

**TABLE 3-1
HOUSING UNITS
1970, 1980 and 1990**

<u>Thomasville</u>	<u>Housing Units</u>	<u>Percent Change</u>
1970	5,946	-
1980	6,899	(70-80) 16.0
1989	7,176	(80-89) 4.0
1990	7,427	(80-90) 7.7 (70-90) 24.9

Source: U.S. Census 1970, 1980 and 1989 RDC and Thomasville-Thomas County Land Use Survey

Housing Types

Since the 1970's, single family homes have become a decreasing portion of the total unit types and multiple family dwellings have increased as a percentage of the total. The percentage of mobile homes has increased slightly, but they have always been a slim portion of Thomasville's housing types. In contrast, a 1989 housing survey indicated that mobile homes represented 43.4 percent of the housing units in the Thomasville Unincorporated Division.

In 1990, single family units equaled 76.7 percent of the total housing units, multiple family units comprised 22.9 percent of the total and mobile homes were a small portion of the total at 0.4 percent.

**TABLE 3-2
HOUSING UNIT TYPE
Thomasville City and Unincorporated Division
1970, 1980, and 1990**

<u>Thomasville</u>	<u>SF</u>		<u>MF</u>		<u>MH</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
1970	5,252	88.4	667	11.4	14	0.2
1980	5,755	83.5	1474	16.1	31	0.4
1990	5,696	76.7	1704	22.9	27	0.4
Unincorporated Division						
1989	2,063	54.2	91	2.4	1,649	43.4

Source: U.S Census 1970, 1980 and 1990 and Land Use Survey by the RDC and Thomasville-Thomas County Planning Department

TABLE 3-3
UNITS at ADDRESS
 Year Round, Owner and Renter Occupied
 Thomasville 1970, 1980 and 1990

1970	<u>Year Round</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>
Units	5,946	3,511	2,043
1	5,252	3,406	1,515
2+	682	94	525
MH	14	11	3
1980 Units	6,893	4,072	2,361
1	5,755	3,859	1,606
2-9	697	186	476
10+	410	7	269
MH	31	20	10
1990 Units	7,427	4,051	2,667
1	5,696	3,910	1,287
2-9	1,248	75	1,006
10+	392	21	334
MH	27	20	3
Other	64	25	37

Source: U.S. Census, 1970, 1980, and 1990

Occupancy, Vacancy Rates, and Persons per Households

Only very slight differences in the homeowner and rental vacancy rates occurred between 1970 and 1980. In 1980, the owner vacancy rate was 1.0 percent, much lower than the 7.5 percent rental vacancy rate indicating that there were more rental properties available.

In 1990, 60.3 percent of the occupied housing units were owner occupied. More significant increases in the homeowner and rental vacancies were recorded in 1990. A homeowner vacancy rate of 2.8 percent and a rental vacancy rate of 10.1 were determined. A 10.1 rental vacancy rate seems to be about average for the southwest Georgia region according to the Census.

Between 1970 and 1980, the number of persons per unit dropped from 3.2 to 2.8 persons and by 1990 the number of persons per household was 2.6 on the average. In 1990, only 4.72 percent of Thomasville's housing units were noted as being overcrowded.

TABLE 3-4
Occupancy Rates
Thomasville and Georgia 1970, 1980, 1990

	1970	GA	1980	GA	1990	GA
Total Occupied	5,554	--	6,433	--	6,718	--
Total Vacant	392	--	466	--	709	--
Owner Occupied Percent	3,511 59.06	-- 61.6	4,072 59.03	-- 65.0	4,051 60.3	-- 64.9
Renter Occupied Percent	2,043 34.36	-- 39.4	2,361 34.24	-- 35.0	2,667 39.7	-- 35.1
Owner Vacancy Rate	1.4	--	1.0	--	2.8	2.5
Renter Vacancy Rate	7.2	--	7.5	--	10.1	12.2
Persons per Occupied Unit	3.2	--	2.8	--	2.6	--

Source: U.S. Census 1970, 1980, and 1990

Age of Housing Stock

The multiple styles and ages of Thomasville's housing stock lend a historic charm to the town, but the age of housing is a major concern when considering future housing needs and rehabilitation processes. Usually any home over forty years old is considered to be deteriorated unless it has been well maintained. In 1970, 41.3 percent of Thomasville's housing was built in 1939 or before and 62.0 percent was built in 1949 or before. Between 1970 and 1980, 818 residences built in or before 1939 were destroyed. Therefore by 1980 only 24.0 percent of the housing stock was created in 1939 or before and 17.0 percent was created between 1940 and 1949.

TABLE 3-5
Age of Housing Stock
Thomasville 1970 and 1980

	1970		1980		1990	
Total units	5,948		6,899		7,427	

Yr. Built	#	%	Yr. Built	#	%	Yr. Built	#	%
1968-1970	130	3.0	1978/1980	275	4.0	1980-89	1,270	17.0
1965-1968	311	5.0	1970-1978	1,376	20.0	1970-79	1,810	24.0
1960-1964	546	9.0	1960-1969	1,136	16.0	1960-69	1,135	15.0
1950-1959	1,271	21.0	1950-1959	1,330	19.0	1950-59	1,138	15.0
1940-1949	1,231	21.0	1940-1949	1,143	17.0	1940-49	843	12.0
Before 1939	2,457	41.0	Before 1939	1,939	24.0	Before 39	1,231	17.0

Source: U.S. Census, 1990

Housing Quality

In 1980, the Thomasville Department of Community Development stated that 47 percent of the city's homes needed repair or were too dilapidated to repair. At this time four areas of especially poor housing quality were pinpointed. Not surprisingly, these were populated with low income and minority persons and are particularly vulnerable to land use changes and conflicts. Between 1980 and 1989, the Department of Community Development targeted these areas for public improvements and CDBG rehabilitation projects. Most of the projects involved relocations due to the public high school expansion, street improvements, and commercial business encroachment. In 1989 the City completed the Crescent Project which renovated eight homes. No CDBG funding currently exists for housing rehabilitation although other limited sources are available. Since 1984, Thomasville has administered rental rehabilitation loans funded by GRFA. Twenty-seven 312 loans from HUD have been utilized in Thomasville between 1970 and 1986.

The Thomasville Building Inspection Department has been responsible for building code enforcement and inspections since the mid-1950's. Between 1980 and 1992, 174 unoccupied residential structures were demolished.

The combination of aged housing stock, historic rehabilitation restrictions and lack of adequate income to maintain properties creates the need for creative housing solutions. It is recommended that Thomasville prepare a survey of housing quality in the near future.

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Action item

TABLE 3-6
Community Development Housing Programs
Since 1969

1969 - Rose City Urban Renewal: \$4,000,000. Purchased 70 parcels of property and relocated 50 families. Reuse: Thomasville High School

1975 - Hadley Street Project: \$182,000. Moved six families and purchased 17 parcels of land. Reuse: Private business.

1977 - Hadley-Laural Project: \$280,000. Purchased 16 land parcels and relocated seven families. Reuse: Private and public.

1977-1980 - South Spair Street Project: \$500,000. Purchased nine parcels of land. Relocated six families, one church and one business. Reuse: Future development of Thomasville High School.

1980 - Howard Alley Project: Purchased four parcels of land and relocated two families.

1978 - Smith Alley: \$500,000. Purchased seventeen parcels. Nine families were relocated.

1978-1979 - Campbell Street Project: \$3,000,000. Purchased 71 parcels and relocated 45 families. Reuse: Business.

1981 - Remington/Mitchell: Purchased twenty-three parcels and relocated two families.

1981 - Reid/ Mitchell Project: \$3,000,000. Purchased 231 land parcels and relocated eight families. Reuse: Redesignated lots and put in a new street.

1987 - Crescent Project: \$400,000. Renovated eight houses. The weatherization funds on this project have been coordinated with the Southwest Georgia Community Action Council.

1990 - Office of Community Services: \$250,000.

1991 - Georgia Housing Finance Authority: \$200,000. Homeless Trust Fund.

Housing rehabilitation grants: average - \$7,800

Housing rehabilitation loans up to \$10,000.

Residential Demolitions
Thomasville 1980 - 1992

1980	81	82	83	84	85	86	87	88	89	90	91	92*
19	3	17	8	20	10	13	11	21	12	4	24	12

* Projected

Source: Thomasville Building Department, 1992

Housing Costs

The median owner value has risen from \$10,200 in 1970 to \$44,100 in 1990. Real estate information reveals that the 1990 purchase price was \$113,000. Median rental value has risen by 400 percent during the same period.

The Thomasville Housing Authority manages 252 low income housing units. They are the College Terrace, Faircloth, Cherokee, Flipper and Normal Park. Built in the fifties, these units have been recently modernized. In addition to public housing assistance a non-profit group, Habitat for Humanity has built three low income houses in town and has purchased two additional lots for future development. Still, the possibility for more public-private involvement in initiating housing problem solutions becomes an increasingly important option for local self reliance.

TABLE 3-7
UNITS LACKING COMPLETE PLUMBING
THOMASVILLE 1970, 1980, 1990

	1970	1980	1990
Units	874	110	34

Source: U.S. Census 1970, 1980, 1990

TABLE 3-8
Thomasville and Georgia Housing Costs
Various Years

		<u>Thomasville</u>		
	<u>1970</u>	<u>1980</u>	<u>1990</u>	
Median owner value	\$ 10,200	\$ 27,400	\$ 44,100	
Median rental value	\$ 46	\$ 108	\$ 230	
		<u>Georgia</u>		
Median owner value	\$ 14,600	\$ 23,100	\$ 71,300	
Median rental value	\$ 65	\$ 153	\$ 344	

Source: U.S. Census 1970, 1980, 1990 and 1989 from local real estate brokers, the Thomas County Tax Assessors Office, and an RDC survey.

TABLE 3-9
Thomasville Housing Value 1990

Owner Occupied Units	
Less than \$50,000	2,149
\$50,000 - 99,999	1,159
\$100,000 - 149,999	244
\$150,000 - 199,999	88
\$200,000 - 299,999	60
\$300,000 or more	35
Median Dollars	44,100
Contract Rent	
Less than \$250	1,414
\$250 - 499	1,057
\$500 - 749	39
\$750 - 999	3
\$1,000 or more	-
Median Dollars	330

Source: U. S. Census, 1990

Projected Housing Demand

For the purposes of projecting housing demand, it is assumed that the average household size will decrease to 2.2 persons per household by the year 2010, following state and national trends. The 1990 Census for population and average household size shows the need for 6,714 housing units in 1990. Total housing stock in 1990 was 7,427 units. Therefore there were approximately 713 vacant housing units in 1990. Based on the population projection of 18,056 in 2010 and projections on the average number of persons per household, 8,200 units will be required to meet Thomasville's housing needs in 2010. This represents an increase of 780 units in the next two decades. The housing surplus in Thomasville is already close to that number.

** Action*

The above figures may be misleading by virtue of the fact that the Census reported extremely high vacancy rates and extremely low occupancy rates, resulting in a population loss of 1,000 persons since 1980. The City contested the Census figures and was subsequently notified over a year later that the Census is revising Thomasville's population count.

This does not take into account the number of houses that may be demolished. As noted earlier, much of Thomasville's housing stock is old and will need to be replaced in the next twenty years.

Tables 3-10 and 3-11 present Thomasville's housing unit projections for five year increments through the year 2010.

**TABLE 3-10
Future Housing Demand
Thomasville 1990 -2010**

Year	Projected Population	Average Hsld Size	Units Needed	Additional Units Needed
1990	17,457	2.6	6,714	0
1995	17,605	2.5	7,042	0
2000	17,754	2.4	7,398	0
2005	17,905	2.3	7,785	358
2010	18,056	2.2	8,207	780

Source: RDC Staff

Assuming that the housing mix trends from the period 1970 through 1990 continue, it is predicted that the 1990 single-family to multi-family ratio will evolve from an approximate 79/21 mix to a 70/30 ratio by the year 2010.

**TABLE 3-11
Projected Housing Unit Type
Thomasville**

	1990	1995	2000	2005	2010
Total Units	7,427	7,797	8,167	8,537	8,907
Single-family	5,897	6,054	6,215	6,376	6,537
Multiple-family	1,530	1,743	1,952	2,161	2,370

Source: RDC Staff

Summary

Thomasville's housing stock increased 24.9 percent in the last twenty years. A portion of this large increase may be attributed to changes in census definitions in 1980. However, in 1990 Thomasville had 7,427 housing units. A computation of the population and the average 1990 household size of 2.6 indicate that Thomasville had 713 surplus housing units in 1990.

The percent of single-family units has been decreasing overall, while multi-family units have increased since 1970. Mobile homes have always been a very minor portion of Thomasville's housing mix. In 1990, the ratio between single-family and multi-family homes was 70/30.

In 1980, 60.3 percent of all occupied units were owner occupied. Vacancy rates for homeowner and renter occupied units have increased substantially since 1980. In 1990 the vacancy rate for owner occupied units was 2.8 and for renter occupied units it was 10.1. This indicates that more housing is available in both markets.

The number of persons per household has been steadily decreasing over the last twenty years from 3.2 to 2.6 in 1990. By the year 2010 it is predicted that the average will be 2.2.

The 1980 census reported that 41 percent of the housing in Thomasville was built before 1949. Usually any house over 40 years old will be considered to be deteriorated unless it has been very well maintained. Thomasville has had an active C. [REDACTED] that has completed ten major rehabilitation type projects since 1969.

Housing costs in Thomasville cover a broad range and there seems to be an excellent selection in both rental and ownership properties. In addition to the private market, the Thomasville Housing Authority manages 254 low income housing units.

Since there is such a housing surplus in Thomasville currently, it appears that future projections of housing needs are already met through the year 2000. Thereafter, approximately 67 units will be needed annually to meet the demand of the projected population in the year 2010.