

128.1  
1308  
F22  
Savannah, Ga.  
1966

DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT  
WASHINGTON, D.C. 20410  
AUG 25 1967

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

**as of December 1, 1966**

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

August 1967

ANALYSIS OF THE  
SAVANNAH, GEORGIA, HOUSING MARKET  
AS OF DECEMBER 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.

## Table of Contents

|                               | <u>Page</u> |
|-------------------------------|-------------|
| Summary and Conclusions       | i           |
| Housing Market Area           | 1           |
| Map of the Area               | 2           |
| Economy of the Area           |             |
| Character and History         | 3           |
| Employment                    | 3           |
| Unemployment                  | 6           |
| Future Employment             | 6           |
| Income                        | 7           |
| Demographic Factors           |             |
| Population                    | 8           |
| Households                    | 10          |
| Housing Market Factors        |             |
| Housing Supply                | 13          |
| Residential Building Activity | 14          |
| Tenure of Occupancy           | 16          |
| Vacancy                       | 16          |
| Sales Market                  | 17          |
| Rental Market                 | 19          |
| Urban Renewal Activity        | 20          |
| Public Housing                | 21          |
| Military Housing              | 21          |
| Demand for Housing            | 22          |

ANALYSIS OF THE  
SAVANNAH, GEORGIA, HOUSING MARKET  
AS OF DECEMBER 1, 1966

Summary and Conclusions

1. The Georgia Department of Labor reports that nonagricultural wage and salary employment in the Savannah Housing Market Area (HMA) averaged 58,400 during 1966, a gain of 4,400 over the 1960 average. Of the increase, manufacturing industries accounted for 500 and nonmanufacturing accounted for the remaining 3,900 jobs. The largest gain in employment in manufacturing since 1960 occurred in the transportation equipment industry; employment increased by 350 jobs. The greatest gains in nonmanufacturing employment since 1960 were in government which increased by 2,250 workers, 550 in federal government and 1,700 in state and local government agencies. During the two years ending December 1, 1968, employment is expected to increase by 1,000 a year; about 40 percent of the gain will represent Civil Service workers at Hunter Air Force Base.

Savannah is an area of moderate unemployment. During 1966, about 3.5 percent of the civilian work force was unemployed. The Savannah unemployment rate has been declining each year since the 1961 high of 8.0 percent, and a continued decline is expected throughout the forecast period.

2. As of December 1, 1966, median annual incomes, after deduction of federal income tax, were about \$5,900 for all families and \$4,300 for renter households of two persons or more. It is expected that median after-tax incomes will increase to \$6,200 for all families and \$4,600 for renter households by December 1, 1968.
3. As of December 1, 1966, the population of the Savannah HMA totaled about 200,000, an annual increase of 1,750 since April 1, 1960. During the 1950-1960 decade, the population increased from nearly 151,500 to 188,300, a gain of about 3,675 a year. The slower growth since 1960 is primarily the result of the out-migration of both military and military-connected civilians as Air Force personnel left Hunter Air Force Base. By December 1, 1968, the population in the Savannah HMA is expected to reach 208,800, an increase of 4,400 annually. Over 50 percent of this gain will result from the in-migration of Army personnel and their dependents to Hunter Air Force Base.
4. Households in the area totaled about 57,150 as of December 1, 1966, an average annual increase of about 600 since April 1, 1960. During the 1950-1960 decade, the number of households in the HMA increased from over 43,050 to about 53,150, or by about 1,000 a year. During the two-year forecast period, the number of households is expected to increase by 825 annually to a total of 58,800 by December 1, 1968.

5. There were about 62,450 housing units in the Savannah HMA in December 1966, a net addition to the housing stock of about 3,125 units since April 1960. This net gain resulted from the construction of about 5,900 new units and the loss of 2,775 units as a result of demolition and other inventory changes. Since January 1960, about 5,875 private housing units have been authorized in the Savannah area. Of these units, about 5,700 (96.9 percent) were single-family houses. There were 125 private single-family units and 14 private multifamily units under construction on December 1, 1966.
6. In December 1966, there were about 2,600 vacant housing units available for sale or rent in the Savannah area. Of these vacant units, 650 were available for sale, a homeowner vacancy rate of 2.1 percent; the remaining 1,950 were available for rent, a renter vacancy rate of 6.9 percent. These ratios are somewhat below the 1960 ratios of 2.6 percent and 8.4 percent, respectively, for homeowners and renters. The reduction of available vacancies is not the result of increasing demand, but arises largely from the demolition of many older units through urban renewal activity and building code enforcement.
7. During the two-year forecast period from December 1966 to December 1968, the number of households in the Savannah HMA is expected to increase by 1,650, including approximately 900 military and military-connected civilian households who are not expected to be permanent residents. In addition, some demand will result from the demolition of about 500 units.

Available to meet the requirements are approximately 650 adequate vacant sales units and 1,750 adequate vacant rental units. Assuming that practically all of the temporary military demand will be satisfied by existing vacant units, there will remain a sufficient number of sales and rental units to supply the increase in demand from permanent nonmilitary households during the next two years, exclusive of public low-rent housing and rent-supplement accommodations. Under those circumstances, construction of single-family houses should be limited generally to those built on a contract basis for nonmilitary-connected owner-occupant purchasers. The volume of such construction probably should not exceed about 300 units a year. Only rental projects for which there is a predetermined demand by nonmilitary-connected households that is not now being met should be considered for development. Such an exception might be the provision of approximately 100 multifamily units a year at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost.

ANALYSIS OF THE  
SAVANNAH, GEORGIA, HOUSING MARKET AREA  
AS OF DECEMBER 1, 1966

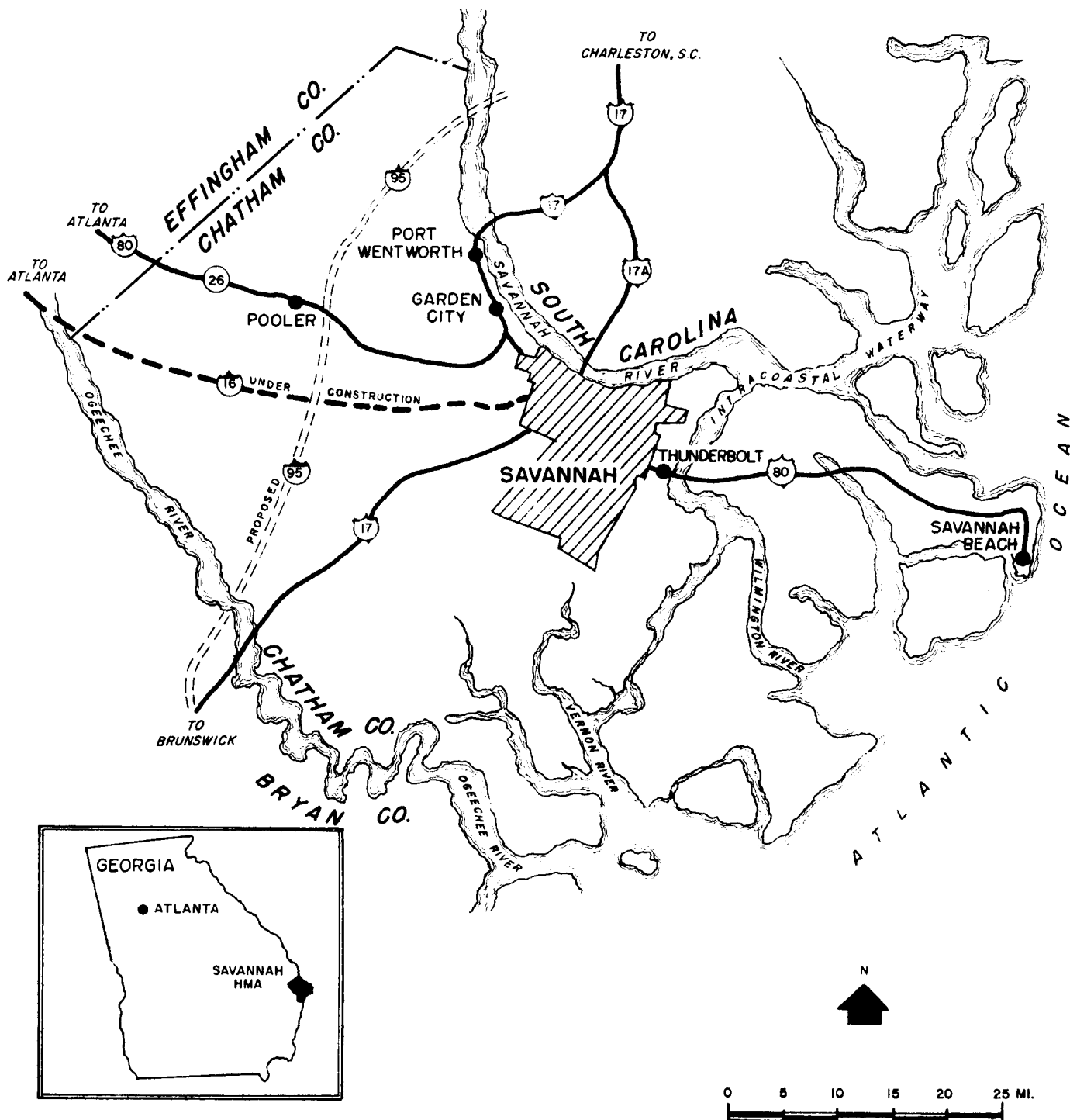
Housing Market Area

The Savannah, Georgia, Housing Market Area (HMA) is defined as coextensive with Chatham County (see map on page 2). The HMA, which conforms to the Bureau of the Budget definition of the Savannah Standard Metropolitan Statistical Area (SMSA), contained some 188,300 persons in April 1960. The majority of the population resides in Savannah, which is the county seat and the principal city in Chatham County. In addition, there are six small incorporated areas in the HMA (Garden City, Pooler, Port Wentworth, Savannah Beach, Thunderbolt, and Vernonburgh), none of which had a population exceeding 5,500 persons in April 1960.

Situated in southeast Georgia on the Atlantic Ocean, Savannah is 100 miles southwest of Charleston, South Carolina, 255 miles southeast of Atlanta, Georgia, and 85 miles north of Brunswick, Georgia. Transportation facilities in the area are adequate. Two commercial air lines, five railroads, and three interstate bus lines offer passenger and freight service. In addition, the city is served by a network of federal and state roads, including U.S. Routes 17, 17A, 80, and 280, as well as Georgia Routes 21, 25, and 26. Interstate Route 16 (to Atlanta) is under construction and Interstate Route 95 (north-south) is planned through Chatham County. The Port of Savannah is the leading foreign trade port between Baltimore and New Orleans. Currently, the port has 33 deep water terminals and is served by 114 steamship lines.

Inasmuch as the rural farm population of the Savannah HMA constituted only 0.2 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.

# SAVANNAH, GEORGIA, HOUSING MARKET AREA



## Economy of the Area

### Character and History

Savannah was founded by General James E. Oglethorpe in 1733. Today, within the area of the original city, restored homes and shops as well as parks and monuments supply the colonial atmosphere which attracts many visitors to Savannah each year. With the Savannah River on the north and marshes and the Atlantic Ocean preventing expansion to the east, modern Savannah has spread southward and westward. The port of Savannah has been the dominant factor in the area's past economic development, and is held by many to be the key to future growth. However, the increase in port activities has not enabled Savannah to keep pace with growth throughout the rest of Georgia.

### Employment

Current Estimate and Past Trend. The Georgia Department of Labor reports that there were about 59,000 nonagricultural wage and salary jobs in the HMA as of December 1966, an increase of 300 jobs (0.5 percent) since December 1965. Manufacturing employment totaled 15,600 as of December 1966 and nonmanufacturing 43,400, a gain of 400 in nonmanufacturing employment but a loss of 100 in manufacturing from the December 1965 total.

Average nonagricultural wage and salary employment in 1961 was 2,400 below the 1960 average, a reaction to the recession. Since that time, however, there have been employment increases ranging from 700 to 2,200 a year. A comparison of the averages for 1965 and 1966 indicates a growth of about 1,800 jobs. The following table presents the trend of nonagricultural wage and salary employment since 1960.

Trend of Nonagricultural Wage and Salary Employment  
Savannah, Georgia, HMA, 1960-1966  
 (Annual average)

| <u>Year</u> | <u>Manu-<br/>facturing</u> | <u>Nonmanu-<br/>facturing</u> | <u>Total</u> | <u>Total annual change</u> |                |
|-------------|----------------------------|-------------------------------|--------------|----------------------------|----------------|
|             |                            |                               |              | <u>Number</u>              | <u>Percent</u> |
| 1960        | 15,200                     | 38,800                        | 54,000       | -                          | -              |
| 1961        | 14,300                     | 37,300                        | 51,600       | -2,400                     | -4.4           |
| 1962        | 14,350                     | 37,950                        | 52,300       | 700                        | 1.4            |
| 1963        | 14,450                     | 39,400                        | 53,850       | 1,550                      | 3.0            |
| 1964        | 14,500                     | 39,900                        | 54,400       | 550                        | 1.0            |
| 1965        | 15,200                     | 41,400                        | 56,600       | 2,200                      | 4.0            |
| 1966        | 15,700                     | 42,700                        | 58,400       | 1,800                      | 3.2            |

a/ Preliminary

Source: Georgia Department of Labor, Employment Security Agency.

Employment by Industry. Manufacturing employment averaged 15,200 in 1960, or 28.1 percent of all nonagricultural wage and salary employment. A decline of 900 jobs occurred in 1961, bringing manufacturing employment down to 14,300, the lowest total in the 1960-1966 period. Between 1962 and 1964, manufacturing employment increased only slightly (150 jobs). However, sizable gains occurred during 1965 (700 jobs), and 1966 (500 jobs). Manufacturing employment averaged 15,700 in 1966, or 26.9 percent of all nonagricultural wage and salary employment. The largest net gain over the 1960-1966 period was in transportation equipment; employment increased by 350 jobs. That increase was the result of the opening of the Great Dane Trailer Company. The only manufacturing industries to show net declines since 1960 are paper and allied products, in which a loss of 400 jobs is principally the result of automation, and food products with a loss of 200 jobs.

Nonmanufacturing employment averaged 38,800 in 1960, or 71.9 percent of nonagricultural wage and salary employment. After a decline of 1,500 jobs in 1961, nonmanufacturing employment increased annually with the largest gains occurring in 1963 (1,550 jobs) and 1965 (2,200 jobs). Employment in the transportation, communications and utilities industry showed a net loss over the 1960-1966 period although the average annual totals fluctuated greatly. Slight employment increases in construction, in trade, and in finance, insurance, and real estate have occurred since 1960. Service industries recorded an increase of 1,100 workers over the same period. The largest gains since 1960 have been in government employment which increased by 2,250, 550 in federal and 1,700 in state and local government. The establishment of Neighborhood Youth Corps

facilities in Savannah contributed principally to the gains in state and local government. Employment in federal government activities has increased by only 50 over the last two years as the result of civil service employment declines at Hunter Air Force Base that almost completely offset other gains.

Principal Employment Sources. The major civilian employers in the Savannah area and the products they produce are listed below.

Principal Civilian Employers  
Savannah, Georgia, HMA  
1966

| <u>Name of Firm</u>            | <u>Product</u>           |
|--------------------------------|--------------------------|
| American Cyanimid              | Paint pigment            |
| Continental Can Co.            | Paper board              |
| Dixie Crystal Sugar Co.        | Sugar products           |
| Georgia Pacific Plywood Co.    | Wood products            |
| Great Dane Trailer Co.         | Transportation equipment |
| Savannah Machine & Foundry Co. | Repair, foundry, etc.    |
| Union Bag-Camp Paper Corp.     | Paper products           |

Source: Savannah Area Chamber of Commerce.

Military Employment. Hunter Air Force Base is the only military installation in the HMA. Its mission is the support of the Military Air Transport Service. In 1964, plans to modernize MATS resulted in the announcement that Hunter Air Base would be closed by June 30, 1967, except for a small radar installation with about 150 Air Force personnel, and that the 5,652-acre base would be turned over to the General Services Administration for disposition. It was recently announced, however, that Hunter Air Base will be kept open temporarily and will be occupied by the Army and operated as a single installation with Fort Stewart in Hinesville, 40 miles southwest of Savannah. Its primary mission will be helicopter pilot training. The Army build-up is expected to begin in April 1967 will full strength to be reached by August 1967. The expected total of 6,000 military and 1,200 military-connected civilians will be the largest military contingent in the area since 1959. Although long-range plans are undecided, the army is expected to remain at the base for two to three years.

The following table presents the assigned military and civilian strength totals at Hunter Air Force Base since 1956. The military strength totals generally have declined since the 1958 high of about 7,000, although there were slight increases in 1963 and 1965. Assigned military strength totaled about 3,000 as of December 1, 1966. Civilian employment at Hunter Air Force Base was about 400, indicating a loss of 250 jobs since the 1964 announcement of the base closing.

Assigned Military and Civilian Strength  
Hunter Air Force Base  
Savannah, Georgia, HMA  
1956-1966

| <u>Date</u>   | <u>Military</u> | <u>Civilian</u> |
|---------------|-----------------|-----------------|
| June 30, 1956 | 6,718           | 433             |
| " " 1957      | 6,906           | 583             |
| " " 1958      | 6,978           | 370             |
| " " 1959      | 6,900           | 379             |
| " " 1960      | 4,919           | 342             |
| " " 1961      | 4,614           | 342             |
| " " 1962      | 4,103           | 337             |
| " " 1963      | 4,767           | 657             |
| " " 1964      | 4,751           | 664             |
| " " 1965      | 5,088           | 614             |
| July 31, 1966 | 4,038           | 567             |
| Dec. 1, 1966  | 3,000           | 400             |

Source: Department of Defense. December 1966 estimated by Housing Market Analyst.

Unemployment

Savannah is an area of moderate unemployment. During 1966, an average of 2,500 persons, or 3.5 percent of the civilian work force, were unemployed. This rate is the lowest for the area during the 1960-1966 period. The highest rate of unemployment occurred in 1961 when 8.0 percent of the work force was unemployed. The Savannah unemployment rate has declined each year since then; a continued decline throughout the forecast period is expected.

Future Employment

During the December 1, 1966 to December 1, 1968 forecast period, nonagricultural wage and salary employment in the Savannah HMA is expected to increase by 1,000 annually. Most of the growth is expected to occur in nonmanufacturing industries. A large proportion of the increase will be in government employment as civil service workers increase by 800 at Hunter Air Force Base. Some increase in trade and services employment also is expected.

At least one new manufacturing concern will move into Savannah during the forecast period. The Grumman Aircraft Engineering Corporation will open in April with 80 employees. Plans call for employment to reach 600 within two years. Also, slight employment increases are expected at the Union Bag-Camp Paper Corporation, the Great Dane Trailer Company, and American Cyanimid.

### Income

Wages. As the following table indicates, the average weekly wage of manufacturing workers in the Savannah area has not increased as rapidly as average wages have in Atlanta or in the state of Georgia as a whole. Between 1960 and 1965 the average weekly wage increased by \$15 in Savannah, \$23 in Atlanta, and \$18 in Georgia. However, the average weekly wage in Savannah has been substantially above the average for the state and, until 1965, was also higher than the average for the Atlanta area.

Average Weekly Wage of Manufacturing Workers  
Savannah, Atlanta, and Georgia  
1960-1966

| <u>Year</u>   | <u>Savannah</u> | <u>Atlanta</u> | <u>Georgia</u> |
|---------------|-----------------|----------------|----------------|
| 1960          | \$ 88           | \$ 81          | \$65           |
| 1961          | 91              | 83             | 67             |
| 1962          | 95              | 89             | 71             |
| 1963          | 94              | 93             | 73             |
| 1964          | 100             | 97             | 78             |
| 1965          | 103             | 104            | 83             |
| November 1965 | 108             | 105            | 87             |
| November 1966 | 109             | 106            | 88             |

Source: U. S. Department of Labor, Bureau of Labor Statistics.

Income. Since 1959, the median level of income in the Savannah HMA has risen by about 24 percent. As of December 1966, the median annual income of all families was \$5,900 and the median income of renter households of two persons or more was \$4,300, after the deduction of federal income tax. About 30 percent of all families and 46 percent of renter households had after-tax incomes under \$4,000 annually. Approximately 17 percent of all families and seven percent of renter households had annual after-tax incomes of \$10,000 or more. Distributions of families and renter households by income classes for 1966 and 1968 are presented in table III. By 1968, it is expected that median after-tax incomes will increase to \$6,200 for all families and \$4,600 for renter households.

### Demographic Factors

#### Population

HMA Total. As of December 1, 1966, the population of the Savannah HMA totaled about 200,000, an increase of 11,700, or about 1,750 persons (1.0 percent) <sup>1/</sup> a year since April 1, 1960. During the April 1, 1950 to April 1, 1960 decade, the population of the HMA increased from nearly 151,500 to 188,300, or by an average of about 3,675 (2.2 percent) annually. The slower growth during the 1960's was primarily the result of the out-migration of both military and military-connected persons and their dependents as Air Force personnel left Hunter Air Force Base.

Separate population and household estimates for the city of Savannah and the area outside the city limits are not feasible because the city boundaries have not been comparable in 1950, 1960, and 1966. The city of Savannah annexed a well-populated portion of Chatham County in the late 1950's, only to de-annex the area in 1964 because the city was unable to support the larger population.

Population trends for the Savannah HMA are presented in the following table.

Trend of Population Growth  
Savannah, Georgia, HMA  
April 1, 1950 to December 1, 1968

| <u>Date</u>      | <u>Total population</u> | <u>Average annual change from preceding date<sup>a/</sup></u> |
|------------------|-------------------------|---|
| April 1, 1950    | 151,481                 | -   |
| April 1, 1960    | 188,299                 | 3,675   |
| December 1, 1966 | 200,000                 | 1,750   |
| December 1, 1968 | 208,800                 | 4,400   |

<sup>a/</sup> Rounded.

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

---

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

Military Population. As shown in the following table, the number of military personnel and their dependents decreased sharply between 1960 and 1966, reflecting the withdrawal of Air Force personnel from Hunter Air Force Base. At present, military personnel and their dependents total approximately 5,500 persons or 2.8 percent of the HMA population. This is a decrease of some 5,300 persons below the total in April 1960 when military personnel and their families equalled 5.7 percent of the total population. Military-connected civilian population and their dependents currently total 1,400, an increase of 200 over the April 1960 figure of 1,200.

By the end of the two-year forecast period, the total of military personnel and their dependents is expected to reach about 10,000 persons, an increase of 4,500. Military-connected civilians and their dependents are expected to total 4,200 by December 1968, an increase of 2,800 persons.

Military and Civilian Components of Population  
Savannah, Georgia, HMA  
April 1960-December 1968

| <u>Components</u>         | <u>Apr.</u><br><u>1960</u> | <u>Dec.</u><br><u>1966</u> | <u>Dec.</u><br><u>1968</u> | <u>Change</u>              |                            |
|---------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
|                           |                            |                            |                            | <u>1960-1966</u> <u>c/</u> | <u>1966-1968</u> <u>c/</u> |
| Nonmil.-conn. civ.        | 176,300                    | 193,100                    | 194,600                    | 16,800                     | 1,500                      |
| Mil.-conn. civ. <u>a/</u> | 1,200                      | 1,400                      | 4,200                      | 200                        | 2,800                      |
| Military <u>b/</u>        | <u>10,800</u>              | <u>5,500</u>               | <u>10,000</u>              | <u>-5,300</u>              | <u>4,500</u>               |
| Total <u>c/</u>           | 188,300                    | 200,000                    | 208,800                    | 11,700                     | 8,800                      |

a/ Military-connected civilian employees and their families.

b/ Military personnel and their families.

c/ Rounded.

Sources: 1960 Census of Population. Total population for 1966 and 1968 and component data for all years estimated by Housing Market Analyst.

Future Population Growth. Population in the Savannah HMA is expected to reach 208,800 by December 1, 1968, an increase of 4,400 annually. Of the two-year gain, 1,500 persons, or 17.1 percent, will be non-military-connected civilians and 2,800, or 31.8 percent will be military-connected civilians, of whom one-half will be temporary residents. The remaining 4,500, or 51.1 percent, will be military personnel and their dependents, all of whom are expected to be temporary residents.

Natural Increase and Migration. Population change is the result of net natural increase (resident births less resident deaths) and net migration. The following table shows the components of population change since 1950.

Components of Average Annual Population Change  
Savannah, Georgia, HMA  
April 1, 1950-December 1, 1966

| <u>Source of change</u> | <u>April 1950-<br/>April 1960</u> | <u>April 1960-<br/>December 1966</u> |
|-------------------------|-----------------------------------|--------------------------------------|
| Net natural increase    | 3,408                             | 2,250                                |
| Net migration           | <u>274</u>                        | <u>- 495</u>                         |
| Total population change | 3,682                             | 1,755                                |

Sources: 1950 and 1960 Censuses of Population; State of Georgia Department of Public Health; and estimates by Housing Market Analyst.

The out-migration experienced during the April 1960 to December 1966 period represents primarily military-connected personnel and their families.

Households

HMA Total. As of December 1, 1966, households in the Savannah HMA totaled about 57,150, an increase of about 3,975, or 600 households (1.1 percent) a year since April 1, 1960. During the 1950's, the number of households in the HMA increased from over 43,050 to about 53,150, or by 1,000 (2.2 percent) annually. The slower growth during the 1960's is primarily the result of the out-migration of both military and military-connected civilian households connected with Hunter Air Force Base.

Household trends in the Savannah HMA since 1950 are presented in the following table.

Trend of Household Growth  
Savannah, Georgia, HMA  
April 1, 1950 to December 1, 1968

| <u>Date</u>      | <u>Total</u> | <u>Average annual change<br/>from preceding date<sup>a/</sup></u> |
|------------------|--------------|---|
| April 1, 1950    | 43,074       | -   |
| April 1, 1960    | 53,165       | 1,000   |
| December 1, 1966 | 57,150       | 600   |
| December 1, 1968 | 58,800       | 825   |

<sup>a/</sup> Rounded.

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

Military Households. As shown in the following table, the number of military households decreased between 1960 and 1966, reflecting the withdrawal of Air Force personnel from the area. Military households total about 1,000, 1.7 percent of the HMA total. This represents a decline of some 1,400 households since April 1960 when military households equalled 4.5 percent of the total. Military-connected civilian households total 400, an increase of 60 over the April 1960 figure of 340.

By the end of the two-year forecast period, the number of military households is expected to total about 1,600, an increase of 600 households. Military-connected civilian households are expected to total 1,000 by December 1968, an increase of 600.

Military and Civilian Components of Households  
Savannah, Georgia, HMA  
April 1960-December 1968

| <u>Components</u>          | <u>Apr.<br/>1960</u> | <u>Dec.<br/>1966</u> | <u>Dec.<br/>1968</u> | <u>Change<br/>1960-1966<sup>a/</sup></u> | <u>1966-1968<sup>a/</sup></u> |
|----------------------------|----------------------|----------------------|----------------------|--|-------------------------------|
| Nonmil.-conn. civ.         | 50,410               | 55,750               | 56,200               | 5,350                                    | 450                           |
| Mil.-conn. civ.            | 340                  | 400                  | 1,000 <sup>b/</sup>  | 60                                       | 600                           |
| Military                   | 2,400                | 1,000                | 1,600 <sup>b/</sup>  | -1,400                                   | 600                           |
| <u>Totals<sup>a/</sup></u> | <u>53,150</u>        | <u>57,150</u>        | <u>58,800</u>        | <u>4,000</u>                             | <u>1,650</u>                  |

<sup>a/</sup> Rounded.

<sup>b/</sup> Includes 1,550 military households on temporary duty and 300 military-connected civilian households expected to outmigrate when Hunter Base is closed.

Sources: 1960 Census of Housing. Total households for 1966 and 1968 when components for all years estimated by Housing Market Analyst.

Future Household Growth. The total number of households in the HMA is expected to reach 58,800 by December 1, 1968, an increase of 825 annually. Of the two-year gain of 1,650 households, 450, or 27.2 percent, will be nonmilitary-connected civilian households and 600, or 36.4 percent will be military-connected civilian households. The remaining 600 households, or 36.4 percent, will be military, all of which are expected to be temporary.

## Housing Market Factors

### Housing Supply

Current Estimate and Past Trend. As of December 1, 1966, there were about 62,450 housing units in the Savannah HMA, a net addition to the housing stock of about 3,125 units (5.3 percent), or about 470 annually, since April 1, 1960. The addition of 3,125 units resulted from the construction of about 5,900 new units, including 168 units of public housing, and the loss of 2,775 units by demolition, fire, conversions, and other inventory changes. During the April 1950-April 1960 decade, the number of housing units in the HMA increased from over 46,925 to 59,325, a gain of 12,400 (26.4 percent), or nearly 1,250 units yearly. A part of this increase may have resulted from a census definitional change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Type of Structure. About 75 percent of the housing inventory of the Savannah HMA is in single-family houses. This represents an increase in the proportion of single-family structures in the housing inventory since April 1960, when the ratio was about 71 percent. As indicated in the following table, both the number and the proportion of units in structures with two units or more decreased during the April 1960-December 1966 period, as a result of the demolition of many multiple-unit structures.

Housing Inventory by Units in Structure  
Savannah, Georgia, HMA  
April 1, 1960 and December 1, 1966

| <u>Units in structure</u> | <u>April 1, 1960</u> |                | <u>December 1, 1966</u> |                |
|---------------------------|----------------------|----------------|-------------------------|----------------|
|                           | <u>Number</u>        | <u>Percent</u> | <u>Number</u>           | <u>Percent</u> |
| 1 unit <sup>a/</sup>      | 42,092               | 71.1           | 46,800                  | 74.9           |
| 2 units                   | 7,915                | 13.4           | 7,175                   | 11.5           |
| 3-4 units                 | 4,870                | 8.2            | 4,100                   | 6.6            |
| 5 units or more           | 4,306                | 7.3            | 4,375                   | 7.0            |
| Total                     | 59,183 <sup>b/</sup> | 100.0          | 62,450                  | 100.0          |

<sup>a/</sup> Includes trailers.

<sup>b/</sup> Differs slightly from the count of all units because units by type of structure were enumerated on a sample basis.

Sources: 1960 Census of Housing.

1966 estimated by Housing Market Analyst.

Age of Structure. Despite the age of the city, a substantial portion of the housing inventory of Savannah is relatively new. As the following table indicates, over 58 percent of the units were built after 1939. The most rapid period of growth was during the 1950 decade.

Housing Inventory by Age of Structure  
Savannah, Georgia, HMA  
December 1, 1966

| <u>Year built a/</u> | <u>Number<br/>of units</u> | <u>Percentage<br/>distribution</u> |
|----------------------|----------------------------|------------------------------------|
| Apr. 1960-Dec. 1966  | 5,900                      | 9.5                                |
| 1959-March 1960      | 3,075                      | 4.9                                |
| 1955-1958            | 6,250                      | 10.0                               |
| 1950-1954            | 8,425                      | 13.5                               |
| 1940-1949            | 12,800                     | 20.5                               |
| 1930-1939            | 6,000                      | 9.6                                |
| 1929 or earlier      | <u>20,000</u>              | <u>32.0</u>                        |
| Total                | 62,450                     | 100.0                              |

a/ The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to census enumerators' questions as well as errors caused by sampling.

Sources: 1960 Census of Housing, adjusted to reflect demolitions and additions since 1960. Bureau of the Census, C-40 Construction Reports. Estimates by Housing Market Analyst.

Condition of the Inventory. About 12,850 housing units, 20.0 percent of the units in the Savannah HMA, are dilapidated or lack one of more plumbing facilities; this represents a substantial improvement over the April 1960 ratio of 28.9 percent. The improving condition of the Savannah housing inventory is a result of the demolition of substandard units and a stricter enforcement of building codes.

Residential Building Activity

Past Trend. Building permit systems cover all residential construction in the HMA. Since January 1960, about 5,875 private housing units have been authorized in the Savannah area. The annual volume of authorizations has fluctuated from year to year as shown in the following table.

The total decreased from 1,125 in 1960 to 858 in 1961, and to 757 in 1962. The number of permits increased to 1,098 in 1963, but decreased slightly in 1964. The most significant decline occurred in 1965, however, when authorizations dropped to only 565 units from a 1964 total of over 1,000 units. This low level has continued into 1966; nearly 480 units were authorized during the first ten months of 1966 and about 460 units in the comparable 1965 period. In addition to the private dwellings authorized since 1960, 168 public low-rent units have been added to the housing inventory.

New Construction by Type of Structure. About 5,750 (97.9 percent) of the 5,875 private units authorized in the HMA since January 1960 were single-family structures. Except for the 90 units authorized in 1966, multifamily authorizations have been negligible. One 80-unit garden apartment project is planned for construction outside Savannah.

Private Units Authorized by Building Permit by Type of Structure  
Savannah, Georgia, HMA  
January 1960-December 1966

| <u>Year</u> | <u>All units<sup>a/</sup></u> | <u>Single family</u> | <u>Multifamily</u> |                   |                         | <u>Total HMA</u> | <u>Savannah</u> |
|-------------|-------------------------------|----------------------|--------------------|-------------------|-------------------------|------------------|-----------------|
|             |                               |                      | <u>Duplex</u>      | <u>3-4 family</u> | <u>5 family or more</u> |                  |                 |
| 1960        | 1,125                         | 1,093                | 32                 | -                 | -                       | 32               | 26              |
| 1961        | 858                           | 842                  | 8                  | -                 | 8                       | 16               | 10              |
| 1962        | 757                           | 749                  | 8                  | -                 | -                       | 8                | -               |
| 1963        | 1,098                         | 1,086                | 8                  | 4                 | -                       | 12               | 8               |
| 1964        | 1,014                         | 1,000                | 6                  | 8                 | -                       | 14               | 12              |
| 1965        | 565                           | 555                  | 6                  | 4                 | -                       | 10               | 6               |

10-months<sup>b/</sup>

|      |     |     |   |   |    |    |    |
|------|-----|-----|---|---|----|----|----|
| 1965 | 478 | 468 | 6 | 4 | -  | 10 | 6  |
| 1966 | 456 | 366 | 6 | 4 | 80 | 90 | 10 |

a/ Excludes public housing authorizations for 164 units in 1962, four units in 1963, and 236 units in 1966.

b/ January through October.

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

Units Under Construction. On the basis of building permit data and the postal vacancy survey conducted in November 1966, there were about 375 housing units under construction on December 1, 1966, including 125 single-family units and 250 units of multifamily housing. Of the multifamily units, 236 are public housing units located in Savannah.

Demolitions. Since April 1960, approximately 2,775 housing units have been removed from the Savannah housing stock. The majority of the units were in multifamily structures, removed as a result of urban renewal, building code enforcement, or highway construction in Savannah. Most of the units were substandard. A few units have been removed from the inventory through conversion, fire loss, and other changes in the housing supply. During the December 1966 to December 1968 forecast period, about 500 units are expected to be lost, primarily because of code enforcement.

#### Tenure of Occupancy

Current Estimate and Past Trend. As of December 1, 1966, there were approximately 57,150 occupied housing units in the Savannah HMA, of which 31,000 (54.2 percent) were owner-occupied and 26,150 (45.8 percent) were renter-occupied. The tenure pattern represents an increase in the percentage of owner-occupied units from 50.9 percent in 1960 (see table V). During the 1950-1960 decade, owner-occupancy increased substantially from about 36 percent to nearly 51 percent.

#### Vacancy

1960 Census. In April 1960, there were about 3,100 nondilapidated, nonseasonal vacant housing units available for sale or rent in the Savannah area, equal to 5.2 percent of the total inventory. Of these units, about 700 were available for sale, a homeowner vacancy rate of 2.6 percent; 2,400 vacant units were available for rent, a renter vacancy rate of 8.4 percent. Of the vacant available units, however, about 20 (2.9 percent) of the sales units and 420 (17.5 percent) of the rental units lacked one or more plumbing facilities. Most of the poorer quality rental vacancies were in converted structures and were concentrated in the older residential areas of Savannah. The trend of vacancies since 1950 is presented in table V.

Postal Vacancy Survey. A postal vacancy survey was conducted in the area on November 3, 1966. The survey, which included the cities of Savannah and Port Wentworth and the town of Garden City, covered 54,400 possible deliveries, or about 87 percent of the current housing inventory (see table VI). About 50,200 of the possible deliveries were listed as residences and 4,200 were listed as apartments. About 40 percent of the units listed as residences are rented.

The survey reported a total of 2,300 vacant units, 4.2 percent of the total possible deliveries. Of these units, about 1,750 were vacant residences, 3.5 percent of all residences covered, and 550 were vacant apartments, indicating an apartment vacancy ratio of 13.4 percent. An additional 374 units (124 residences and 250 apartments) were reported to be under construction. Also counted in the postal vacancy survey were about 620 trailers, of which nearly 70 (10.9 percent) were in place and 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 delineation, 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 houses, 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 the postal vacancy survey, other vacancy data available in the HMA, and on observation, there were an estimated 2,600 vacant, nondilapidated, nonseasonal housing units (4.2 percent of the total inventory) available in the Savannah area on December 1, 1966. Of these vacant units, 650 were available for sale, a homeowner vacancy rate of 2.1 percent; the remaining 1,950 were available for rent, a renter vacancy rate of 6.9 percent. Although these ratios are somewhat below the 1960 ratios, the reduction in available vacancies arises largely from the demolition of many older, vacant units through urban renewal activity and building code enforcement.

### Sales Market

General Market Conditions. The majority of all residential building in the HMA is located in Savannah and its suburbs. The sales market in Savannah is highly sectionalized. The older, established residential areas are central Savannah, where many of the homes are restored antebellum houses, and the area south of Victory Drive. Long-time Savannah residents live in these locations primarily, although there is some movement eastward to the water-front areas. Two of the most active subdivisions are located on Wilmington Island, east of Savannah. One subdivision, when completed, will contain 2,000 units. Prices start at \$20,000 and range to \$40,000. The other subdivision is smaller (350 units when completed) and prices are somewhat below those at the other subdivision.

The southeastern and southwestern sections are the areas of most concentrated recent development. New families, including the military, have tended to move south of the city as homes are newer, lots bigger, streets wider, etc. Homes in all price ranges are available there.

The sales market in Savannah at the end of 1966 was weak. Until recently, much of the new construction was built speculatively. Area builders now report that the majority of new homes are sold before construction is begun. Sales vacancies in both new and existing homes exist in all sections of the city and its suburbs, although a sizable proportion are located to the southwest in subdivisions convenient to Hunter Air Force Base.

The current sales situation is primarily the result of the out-migration of military-connected families from the area. Some improvement in the sales market is expected when Hunter AFB becomes an Army installation in April. However, the military mission is only temporary and the majority of the military probably will prefer to rent rather than to buy.

Unsold Inventory of New Houses. In January 1966, the Atlanta FHA Insuring Office surveyed all subdivisions in the HMA in which five or more houses were completed in the twelve months preceding the survey. About 17 subdivisions were covered, in which 247 houses had been completed. Of the 247 completions, about 124 were sold before construction started, and the remaining 123 (49.8 percent) were built speculatively. About 33 of these speculatively-built units, or 27 percent, remained unsold as of January 1, 1966. Of these, four units had been on the market for three months or less, 16 units for four to six months, and 13 units for seven to twelve months. An additional 16 unsold units had been completed prior to 1965.

Similar surveys were conducted in January 1964 and January 1965. In the January 1965 survey, 17 subdivisions were covered, and 295 total completions were reported in 1964. Of these completions, 163 were sold prior to construction, and 132 (44.7 percent) were built speculatively. Of these 132 units, about 32 percent remained unsold. The January 1964 survey, which covered 1963 completions in 20 subdivisions, reported a total of 452 houses completed in 1963, of which about 206 were sold before construction. Of the remaining 246 completions, 20 percent remained unsold as of the date of the survey.

The following table shows the distribution of new sales housing as reported by the unsold inventory survey as of January 1, 1966. It should be noted that the survey does not include new houses built in subdivisions with fewer than five completions, nor does it report those built on scattered lots.

Sales Houses Completed During 1965 in Selected Subdivisions  
By Sales Status and Price Class  
Savannah, Georgia, HMA

| <u>Sales price</u>  | <u>Total<br/>completions</u> | <u>Presold</u> | <u>Speculative completions</u> |             |               |                |
|---------------------|------------------------------|----------------|--------------------------------|-------------|---------------|----------------|
|                     |                              |                | <u>Total</u>                   | <u>Sold</u> | <u>Unsold</u> |                |
|                     |                              |                |                                |             | <u>Number</u> | <u>Percent</u> |
| \$10,000 - \$12,499 | 7                            | 2              | 5                              | 5           | 0             | 0              |
| 12,500 - 14,999     | 61                           | 23             | 38                             | 35          | 3             | 8              |
| 15,000 - 17,499     | 60                           | 31             | 29                             | 20          | 9             | 31             |
| 17,500 - 19,999     | 31                           | 12             | 19                             | 10          | 9             | 47             |
| 20,000 - 24,999     | 73                           | 45             | 28                             | 17          | 11            | 39             |
| 25,000 - 29,999     | 13                           | 9              | 4                              | 3           | 1             | 25             |
| 30,000 and over     | <u>2</u>                     | <u>2</u>       | <u>0</u>                       | <u>0</u>    | <u>0</u>      | <u>0</u>       |
| Total               | 247                          | 124            | 123                            | 90          | 33            | 27             |

Source: Unsold Inventory Survey of New Houses conducted by the FHA Insuring Office, Atlanta.

Rental Market

General Market Conditions. The most significant characteristic of the Savannah rental market is the absence of substantial multifamily construction since the early 1950's. The building of multifamily units has been impeded by the availability of inexpensive sales housing and by the availability of appealing restored houses located in downtown Savannah, which rent from \$90 to \$125 monthly. Many single-family homes in deteriorating neighborhoods have been converted into apartments which are occupied primarily by low-income families. As a result, at least 70 percent of all rental units in the HMA are in single-family houses or duplexes.

There are two high-rise apartments in the HMA, both constructed about 15 years ago in downtown Savannah. Monthly rents in the two projects are comparable and begin at about \$75 (including utilities) for one-bedroom units and \$120 for two-bedroom units. These rents are for unfurnished units with a one-year lease. Both buildings are particularly attractive to the elderly population in Savannah because of their in-town location and the services offered.

Most of the apartment projects in Savannah are small structures that were built in the late 1940's and early 1950's. Although some of these projects have rentals (excluding utilities) as low as \$40 to \$45 for

two-bedroom units, rents for the majority of these apartments typically range between \$50 to \$60 for one-bedroom units and \$60 to \$75 for two-bedroom units (excluding utilities).

The greatest indication of the weakness in the rental market is in the high vacancy rates in well-kept, well-located garden apartment projects. Many of these apartments were fully occupied, some with a waiting list, until the military began to leave the area. A survey of seven of these projects, containing a total of 1,720 units, was made at the end of October. At that time, approximately 265 units were vacant, a 15.5 percent vacancy rate. All of the apartment managers mentioned the withdrawal of the military as the primary cause of the current high vacancy.

The Army build-up in the spring is expected to tighten the rental market considerably. There are only about 50 family housing units located at Hunter AFB; the remainder (about 500) of the incoming military families will be housed off base.

An 80-unit garden apartment project is expected to be constructed south of Savannah by the summer of 1967. At this date, no specific information concerning the unit composition or rent ranges is available.

#### Urban Renewal Activity

There is one recently-completed urban renewal project in the HMA and four projects are in execution.

Oglethorpe Plaza (Ga. R-29), Savannah's first completed project, is located in northwest Savannah between Zubly Street to the north, West Broad Street to the east, Hull Street to the south, and West Boundary Street to the west. About 160 substandard dwellings were demolished and 224 families relocated. All the land was sold for private commercial redevelopment.

Herbert L. Kayton Homes Subdivision (Ga. R-28) is located north of Gwinnett Street, east of West Boundary Street, south of Union Street, and west of West Broad Street. About 315 substandard structures were demolished and 282 families were relocated from the site. This project is virtually completed with re-use devoted to highway rights-of-way and public housing.

Egmont Project (Ga R-37) is located south of the Herbert Kayton Project and extends to Anderson Street. Site acquisition and relocation are completed and approximately 1,000 substandard dwellings were removed. Completion of this project is expected by the end of 1967. Re-use will be primarily for public low-rent housing.

Cherokee Plaza (Ga R-38) is located north of Bay Street, east of West Broad Street, south of River Road, and west of Warner Street. About 440 dwelling units have been demolished from this site which was a mixed commercial-residential area before redevelopment. Planned re-use calls for light industry. The project is scheduled for completion in early 1968.

Troup Ward Conservation Project (Ga. R-53) is Savannah's most recent renewal area. The present boundaries are Liberty Street on the north, Price Street on the east, Jones Street on the south, and Lincoln Street on the west. Very little demolition is expected in this area because plans call for restoration and modernization of existing structures where feasible. This project will be completed in 1968.

#### Public Housing

All public housing units in Savannah are in federally-aided low-rent projects. Savannah's nine projects contain a total of 2,038 units. At present only about one percent of these units are vacant and a substantial waiting list, especially for one- and two-bedroom units, is reported. Currently, there are 236 units under construction which will be completed by August 1967. About 40 of these units will be for elderly persons.

#### Military Housing

There are 506 units of family housing at Hunter AFB, of which 500 are Wherry units and six are appropriated-fund quarters. Although many of these units are now vacant, all are expected to be occupied after the Army takes over the base. No additional military family housing is expected to be constructed during the forecast period.

Demand for Housing

During the two-year forecast period from December 1966 to December 1968, the number of households in the Savannah HMA is expected to increase by 1,650, including approximately 1,200 military and military-connected civilian households, most of whom are not expected to be permanent residents. In addition, some demand will result from the demolition of about 500 units during the period.

Available to meet the requirements are approximately 650 adequate vacant sales units and 1,750 adequate vacant rental units. Assuming that practically all of the temporary military demand will be satisfied by existing vacant units, there will remain a sufficient number of sales and rental units to supply the quantitative increase in demand by permanent nonmilitary households during the next two years, exclusive of public low-rent housing and rent-supplement accommodations.

The current high homeowner vacancy rate of 2.1 percent, the high ratios of unsold to completed new sales houses (32 percent in January 1965 and 27 percent in January 1966), and the temporary impact of military and military-connected households suggest that speculative construction of single-family housing during the forecast period should be tightly curbed. Construction of single-family houses should be on a contract basis for owner occupants and probably should not exceed about 300 units a year, a level of construction substantially below the level of 555 units authorized in 1965 and the 425 units authorized in the first ten months of 1966. New single-family houses should be planned to meet the requirements of nonmilitary-connected families with respect to design, location, and price.

Only rental projects for which there is a predetermined demand not now being met should be considered for development. Such an exception might be the provision of approximately 100 multifamily units a year at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost.

Table I

Civilian Work Force Components  
Savannah, Georgia, HMA, 1960-1966  
 (annual average)

| <u>Components</u>              | <u>1960</u>   | <u>1961</u>   | <u>1962</u>   | <u>1963</u>   | <u>1964</u>   | <u>1965</u>   | <u>1966<sup>b/</sup></u> |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------------|
| Total work force               | <u>68,300</u> | <u>67,000</u> | <u>66,100</u> | <u>67,650</u> | <u>67,650</u> | <u>69,450</u> | <u>70,700</u>            |
| Unemployment                   | 4,200         | 5,350         | 3,800         | 3,750         | 3,400         | 2,900         | 2,500                    |
| Percent unemployed             | 6.1%          | 8.-%          | 5.7%          | 5.5%          | 5.0%          | 4.2%          | 3.5%                     |
| Total employment <sup>a/</sup> | 64,100        | 61,650        | 62,300        | 63,900        | 64,250        | 66,500        | 68,200                   |
| Agricultural employment        | 400           | 400           | 350           | 300           | 300           | 300           | 300                      |
| Nonagricultural employment     | <u>63,700</u> | <u>61,250</u> | <u>61,900</u> | <u>63,450</u> | <u>63,950</u> | <u>66,100</u> | <u>67,900</u>            |
| Wage and salary                | 54,000        | 51,600        | 52,300        | 53,850        | 54,400        | 56,600        | 58,400                   |
| Other                          | 9,700         | 9,650         | 9,600         | 9,600         | 9,550         | 9,500         | 9,500                    |

<sup>a/</sup> Includes persons involved in labor-management disputes; other employment categories do not.

<sup>b/</sup> Preliminary

Source: Georgia Department of Labor, Employment Security Agency.

Table II

Trend of Nonagricultural Wage and Salary Employment  
Savannah, Georgia, HMA, 1960-1966  
(annual average)

| <u>Industry</u>             | <u>1960</u>   | <u>1961</u>   | <u>1962</u>   | <u>1963</u>   | <u>1964</u>   | <u>1965</u>   | <u>1966<sup>a/</sup></u> |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------------|
| Wage and salary employment  | <u>54,000</u> | <u>51,600</u> | <u>52,300</u> | <u>53,850</u> | <u>54,400</u> | <u>56,600</u> | <u>58,400</u>            |
| Manufacturing               | <u>15,200</u> | <u>14,300</u> | <u>14,350</u> | <u>14,450</u> | <u>14,500</u> | <u>15,200</u> | <u>15,700</u>            |
| Durable goods               | <u>4,100</u>  | <u>2,400</u>  | <u>3,650</u>  | <u>3,750</u>  | <u>3,700</u>  | <u>4,300</u>  | <u>4,900</u>             |
| Lumber & wood products      | 1,500         | 1,250         | 1,300         | 1,350         | 1,350         | 1,400         | 1,700                    |
| Transportation equipment    | 1,750         | 1,300         | 1,450         | 1,550         | 1,450         | 1,800         | 2,100                    |
| Other                       | 850           | 850           | 900           | 850           | 900           | 1,100         | 1,100                    |
| Nondurable goods            | <u>11,000</u> | <u>10,900</u> | <u>10,700</u> | <u>10,700</u> | <u>10,800</u> | <u>10,900</u> | <u>10,800</u>            |
| Food & kindred products     | 2,800         | 2,650         | 2,500         | 2,650         | 2,750         | 2,700         | 2,600                    |
| Paper & allied products     | 5,800         | 5,700         | 5,600         | 5,450         | 5,400         | 5,400         | 5,400                    |
| Chemicals & allied products | 1,400         | 1,400         | 1,450         | 1,450         | 1,400         | 1,500         | 1,600                    |
| Other                       | 1,100         | 1,150         | 1,150         | 1,150         | 1,250         | 1,300         | 1,200                    |
| Nonmanufacturing            | <u>38,800</u> | <u>37,300</u> | <u>37,950</u> | <u>39,400</u> | <u>39,900</u> | <u>41,400</u> | <u>42,400</u>            |
| Contract construction       | 3,100         | 2,250         | 2,800         | 2,750         | 2,800         | 3,300         | 3,400                    |
| Trans., comm., & utilities  | 6,450         | 6,100         | 5,950         | 6,300         | 6,100         | 6,300         | 6,300                    |
| Trade                       | <u>12,400</u> | <u>11,850</u> | <u>11,500</u> | <u>11,650</u> | <u>12,000</u> | <u>12,300</u> | <u>12,700</u>            |
| Wholesale                   | 3,100         | 2,900         | 2,800         | 2,850         | 2,950         | 3,000         | 3,100                    |
| Retail                      | 9,300         | 8,950         | 8,700         | 8,800         | 9,050         | 9,300         | 9,600                    |
| Fin., ins., & real estate   | 2,600         | 2,600         | 2,800         | 2,850         | 2,800         | 2,700         | 2,700                    |
| Services                    | 6,400         | 6,600         | 6,950         | 7,150         | 7,300         | 7,500         | 7,500                    |
| Government                  | <u>7,850</u>  | <u>7,900</u>  | <u>7,950</u>  | <u>8,700</u>  | <u>8,900</u>  | <u>9,300</u>  | <u>10,100</u>            |
| Federal                     | 2,450         | 2,400         | 2,350         | 2,750         | 2,950         | 2,900         | 3,000                    |
| State and local             | 5,400         | 5,500         | 5,600         | 5,950         | 5,950         | 6,400         | 7,100                    |

<sup>a/</sup> Preliminary

Source: Georgia Department of Labor, Employment Security Agency

Table III

Percentage Distribution of Families and Renter Households<sup>a/</sup> by Annual Income  
After Deduction of Federal Income Tax  
Savannah, Georgia, HMA  
1966 and 1968

| <u>Annual income</u> | <u>1966 income</u>  |                          | <u>1968 income</u>  |                          |
|----------------------|---------------------|--------------------------|---------------------|--------------------------|
|                      | <u>All families</u> | <u>Renter households</u> | <u>All families</u> | <u>Renter households</u> |
| Under \$3,000        | 20                  | 30                       | 19                  | 29                       |
| \$3,000 - 3,999      | 10                  | 16                       | 9                   | 12                       |
| 4,000 - 4,999        | 11                  | 12                       | 12                  | 13                       |
| 5,000 - 5,999        | 10                  | 11                       | 9                   | 11                       |
| 6,000 - 6,999        | 11                  | 9                        | 8                   | 7                        |
| 7,000 - 7,999        | 8                   | 7                        | 9                   | 8                        |
| 8,000 - 8,999        | 7                   | 4                        | 8                   | 6                        |
| 9,000 - 9,999        | 6                   | 4                        | 6                   | 5                        |
| 10,000 - 12,499      | 9                   | 4                        | 10                  | 5                        |
| 12,500 and over      | 8                   | 3                        | 10                  | 4                        |
| Total                | 100                 | 100                      | 100                 | 100                      |
| Median               | \$5,900             | \$4,300                  | \$6,200             | \$4,600                  |

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

Source: Estimated by Housing Market Analyst.

Table IV

Dwelling Units Authorized by Building Permits <sup>a/</sup>  
Savannah, Georgia, HMA  
January 1, 1950 to November 1, 1966

| <u>Year</u>    | <u>Savannah</u> | <u>Garden City</u> | <u>Pooler</u> | <u>Port Wentworth</u> | <u>Savannah Beach Town</u> | <u>Thunderbolt Town</u> | <u>Remainder of Chatham Co.</u> | <u>Total</u> |
|----------------|-----------------|--------------------|---------------|-----------------------|----------------------------|-------------------------|---------------------------------|--------------|
| 1950           | 1,095           | 30                 | NA            | NA                    | 29                         | NA                      | 448                             | 1,602        |
| 1951           | 542             | 22                 | NA            | NA                    | 16                         | NA                      | 404                             | 984          |
| 1952           | 654             | 27                 | NA            | NA                    | 15                         | 13                      | 580                             | 1,289        |
| 1953           | 627             | 24                 | NA            | NA                    | 34                         | 24                      | 424                             | 1,133        |
| 1954           | 669             | 19                 | NA            | NA                    | 46                         | 16                      | 960                             | 1,710        |
| 1955           | 588             | 25                 | NA            | NA                    | 29                         | 34                      | 680                             | 1,356        |
| 1956           | 601             | 38                 | NA            | NA                    | 10                         | 18                      | 776                             | 1,443        |
| 1957           | 510             | 39                 | NA            | NA                    | 22                         | 10                      | 832                             | 1,413        |
| 1958           | 635             | 32                 | NA            | NA                    | NA                         | 13                      | 1,169                           | 1,849        |
| 1959           | 534             | 54                 | NA            | NA                    | NA                         | 14                      | 1,039                           | 1,641        |
| 1960           | 342             | 50                 | NA            | 19                    | 7                          | 9                       | 698                             | 1,125        |
| 1961           | 247             | 58                 | 5             | 26                    | 9                          | 7                       | 506                             | 858          |
| 1962           | 174             | 26                 | 4             | 26                    | 13                         | 3                       | 511                             | 757          |
| 1963           | 282             | 18                 | 6             | 13                    | 7                          | 11                      | 761                             | 1,098        |
| 1964           | 258             | 27                 | 12            | 18                    | 9                          | 10                      | 680                             | 1,014        |
| 1965           | 135             | 22                 | 18            | 9                     | 11                         | 6                       | 364                             | 565          |
| 1965 <u>b/</u> | 105             | 20                 | 16            | 9                     | 11                         | 5                       | 312                             | 478          |
| 1966 <u>b/</u> | 99              | 10                 | 12            | 9                     | 9                          | 4                       | 313                             | 456          |

a/ Excludes public housing authorizations for 213 units in 1951, 250 units in 1952, 730 units in 1957, 24 units in 1958, 164 units in 1962, four units in 1965, and 236 units in 1966.

b/ January through October.

Sources: Bureau of the Census, Construction Report, C-40, and local building authorities.

Table V

Tenure and Vacancy in the Housing Supply  
Savannah, Georgia, HMA  
April 1950 - December 1966

| <u>Tenure and vacancy</u>  | <u>April<br/>1950</u> | <u>April<br/>1960</u> | <u>December<br/>1966</u> |
|----------------------------|-----------------------|-----------------------|--------------------------|
| Total housing supply       | <u>46,928</u>         | <u>59,325</u>         | <u>62,450</u>            |
| Occupied housing units     | <u>43,074</u>         | <u>53,165</u>         | <u>57,150</u>            |
| Owner-occupied             | 16,207                | 27,079                | 31,000                   |
| Percent                    | 37.6%                 | 50.9%                 | 54.2%                    |
| Renter-occupied            | 26,867                | 26,086                | 26,150                   |
| Percent                    | 62.4%                 | 49.1%                 | 45.8%                    |
| Vacant housing units       | <u>3,854</u>          | <u>6,160</u>          | <u>5,300</u>             |
| Available vacant           | 1,503                 | 3,113                 | 2,600                    |
| For sale                   | 233                   | 715                   | 650                      |
| Homeowner vacancy rate     | 1.4%                  | 2.6%                  | 2.1%                     |
| For rent                   | 1,270                 | 2,398                 | 1,950                    |
| Renter vacancy rate        | 4.5%                  | 8.4%                  | 6.9%                     |
| Other vacant <sup>a/</sup> | 2,351                 | 3,047                 | 2,700                    |

<sup>a/</sup> Includes seasonal units, vacant dilapidated units, units sold or rented and awaiting occupancy, and units held off the market.

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

Table VI

## Savannah, Georgia, Area Postal Vacancy Survey

November 3, 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.    | %    |
| Savannah       | 54,402                          | 2,308        | 4.2 | 2,229 | 79  | 374          | 50,218                    | 1,746        | 3.5 | 1,668 | 78  | 124          | 4,184                     | 562          | 13.4 | 561  | 1   | 250          | 622                       | 68     | 10.9 |
| Main Office    | 21,327                          | 799          | 3.7 | 785   | 14  | 275          | 19,144                    | 469          | 2.4 | 456   | 13  | 25           | 2,183                     | 330          | 15.1 | 329  | 1   | 250          | 119                       | -      | 0.0  |
| Branches:      |                                 |              |     |       |     |              |                           |              |     |       |     |              |                           |              |      |      |     |              |                           |        |      |
| Garden City    | 2,266                           | 22           | 1.0 | 19    | 3   | 3            | 2,266                     | 22           | 1.0 | 19    | 3   | 3            | -                         | -            | -    | -    | -   | -            | 90                        | 7      | 7.8  |
| Port Wentworth | 1,255                           | 27           | 2.2 | 27    | -   | -            | 1,046                     | 15           | 1.4 | 15    | -   | -            | 209                       | 12           | 5.7  | 12   | -   | -            | -                         | -      | -    |
| Stations:      |                                 |              |     |       |     |              |                           |              |     |       |     |              |                           |              |      |      |     |              |                           |        |      |
| A              | 8,271                           | 291          | 3.5 | 276   | 15  | 16           | 7,235                     | 171          | 2.4 | 156   | 15  | 16           | 1,036                     | 120          | 11.6 | 120  | -   | -            | 187                       | 3      | 1.6  |
| B              | 12,626                          | 620          | 4.9 | 600   | 20  | 30           | 11,870                    | 520          | 4.4 | 500   | 20  | 30           | 756                       | 100          | 13.2 | 100  | -   | -            | 78                        | -      | 0.0  |
| C              | 8,657                           | 549          | 6.3 | 522   | 27  | 50           | 8,657                     | 549          | 6.3 | 522   | 27  | 50           | -                         | -            | -    | -    | -   | -            | 148                       | 58     | 39.2 |

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).