<u>256</u>	<u>345</u>	<u>543</u>	<u>682</u>	<u>558</u>	<u>697</u>	<u>1,152</u>
Macon	<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>1,354</u>	<u>1,254</u>
Single-family	<u>115</u>	<u>404</u>	<u>464</u>	<u>500</u>	<u>464</u>	<u>393</u>	<u>355</u>	<u>387</u>	<u>343</u>	<u>325</u>	<u>671</u>	<u>410</u>
Multifamily	<u>36</u>	<u>205</u>	<u>373</u>	<u>318</u>	<u>172</u>	<u>254</u>	<u>337</u>	<u>541</u>	<u>682</u>	<u>458</u>	<u>683</u>	<u>844</u>
Remainder of Bibb County	<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>243</u>	<u>318</u>	<u>631</u>
Single-family	<u>640</u>	<u>335</u>	<u>218</u>	<u>202</u>	<u>220</u>	<u>296</u>	<u>167</u>	<u>162</u>	<u>220</u>	<u>143</u>	<u>304</u>	<u>323</u>
Multifamily	<u>-</u>	<u>54</u>	<u>8</u>	<u>6</u>	<u>2</u>	<u>2</u>	<u>8</u>	<u>2</u>	<u>-</u>	<u>100</u>	<u>14</u>	<u>308</u>
Houston County	<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>525</u>	<u>484</u>
Single-family	<u>250</u>	<u>287</u>	<u>543</u>	<u>390</u>	<u>226</u>	<u>328</u>	<u>260</u>	<u>311</u>	<u>334</u>	<u>289</u>	<u>361</u>	<u>428</u>
Multifamily	<u>10</u>	<u>10</u>	<u>198</u>	<u>75</u>	<u>46</u>	<u>90</u>	<u>27</u>	<u>212</u>	<u>244</u>	<u>184</u>	<u>164</u>	<u>56</u>
Centerville	<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>30</u>	<u>52</u>
Single-family	<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>29</u>	<u>30</u>	<u>52</u>
Multifamily	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14</u>	<u>-</u>	<u>-</u>
Perry	<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>83</u>	<u>50</u>
Single-family	<u>50</u>	<u>63</u>	<u>96</u>	<u>56</u>	<u>54</u>	<u>45</u>	<u>49</u>	<u>49</u>	<u>67</u>	<u>60</u>	<u>51</u>	<u>42</u>
Multifamily	<u>-</u>	<u>8</u>	<u>3</u>	<u>8</u>	<u>-</u>	<u>-</u>	<u>9</u>	<u>4</u>	<u>24</u>	<u>32</u>	<u>32</u>	<u>8</u>
Warner Robins	<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>412</u>	<u>382</u>
Single-family	<u>194</u>	<u>219</u>	<u>417</u>	<u>274</u>	<u>140</u>	<u>242</u>	<u>189</u>	<u>246</u>	<u>252</u>	<u>200</u>	<u>280</u>	<u>334</u>
Multifamily	<u>10</u>	<u>2</u>	<u>195</u>	<u>67</u>	<u>46</u>	<u>90</u>	<u>18</u>	<u>208</u>	<u>220</u>	<u>138</u>	<u>132</u>	<u>48</u>

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

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

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

<sup>d/</sup> Excludes 274 units of public housing in Macon.

<sup>e/</sup> Excludes 254 units of public housing in Macon.

<sup>f/</sup> Excludes 104 units of public housing in Warner Robins.

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 - January 1972

<u>Tenure and vacancy</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>January</u> <u>1972</u>
Total housing supply	<u>53,813</u>	<u>66,516</u>	<u>69,450</u>
Occupied housing units	<u>50,169</u>	<u>61,851</u>	<u>64,100</u>
Owner-occupied	27,210	36,120	37,880
Percent	54.2	58.4	59.1
Renter-occupied	22,959	25,731	26,220
Percent	45.8	41.6	40.9
Vacant housing units	<u>3,644</u>	<u>4,665</u>	<u>5,350</u>
Available vacant	2,486	3,418	4,100
For sale	577	642	950
Homeowner vacancy rate	2.1%	1.8%	2.5%
For rent	1,909	2,776	3,150
Renter vacancy rate	7.7%	9.9%	10.7%
Other vacant <sup>a/</sup>	1,158	1,247	1,250
<u>Units in structure</u>			
Total housing units	<u>53,805</u>	<u>66,516</u>	<u>69,450</u>
1 unit	41,980	47,380	49,290
2 units or more	11,059	16,621	17,290
Mobile homes	766	2,515	2,870

<sup>a/</sup> Includes dilapidated units, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners or other reasons.

Sources: 1960 and 1970 Censuses of Housing; 1972 estimated by Housing Market Analyst.



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