

HOUSING

You say the word “house” and it means so many different things to different people. One thinks of a farm; another of a cliff dwelling in the urban landscape.

- Moshe Safdie

INTRODUCTION

Fayette County’s sustained prosperity and its ability to attract new residents is due in part to the high quality of life it offers. Residential development in Fayette County and its municipalities should provide housing opportunities for all its citizens and a variety of housing choices in urban, suburban, and rural settings. Such development must be accomplished while protecting the quality of the natural environment and providing for a balanced land use pattern which minimizes land use conflict.

An inventory and assessment of Fayette County’s housing stock provides the foundation upon which to base projections of future housing needs. The use of these projections will ensure an adequate supply of housing for all residents of the county. This element inventories the number, type, location and cost of the existing housing stock, provides an assessment of housing conditions, and future housing needs, and establishes housing goals, objectives, policies and guidelines for the county.

The following sections provide an inventory of the existing housing stock and the terms and conditions of its occupancy. The following items are included in the inventory: Types of Housing Units (the number and mix of units and types); the Age and Condition of Housing; Housing Occupancy, Households by Type, and the Cost of Housing. In many of the tables, information is provided for Fayette County, its municipalities, the Atlanta Metropolitan Statistical Area (MSA), and the state. The Atlanta MSA is comprised of 20 counties including the Atlanta metropolitan area and extending north and west to the state line.

TYPES OF HOUSING UNITS

According to the U.S. Census Bureau, a housing unit is a house, an apartment, a mobile home or trailers, a group of rooms, or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall.

In 2000, there was a total of 32,726 housing units in Fayette County. This is an increase of 10,298 units since the 1990 census (a 46 percent increase). As indicated in Table H-1, the housing stock in Fayette County is, and has predominantly been, made up of single-family detached homes. While the greatest increase has been an increase in the number of large unit buildings (ten or more units), such buildings still represent a small percent (3.2 percent) of the total housing stock. The number of mobile homes actually declined over the last ten years.

	UNITS						PERCENT CHANGE	
	1980		1990		2000		1980-1990	1990-2000
	#	%	#	%	#	%	%	%
1-unit detached	8,426	87.6	18,351	81.8	27,792	84.9	117.8	51.4
1-unit attached	na	na	578	2.6	918	2.8	-	58.8
2 to 4 units	291	3.0	660	2.9	686	2.1	126.8	3.9
4 to 9 units	117	1.2	598	2.7	954	2.9	411.1	50.5
10 or more units	64	0.7	358	1.6	1,021	3.1	459.4	185.2
Mobile home, trailer, or other	716	7.4	1,883	8.4	1,355	4.1	163.0	-28.6
Total units	9,614	100.0	22,428	100.0	32,726	100.0	133.3	45.9

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Table H-2 indicates the percent of units per structure type for Fayette County, its municipalities, the Atlanta MSA and the state as of 2000. As stated previously, the numbers show that housing in Fayette County is predominantly single-family detached residential. Housing in the more rural areas of Brooks and Woolsey is almost exclusively single-family. Single-family detached homes made up 85 percent of the housing stock in 2000. This compares to 65 percent for the Atlanta region and 64 percent for the state. Multi-family units are located in the cities of Fayetteville and Peachtree City where public sewer is available. Some duplexes have been constructed in the Town of Tyrone.

TABLE H-2
 UNITS IN STRUCTURE, PERCENT OF TOTAL UNITS: 2000
 FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, STATE

	Fayette County	Brooks	Fayette- ville	Peachtree City	Tyrone	Woolsey	Atlanta MSA	State
1-unit, detached	27,792 84.9%	216 99.1%	3,220 69.4%	9,548 83.1%	1,224 86.4%	62 100.0%	1,037,566 65.3%	2,107,317 64.2%
1-unit, attached	918 2.8%	-	433 9.3%	355 3.1%	36 2.5%	-	56,954 3.6%	94,150 2.9%
2 units	199 0.6%	-	92 2.0%	34 0.3%	59 4.2%	-	32,400 2.0%	90,370 2.8%
3 or 4 units	487 1.5%	2 0.9%	192 4.1%	265 2.3%	-	-	70,114 4.4%	132,535 4.0%
5 to 9 units	954 2.9%	-	384 8.3%	549 4.8%	-	-	114,296 7.2%	173,385 5.3%
10 to 19 units	447 1.4%	-	145 3.1%	302 2.6%	-	-	102,752 6.5%	129,276 3.9%
20 or more units	574 1.8%	-	147 3.2%	417 3.6%	-	-	113,939 7.2%	155,453 4.7%
Mobile home	1,345 4.1%	-	19 0.4%	20 0.2%	98 6.9%	-	60,848 3.8%	394,938 12.0%
Boat, RV, van, etc.	10 -	-	10 0.2%	-	-	-	699 -	4,313 0.1%
Total Housing Units	32,726 100.0%	218 100.0%	4,642 100.0%	11,490 100.0%	1,417 100.0%	62 100.0%	1,589,568 100.0%	3,281,737 100.0%

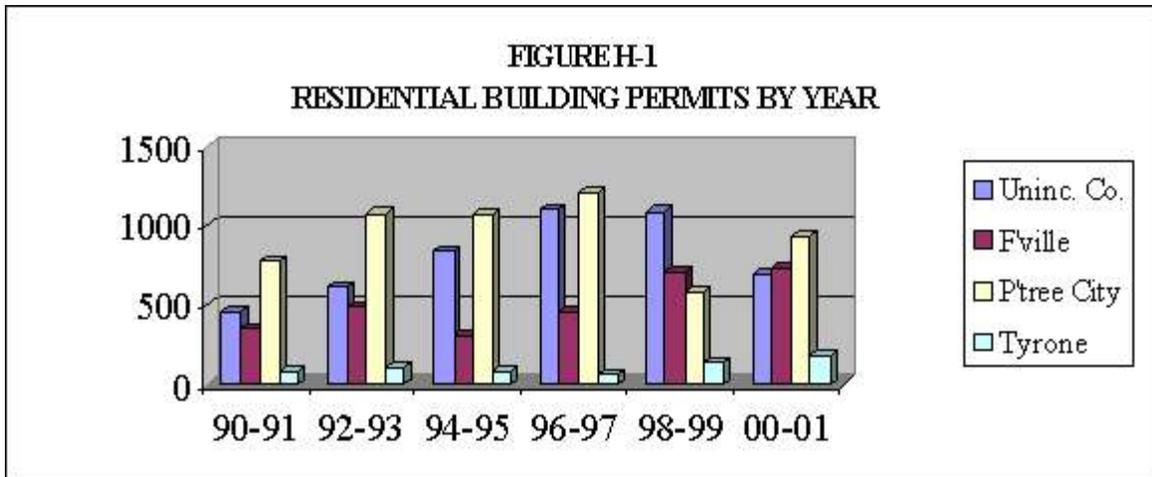
Source: U.S. Bureau of the Census, 2000.

From 1990 to 2001, Fayette County issued some 14,245 residential building permits (Table H-3). During this period, approximately 88 percent of the building permits issued were for single-family housing. Multifamily units constituted approximately eleven percent of the residential units. The majority of these multifamily units were built in the cities of Peachtree City (73 percent) and Fayetteville (26 percent) where public sewerage is available. The remaining units were permitted in the Town of Tyrone.

		'90&'91	'92&'93	'94&'95	'96&'97	'98&'99	'00&01	Totals
Unincorp. County	SF	463	608	837	1,098	1,093	697	4,796
	MF	0	0	0	0	0	0	0
	Subtotal	463	608	837	1,098	1,093	697	4,796
Brooks	SF	9	14	15	7	12	7	64
	MF	0	0	0	0	0	0	0
	Subtotal	9	14	15	7	12	7	64
Fayetteville	SF	354	305	285	376	675	621	2,616
	MF	0	184	26	79	36	110	435
	Subtotal	354	489	311	455	711	731	3,051
Peachtree City	SF	776	881	1,021	854	565	320	4,417
	MF	4	196	52	350	14	615	1,231
	Subtotal	780	1,077	1,073	1,204	579	935	5,648
Tyrone	SF	82	106	83	65	141	190	667
	MF	6	0	4	4	0	0	14
	Subtotal	88	106	87	69	141	190	681
Woolsey	SF	na	na	na	na	na	5	5
	MF	na	na	na	na	na	0	0
	Subtotal	na	na	na	na	na	5	5
Fayette County Totals	SF	1,684	1,914	2,241	2,400	2,486	1,840	12,565
	MF	10	380	82	433	50	725	1,680
	Total	1,694	2,294	2,323	2,833	2,536	2,565	14,245

Source: Fayette County Building and Inspections Department; Municipalities of Fayetteville, Peachtree City, and Tyrone.

Figure H-1, below, graphically portrays the number of residential building permits issued in unincorporated Fayette County, Fayetteville, Peachtree City, and Tyrone during the ten year period 1991-2001. The vast majority of building permits were issued in these jurisdictions.



AGE AND CONDITION OF HOUSING

Data on the year a structure is built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction, all exterior windows, doors, and final usable floors had to be in place to be considered as “built” in the census year.

The housing stock in Fayette County remains fairly new, with 40 percent of the residential units being less than ten years old. Another 35 percent of the housing stock was built between 1980 and 1989, making 75 percent of Fayette County’s housing stock less than 20 years old. Some 55 percent of the Atlanta region’s housing stock is less than 20 years old; for the state as a whole, the number drops to just under 50 percent. Table H-4 indicates the percent of structures by age for Fayette County, the Atlanta MSA and the state for the last three censuses. Table H-5 indicates the age of structures as of 2000 for Fayette County and its municipalities.

	Fayette County			Atlanta MSA			State		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
1990 to March 2000	-	-	40.6	-	-	30.8	-	-	27.9
1980 to 1989	-	61.9	35.3	-	37.4	24.6	-	32.1	22.0
1970 to 1979	67.1	26.7	17.4	36.9	24.3	18.0	33.3	24.5	18.6
1960 to 1969	16.8	6.6	3.5	29.0	17.5	12.0	25.1	17.2	12.7
1940 to 1959	7.4	3.0	2.0	24.2	15.2	10.3	26.9	18.1	13.0
1939 or earlier	9.3	1.9	1.2	9.8	5.7	4.2	14.7	8.1	5.9

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

TABLE H-5
YEAR STRUCTURE BUILT (NUMBER AND PERCENT): 2000
FAYETTE COUNTY, MUNICIPALITIES

	Fayette County		Brooks		Fayetteville		Peachtree City		Tyrone		Woolsey	
	#	%	#	%	#	%	#	%	#	%	#	%
1999 to March 2000	1,768	5.4	-	-	550	11.8	428	3.7	65	4.6	-	-
1995 to 1998	5,643	17.2	31	14.2	993	21.4	2,222	19.3	143	10.1	2	3.2
1990 to 1994	5,893	18.0	36	16.5	1,067	23.0	2,613	22.7	215	15.2	9	14.5
1980 to 1989	11,554	35.3	60	27.5	1,037	22.3	4,219	36.7	624	44.0	26	41.9
1970 to 1979	5,684	17.4	16	7.3	577	12.4	1,752	15.2	231	16.3	2	3.2
1960 to 1969	1,144	3.5	14	6.4	182	3.9	190	1.7	55	3.9	2	3.2
1940 to 1959	639	2.0	16	7.3	181	3.9	45	0.4	44	3.1	4	6.5
1939 or earlier	401	1.2	45	20.6	55	1.2	21	0.2	40	2.8	17	27.4

Source: U.S. Bureau of the Census, 2000.

The condition of housing is described to the extent that complete kitchen and plumbing facilities are available. According to the U.S. Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and convection or microwave oven, or cookstove, and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cookstove. An ice box is not considered to be a refrigerator. Likewise, complete plumbing facilities are defined as hot and cold piped water, a bathtub or shower, and a flush toilet. In earlier censuses, these facilities must have been for exclusive use of a housing unit's inhabitants; this requirement was dropped in 1990.

The relative newness of the housing stock, along with strict code enforcement and active homeowners associations, limits the amount of substandard housing in Fayette County. Table H-6 indicates how the percent of structures lacking complete plumbing and kitchen facilities continue to decrease, not only in Fayette County, but for the surrounding counties, the Atlanta MSA, and the state as well.

TABLE H-6
 CONDITION OF HOUSING: 1980, 1990, 2000
 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE

	LACKING COMPLETE PLUMBING FACILITIES						LACKING COMPLETE KITCHEN FACILITIES					
	1980		1990		2000		1980		1990		2000	
	#	%	#	%	#	%	#	%	#	%	#	%
Fayette County	281	2.9	136	0.6	121	0.4	294	3.1	120	0.5	166	0.5
Brooks	10	11.4	3	2.3	5	2.5	na	na	3	2.3	3	1.5
Fayetteville	17	1.8	22	0.8	6	0.1	na	na	13	0.5	84	1.9
Peachtree City	14	0.7	9	0.1	26	0.2	na	na	21	0.3	28	0.3
Tyrone	15	4.2	19	2.0	0	0.0	na	na	22	2.3	0	0.0
Woolsey	40	5.0	0	-	0	0.0	na	na	0	0.0	0	0.0
Clayton County	391	0.7	229	0.3	306	0.4	517	1.0	203	0.3	235	0.3
Coweta County	778	5.5	297	1.6	191	0.6	588	4.2	296	1.6	182	0.6
Fulton County	3,605	1.5	1,774	0.7	1,967	0.6	5,246	2.1	1,931	0.8	2,229	0.7
Spalding County	522	3.1	128	0.7	201	0.9	584	3.4	181	0.9	210	1.0
Atlanta MSA	11,306	1.5	5,844	0.5	6,751	0.4	31,405	4.1	5,925	0.5	6,450	0.4
State	33,823	1.7	28,462	1.2	17,117	0.6	71,793	3.6	24,014	0.9	15,151	0.5

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

OWNER AND RENTER OCCUPIED UNITS

The U.S. Census Bureau classifies all occupied housing units as either owner occupied or renter occupied. A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Vacant units are considered those units offered “for rent”, “for sale”, for seasonal, recreational, or occasional use, for migrant workers, or “other vacant”, which would include units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner. Seasonal, recreational, or occasional use units are vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. Seasonal units include those

used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Interval ownership units, sometimes called shared-ownership or time-sharing condominiums, are considered in this category.

Table H-7 summarizes the housing stock by occupancy in 2000 for Fayette County, its municipalities, surrounding counties, the Atlanta MSA, and the state.

TABLE H-7 HOUSING TENURE: 2000 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE							
	Total Housing Units	Occupied Housing Units	Owner Occupied Units	Renter Occupied Units	Vacant Units	Seasonal Units*	Average Household Size
Fayette County	32,726 100.0%	31,524 96.3%	27,252 86.4%	4,272 13.6%	1,202 3.7%	119 -	2.88
Brooks	208 100.0%	195 93.7%	180 92.3%	15 7.7%	13 6.3%	1 -	2.84
Fayetteville	4,572 100.0%	4,338 94.9%	3,050 70.3%	1,288 29.7%	234 5.1%	5 -	2.48
Peachtree City	11,313 100.0%	10,876 96.1%	8,826 81.2%	2,050 18.8%	437 3.9%	65 -	2.89
Tyrone	1,425 100.0%	1,374 96.4%	1,174 85.4%	200 14.6%	51 3.6%	7 -	2.85
Woolsey	62 100.0%	57 91.9%	47 82.5%	10 17.5%	5 8.1%	- -	3.07
Clayton County	86,461 100.0%	82,243 95.1%	49,844 60.6%	32,399 39.4%	4,218 4.9%	211 0.2%	2.84
Coweta County	33,182 100.0%	31,442 94.8%	24,529 78.0%	6,913 22.0%	1,740 5.2%	151 0.5%	2.81
Fulton County	348,632 100.0%	321,242 92.1%	167,119 52.0%	154,123 48.0%	27,390 7.9%	1,737 0.5%	2.44
Spalding County	23,001 100.0%	21,519 93.6%	13,521 62.8%	7,998 37.2%	1,482 6.4%	51 0.2%	2.67
Atlanta MSA	1,589,568 100.0%	1,056,427 94.7%	999,564 66.4%	505,207 33.6%	84,697 5.3%	6,915 -	2.68
State	3,281,737 100.0%	2,366,615 91.6%	2,029,154 67.5%	977,215 32.5%	275,368 8.4%	50,064 -	2.65

* Counted as part of Vacant Units

Source: U.S. Bureau of the Census, 2000

The homeowner vacancy rate is the percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant

units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. The rental vacancy rate is the percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent.

Of the total number of occupied units in 2000, owner-occupied units accounted for just over 86 percent, while over thirteen percent were renter-occupied (see Table H-8). Even with the addition of 9,781 single-family units, the percent of owner-occupied units has remained fairly stable since 1990, increasing only .3 percent. Between 1990 and 2000, the percent of renter-occupied units decreased by .3 percent, to 13.6 percent of occupied units.

The number of owner-occupied housing units is much lower for the Atlanta region and the state, which had owner-occupied rates of 66.4 percent and 67.5 percent, respectively, in 2000. Consequently, renter-occupied units made up a greater percentage of the housing stock for the Atlanta region, and the state, at 33.6 and 32.5 percent, respectively.

TABLE H-8 HOUSING TENURE AS PERCENT OF OCCUPANCY; VACANCY RATES: 1980, 1990, 2000 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE												
	OWNER-OCCUPIED HOUSING UNITS						RENTER-OCCUPIED HOUSING UNITS					
	1980		1990		2000		1980		1990		2000	
	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate
Fayette County	83.7	1.7	86.1	3.2	86.4	1.3	12.7	7.4	13.9	8.0	13.6	7.6
Brooks	na	na	85.2	3.0	92.3	1.1	na	na	14.8	5.6	7.7	6.3
Fayetteville	71.5	1.9	61.9	9.4	70.3	2.0	23.8	4.3	38.1	7.3	29.7	7.5
Peachtree City	82.2	2.7	82.2	3.0	81.2	1.2	12.6	12.0	17.8	10.7	18.8	7.9
Tyrone	na	na	80.3	2.7	85.4	1.0	na	na	17.7	3.7	14.6	7.8
Woolsey	na	na	87.0	2.4	82.5	4.1	na	na	13.0	0.0	17.5	0.0
Clayton County	61.3	1.2	58.8	2.8	60.6	1.6	34.0	8.5	41.2	14.4	39.4	6.1
Coweta County	69.1	1.1	72.8	3.1	78.0	1.9	25.4	6.1	27.2	7.2	22.0	6.0
Fulton County	42.7	2.9	49.5	4.0	52.0	2.7	49.2	8.8	50.5	15.9	48.0	7.1

TABLE H-8, continued.
 HOUSING TENURE AS PERCENT OF OCCUPANCY; VACANCY RATES: 1980, 1990, 2000
 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE

	OWNER-OCCUPIED HOUSING UNITS						RENTER-OCCUPIED HOUSING UNITS					
	1980		1990		2000		1980		1990		2000	
	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate	%	Vac. Rate
Spalding County	60.7	0.9	61.4	1.7	62.8	1.3	34.3	7.0	38.6	8.9	37.2	7.5
Atlanta MSA	61.4	2.2	62.3	3.2	66.4	1.7	38.6	7.7	37.7	14.5	33.6	6.1
State	65.0	1.1	86.1	2.5	67.5	1.9	35.0	7.5	13.9	12.2	32.5	8.2

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

COST OF HOUSING

As Table H-9 illustrates, the median cost of owner-occupied housing in Fayette County increased between 1980 and 1990, from \$65,000 to \$116,700 (an 80 percent increase). Between 1990 and 2000, the cost rose from \$116,700 to \$171,500 (a 47 percent increase). During this same period (1990-2000), the median cost of owner-occupied housing in the Atlanta MSA increased by 51 percent and in the state by 56 percent.

Contract median rent in Fayette County increased from \$178 per month to \$487 per month, an increase of 174 percent, between 1980 and 1990. By 2000, the median rent was \$890, an 83 percent increase. Contract median rent in the Atlanta MSA and the state rose by 69 and 78 percent, respectively, from 1990 to 2000.

The increase in housing costs can be attributed in large part to the growth of the Atlanta metropolitan region during the last 20 years, and to inflation. It can also be attributed to the income level of Fayette County residents and the type of detached, single-family housing so prevalent in Fayette County.

TABLE H-9
 COST OF HOUSING: 1980, 1990, 2000
 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE

	MEDIAN PURCHASE PRICE				MEDIAN MONTHLY RENT			
	1980	1990	2000	% Increase '90-'00	1980	1990	2000	% Increase '90-'00
Fayette County	\$69,300	\$116,700	\$171,500	47.0%	\$198	\$487	\$890	82.8
Brooks	na	\$83,300	\$158,000	89.7%	na	\$325	\$606	86.5
Fayetteville	na	\$90,900	\$140,500	54.6%	na	\$465	\$796	71.2
Peachtree City	na	\$118,600	\$190,900	61.0%	na	\$574	\$990	72.5
Tyrone	na	\$107,100	\$149,500	39.6%	na	\$412	\$756	83.5
Woolsey	na	\$81,300	\$178,100	119.1%	na	\$275	\$1,500	445.5
Clayton County	\$41,100	\$70,100	\$92,700	32.3%	\$233	\$441	\$699	58.5%
Coweta County	\$40,000	\$68,700	\$121,700	77.1%	\$126	\$287	\$628	118.8%
Fulton County	\$40,600	\$97,770	\$180,700	85.0%	\$195	\$396	\$709	79.0%
Spalding County	\$33,400	\$57,700	\$86,600	50.1%	106\$	\$250	\$537	114.8%
Atlanta MSA	\$54,600	\$89,800	\$135,300	50.7%	\$156	\$441	\$746	69.2%
State	\$40,700	\$71,300	\$111,200	56.0%	\$158	\$344	\$613	78.2%

Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Based on 2000 Census data, 64.6 percent of the housing stock is affordable to low to moderate income households in Fayette County. Low to moderate incomes households are defined as those households earning 50 to 80 percent of the median household income. Assumptions include a 10 percent down payment with a loan term of 30 years at six percent interest and estimates for property taxes, homeowners insurance, and household debt.

HOUSEHOLDS BY TYPE

A household includes all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. Households are classified by type according to the sex of the householder and the presence of relatives. The householder is the person, or

one of the persons, in whose name the home is owned, being bought, or rented. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more persons related to him or her by birth, marriage, or adoption. The householder and all persons in the household related to him or her are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

In 1990, over 85 percent of Fayette County households were families (those with two or more related individuals); by 2000 this percentage had dropped to 82.4 percent. Half of these family households had children under 18 years of age. While the number of family households declined, there was an increase in nonfamily households. Households with single persons increased from 12.5 percent in 1990 to 15 percent in 2000. The number of households with individuals 65 years of age and over also increased, signaling the aging of the population. Table H-10 summarizes these changes.

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Total Households	9,208	100.0	21,054	100.0	31,524	100.00
Family Households (families)	8,185	88.9	18,018	85.6	25,990	82.4
With own children under 18 years	4,979	54.1	9,816	46.6	13,587	43.1
Married-couple family	7,521	81.7	16,110	76.5	22,525	71.5
With own children under 18 years	4,631	50.3	8,913	42.3	11,528	36.6
Female householder, no husband present	535	5.8	1,439	6.8	2,629	8.3
With own children under 18 years	295	3.2	687	3.3	1,591	5.0
Nonfamily households	na	na	3,036	14.4	5,534	17.6
Householder living alone	na	na	2,640	12.5	4,723	15.0
Householder 65 years and over	na	na	1,001	4.8	1,749	5.5
Households with individuals under 18 years	na	na	9,816	46.6	14,379	45.6
Households with individuals 65 years & over	na	na	2,728	13.0	5,663	18.0
Average household size	3.15	-	2.96	-	2.8	-
Average family size	3.39	-	3.23	-	3.20	-

Source: U.S. Bureau of the Census, 1990, 2000.

ASSESSMENT OF CURRENT AND FUTURE NEEDS

The existing housing stock in Fayette County is in good condition. Houses and yards are well-maintained, suggesting a sense of community spirit and pride of ownership among owners and residents. A “small town” character still exists within the communities of Fayetteville and Tyrone; a more cosmopolitan community atmosphere exists within Peachtree City. Newer suburban-type development in the unincorporated county reflects an upscale, suburban atmosphere. A rural community atmosphere exists in other areas of the unincorporated county and the communities of Brooks and Woolsey. It is evident that among the various jurisdictions, a wide range of living styles and housing choices are available within Fayette County.

It is anticipated that changes in household size and type will be reflected in the available housing stock. The trends toward smaller households and fewer family households will have an impact on the type of housing demanded by Fayette County residents in years to come. Smaller families will not require as much space, and many may need or desire multi-family and townhouses instead of traditional single-family units. The accommodation of these trends is already seen in an increased number of single-family cluster developments, town homes, and apartments.

The Atlanta Regional Commission (ARC) projects that Fayette County’s population will grow to 142,829 by 2020. The ARC also forecasts that the average household size will drop over this period from 2.83 to 2.69. Table H-11 illustrates future housing demand in Fayette County to the year 2020. The “TOTAL” line reflects population growth since 2000 and the additional units needed to house this growth.

TABLE H-11 FUTURE HOUSING DEMAND: 2000-2020 FAYETTE COUNTY, SELECTED YEARS				
YEAR	PROJECTED POPULATION	ADDITIONAL POPULATION	PERSONS PER HOUSEHOLD	ADDITIONAL UNITS NEEDED
2000	91,263*	-	2.88*	-
2005	102,446	11,183	2.83	3,952
2010	111,628	9,182	2.77	3,315
2015	125,928	14,300	2.73	5,238
2020	142,829	16,901	2.69	6,283
TOTAL	-	51,566	-	18,788

* U.S. Bureau of the Census, 2000.

Source: Atlanta Regional Commission; Fayette County Planning Department.

GOALS, OBJECTIVES, POLICIES, GUIDELINES

The following goal, objective, and policy statements provide the basis for dealing with the growth and development which will impact the county over the next 20 years. Following each goal is a listing of objectives and policies which address specific issues. Recommendations, or guidelines, which suggest courses of action for addressing these issues, are also provided.

Goal for Housing: A variety of housing choices which are adequate, safe, and convenient for existing and future residents should be available in Fayette County. The availability of housing choices should be greatest in locations that are in close proximity to existing infrastructure and/or employment areas.

Objective H-1: **Assure the provision of adequate, safe, and accessible housing opportunities for existing and future residents.**

Policy a. Ensure, through the enforcement of appropriate development standards, that the level and type of residential development will be compatible with the physical limitations of the land and established land uses in an area.

Policy b. Encourage the maintenance and/or improvement of the individual character and identity of established neighborhoods, communities, and rural settlements.

Objective H-2: **Provide for additional housing units in the unincorporated county to accommodate the projected population growth.**

Policy a. Coordinate the expansion of residential development with information regarding potential impacts on schools, water, drainage, transportation systems, and the environment.

Policy b. Encourage the location of higher residential development (less than one acre) within incorporated limits where public facilities such as sewer are readily available.

Policy c. Encourage the location of residential development where public facilities, such as water, are already available.

Objective H-3: **Promote the preservation of historical residential dwellings by encouraging homeowners to rehabilitate deteriorated, historical, housing stock.**

Policy a. Institute regulations that facilitate the renovation and/or reuse of historic residential structures.

Policy b. Monitor the list of historic structures for currency.

Objective H-4: Conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.

Policy a. Protect existing residential areas from the encroachment of nonresidential development.

Policy b.. Improve and maintain existing neighborhood quality by maintaining the County's program of street resurfacing in existing neighborhoods.