

## **Chapter 7: Housing**



# HOUSING

## 7.1 Introduction

The housing element examines the existing housing stock of Oconee County, Bishop, Bogart, North High Shoals, and Watkinsville to determine future housing needs. The housing inventory includes types of housing, number, age and condition, occupancy and tenure, and the cost of housing units. The assessment determines the adequacy and suitability of the housing stock to serve current and future population and economic development needs. The housing projections will assist each community in preparing for an adequate housing supply. The primary source of information for this chapter is the U.S. Bureau of the Census.

Residential parcels are displayed on the existing land use map for each participating local government. Land areas deemed appropriate for future residential development within the appropriate planning period are shown on the Future Land Use maps.

## 7.2 Types of Housing Units in Oconee County

The categories of housing units identified by the U.S. Census in 1990 are single-family homes, multi-family homes, seasonal-recreational homes, and mobile homes. The U.S. Bureau of the Census defines mobile homes as houses to which there is no permanent foundation. The mobile home classification includes manufactured homes and modular homes.

Section 7.2 outlines the existing housing stock in Oconee County, Bishop, Bogart, North High Shoals, and Watkinsville. The following tables show the number of units, the number of occupied units, and the different types of housing units.

**7.2.1 Oconee County**

In 1990, 93.8 percent of all housing units in Oconee County were occupied. The majority of housing units were single-family detached homes, accounting for 75.2 percent of all housing units. Mobile homes constituted 16.8 percent of all housing units in the county. Multi-family units totaled 7.9 percent of all units. In addition, there were 20 seasonal-recreational units counted in the 1990 Census.

Table 7-1

Types of Housing Oconee County 1990		
	Number	Percentage of Total
Total Housing Units	6,561	100.0
Occupied Units	6,156	93.8
Single-Family Units	4,937	75.2
Multi-Family Units	520	7.9
Mobile Homes	1,104	16.8
Seasonal - Recreational*	20	--

Source: U.S. Bureau of the Census, 1990.

\* Seasonal - Recreational units are not included in the number of total units for 1990.

### 7.2.2 Bishop

The 1990 Census reported 71 housing units in Bishop. Occupied housing units totaled 67 or 94.3 percent of all units in the city. Single-family housing made up 81.6 percent of all housing units in the city and mobile homes comprised 14.0 percent of all units. The 1990 Census revealed there were three multi-family units and one seasonal-recreational housing unit.

Table 7-2

Types of Housing Bishop 1990		
	Number	Percentage of Total
Total Housing Units	71	100.0
Occupied Units	67	94.3
Single-Family Units	58	81.6
Multi-Family Units	3	4.2
Mobile Homes	10	14.0
Seasonal - Recreational*	1	--

Source: U.S. Bureau of the Census, 1990.

\* Seasonal - Recreational units are not included in the number of total units for 1990.

**7.2.3 Bogart**

The 1990 Census reported 424 housing units in Bogart. Occupied units totaled 421 or 99.2 percent of housing units. The largest category of housing in Bogart was single-family housing, followed by mobile homes. The 49 multi-family housing units accounted for 11.5 percent of housing units in Bogart. Single-family housing accounted for 62.7 percent of housing units in the city. Mobile homes accounted for 25.7 percent. There were no seasonal-recreational housing units counted in the 1990 Census.

Table 7-3

Types of Housing Bogart 1990		
	Number	Percentage of Total
Total Housing Units	424	100.0
Occupied Units	421	99.2
Single-Family Units	266	62.7
Multi-Family Units	49	11.5
Mobile Homes	109	25.7
Seasonal - Recreational*	0	--

Source: U.S. Bureau of the Census, 1990.

\* Seasonal - Recreational units are not included in the number of total units for 1990.

#### 7.2.4 North High Shoals

The 1990 Census reported 110 housing units in North High Shoals. Occupied units accounted for 103 of the city's housing units or 93.6 percent. The largest category of housing in North High Shoals was single-family housing, followed by mobile homes and multi-family housing. Single-family housing accounted for 76.3 percent of all housing units, while mobile homes made up 21.8 percent, and multi-family housing made up 1.8 percent. In 1990, the census reported no seasonal-recreational housing units.

Table 7-4

Types of Housing North High Shoals 1990		
	Number	Percentage of Total
Total Housing Units	110	100.0
Occupied Units	103	93.6
Single-Family Units	84	76.3
Multi-Family Units	2	1.8
Mobile Homes	24	21.8
Seasonal - Recreational*	0	--

Source: U.S. Bureau of the Census, 1990.

\* Seasonal - Recreational units are not included in the number of total units for 1990.

**7.2.5 Watkinsville**

The 1990 Census reported 638 housing units in Watkinsville, of which 598, or 93.7 percent, were occupied. Single-family housing accounted for 82.7 percent of all housing units, while multi-family units accounted for 11.7 percent. According to the 1990 Census, Watkinsville had 35 mobile homes and no seasonal-recreational units.

Table 7-5

Types of Housing Watkinsville 1990		
	Number	Percentage of Total
Total Housing Units	638	100.0
Occupied Units	598	93.7
Single-Family Units	528	82.7
Multi-Family Units	75	11.7
Mobile Homes	35	5.4
Seasonal - Recreational*	0	--

Source: U.S. Bureau of the Census, 1990.

\* Seasonal - Recreational units are not included in the number of total units for 1990.

**7.3 Trends in Types of Housing - 1970 to 1990**

**7.3.1 Oconee County**

During the 1970s, the number of housing units in Oconee County increased by 72.5 percent. Specifically, the county experienced significant growth in the number of multi-family and single family units, which increased by 401.1 percent and 71.1 percent respectively. The number of mobile homes increased by 10.4 percent.

Oconee County's housing stock totaled 4,501 units in 1980, an increase of 1,892 units from 1970. In 1980, the county had 4,249 occupied units. In 1980, single-family units accounted for 77.4 percent of all housing units. Mobile homes accounted for 11.7 percent of all housing units and multi-family units totaled 10.5 percent.

In 1990, the housing stock in Oconee County totaled 6,561 units. During the 1980s, the housing stock increased by 2,060 units. The number of mobile homes more than doubled from 527 to 1,104 during this period, an increase of 109.4 percent. The number of single-family homes increased by 41.6 percent. The percentage of multi-family units increased by 9.2 percent.

Table 7-8 shows the annual building permits for Oconee County, including the municipalities, for each year from 1990 through 1997. If these trends are carried out to the year 2000, Oconee County will have approximately 10,000 housing units. This represents a projected increase of 3,539 housing units during the 1990s, compared to increases of 1,892 and 260 units during the 1980s and 1970s respectively.

Table 7-6

Trends in Types of Housing Oconee County 1970 - 1990			
	1970	1980	1990
Total Housing Units	2,609	4,501	6,561
Occupied Units	2,493	4,249	6,156
Single-Family Units	2,037	3,486	4,937
Multi-Family Units	95	476	520
Mobile Homes	477	527	1,104
Seasonal - Recreational*	N/A	12	20

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available  
\* Seasonal - Recreational units are not included in the number of total units for 1990.

Table 7-7

Percent Change in Types of Housing Oconee County 1970 - 1990		
	Percent Change 1970 - 1980	Percent Change 1980 - 1990
Total Housing Units	72.5	45.8
Occupied Units	70.4	44.9
Single-Family Units	71.1	41.6
Multi-Family Units	401.0	9.2
Mobile Homes	10.5	109.4
Seasonal - Recreational*	N/A	66.7

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available  
\* Seasonal - Recreational units are not included in the number of total units for 1990.

Table 7-8

Number of Building Permits for Oconee County (Including Municipalities) 1990-1997					
Year	Residential	Commercial	Mobile Home	Duplex	Increase in Total Residential Units
1990	171	19	63	5	244
1991	145	5	40	1	187
1992	245	9	64	10	329
1993	326	9	55	7	395
1994	357	15	67	20	464
1995	296	62	59	21	397
1996	323	57	64	12	411
1997	298	46	64	5	372
Total	2,161	222	476	81	2,799

Source: Oconee County Planning Department. March 1998  
 \* Duplex counts as two units.

**7.3.2 Bishop**

During the 1980s, the number of housing units in Bishop decreased by seven units or 8.9 percent. The number of mobile homes increased by four units or a gain of 66.6 percent. Single-family units decreased by 14 units from 72 to 58 units. Data for 1970 are not available.

Table 7-9

Trends in Types of Housing Bishop 1970 - 1990			
	1970	1980	1990
Total Housing Units	NA	78	71
Occupied Units	NA	73	67
Single-Family Units	NA	72	58
Multi-Family Units	NA	0	3
Mobile Homes	NA	6	10
Seasonal - Recreational*	NA	0	1

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
 N/A = Not Available  
 \* Seasonal - Recreational units are not included in the number of total units for 1990.

Table 7-10

Percent Change in Types of Housing Bishop 1970 - 1990		
	1970-1980	1980-1990
Total Housing Units	NA	-8.9
Occupied Units	NA	-8.2
Single-Family Units	NA	-19.4
Multi-Family Units	NA	300.0
Mobile Homes	NA	66.6
Seasonal - Recreational*	NA	100.0

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available  
\* Seasonal - Recreational units are not included in the number of total units for 1990.

### 7.3.3 Bogart

Bogart experienced a 40.3 percent increase in the number of housing units during the 1980s. Meanwhile, the number of occupied housing units increased by 42.2 percent. Mobile homes increased by 64 units or 142.2 percent. Multi-family units increased by 68.9 percent or 20 units. Single-family units increased by 38 units over the ten-year period. Data for 1970 are not available.

Table 7-11

Trends in Types of Housing Bogart 1970 - 1990			
	1970	1980	1990
Total Housing Units	NA	302	424
Occupied Units	NA	296	421
Single-Family Units	NA	228	266
Multi-Family Units	NA	29	49
Mobile Homes	NA	45	109
Seasonal - Recreational*	NA	0	0

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available  
\* Seasonal - Recreational units are not included in the number of total units for 1990.

Table 7-12

Percent Change in Types of Housing Bogart 1970 - 1990		
	1970-1980	1980-1990
Total Housing Units	NA	40.3
Occupied Units	NA	42.2
Single-Family Units	NA	16.6
Multi-Family Units	NA	68.9
Mobile Homes	NA	142.2
Seasonal - Recreational*	NA	0.0

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available  
\* Seasonal - Recreational units are not included in the number of total units for 1990.

**7.3.4 North High Shoals**

The housing stock in North High Shoals increased between 1980 and 1990. The number of houses in the city increased by 8.9 percent and the number of occupied houses increased by 18.1 percent. The increase in single-family units and mobile homes accounted for the housing growth in the city. Multi-family units decreased by 75.0 percent or six units. Data for 1970 are not available.

Table 7-13

Trends in Types of Housing North High Shoals 1970 - 1990			
	1970	1980	1990
Total Housing Units	NA	101	110
Occupied Units	NA	101	103
Single-Family Units	NA	79	84
Multi-Family Units	NA	8	2
Mobile Homes	NA	14	24
Seasonal - Recreational*	NA	0	0

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available  
\* Seasonal - Recreational units are not included in the number of total units for 1990.

Table 7-14

Percent Change in Types of Housing North High Shoals 1970 - 1990		
	1970-1980	1980-1990
Total Housing Units	NA	8.9
Occupied Units	NA	18.1
Single-Family Units	NA	6.3
Multi-Family Units	NA	-75.0
Mobile Homes	NA	71.4
Seasonal - Recreational	NA	0.0

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available  
\* Seasonal - Recreational units are not included in the number of total units for 1990.

### 7.3.5 Watkinsville

Watkinsville's housing stock totaled 496 units in 1980, an increase of 62 units from 1970. In 1980, the city had 480 occupied units. In 1990, the housing stock in Watkinsville totaled 638 units. During the 1980s, the housing stock increased by 142 units. The number of mobile homes increased from 19 to 35 during this period, an increase of 84.2 percent. The number of single-family homes increased by 23.3 percent. The percentage of multi-family units increased by 59.5 percent.

Table 7-15

Trends in Types of Housing Watkinsville 1970 - 1990			
	1970	1980	1990
Total Housing Units	434	496	638
Occupied Units	414	480	598
Single-Family Units	NA	428	528
Multi-Family Units	NA	47	75
Mobile Homes	NA	19	35
Seasonal - Recreational*	NA	2	0

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available  
\* Seasonal - Recreational units are not included in the number of total units for 1990.

Table 7-16

Percent Change in Types of Housing Watkinsville 1970 - 1990		
	1970-1980	1980-1990
Total Housing Units	14.2	28.6
Occupied Units	15.9	24.5
Single-Family Units	NA	23.3
Multi-Family Units	NA	59.5
Mobile Homes	NA	84.2
Seasonal - Recreational*	NA	-200.0

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available  
\* Seasonal - Recreational units are not included in the number of total units for 1990.

## 7.4 Age and Condition of Housing in Oconee County

### 7.4.1 Oconee County

Table 7-17 reviews the age and condition of Oconee's housing units over the last 20 years. Between 1970 and 1980, the percentage of substandard housing units, defined as lacking complete plumbing, decreased from 20.7 to 4.9 percent. In 1990, 72 housing units or 1.0 percent of all units in the county were considered substandard, compared to 1.1 percent of housing units in the State of Georgia.

One reason for the percent decrease in substandard units was the 151.4 percent increase in new homes built between 1970 and 1990. During the same time, the number of housing units built before 1939 decreased by 51.7 percent. The construction of newer homes and demolition of substandard homes accounted for the decline in substandard housing units.

Table 7-17

Condition of Housing Units Oconee County 1970 - 1990					
	1970	1980	Percent Change 1970- 1980	1990	Percent Change 1980-1990
Number Year-Round Units	NA	4,501	NA	6,561	45.8
Units Built Before 1939	NA	811	NA	513	-36.7
No. of Substandard Units	NA	183	NA	72	61.0
Percentage of Substandard Units	NA	4.0%	NA	1.0%	---

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available

### 7.4.2 Bishop

During the 1980s, Bishop's substandard housing units increased by two units or 66.6 percent. In 1990, there were five substandard housing units in Bishop. During the 1980s, the number of housing units built before 1939 decreased by 25.3 percent.

Table 7-18

Condition of Housing Units Bishop 1970 - 1990					
	1970	1980	Percent Change 1970-1980	1990	Percent Change 1980-1990
Number Year-Round Units	NA	78	NA	71	-8.9
Units Built Before 1939	NA	63	NA	47	-25.3
No. of Substandard Units	NA	3	NA	5	66.6
Percentage of Substandard Units	NA	3.8%	---	7.0%	---

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available

### 7.4.3 Bogart

During the 1980s, Bogart's substandard housing units decreased by three units or 50.0 percent. In 1990, there were only three substandard housing units in Bogart. During the 1980s, the number of housing units built before 1939 decreased by 10.0 percent.

Table 7-19

Condition of Housing Units Bogart 1970 - 1990					
	1970	1980	Percent Change 1970-1980	1990	Percent Change 1980-1990
Number Year-Round Units	NA	302	NA	424	40.3
Units Built Before 1939	NA	60	NA	54	-10.0
No. of Substandard Units	NA	6	NA	3	-50.0
Percentage of Substandard Units	NA	1.9%	---	0.7%	---

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available

**7.4.4 North High Shoals**

During the 1980s, North High Shoals' substandard housing units decreased by four units or 100.0 percent. The number of housing units built before 1939 increased during the 1980s from 20 to 26. The only explanation for this increase is a counting error made by the Census Bureau in 1980.

Table 7-20

Condition of Housing Units North High Shoals 1970 - 1990					
	1970	1980	Percent Change 1970-1980	1990	Percent Change 1980-1990
Number Year-Round Units	NA	101	NA	110	8.9
Units Built Before 1939	NA	20	NA	26	30.0
No. of Substandard Units	NA	4	NA	0	-100.0
Percentage Substandard Units	NA	3.9%	---	0.0%	---

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available

**7.4.5 Watkinsville**

During the 1980s, the number of substandard housing units in Watkinsville dropped from 10 in 1980 to zero in 1990. The number of houses more than fifty years old, also decreased by seven units or 8.9 percent. During the 1980s, Watkinsville's total housing stock increased by 45.7 percent.

Table 7-21

Condition of Housing Units Watkinsville 1970 - 1990					
	1970	1980	Percent Change 1970-1980	1990	Percent Change 1980-1990
Number Year-Round Units	434	496	72.5%	638	45.7
Units Built Before 1939	NA	78	NA	71	-8.9
No. of Substandard Units	NA	10	NA	0	-100.0
Percentage of Substandard Units	NA	2.0%	---	0.0%	---

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available

**State Comparisons**

Oconee County, Bishop, Bogart, North High Shoals, and Watkinsville all had higher percentages of older homes than the State of Georgia. In Oconee County, housing units more than 50 years old totaled 7.8 percent. In Bishop, 66.1 percent of all housing units were more than 50 years old. Watkinsville had the smallest percentage of housing units built before 1939 in Oconee County as opposed to Bishop which had the largest.

The percentage of substandard housing in Bishop was the highest in the county. North High Shoals and W atkinsville had no substandard homes. In spite of the number of older homes, Oconee County and Bogart both had lower percentages of substandard homes than the state's average of 1.1 percent. This is due, in part, to the trend of restoring and rehabilitating older homes and removing those which are beyond repair.

Table 7-22

Condition of Housing Units With State Comparisons Oconee County, Bishop, Bogart, North High Shoals, Watkinsville and the State of Georgia 1990						
	Oconee County	Bishop	Bogart	North High Shoals	Watkinsville	Georgia
Number Year-Round Units	6,561	71	424	110	638	2,638,418
Units Built Before 1939	513	47	54	26	71	21,371
Percentage of Total Built Before 1939	7.8%	66.1%	12.7%	23.6%	11.1%	0.8%
No. of Substandard Units	72	5	3	0	0	29,022
Percentage of Substandard Units	1.0%	7.0%	0.7%	0.0%	0.0%	1.1%

Source: U.S. Bureau of the Census, 1990.

## 7.5 Occupancy and Tenure, and Median Costs of Housing in Oconee County - 1990

Section 7.5 addresses the number of owner-occupied and renter-occupied housing units, the median costs of housing, and the number of vacant units in Oconee County, Bishop, Bogart, North High Shoals, and Watkinsville.

### 7.5.1 Oconee County

The majority of occupied housing units in the county were owner-occupied units. These units accounted for 77.4 percent while rental units made up 22.5 percent of all occupied units. The vacancy rate among rental units was higher than the owner rate. The median value of owner-occupied housing was \$77,900 while the median rent paid for housing was \$335 per month.

The 1990 census data for medium dollar value are far from indicative of recent trends. The cost of new homes in Oconee County has been rising significantly during the 1990s. Building permit data show a 10.5 percent average annual increase in the value of new homes. In 1997, the average value of a new home was \$185,558.00.

Table 7-23

Occupancy and Tenure Cost of Housing Oconee County 1990		
	Number	Percentage
Total Housing Units	6,561	100.0
Occupied Units	6,156	93.8
Number Occupied by Owner	4,770	77.4
Dollar Median Value (\$)	\$77,900	--
Owner Vacancy Rate (%)	--	1.8
Number Occupied by Renter	1,386	22.5
Dollar Median Rent (\$)	\$335	--
Renter Vacancy Rate (%)	--	9.8
Number of Units Vacant	405	6.1
Source: U.S. Bureau of the Census, 1990.		

### 7.5.2 Bishop

In 1990, there were 49 owner-occupied houses which comprised 73.1 percent of all occupied homes in Bishop. The number of occupied rental housing units totaled 18 or 26.8 percent. The city's median value of owner-occupied homes was \$48,800, while the median rent paid for rental housing was \$250 per month.

Table 7-24

Occupancy and Tenure Cost of Housing Bishop 1990		
	Number	Percentage
Total Housing Units	71	--
Occupied Units	67	94.3
Number Occupied by Owner	49	73.1
Dollar Median Value (\$)	\$48,800	--
Owner Vacancy Rate (%)	--	2.0
Number Occupied by Renter	18	26.8
Dollar Median Rent (\$)	\$250	--
Renter Vacancy Rate (%)	--	5.3
Number of Vacant Units	4	5.6

Source: U.S. Bureau of the Census, 1990.  
N/A = Not Available

**7.5.3 Bogart**

In 1990, Bogart had the highest percentage of occupied housing units among the four Oconee County cities. The city's occupancy rate was 94.6 percent. The owner-occupancy rate was 62.1 percent while the renter-occupancy rate was 37.9 percent. The median value of owner-occupied homes was \$64,200. The median rent paid for housing was \$307 per month.

Table 7-25

Occupancy and Tenure Cost of Housing Bogart 1990		
	Number	Percentage
Total Housing Units	424	--
Occupied Units	<b>401</b>	<b>94.6</b>
Number Occupied by Owner	249	<b>62.1</b>
Dollar Median Value (\$)	\$64,200	--
Owner Vacancy Rate (%)	--	0.8
Number Occupied by Renter	152	<b>37.9</b>
Dollar Median Rent (\$)	\$307	--
Renter Vacancy Rate (%)	--	1.9
Number of Units Vacant	23	5.4

Source: U.S. Bureau of the Census, 1990.

#### 7.5.4 North High Shoals

In 1990, 93.6 percent of all housing units in North High Shoals were occupied. The owner-occupancy rate was 85.4 percent. The renter-occupancy rate was 14.5 percent, the lowest in the county. The 1990 median value of homes in North High Shoals was \$59,400. The median monthly rent for housing was \$250 per month.

Table 7-26

Occupancy and Tenure Cost of Housing North High Shoals 1990		
	Number	Percentage
Total Housing Units	110	--
Occupied Units	103	93.6
Number Occupied by Owner	88	85.4
Dollar Median Value (\$)	\$59,400	--
Owner Vacancy Rate (%)	--	2.2
Number Occupied by Renter	15	14.5
Dollar Median Rent (\$)	\$250	--
Renter Vacancy Rate (%)	--	6.3
Number of Units Vacant	7	6.3

Source: U.S. Bureau of the Census, 1990.

**7.5.5 Watkinsville**

In 1990, there were 420 owner-occupied houses which comprised 70.2 percent of all occupied homes in Watkinsville. The number of occupied rental housing units totaled 178 units or 29.7 percent. The city's median value of owner-occupied homes was \$66,200, the highest of all cities in Oconee County. The median rent paid for rental housing was \$341 per month.

Table 7-27

Occupancy and Tenure Cost of Housing Watkinsville 1990		
	Number	Percentage
Total Housing Units	638	--
Occupied Units	598	93.7
Number Occupied by Owner	420	70.2
Dollar Median Value (\$)	\$66,200	--
Owner Vacancy Rate (%)	--	3.0
Number Occupied by Renter	178	29.7
Dollar Median Rent (\$)	\$341	--
Renter Vacancy Rate (%)	--	6.8
Number of Units Vacant	40	6.2

Source: U.S. Bureau of the Census, 1990.  
N/A = Not Available

**State Comparisons**

In 1990, Oconee County, Bishop, North High Shoals, and Watkinsville had a higher owner-occupancy rate than Georgia. In Oconee County, only Bogart had a higher rental occupancy rate than Georgia. The median dollar value of all housing units in Oconee County (including the cities) was \$63,300 compared with \$71,300 for the state.

The state's median rent of \$344 a month was higher than the county's or any of its cities. Watkinsville had a higher homeowner vacancy rate than Georgia. The county and all four cities had a lower renter vacancy rate than the state.

Table 7-28

Occupancy, Tenure and Cost of Housing With State Comparisons for Oconee County, Bishop, Bogart, North High Shoals, Watkinsville, and Georgia 1990						
	Oconee County	Bishop	Bogart	North High Shoals	Watkinsville	Georgia
% Occupied Units	93.8%	94.3%	99.2%	93.6%	93.7%	90.0%
% Occupied by Owner	77.4%	73.1%	59.1%	85.4%	70.2%	64.9%
Dollar Median Value(\$)	\$77,900	\$48,800	\$64,200	\$59,400	\$66,200	\$71,300
% Occupied by Renter	22.5%	26.8%	36.1%	14.5%	29.7%	35.1%
Dollar Median Rent(\$)	\$335	\$250	\$307	\$250	\$341	\$344
% Homeowner Vacancy Rate	1.8%	2.0%	0.8%	2.2%	3.0%	2.5%
% Renter Vacancy Rate	9.8%	5.3%	1.9%	6.3%	6.8%	12.2%

Source: U.S. Bureau of the Census 1990.  
N/A = Not Available

## 7.6 Trends in Occupancy and Tenure, and Median Cost of Housing - 1970 to 1990

Section 7.6 details homeowner and rental housing trends in Oconee County, Bishop, Bogart, North High Shoals, and Watkinsville between 1970 and 1990.

### 7.6.1 Oconee County

Oconee County's housing stock has steadily increased over the last 20 years. However, since 1970, the percentage of occupied housing units decreased. In 1970, the overall vacancy rate was 4.4 percent compared with 6.1 percent in 1990.

Since 1970, owner occupancy has increased while the renter-occupancy rate decreased. The value of an owner-occupied unit increased from \$11,900 in 1970 to \$77,900 in 1990. Since 1970, the median rent in the county increased by \$263.

While the census figures indicate an increase in vacancy, this may be due to the rapid increase in new home construction and speculative homes being built. It is not uncommon for there to be a brief or even extended amount of time between construction completion and occupancy.

Table 7-29

Trends in Occupancy and Tenure Cost of Housing Oconee County 1970 - 1990			
	1970	1980	1990
Total Housing Units	2,609	4,501	6,561
Occupied Units	2,493	4,249	6,156
Number Occupied by Owner	1,704	3,194	4,770
Owner Occupied (%)	65.0%	70.9%	72.7%
Dollar Median Value (\$)	\$11,900	\$44,000	\$77,900
Number Occupied by Renter	785	1,043	1,386
Renter Occupied (%)	30.0%	23.0%	21.0%
Dollar Median Rent (\$)	\$72	\$233	\$335
Number of Units Vacant	116	252	405
Vacant Units as Percentage of Total	4.4%	5.5%	6.1%

Source: U.S. Bureau of the Census, 1970, 1980, 1990.

Table 7-30

Trends in Occupancy and Tenure Cost of Housing Oconee County 1970 - 1990		
	Percent Change 1970-1980	Percent Change 1980-1990
Total Housing Units	72.5	45.7
Occupied Units	70.4	44.8
Number Occupied by Owner	87.4	49.3
Owner Occupied (%)	---	---
Dollar Median Value (\$)	269.7	77.0
Number Occupied by Renter	32.8	32.8
Renter Occupied (%)	---	---
Dollar Median Rent (\$)	223.6	43.7
Number of Units Vacant	117.2	60.7
Vacant Units as Percentage of Total	---	---
Source: U.S. Bureau of the Census, 1970, 1980, 1990.		

**7.6.2 Bishop**

During the 1980s, the number of housing units in Bishop decreased by seven units. The occupancy rate decreased. The owner-occupancy rate increased while the renter-occupancy rate remained relatively unchanged.

The median value of owner-occupied housing units rose by 119.8 percent during the 1980s. The median rent increased by 108.3 percent. Between 1980 and 1990, Bishop had the highest increase in dollar median value of owner-occupied homes. Bishop had the largest median value increase of owner-occupied units in the county from 1980 to 1990. The overall vacancy rate in the city decreased from 6.4 percent to 5.6 percent in 1990.

Table 7-31

Trends in Occupancy and Tenure Cost of Housing Bishop 1970 - 1990			
	1970	1980	1990
Total Housing Units	NA	78	71
Occupied Units	NA	73	67
Number Occupied by Owner	NA	53	49
Owner Occupied (%)	NA	67.9%	69.0%
Dollar Median Value (\$)	NA	\$22,200	\$48,800
Number Occupied by Renter	NA	20	18
Renter Occupied (%)	NA	25.6%	25.3%
Dollar Median Rent (\$)	NA	\$120	\$250
Number of Units Vacant	NA	5	4
Vacant Units as Percentage of Total	NA	6.4%	5.6%

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available

Table 7-32

Trends in Occupancy and Tenure Cost of Housing Bishop 1970 - 1990		
	Percent Change 1970-1980	Percent Change 1980-1990
Total Housing Units	NA	-8.9
Occupied Units	NA	-8.2
Number Occupied by Owner	NA	-7.5
Owner Occupied (%)	---	---
Dollar Median Value (\$)	NA	119.8
Number Occupied by Renter	NA	-10.0
Renter Occupied (%)	---	---
Dollar Median Rent (\$)	NA	108.3
Number of Units Vacant	NA	-20.0
Vacant Units as Percentage of Total	---	---
Source: U.S. Bureau of the Census, 1970, 1980, 1990. N/A = Not Available		

**7.6.3 Bogart**

During the 1980s, the number of housing units in Bogart increased by 40.3 percent. The number of occupied housing units increased by 42.2 percent. The overall vacancy rate decreased during the 1980s.

The percentage of owner-occupied homes decreased in the 1980s while the percentage of renter-occupied homes increased. However, the renter-occupancy rate increased by 21.9 percent. The median value of an owner-occupied unit increased by 67.5 percent to \$64,200 in 1990. The median rent increased at a similar rate of 67.5 percent to \$307 a month in 1990.

Table 7-33

Trends in Occupancy and Tenure Cost of Housing Bogart 1970 - 1990			
	1970	1980	1990
Total Housing Units	NA	302	424
Occupied Units	NA	296	421
Number Occupied by Owner	NA	243	249
Owner Occupied (%)	NA	80.4%	58.7%
Dollar Median Value (\$)	NA	\$38,309	\$64,200
Number Occupied by Renter	NA	42	152
Renter Occupied (%)	NA	13.9%	35.8%
Dollar Median Rent (\$)	NA	\$183	\$307
Number of Units Vacant	NA	6	23
Vacant Units as Percentage of Total	NA	1.9%	5.4%

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available

Table 7-34

Trends in Occupancy and Tenure Cost of Housing Bogart 1970 - 1990		
	Percent Change 1970-1980	Percent Change 1980-1990
Total Housing Units	NA	40.3
Occupied Units	NA	42.2
Number Occupied by Owner	NA	2.4
Owner Occupied (%)	---	---
Dollar Median Value (\$)	NA	67.5
Number Occupied by Renter	NA	261.9
Renter Occupied (%)	---	---
Dollar Median Rent (\$)	NA	67.7
Number of Units Vacant	NA	283.3
Vacant Units as Percentage of Total	---	---
Source: U.S. Bureau of the Census, 1970, 1980, 1990. N/A = Not Available		

**7.6.4 North High Shoals**

North High Shoals experienced a small increase in the number of housing units and occupied units during the 1980s. The number of housing units and occupied units increased by 8.9 and 1.9 percent respectively. The percentage of owner-occupied and renter-occupied units in the city dropped. The owner-occupied median value increased by 83.4 percent. The percent of vacant housing units were 6.3 percent in 1990.

Table 7-35

Trends in Occupancy and Tenure Cost of Housing North High Shoals 1970 - 1990			
	1970	1980	1990
Total Housing Units	NA	101	110
Occupied Units	NA	101	103
Number Occupied by Owner	NA	84	88
Owner Occupied (%)	NA	83.1%	80.0%
Dollar Median Value (\$)	NA	\$32,384	\$59,400
Number Occupied by Renter	NA	17	15
Renter Occupied (%)	NA	16.8%	13.6%
Dollar Median Rent (\$)	NA	\$185	\$250
Number of Units Vacant	NA	0	7
Vacant Units as Percentage of Total	NA	0.0%	6.3%

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available

Table 7-36

Trends in Occupancy and Tenure Cost of Housing 1970 - 1990 North High Shoals		
	Percent Change 1970-1980	Percent Change 1980-1990
Total Housing Units	NA	8.9
Occupied Units	NA	1.9
Number Occupied by Owner	NA	4.7
Owner Occupied (%)	---	---
Dollar Median Value (\$)	NA	83.4
Number Occupied by Renter	NA	-11.7
Renter Occupied (%)	---	---
Dollar Median Rent (\$)	NA	35.1
Number of Units Vacant	NA	700.0
Vacant Units as Percentage of Total	---	---
Source: U.S. Bureau of the Census, 1970, 1980, 1990. N/A = Not Available		

**7.6.5 Watkinsville**

Watkinsville's housing stock has steadily increased over the last 20 years. However, since 1970, the percentage of occupied housing units decreased. In 1970, the overall vacancy rate was 4.6 percent compared with 6.2 percent in 1990.

Since 1970, owner occupancy has decreased while the renter-occupancy rate has remained relatively the same. The value of an owner-occupied unit increased from \$11,800 in 1970 to \$66,200 in 1990. Since 1970, the median rent in the county increased by \$291.

During the 1980s, the number of housing units and occupied units increased by 28.6 and 24.5 percent respectively. During the 1980s, the number of renter-occupied units increased by 21.9 percent.

Table 7-37

Trends in Occupancy and Tenure Cost of Housing Watkinsville 1970 - 1990			
	1970	1980	1990
Total Housing Units	434	496	638
Occupied Units	414	480	598
Number Occupied by Owner	294	334	420
Owner Occupied (%)	67.7%	67.3%	65.8%
Dollar Median Value (\$)	\$11,800	\$40,916	\$66,200
Number Occupied by Renter	120	146	178
Renter Occupied (%)	27.6%	29.4%	27.9%
Dollar Median Rent (\$)	\$50	\$227	\$341
Number of Units Vacant	20	16	40
Vacant Units as Percentage of Total	4.6%	3.2%	6.2%

Source: U.S. Bureau of the Census, 1970, 1980, 1990.  
N/A = Not Available

Table 7-38

Trends in Occupancy and Tenure Cost of Housing Watkinsville 1970 - 1990		
	Percent Change 1970-1980	Percent Change 1980-1990
Total Housing Units	14.2	28.6
Occupied Units	15.9	24.5
Number Occupied by Owner	13.6	25.7
Owner Occupied (%)	---	---
Dollar Median Value (\$)	246.7	61.7
Number Occupied by Renter	21.6	21.9
Renter Occupied (%)	---	---
Dollar Median Rent (\$)	354.0	50.2
Number of Units Vacant	-20.0	150.0
Vacant Units as Percentage of Total	---	---
Source: U.S. Bureau of the Census, 1970, 1980, 1990. N/A = Not Available		

**State Comparisons**

Table 7-39 compares the percent change in occupancy and tenure of Oconee County and its cities with the Georgia average over the last 20 years. During the 1970s, Oconee County's percentage gain in the number of housing units and total occupancy was higher than the state's. In Watkinsville, both categories had a lower percentage increase compared with the state.

Oconee County, Watkinsville, and the state saw a significant increase in owner-occupied units during the 1980s. The county and all of the cities, except Bishop, experienced an increase in the number of renter-occupied units. All jurisdictions, with the exception of Bishop, experienced an overall increase in the number of vacant units. However, at the county level the 60.7 percent increase from 1980-1990 was considerably less than the state average of 91.2 percent during the same time span.

Table 7-39

Percent Change in Occupancy and Tenure With State Comparisons Oconee County, Bishop, Bogart, North High Shoals, Watkinsville, and Georgia 1970-1990												
	Oconee County		Bishop		Bogart		North High Shoals		Watkinsville		Georgia	
	1970-1980	1980-1990	1970-1980	1980-1990	1970-1980	1980-1990	1970-1980	1980-1990	1970-1980	1980-1990	1970-1980	1980-1990
Total Number of Units (%)	72.5	45.7	NA	8.9	NA	40.3	NA	8.9	14.2	28.6	37.0	31.0
Occupied Units (%)	70.4	44.8	NA	-8.2	NA	42.2	NA	1.9	15.9	24.5	36.7	26.4
Number Occupied by Owner (%)	87.4	49.3	NA	-7.5	NA	2.4	NA	4.7	13.6	25.7	45.5	26.3
Dollar Median Value (%)	269.7	77.0	NA	NA	NA	NA	NA	NA	246.7	61.7	58.2	208.6
Number Occupied by Renter (%)	32.8	32.8	NA	-10.0	NA	261.9	NA	11.7	21.6	21.9	23.0	26.7
Dollar Median Rent (%)	223.6	43.7	NA	108.3	NA	67.7	NA	35.1	354.0	50.2	135.3	124.8
Number of Units Vacant (%)	117.2	60.7	NA	-20.0	NA	283.3	NA	700.0	-20.0	150.0	40.3	91.2

Source: U.S. Bureau of the Census 1970, 1980, 1990.  
N/A = Not Available

## 7.7 Trends for the Future

### 7.7.1 Oconee Future Housing Demand

As mentioned in the Population chapter, the number of households in Oconee County is increasing at a slightly faster rate than population. This trend is anticipated to become even more pronounced in the future. Several socioeconomic factors contribute to this trend. Foremost, more people are living by themselves and the birth rate is declining. The result is that household size is decreasing as the population increases. The following housing demand projections are based on population projections and household forecasts, and are not intended to reflect actual residential construction.

Future trends for different types of housing are also described in this section. Projections for various housing types are useful in determining the amount of land needed for future residential development, in indicating whether there will be sufficient diversity of housing types and in showing the need for different kinds of public services and community facilities. Future needs were determined by deriving the averages in the trend data for types of housing for the ten-year period between 1980 and 1990. This Census data does not reflect the changing political arena and subsequent zoning and infrastructure decisions that affect the development of different housing types. In general, manufactured housing as a percentage of total housing units is on the decline. This is due primarily to two reasons; an increase in demand for stick-built homes, stricter regulations of manufactured housing. Oconee County has had mobile home regulations for the past fifteen years. Manufactured homes are required to be installed with anchors and tie-downs. Many are built in the nature of modular homes and serve an important affordable housing need in Oconee County.

The population of Oconee County is expected to increase from 23,018 in 1995 to 67,065 by 2015. As indicated below, the projected household size should decrease as the total population increases. This trend will precipitate a strong housing demand. It is estimated that 5,141 additional units should be added to the existing housing stock by the year 2000. By the year 2015, 23,513 additional housing units will be needed. Based on past trends, approximately 76 percent of these new units will be single-family. Manufactured housing will comprise 14 percent of the total, and multi-family housing will account for the remaining 10 percent.

Table 7-40

Future Housing Demand Oconee County Selected Years				
Year	Projected Population	Projected Household Size	Total Projected Housing Units	Additional Units Needed*
1995	23,018	2.71	8,494	1,933
2000	30,073	2.57	11,702	5,141
2005	39,290	2.46	15,972	9,411
2010	51,332	2.39	21,478	14,917
2015	67,065	2.23	30,074	23,513

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997.

Table 7-41

Additional Units Needed by Housing Type*			
Oconee County			
Selected Years			
Year	Single-Family	Multi-Family	Mobile Homes
1995	1,480	178	275
2000	3,936	474	731
2005	7,205	869	1,337
2010	11,425	1,373	2,119
2015	18,010	2,164	3,339

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997.

**7.7.2 Bishop Future Housing Demand**

In Bishop, the population is expected to increase by 113.6 percent over the next 20 years. In 2015, the city is projected to have a population of 376. During the same time, the household size should decline from 2.25 in 1995 to 1.82 by 2015. This trend will require the city to increase its housing stock by 164.1 percent. If current population trends continue, an additional 135 housing units will be needed over the next 20 years. Of these, 82 percent or 111 units, will be single-family, 13 percent will be manufactured and nearly 5 percent will be multi-family.

Table 7-42

Future Housing Demand				
Bishop				
Selected Years				
Year	Projected Population	Projected Household Size	Total Projected Housing Units	Additional Units Needed*
1995	176	2.25	78	7
2000	213	2.14	99	28
2005	257	2.03	126	55
2010	311	1.92	161	90
2015	376	1.82	206	135

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997

Table 7-43

Additional Units Needed by Housing Type*			
Bishop			
Selected Years			
Year	Single-Family	Multi-Family	Mobile Homes
1995	6	0	1
2000	23	1	4
2005	45	2	8
2010	74	4	12
2015	111	6	18

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997.

**7.7.3 Bogart Future Housing Demand**

Bogart's population is expected to increase to 2,673 in 2015. This represents a population increase of 116.4 percent. Unlike other jurisdictions in Oconee County, Bogart's household size is projected to increase slightly over the next twenty years. This will result in the need for an additional 139 housing units by the year 2000 and 513 by 2015. Approximately 90 percent of the new housing will be single-family detached and manufactured units.

Table 7-44

Future Housing Demand Bogart Selected Years				
Year	Projected Population	Projected Household Size	Total Projected Housing Units	Additional Units Needed*
1995	1,235	2.60	475	51
2000	1,498	2.66	563	139
2005	1,817	2.73	665	241
2010	2,204	2.79	789	365
2015	2,673	2.85	937	513

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997

Table 7-45

Additional Units Needed by Housing Type* Bogart Selected Years			
Year	Single-Family	Multi-Family	Mobile Homes
1995	36	5	10
2000	96	15	28
2005	167	26	48
2010	252	39	74
2015	355	54	104

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997.

**7.7.4 North High Shoals Future Housing Demand**

The future population of North High Shoals is expected to increase gradually over the next 20 years. Concurrently, the projected household size is expected to decline slightly. This will result in a 63.4 percent increase in additional housing units needed by 2015. Future housing will primarily be single-family homes.

Table 7-46

Future Housing Demand North High Shoals Selected Years				
Year	Projected Population	Projected Household Size	Total Projected Housing Units	Additional Units Needed*
1995	292	2.53	115	5
2000	319	2.47	129	19
2005	350	2.40	145	35
2010	386	2.33	165	55
2015	427	2.26	188	78

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997.

Table 7-47

Additional Units Needed by Housing Type* North High Shoals Selected Years			
Year	Single-Family	Multi-Family	Mobile Homes
1995	4	0	1
2000	15	1	3
2005	27	2	6
2010	43	3	9
2015	60	4	14

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997.

**7.7.5 Watkinsville Future Housing Demand**

Watkinsville's population is expected to increase by 1,317 people over the next 20 years. The city's household size is expected to decrease from 2.58 in 1995 to 2.21 in 2015. These two factors will create a need for an additional 786 housing units required by 2015. Past trends indicate that Watkinsville's housing stock has largely been single-family with few manufactured or multi-family units. This housing characteristic is expected to continue, as approximately 85 percent of future housing will be single-family.

Table 7-48

Future Housing Demand Watkinsville Selected Years				
Year	Projected Population	Projected Household Size	Total Projected Housing Units	Additional Units Needed*
1995	1,832	2.58	710	72
2000	2,098	2.49	842	204
2005	2,402	2.39	1,005	367
2010	2,750	2.30	1,195	557
2015	3,149	2.21	1,424	786

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997.

Table 7-49

Additional Units Needed by Housing Type* Watkinsville Selected Years			
Year	Single-Family	Multi-Family	Mobile Homes
1995	61	8	3
2000	173	22	9
2005	311	39	17
2010	472	60	25
2015	666	84	36

\* Assuming vacancy rate is zero.  
Source: NEGRDC, 1997.

## 7.8 Assessment

Since 1980, the number of housing units in the unincorporated county, Bogart, North High Shoals, and Watkinsville has increased. Meanwhile, the housing stock in Bishop declined. All jurisdictions in the county have seen an increase of mobile homes. The county added 1,907 single-family homes during the 1980s and 577 mobile homes. The average percent change for single-family housing units during the 1980s was 41.6 percent. At the same time, the average percent change for mobile homes was 109.4 percent.

Between 1970 and 1990, the percentage of substandard housing units, defined as lacking complete plumbing, decreased from 20.7 to 1.0 percent. One reason for the percentage decrease in substandard units was the 151.4 percent increase in new homes built between 1970 and 1990. Also, the renovation and destruction of substandard homes contributed to the decline.

As new houses are built in place of the substandard units, the overall median value of housing increases. In 1990, the county-wide, owner-occupied median value was \$77,900. The median value for owner-occupied units increased by 77.0 percent between 1980 and 1990. Residents want to see the overall value of owner-occupied units continue to increase thus attracting additional quality residential development.

Based on the vacancy rates and the supply of undeveloped lots in the county (see Existing Land Use Plan) there seems to be an adequate supply of housing for the immediate and future needs of Oconee County residents.

According to the 1990 Census, the median value of housing in Oconee County (\$77,900) was greater than the state average of \$71,300. This difference is most likely even greater now due to rapidly increasing new home prices in Oconee County. Building permit data show a 10.5 percent annual increase in the value of a new home. In 1997, the average value of a new house was \$185,558.

It is understood that local governments do not have direct control of housing. More specifically, the marketplace drives land sales and the affordability of housing. Oconee County has a wide spectrum of housing types and prices. The greatest availability of housing is in the middle to upper price range. Families seeking lower priced housing tend to be looking at older homes or placing modular homes in more rural parts of the county. This trend is common in the cities as well. Availability of housing appears to be keeping pace with housing demand.