

SECTION SIX
HOUSING

HOUSING CHARACTERISTICS

The following is an inventory of the existing housing units, their age, condition and price. Future trends are estimated by data collected regarding building permits and certificates of occupancy over the past few years.

Exhibit 49: Villa Rica Types of Housing

Category	Location	1980	1990	2000
Total Housing Units	United States	NA	102,021,752	115,904,641
	Georgia	NA	2,638,418	2,107,317
	CF Region	62,701	82,520	10,4796
	Villa Rica	1215	2498	1812
Single detached Units	United States	NA	60,261,836	69,865,957
	Georgia	NA	1,638,847	2,107,317
	CF Region	48,113	57,249	76,812
	Villa Rica	1044	1676	1405
Single attached Units	United States	NA	5,373,235	6,447,453
	Georgia	NA	1638847	2,107,317
	CF Region	670	792	1,229
	Villa Rica	15	55	8
Double Units	United States	NA	4,904,645	4,995,350
	Georgia	NA	89,368	90,370
	CF Region	2425	2492	2745
	Villa Rica	101	129	164
3 to 9 Units	United States	NA	9,819,483	10,909,268
	Georgia	NA	276,220	305,920
	CF Region	3330	5211	5880
	Villa Rica	23	155	129
10 to 19 Units	United States	NA	4,894,415	4,636,717
	Georgia	NA	138,876	129,276
	CF Region	749	1,773	1,679
	Villa Rica	0	27	27
20 to 49 Units	United States	NA	3,862,110	3,873,383
	Georgia	NA	55,704	57,825
	CF Region	244	356	676
	Villa Rica	0	0	18
50 or more	United States	NA	4,388,824	6,134,675
	Georgia	NA	38,103	97,628
	CF Region	596	245	818
	Villa Rica	6	0	8
Mobile Home or Trailer	United States	NA	7,398,191	8,779,228
	Georgia	NA	305,055	394,938
	CF Region	6,574	13,830	14,872
	Villa Rica	26	456	53

The 2000 Census shows a decrease in housing units between 1990 and 2000. However, this is not indicative of a decrease in population but rather, reflects a deannexation of property from the corporate limits of Villa Rica.

Condition and age of housing is an important consideration when planning to decrease the number of substandard housing in the city. The following is a comparison of standard and substandard housing in the state, county and city. As expected the standard housing numbers increase and substandard housing numbers decrease. The exception is the state numbers. Substandard housing increased 4% from 1990 to 2000.

Exhibit 50: Villa Rica Condition of Housing (1980-2000)

Category	Location	1980	1990	2000
Complete Plumbing Facilities	Georgia	NA	2609956	3252197
	CF Region	58,589	81,116	103,719
	Carroll	19,439	27,375	33,815
	Douglas	17,460	26,383	34,713
	Villa Rica	1129	2451	1796
Lacking Plumbing Facilities	Georgia	35,769	28,462	29,540
	CF Region	4256	1404	1077
	Carroll	882	361	252
	Douglas	298	112	112
	Villa Rica	86	47	16

Source: U.S Census Bureau

Exhibit 51: Villa Rica Age of Housing (1980-2000)

Category	Location	1980	1990	2000
1939 or Earlier	Georgia	296,662	212,294	192,972
	CF Region	14,997	10,516	9,344
	Carroll	3,835	2,768	2,517
	Douglas	1223	742	800
	Villa Rica	328	251	233

Source: U.S. Census Bureau

Villa Rica shows a marked decrease in substandard housing from 1980 to 2000. This is a decrease of 19% over the last twenty years.

Exhibit 52: Villa Rica Housing Occupancy Characteristics (1980 – 2000)

Category	Location	1980	1990	2000
Total Households	Georgia	1,869,754	2,366,615	3,007,678
	Region	NA	7,119	7,575
	Carroll	NA	27,736	34,067
	Douglas	NA	26,495	34,825
	Villa Rica	NA	2,498	1,769
Housing Units Vacant	Georgia	NA	271,803	275,368
	Region	NA	7,119	7,575
	Carroll	NA	2,366	2,499
	Douglas	NA	2,218	2,003
	Villa Rica	NA	166	134
Housing Units owner Occupied	Georgia	1,215,206	1,536,759	2,029,293
	Region	41,109	52,603	70,157
	Carroll	13,297	17,616	22,259
	Douglas	14,067	18,880	24,555
	Villa Rica	772	1,553	862
Housing Units Renter Occupied	Georgia	654,548	829,856	977,076
	Region	17,736	22,798	27,064
	Carroll	5,705	7,754	9,309
	Douglas	2844	5397	8267
	Villa Rica	400	779	616
Owner to Renter Ratio of Vacancy	Georgia	NA	0.32	0.51
	Region	NA	NA	0.842
	Carroll	NA	NA	0.54
	Douglas	NA	NA	0.74
	Villa Rica	NA	NA	1.18
Owner Vacancy Rate	Georgia	NA	2.36	2.24
	Region	NA	NA	2.178
	Carroll	NA	NA	2.03
	Douglas	NA	NA	2.31
	Villa Rica	NA	NA	12.49
Renter Vacancy Rate	Georgia	NA	12.36	8.46
	Region	NA	NA	7.552
	Carroll	NA	NA	8.38
	Douglas	NA	NA	8.66
	Villa Rica	NA	NA	14.44

Source: U.S. Census Bureau

The following tables indicate the median housing costs for the state region, Carroll County, Douglas County and Villa Rica. These numbers indicate that housing costs in the Chattahoochee-Flint region are below state averages and that Villa Rica’s housing costs are below those in the region. Villa Rica’s median property values are 18% below the Georgia average.

Exhibit 53: Villa Rica Housing Costs (1980-2000)

Category	Location	1980	1990	2000
Median Property Values	Georgia	\$23,100	\$71,278	\$100,600
	Region	NA	\$58,057	\$94,154
	Carroll	\$32,000	\$60,200	\$87,800
	Douglas	\$41,100	\$73,400	\$99,600
	Villa Rica	\$22,500	\$53,400	\$82,200
Median Rent	Georgia	\$153	\$365	\$505
	Region	NA	\$270	\$388
	Carroll	\$126	\$351	\$378
	Douglas	\$189	\$549	\$620
	Villa Rica	\$85	\$338	\$350

Source: U.S. Census Bureau

The following tables show the extent that homeowners and renters are cost burdened. Any household that spends more than 30% of their total monthly income on home costs (mortgages, utilities, insurance, etc.) is considered to be cost burdened. Expenses exceeding 50% of income indicate severely cost burdened households.

Legend and Special Notes:

The data tables are broken out by the following income categories: 0 to 30% MFI (MFI30), 31 to 50% MFI (MFI50), 51 to 80% MFI (MFI80), and 81% of MFI and over (MFI100). HUD’s adjusted median family incomes (MFI) are estimated for a family of four. HUD defines “any housing problems” as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

The Affordable Housing Units table provides an estimate of housing units “affordable” to Georgia’s households. “Affordable” units are defined as units for which a renter would pay no more than 30% of their income for rent and an owner would pay less than or equal to 30% of annual gross income for annual owner costs.

HUD household types are defined as (1) elderly: one or two member households (family or non-family) with head or spouse age 62 or older; (2) small related households: non-elderly family households with two to four members; and (3) large related households: family households with five or more members. Subtracting these three household types from total households may derive data on “other” households. “Other” households are defined as households of one or more persons that do not meet the definition of an elderly household, small-related household, or large related household.

Please note the following disclaimer regarding this data on HUD’s State of the Cities Data System web site:

Users of these data should be aware that the Census Bureau uses a special rounding scheme on

special tabulation data. As a result, users should expect a small discrepancy between the data reported here and data reported from SF3 (such as total renter households). The SOCDs CHAS tables were created from very disaggregated files. These “base files” are also available from HUDUSER. On each of the SOCDs CHAS tables, we [HUD] indicate the source base file.

Source: U.S. Department of Housing and Urban Development, *Comprehensive Housing Affordability Strategy 2000*.

Available online: <http://www.huduser.org/datasets/cp.html>

Exhibit 54: Households with Housing Problems—Carroll and Douglas

	Renter Households				Owner Households			
	Total	Elderly	Small Family	Large Family	Total	Elderly	Small Family	Large Family
MFI 30								
Carroll	2,290	534	743	126	1656	760	538	127
Douglas	1,173	155	589	107	1,066	317	409	168
MFI 50								
Carroll	900	86	476	93	1237	264	602	201
Douglas	1,085	168	457	144	976	183	465	183
MFI 80								
Carroll	295	12	114	114	1,331	140	706	250
Douglas	865	50	386	128	1633	183	830	307
MFI 100								
Carroll	122	0	18	96	867	88	488	164
Douglas	161	10	55	47	1607	129	984	306
MFI Total								
Carroll	3,602	632	1352	429	5,098	1253	2332	741
Douglas	3,284	383	1,487	426	5,285	810	2,690	964

Exhibit 55: Households with Cost Burden 30-50%--Carroll and Douglas

	Renter Households				Owner Households			
	Total	Elderly	Small Family	Large Family	Total	Elderly	Small Family	Large Family
MFI 30								
Carroll	734	194	275	22	436	269	110	18
Douglas	187	40	98	0	172	94	54	14
MFI 50								
Carroll	646	54	345	24	694	170	342	91
Douglas	664	89	368	24	450	91	243	46
MFI 80								
Carroll	126	12	74	0	912	80	565	89
Douglas	633	50	298	18	1,222	183	633	148
MFI 100								
Carroll	24	0	14	10	912	80	565	89
Douglas	46	0	15	0	1,061	129	749	37

Exhibit 56: Household with Cost Burden >50%--Carroll and Douglas

	Renter Households				Owner Households			
	Total	Elderly	Small Family	Large Family	Total	Elderly	Small Family	Large Family
MFI 30								
Carroll	1,326	320	382	48	1,145	479	420	55
Douglas	819	115	412	48	833	219	345	107
MFI 50								
Carroll	124	28	73	0	440	94	251	14
Douglas	249	69	46	20	473	92	208	109
MFI 80								
Carroll	0	0	0	0	212	52	88	14
Douglas	25	0	0	0	248	0	164	28
MFI 100								
Carroll	0	0	0	0	73	8	33	14
Douglas	0	0	0	0	99	0	67	15

Exhibit 57: Affordable Housing Units—Carroll and Douglas

	Renter Units				Owner Units			
	Total	0-1 BR	2 BR	3+ BR	Total	0-1 BR	2 BR	3+ BR
MFI 30								
Carroll	3,635	718	1,497	1,420	N/A	N/A	N/A	N/A
Douglas	1,362	202	498	662	N/A	N/A	N/A	N/A
MFI 50								
Carroll	5,169	1,347	2,243	1,579	11,770	232	2,811	8,727
Douglas	2,254	321	1,002	931	9,298	229	1,564	7,505
MFI 80								
Carroll	1,131	189	460	482	6,797	157	973	5,667
Douglas	5,039	1,370	2,284	1,385	10,428	129	734	9,565
MFI 100								
Carroll	140	34	78	28	4,211	66	402	3,743
Douglas	362	220	44	98	5,421	92	423	4,906

Exhibit 58: Renter and Owner Household—Carroll and Douglas

	Renter Households				Owner Households			
	Total	Elderly	Small Family	Large Family	Total	Elderly	Small Family	Large Family
MFI 30								
Carroll	3,111	812	994	144	2,778	1,447	789	153
Douglas	1,560	297	696	142	1,581	620	492	183
MFI 50								
Carroll	2,032	236	1,035	225	2,572	976	1,041	288
Douglas	1,327	242	596	148	1,921	737	730	215
MFI 80								
Carroll	1,876	110	970	189	4,702	1,026	2,502	615
Douglas	2,116	104	1,007	270	4,510	1,018	2,213	622
MFI 100								
Carroll	2,170	146	1,186	256	12,209	1,624	8,139	1,203
Douglas	3,289	157	1,401	253	16,571	1,718	11,182	1,867
Total								
Carroll	9,189	1,304	4,185	814	22,261	5,073	12,471	2,259
Douglas	8,292	800	3,700	813	24,583	4,093	14,617	2,887

Many factors affect housing stock for any jurisdiction. The following tables show some of the factors that affect housing prices in Villa Rica.

Exhibit 59: Villa Rica Population by Age

Villa Rica city: Population by Age			
Category	1980	1990	2000
TOTAL Population	3420	6542	4134
0 – 4 Years Old	247	536	318
5 – 13 Years Old	496	1029	479
14 – 17 Years Old	312	333	226
18 – 20 Years Old	181	365	162
21 – 24 Years Old	205	372	312
25 – 34 Years Old	366	1201	477
35 – 44 Years Old	396	768	621
45 – 54 Years Old	359	713	475
55 – 64 Years Old	351	521	366
65 Years and Over	507	704	453

The City of Villa Rica’s population is aging. In 1980 the over 65 population was 507, in 1990 it was 704. The number appears to decrease in 2000 but the numbers are skewed due to a deannexation of property.

Exhibit 60: Villa Rica Household Income Distribution

Villa Rica city: Household Income Distribution			
Category	1980	1990	2000
TOTAL Households	1172	2346	1469
Income less than \$5000	187	304	NA
Income \$5000 - \$9999	214	190	224
Income \$10000 - \$14999	208	288	126
Income \$15000 - \$19999	187	245	162
Income \$20000 - \$29999	121	481	216
Income \$30000 - \$34999	65	222	74
Income \$35000 - \$39999	51	217	114
Income \$40000 - \$49999	19	207	122
Income \$50000 - \$59999	14	80	133
Income \$60000 - \$74999	4	79	140
Income \$75000 - \$99999	12	33	111
Income \$100000 or more	6	0	47

Exhibit 61: Carroll County Average Household Size

Carroll County: Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	2.850	2.750	2.710	2.690	2.660	2.620	2.600	2.590	2.600	2.620

Household size for Carroll County has decreased over the last twenty years and is projected to continue decrease through the planning period. This means Villa Rica can expect a general decrease in house size that will result in smaller houses, but the per square foot cost is increasing. There should be no appreciable decrease in housing prices.

Exhibit 62: Carroll County Average Weekly Wages

Carroll County: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$333	\$353	\$367	\$375	\$387	\$392	\$406	\$429	\$444	\$471	\$492
Agri, Forestry, Fishing	246	242	243	269	268	296	NA	NA	NA	341	NA
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	388	407	412	415	428	483	508	525	548	554
Manufacturing	NA	389	401	408	429	444	465	504	522	563	608
Transportation, Comm, Util	NA	519	520	554	542	533	570	573	637	615	625
Wholesale	NA	423	447	465	466	NA	455	NA	NA	NA	NA
Retail	NA	203	213	224	226	233	229	236	239	254	268
Financial, Insurance, Real Estate	NA	419	430	437	469	476	495	509	542	543	516
Services	NA	333	355	372	389	381	406	433	446	468	483
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	NA	NA	NA	NA	NA	466	495	490	504	513
Local Gov	NA	NA	NA	NA	NA	NA	362	383	NA	NA	NA

Exhibit 63: Villa Rica Commuting Times

Villa Rica city			
Category	1980	1990	2000
TOTAL Population by Travel Time to Work	NA	2741	NA
Under 10 Minutes or Work at Home	NA	573	NA
10 to 29 Minutes	NA	871	NA
30 to 59 Minutes	NA	1007	NA
60 to 89 Minutes	NA	274	NA
90 Minutes or More	NA	16	NA
Aggregate Travel Time	NA	NA	NA

Commuting patterns for the City of Villa Rica indicate the average commuting time is thirty to fifty-nine minutes. This is an indication that most people who live in Villa Rica do not work in the city.

The City of Villa Rica predominant employment is the service industry, government and manufacturing. These predominant job categories conform to trends in employment throughout Georgia and the U.S. The housing market appears to be in line with the wages, but as Villa Rica expands in to Douglas County commuting trends may change to accommodate people commuting to Atlanta.

SPECIAL NEEDS HOUSING

Villa Rica special needs populations include people living with AIDS, homeless, workers, victims of domestic violence and the elderly.

People living with AIDS in Georgia number approximately 23,575. The Atlanta metropolitan statistical area (which includes Villa Rica) reported 16,423 cumulative AIDS cases among residents in June 2001. The Centers for Disease Control rates Atlanta as the tenth leading metropolitan area in the nation reporting the highest number of cumulative AIDS cases among residents.

According to the Georgia Department of Human Resources, “ Georgia has the fourth fastest growing 60+ population and the third fastest growing 85+ population in the United States”. The population of 60 and older is expected to increase 52.6 % between 1990 and 2010. In Census 2000, persons 65 and over occupied 16.5 % of housing units in Georgia. Individuals with AIDS in the city of Villa Rica do not have designated housing or living centers. Yet, according to the Carroll County Health Department there is not a significant AIDS population that would warrant a specialized housing.

The Carroll County Domestic Violence Center and Emergency Shelter service the victims of Domestic Violence and homeless individuals for Villa Rica. This facility is located at an undisclosed location in the City of Carrollton. It is a complete gated living center with 24-hour staff and supervision. The Shelter receives funds from local, state and federal sources. The shelter is typically able to house up to 30 residents; however this number is dependent on the case and size of families admitted. In special circumstances homeless individuals are issued vouchers to stay in a local hotel. This stay will not typically exceed five days. The shelter also holds classes and workshops to assist individuals outside of the shelter who are or were victims of domestic violence.

The shelter also holds GED classes to help local individuals obtain their GED to broaden their education and career opportunities. The caseload and number of persons serviced at the Shelter varies from fiscal year to fiscal year. Yet, the shelter will usually have serviced over 200 residents in a year.

The elderly residents within Villa Rica do not have any designated assisted living units or nursing homes. This is a growing but neglected segment of the population. For the elderly residents in Villa Rica they can receive Hospice or Home health care in their already existing homes.

ASSESSMENT OF CURRENT AND FUTURE NEEDS

The number of housing units in the City of Villa Rica continues to grow and expand as metro-Atlanta continues to grow and edge westward down Interstate 20. The rapid pace in the past five years will continue as the projections forecast. Also, the city's number of building permits has rapidly increased in the past few years. As evident from the above tables Villa Rica has a variety of housing options. From the tables above it can be noted that traditionally single-family dwelling has dominated the housing market. However, with the metro area expanding the multi-family units are beginning to increase, especially near the Interstate 20 corridors. In the rent years the increased development offers more options for housing for all families within the city of Villa Rica.

Initiating or expanding housing directed for them could better serve the populations with special needs in Villa Rica. Of the special need populations within the city, Elderly, persons with HIV/Aids and victims of domestic violence or homeless, all of them must go outside of the city to find specified housing. The three special need groups that warrant housing are the elderly and the victims of domestic abuse and homeless individuals. There are several financial tools, Federal, State and local that could fund such an initiative, HUD Homeless Continuum of Care Programs, AIDS HOPWA Programs and Emergency Shelter Grants on federal and state levels.

The city of Villa Rica would benefit from the availability of an assisted living complex or a nursing home within the City limits. This would also create more skilled and professional jobs that would aid in helping residents stay within the city to work. This would lessen the bedroom characteristic of the town. The only barrier that exists to prevent a significant proportion of the community's non-residents from living there is the fact that most of the land within the City has already been developed. **Map 11** "Development Constraints" and **Map 12** "Growth Alternatives" addresses some of these issues. There are areas, which are currently designated as Rural Development, which is vital to preserving the green space of the community. The city should minimize the conversion of undeveloped land at the urban periphery by encouraging redevelopment of sites closer to the downtown area or the existing urban core of the community. However, since most of the city has been developed Villa Rica should focus on developing desirable infill residential projects. This would also serve to increase the multifamily residences, which only composed 0.4% of Villa Rica's land use. Also, the city could enhance its existing supply of housing by identifying and encouraging innovative approaches to quality residential development, which expand housing opportunities and minimize public and private costs.

The housing element reveals that Villa Rica is a bedroom community to the nearby metro areas. Whereas this is good for the residential development the community must look at the economic effects of such. The low level of employment within the city forces its residents to commute outside the city limits. In the Villa Rica Downtown Master Plan the idea of incorporating mixed use areas would allow residential areas to generate economic vitality through the availability of jobs to all of those who live in the community.

The Villa Rica Downtown Master Plan will improve code enforcement programs and policy aimed at neighborhood revitalization and preservation. This will be implemented through the designation of housing districts while also incorporating architectural and landscaping design guidelines.

The cost burdened housing in Carroll County, in comparison to the local government's resident and non-resident workforces does not establish a deficiency in its economic base and housing affordability. Only a very small percent of the city's population is in the cost burdened group of 50% or more of their income. Most of those individuals appear to be part of the elderly population, which is not relative to the greater portion of the labor force. This would shift the focus back to providing specified housing for the aging population. Also, the data for both Douglas and Carroll County suggests that there is currently an adequate amount of affordable housing in comparison to individuals and households experiencing cost burdens.