

HOUSING¹

A Profile of Athens-Clarke County



- In ACC, 42% are owner occupied and 58% are renter occupied.
- The average owner occupancy rate in Savannah, Macon and Albany was 49.27%.
- The majority of households are 1-2 and 3-5 persons with the average household size reported at 2.35.
- There are 15,400 one- or two-person renter households, corresponding to over 23,000 individual renters.
- There are 7,600 renter households of more than 3 persons, corresponding to over 29,350 individuals.
- 56% of the renter population requires a dwelling with more than 2 bedrooms.
- Of the 16,681 owner-occupied units, 64% are headed by a person over 45 years old.
- Of the 23,025 renter-occupied units 68% are headed by a person between the ages of 15-34.
- ACC renter household's increased at a 25% rate compared to the State's rate of 17%.
- 37% of all households have resided in their current location for less than 2 years.
- 29% have resided in their current location for 3 to 5 years.
- The average family size (2.95) is slightly larger than the average household size at 2.35.
- The University of Georgia (UGA) reported the student population in 2000 was 31,288 or 31%.
- 6,000 (20% of) UGA students live on campus with another 1,600 living in sorority or fraternity houses.
- 23,688 students either commute to campus from outside of Athens or rent within the community.
- ACC had in 2000:
 - 20,942 single family detached units;
 - 11,207 multifamily apartment units;
 - 7,166 Duplex, Triplex or Quad;
 - 2,753 mobile home units;
 - 42,068 total housing units
- ACC has a 5.7% vacancy rate of which 48% is in rental apartments.
- Vacancy rates in Savannah, Macon and Albany are 10.6-13.3%.
- Census 2000 reports there are 3,355 households without access to a vehicle.
- 36% of the total housing stock was built prior to 1969 and 23% was constructed within the last 10 years.
- The majority of construction, 41% took place over a 20-year span between 1970 and 1989.
- The median property age is approximately 26 years.
- In ACC there are:
 - 175 structures without plumbing facilities,
 - 155 structures without complete kitchen facilities, and
 - 935 without telephone service.
- Manufactured housing represents less than 20.4 % of the housing stock.

- Census 2000 reports that 49.5% of renter households have Gross Rent > 30% of household income, classifying them as overburdened.
- In comparison only 18.2% of owner-occupied households are classified as overburdened.
- 15% or 2,939 families live in or below poverty level.
- 2,244 families include related children under the age of 18.
- 1,194 families include children 5 years of age and under.
- The median single family property value in 2000 was \$113,000.
- Property values have been increasing at a 5.7% annual rate over the last 5 years.
- Higher valued properties have appreciated at a more rapid pace than lower valued properties.

There are 42,106 total housing units in Athens-Clarke County, 39,709 (94.3%) of which are occupied. Of those 39,709 occupied housing units, not surprisingly only 42% are owner-occupied while the remaining 58% are renter-occupied. When compared to the other 158 counties in the rest of the State of Georgia, with the exception of one county (Chattahoochee), Athens-Clarke County has the lowest percentage of owner-occupied housing units, and conversely, the highest percentage of renter-occupied housing units as a percentage of total housing units.

The average homeowner costs for owner-occupied housing units in Clarke County are \$935 per month, while the median home value is \$111,300.

Housing is considered affordable when mortgage/rent payments do not exceed 30% of gross household income; and overall household debt, including mortgage/rent payments, does not exceed 40%. To be able to afford a home at Athens-Clarke County median home values (\$111,300) in good condition with a monthly PITI mortgage payment that does not exceed 30% of income (\$834.75), an individual would have to make an annual income of \$33,390, which equates to about \$16.05 an hour working 40 hours/week. At minimum wage, an individual would have to work 125 hours/week to afford these monthly homeowner costs. Consequently, approximately 21,000 households in Athens-Clarke County do not have incomes that support these costs.

Even for an \$80,000 home in Athens-Clarke County, where an individual would have to make an annual income of \$24,000 to afford a monthly PITI mortgage payment without paying more than 30%, approximately 17,250 households could not afford to purchase a home.

On the rental side in Athens-Clarke County, the average monthly rental costs for renter-occupied housing units are \$540 for Clarke County. If we use the same rule of thumb where housing is considered affordable if no more than 30% of income is used for rental payments, there are close to 13,000 renter households in Athens-Clarke County that pay more than 30% of income on rent. That is 56% of total renter households, and 32% of all households.

According to the Economic Research Service of the US Department of Agriculture, Clarke County is considered a “housing stress” county as 30% or more of Clarke County’s housing units either lacked complete plumbing, lacked complete kitchens, paid 30 percent or more for owner costs or rent, or had more than one person per room.

¹ All data used for this report come from Summary File 3, U.S. Bureau of the Census, 2000.

TRANSPORTATION

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Georgia County Guide Data ¹	ACC	GA	Avg. Co. in GA
Daily Vehicle Miles Traveled	2,552,120	306,695,953	1,928,905
Highway Mileage; Total Road Mileage	589.59	115,408.62	725.84
Highway Mileage; Rank of Total (1=highest; range, 1-159)	83	--	--
Highway Mileage; % Change in Total 1994-2004	3.4%	3.8%	--
Highway Mileage; State Routes	52.4	18,108.85	113.89
Highway Mileage; Interstate	0	1,243.78	7.82
Highway Mileage; County Roads	529.64	82,931.20	521.58
Highway Mileage; City Streets	7.55	14,080.96	88.56
Highway Mileage; Unpaved Mileage; Total	9.71	29,263.95	184.05
Highway Mileage; Unpaved Mileage; % of Total	1.7%	25.4%	--
Highway Mileage; Paved Mileage; Total	579.88	86,144.67	541.79
Highway Mileage; Paved Mileage; % of Total	98.4%	74.6%	--
Highway Mileage; Paved Mileage; Rank of %	8	--	--
Highway Mileage; Paved Mileage; % Change 1994-2004	4.4%	10.4%	--
2004 Public General Aviation Airports ²	1+	106	1
2005 Registered Motor Vehicles; Total	71,755	7,781,049	48,937
2005 Registered Motor Vehicles; Passenger cars (number)	51,619	4,921,274	30,951
2005 Registered Motor Vehicles; Passenger cars (%)	71.9%	63.2%	--
2005 Registered Motor Vehicles; Trucks (number)	14,015	1,838,695	11,564
2005 Registered Motor Vehicles; Trucks (%)	19.5%	23.6%	--
2005 Registered Motor Vehicles; Trailers (number)	4,798	861,521	5,418
2005 Registered Motor Vehicles; Trailers (%)	6.7%	11.1%	--
2005 Registered Motor Vehicles; Motorcycles (number)	966	131,493	827
2005 Registered Motor Vehicles; Motorcycles (%)	1.4%	1.7%	--
2005 Registered Motor Vehicles; Buses (number)	355	27,842	175
2005 Registered Motor Vehicles; Other (number)	2	224	1
Licensed Drivers by Age; 2003 Total	76,076	6,936,026	43,623
Licensed Drivers by Age; % <18	1.6%	2.5%	--
Licensed Drivers by Age; % >74	4.2%	4.1%	--
Licensed Drivers by Age; % Change in Total 2002-2003	5.5%	5.5%	--
Census 2000 Occupied Housing Units by Number of Vehicles Available; None	3,355	248,546	1,563
Census 2000 Occupied Housing Units by Number of Vehicles Available; One	14,792	971,411	6,110
Census 2000 Occupied Housing Units by Number of Vehicles Available; Two	14,364	1,195,894	7,521
Census 2000 Occupied Housing Units by Number of Vehicles Available; Three	7,195	590,518	3,714

Traffic Crashes: 2003¹	ACC	GA	Avg. Co. in GA
Motor Vehicles; Crashes; Total	5,789	331,612	2,086
Motor Vehicles; Crashes; Rate ³	760.9	478.1	--
Motor Vehicles; Injuries; Total	1,991	132,879	836
Motor Vehicles; Injuries; Rate ³	261.7	191.6	--
Motor Vehicles; Fatalities; Total	9	1,610	10
Motor Vehicles; Fatalities; Rate ³	--	2.3	--
Deer-Related Crashes; #	247	10,343	65
Deer-Related Crashes; % of Total	4.3%	3.1%	--
Deer-Related Crashes; Rate ³	32.5	14.9	--
Pedestrians in Crashes	74	2,524	16
Drivers in Crashes Involving: Unsafe/Illegal Speed, #	169	20,776	131
Drivers in Crashes Involving: Unsafe/Illegal Speed, Rate ³	22.2	30.0	--
Drivers in Crashes Involving: Alcohol &/or Drugs, Total #	217	10,694	67
Drivers in Crashes Involving: Alcohol &/or Drugs, Rate ³	28.5	15.4	--
Drivers in Crashes Involving: Alcohol &/or Drugs, Injured	99	5,326	34
Drivers in Crashes Involving: Alcohol &/or Drugs, Fatality	3	361	2
Drivers in Crashes; Ages 16-17, #	319	27,918	176
Drivers in Crashes; Ages 16-17, Rate ³	2,653.9	1,622.1	--
Drivers in Crashes; Ages 75+, #	218	13,102	82
Drivers in Crashes; Ages 75+, Rate ³	679.8	464.7	--
% of vehicle occupants in crashes belted properly; Over Age 5	83.0%	79.1%	--
% of vehicle occupants in crashes belted properly; Under Age 6	58.2%	58.2%	--

-- Data not available or data tabulation not appropriate.

¹ Data from 2005-2006 Georgia County Guide. The University of Georgia Cooperative Extension.

² A "+" indicates that one airfield in the county is an air carrier or commuter airport.

³ Rate per 10,000 licensed drivers