



Assessing Housing Needs in Savannah, Georgia

Devan O'Toole | Nathan McBurnett

Founded in 1733 by James Oglethorpe, Savannah is a city with a rich cultural and economic history reaching back to the colonial era. The city gained instant recognition upon its founding internationally due to its groundbreaking "Oglethorpe Plan," an urban design strategy based on a system of residential and commercial "wards" surrounding a series of small parks. With the vast majority of this design preserved today, Savannah's inner neighborhoods comprise what is currently one of the largest National Historic Landmarks in the United States. Beyond its physical legacy, Savannah remains an important economic center on the Southeast coast of the United States. Home to one of the largest shipping ports in the nation, a booming tourist industry, and collection of public and private universities, the city's economy has become increasingly diverse especially through the 20th century. As one of the largest majority Black cities in the country, Savannah's rich cultural history heavily informs the city's contemporary social life.

Given these historical, economic, and demographic factors, the availability and affordability of housing in Savannah have undergone unique trends when compared to the state, nation, and other cities within the region. By analyzing a comprehensive dataset derived from the United States Census, this report identifies the specific housing needs of Savannah's residents by focusing on the changes in demographics and housing stock within the city between 2010 and 2019.

Assessing Supply

Value of Housing Stock in Savannah

The median home value for owner-occupied units in Savannah has increased by roughly \$12,000 between 2010 and 2019. As shown in **Figure 1**, This rate lagged behind the state's growth in median value by about \$34,000, and the national growth in median value by nearly \$48,000 over the same time period. This dramatic difference may partly be due to the inclusion of rural and suburban owner-occupied units in both the state and national level data, as housing density undoubtedly has an affect on the growth in property value generally. However, **Figure 2** shows how other major urban centers in the same region - Atlanta, GA and Charleston, SC - have experienced growth in median home value significantly higher than even the national average, outpacing Savannah by about \$118,000 and \$93,000 respectively. This suggests that Savannah's trend is unique even with respect to what may be considered comparable geographies. The slow growth in value has been accompanied by a net decrease in owner-occupied units in the city, albeit with a 42% increase in homes valued at \$750,000 or above. Conversely, the stock of owner-occupied units valued below \$125,000 has decreased by nearly 20%. This may be indicative of a growing wealth gap within the city. See **Figure 3** for the change in median home value between 2010 and 2019.

Figure 1

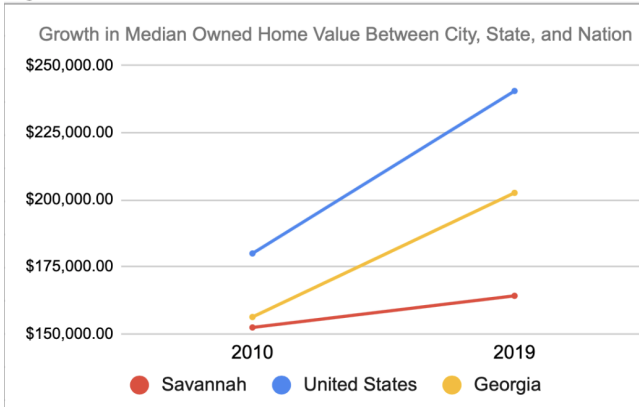
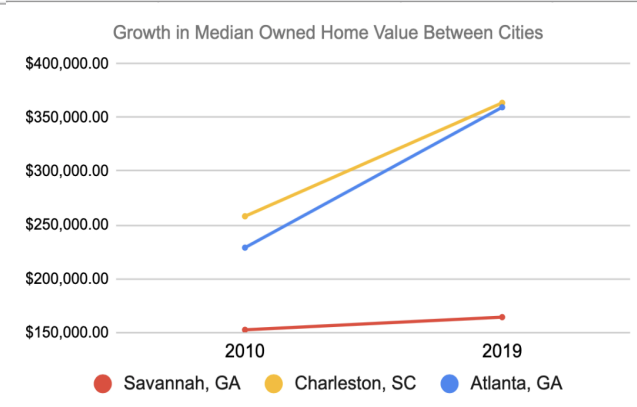
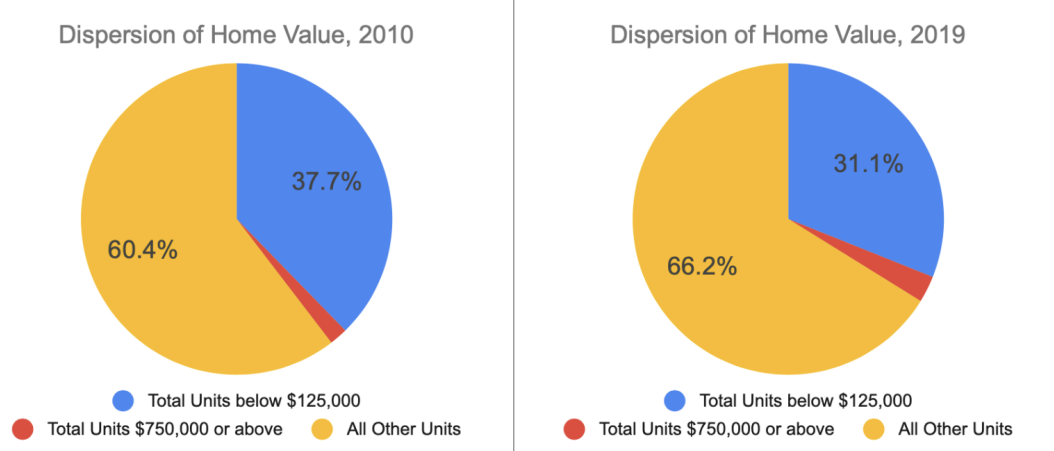


Figure 2



For rental units, the growth in cash rent between 2010 and 2019 has also been slow when compared to state and national trends. The slow growth in rent indicates a relatively slow growth in the value of rental units when compared to the state and national contexts. The growth rate in cash rent also lags significantly behind both Atlanta, GA and Charleston, SC, suggesting that growth in value for renter-occupied units in Savannah is also unique when compared to urban centers in the same region. The net increase of nearly 1,700 rental units overall between 2010 and 2019 was accompanied by an estimated 55% increase in units rented at \$1500 per month or above and an estimated 51% decrease in units rented at \$750 or below.

Figure 3



Age and Quality of Housing Stock

Generally speaking, Savannah's housing stock is significantly older than the overall stock at both the state and national level, with 51.6% of all units built before 1970 as of 2019 (see **Figure 4**). Since a building must generally be at least 50 years old in order to qualify for the National Register of Historic Places, this means that a slight majority of Savannah's housing stock could be considered historic by national standards. Comparatively, only 21.18% of housing units statewide were built prior to 1970, and only 37.64% nationally as of 2019. Compared to other major urban centers in the region - Atlanta, GA and Charleston, SC - Savannah's housing stock is significantly older as well, with a 11.56% and 22.95% larger

proportion of historic units respectively. Conversely, the total number of units in Savannah built after 2000 has increased by 38.75% between 2010 and 2019, which outpaces the state trend by about 8% but lags behind that national trend by nearly 7%. Compared to Atlanta and Charleston, the growth in stock of newer housing within Savannah lags by 15.66% and 46.32% respectively.

Although measures of housing quality can be defined in multiple ways, the presence of essential features like complete plumbing and kitchen facilities

provides a good indication of a unit's usability, especially when considering the median household size. As shown in **Figure 5**, the percent increase in number of units with complete plumbing facilities in Savannah has grown slightly slower than state and national trends, while the percent increase in units with complete kitchen facilities has grown at an even slower rate. In 2019, 1.18% of all housing units lacked complete plumbing facilities and 1.78% lacked complete kitchen facilities in Savannah, representing a decrease in approximately half of all units with partial facilities since 2010 on both measures.

Figure 4

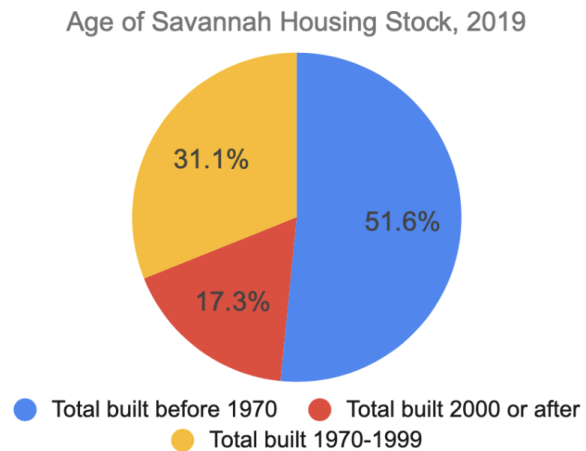
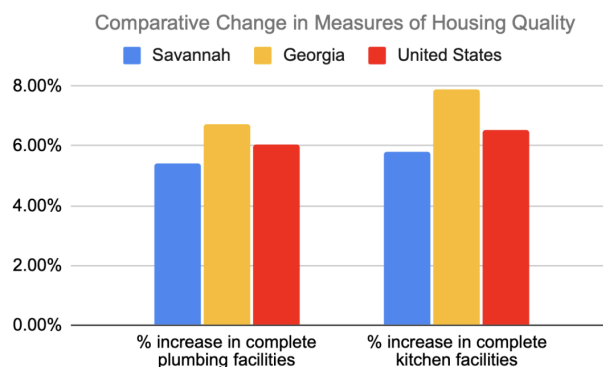


Figure 5



Assessing Demand

Racial Demographics of the Homeowning Market and Rental Market

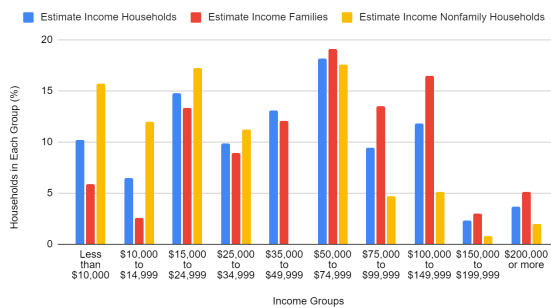
The percentage of homeownership and renting in Savannah, GA has only changed marginally. **Table 1** shows that Non-hispanic White residents have begun to take up a slightly larger share of homeownership between 2010 and 2018 (49.7% to 51.9%) and black residents have taken up a small amount (44.1% to 41.1%). For the rental market, all racial demographics that are non-white have a lower share of the rental occupancy. Especially hispanic communities, who have decreased from 5.3% to 3.8% between 2010 and 2019.

Increasing Median Income and Impacts on Poverty

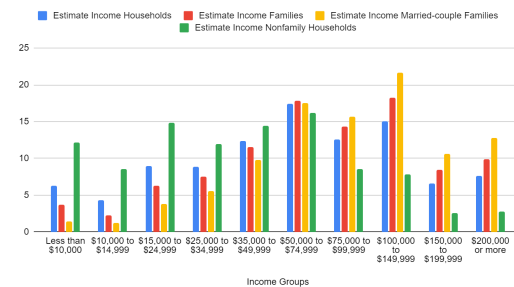
Demand for housing almost must have been impacted by the increase in median income of \$32,562 to \$45,533 between 2010 and 2019. The median income increase was less than the national average in the U.S. which was \$50,046 to \$61,937. **Table 2** demonstrates that high-income families moving into Savannah must have been a large contributor to increase the median income of the city, because the proportion of residents making over \$100,000 in income increased from 8.4% to 29.2%. Based on the data in **Table 3**, most of the wealthy residents are likely to have just moved to Savannah recently. For the purposes of this report, I am defining “new” residents as those who have moved in after 2000. The proportion of “new” residents in the home-owning market increased dramatically from 2010-2019: in 2019 residents who moved in after 2000 constituted 65.6% of the city’s population as opposed to 48.1% in 2010. The influx of new residents in the rental market remained high from 2010 to 2019: people moving in in 2017 constituted 55.2% of renters. Savannah is receiving an influx of new and high-income residents, which indicates that if home-owning and rental markets bend to support wealthy consumers, it may displace lower-income residents that have lived in Savannah for longer.

The increase in median income has also coincided with a decrease in the percentage of residents under the poverty line for many racial demographics. **Table 4** shows that Black residents experienced a substantial decrease in their percentage of population in poverty. This is not to say that there is not a significant poverty gap though: black residents overrepresented in the total percentage of people under the poverty level compared to their share of the total population. This reflects that as the housing market begins to adapt to the needs of higher income residents moving in, there is a persistent issue of an increasing gap in affordable prices between white and black residents.

2019 Household Incomes in Savannah, GA



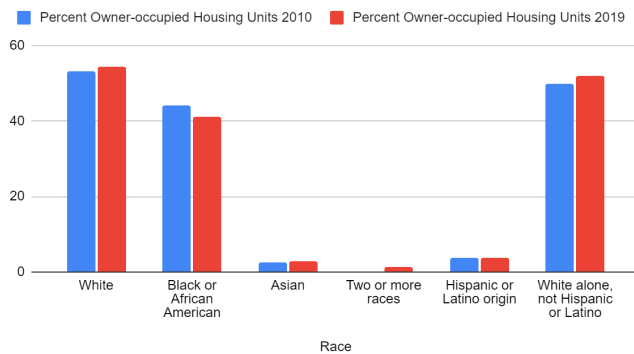
2019 Household Incomes, United States



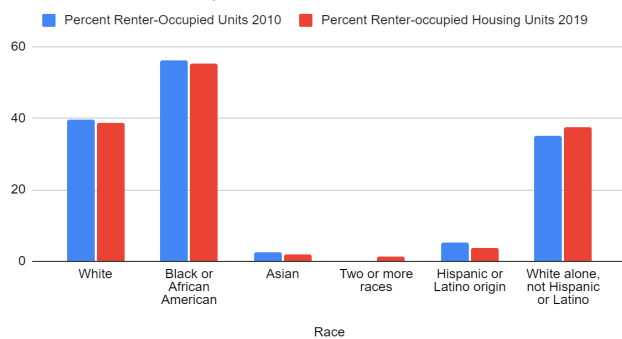
Excessive Rent Burdens in Low-income Communities

Savannah also faces a large problem of rent overburdening in lower-income communities. Demonstrated by **Table 5**, in both the 2010 and 2018 samples people making under \$20,000 had a higher proportion on average of residents paying 30% or more for rental costs than those making more than \$20,000. Similarly, there was a higher proportion of residents making \$50,000 paying more than 30% of their income for home-owning costs compared to those making more than \$50,000 in both 2010 and 2018. According to this data, it appears that there hasn't been much progress in the homeowner and rental markets in Savannah to improve more accessibility for low-income residents.

Percent Owner-occupied Housing Units in 2010 and 2019



Percent Renter-Occupied Units in 2010 and 2019



Determining Submarkets

Assessing Affordability

Using the conventional standard for affordability, we assume that affordable rent can be identified as approximately 30% of household income. For Savannah renters, the median household income rose from \$23,758 to \$29,651 between 2010 and 2019, meaning that monthly affordable rent for median income renter households rose from approximately \$594 to \$741 per month. Average household size within the city has increased marginally from 2.41 to 2.58 residents, which, in theory, can be accommodated by the median rental unit size within the city of 2-3 bedrooms per unit.

While the number of units affordable to households at or below the median renter household income level has increased from 5,410 to 5,517 over 9 years (see **Table 6**), the total number of renter households at or below the median income level has decreased from 18,873 to 12,911. This means that, although the gap between demand and supply is becoming narrower, the mismatch between affordable units and renter households at or below the median income level remains substantial. As of 2019, this means that only 42.73% of households living at or below the median rental income level have access to units affordable to their income brackets, which is reflected in the high percentage of renters within the city who live in units above their affordability level. It should also be noted that these numbers don't account for the

portion of extremely low income renter households for whom even the rent price affordable to the median renter household income is unaffordable. This means that the percentage of renter households below the median rental income with access to affordable units is likely even lower.

The median household income for renters is only approximately \$9,000 more per year than the national poverty threshold (\$20,000), and a majority of all households in Savannah rent as of 2019 (see **Table 9**). This suggests that the majority of the city's low income households live in rental units. Since 62.5% of rental units within the city are occupied by racial and ethnic minority households as of 2019, it appears that the submarket for rental units is bound to these populations. Conversely, 54.3% of owner-occupied units were inhabited by white households as of 2019, a proportion that has increased slightly from 2010 (see **Table 1**). At the same time, the proportion of black-owned units has decreased by 3% since 2010 to 41.1% of all owner-occupied units. This trend is accompanied by a significant in-migration of new residents since 2000, which inhabit nearly the entire rental stock and nearly half of the owner-occupied stock. Since the rental and owner-occupied units have experienced an overall net decrease in non-white households, this suggests that the majority of in-migrators are white households.

Assessing Displacement

According to the data presented, non-white resident populations all face the similar impact of displacement by high-income, white, in-migrators. However, black communities are bearing the brunt of this displacement. **Table 1** shows that the impact on asian homebuyers and renters is fairly neutral. There was an insubstantial increase of 0.4% in home buying among Asian residents and an insubstantial decrease of 0.5% in renting for asian residents between 2010 and 2019. Hispanic residents seem to have been slightly impacted in the rental market with a decrease in rental consumption of 5.3% to 3.8% between 2010 and 2019.

From **Table 1**, it displays that black residents began to have a smaller proportion of both the rental and home-owning market as non-hispanic white residents took up a larger proportion

of this market. By 2019 non-hispanic white residents took up 51.9% of the homeowners despite being only 40.5% of the population. Because white residents are moving into Savannah at accelerating rates, this data suggests that the impact of in-migrators on particularly home-owning, but also rental prices is pushing many black residents out of the market.

One could make the counterargument that white in-migrators have a positive economic effect for black communities because the poverty level of black residents decreased from 30.9% to 22.4% between 2010 and 2019. However, it is much more likely that poverty levels for low-income black residents are decreasing because they are being pushed out of the area of Savannah that this census data measures. Because black residents take less of a proportion in owning markets, it's likely that they're pushed into rentals. Since rentals are becoming increasingly unaffordable in Savannah, black residents are likely pushed to find more affordable rentals outside of the city.

It's likely that the problem of displacement will continue because the proportion of new in-migrators into the rental markets has been growing at an increasing rate. As depicted on **Table 3**, the growth rate of in-migrators in the rental market between 2016 and 2017 is 2.45 meaning that the rate of new consumers in the rental market nearly tripled. This effect is less for the housing market in the same time period, with only a growth rate of 0.14 between 2016 and 2017. A slower influx of new consumers in the home owning market is likely less impactful on the level of displacement of communities of color for two reasons: black communities are more likely to be renters than homebuyers in Savannah and rental properties make up a much larger store of the housing stock than properties to own.

Conclusion

Both rental and homeownership properties in Savannah, GA face increasing affordability problems that are especially exclusionary for Black communities. Despite Black communities representing the largest racial demographic in Savannah, they are being priced out especially in rental

markets leading to a high degree of displacement. Hispanic and Asian communities also bear the burden of this displacement. It's clear from the data representing poverty across racial demographics in Savannah that its affordability issues are systemic: Black communities are statistically more likely to be in poverty, and inaccess to investing in owning a home limits the economics they can get from homeownership. Pushing Black communities into rental markets with increasingly unaffordable prices not only prices them out of the housing market, but it restricts their capital mobility. Analyzing the decrease in the proportion of communities of color in the rental market as white in-migrators move in show us that Savannah's housing market is catering to the needs of these new residents without increasing options for affordability for its existing communities

Appendix:

Table 1

Race	Percent Owner-occupied Housing Units 2010	Percent Owner-occupied Housing Units 2019	Percent Renter-Occupied Units 2010	Percent Renter-occupied Housing Units 2019
White	53.1	54.3	39.7	38.7
Black or African American	44.1	41.1	56.2	55.3
American Indian and Alaska Native	N	N	N	N
Asian	2.4	2.8	2.4	1.9
Native Hawaiian and Other Pacific Islander	N	N	N	N
Some other race	N	N	N	N
Two or more races	N	1.2	N	1.2
Hispanic or Latino origin	3.9	3.9	5.3	3.8
White alone, not Hispanic or Latino	49.7	51.9	35.1	37.5

U.S. Census Bureau (2010, 2019). *Demographic Characteristics for Occupied Housing Units, 2010 and 2019 American Community Survey 1-year estimates*. https://data.census.gov/cedsci/table?q=Owner%2FRenter%20%28Tenure%29&tid=ACSST1Y2019_S2502&hidePreview=true

Table 2

2010

Label	Estimate Income Households	Estimate Income Families	Estimate Income Married-couple families	Estimate Income Nonfamily Households
Savannah				
Total	52141	27522	13303	24619
Less than \$10,000	14.6	9	3.8	20.9
\$10,000 to \$14,999	8.4	8.2	2.5	9.7
\$15,000 to \$24,999	14.5	13.7	9.8	15.9
\$25,000 to \$34,999	15.3	15.3	16.2	14.6

\$35,000 to \$49,999	14.6	16.5	16.3	12.6
\$50,000 to \$74,999	17.5	15.7	18.7	18.8
\$75,000 to \$99,999	6.9	10	12.9	3.2
\$100,000 to \$149,999	6.4	8.5	14.1	3.7
\$150,000 to \$199,999	1.3	2.2	3.9	0.2
\$200,000 or more	0.7	0.9	1.9	0.4
Median income (dollars)	32562	37509	50941	27005
Mean income (dollars)	43514	50845 N		34437

U.S.				
-------------	--	--	--	--

Total	114567419	76089045	55704781	38478374
Less than \$10,000	7.6	5	1.8	14.3
\$10,000 to \$14,999	5.8	3.5	1.8	10.9
\$15,000 to \$24,999	11.5	8.9	6.1	17.4
\$25,000 to \$34,999	10.8	9.6	7.9	13.3
\$35,000 to \$49,999	14.2	13.9	13.1	14.8
\$50,000 to \$74,999	18.3	19.7	21	14.6
\$75,000 to \$99,999	11.8	14	16.4	6.7
\$100,000 to \$149,999	11.8	14.8	18.3	5.1
\$150,000 to \$199,999	4.2	5.4	6.9	1.5
\$200,000 or more	3.9	5.1	6.7	1.4
Median income (dollars)	50046	60609	72596	30440
Mean income (dollars)	68259	79338	92550	43469

U.S. Census Bureau (2010, 2019). *Income in the Past 12 Months (In Inflation-adjusted Dollars), 2010 and 2019 American Community Survey 1-year estimates*. <https://data.census.gov/cedsci/table?q=Income%20%28Households,%20Families,%20Individuals%29&q=1600000US1369000&tid=ACSST1Y2019.S1901&hidePreview=true>

2019

Table 3

Year Householder Moved Into Unit (2010 ACS)	Percent Owner-occupied Housing Units 2010	Growth Rate
Moved in 2000 or later	48.1	1.492227979
Moved in 1990 to 1999	19.3	0.9693877551
Moved in 1980 to 1989	9.8	-0.1694915254
Moved in 1970 to 1979	11.8	0.07272727273
Moved in 1969 or earlier	11	
Year Householder Moved into United (2019 ACS)	Percent Owner-occupied Housing Units 2019	Growth Rate
Moved in 2017 or later	17	0.1486486486
Moved in 2015 to 2016	14.8	-0.06329113924
Moved in 2010 to 2014	15.8	-0.1222222222
Moved in 2000 to 2009	18	0.2676056338
Moved in 1990 to 1999	14.2	-0.3004926108
Moved in 1989 or earlier	20.3	

U.S. Census Bureau (2010, 2019). *Demographic Characteristics for Occupied Housing Units, 2010 and 2019 American Community Survey 1-year estimates.*

<https://data.census.gov/cedsci/table?q=Owner%2FRenter%20%28Tenure%29&tid=ACSS1Y2019.S2502&hidePreview=true>

Table 4

2010

Label	Total	Below Poverty Level	Percent Below Poverty Level
Savannah			
Population for whom poverty status is determined	128255	32242	25.1
One race	N	N	N
White	53867	9580	17.8
Black or African American	69253	21426	30.9
American Indian and Alaska Native	N	N	N
Asian	N	N	N
Native Hawaiian and Other Pacific Islander	N	N	N
Some other race	N	N	N
Two or more races	N	N	N
Hispanic or Latino origin (of any race)	N	N	N

White alone, not Hispanic or Latino	49200	7846	15.9
-------------------------------------	-------	------	------

U.S. Census Bureau (2010, 2019). *Demographic Characteristics for Occupied Housing Units, 2010 and 2019 American Community Survey 1-year estimates.*

<https://data.census.gov/cedsci/table?q=ACSST1Y2019.S1701&tid=ACSST1Y2019.S1701&hidePreview=true>

2019

Label	Total	Below Poverty Level	Percent Below Poverty Level
Savannah			
Population for whom poverty status is determined	134042	26042	19.4
White alone	52770	8253	15.6
Black or African American alone	72028	16099	22.4
American Indian and Alaska Native alone	N	N	N
Asian alone	N	N	N
Native Hawaiian and Other Pacific Islander alone	N	N	N
Some other race alone	N	N	N
Two or more races	N	N	N
Hispanic or Latino origin (of any race)	N	N	N
White alone, not Hispanic or Latino	49629	7984	16.1

U.S. Census Bureau (2010, 2019). *Demographic Characteristics for Occupied Housing Units, 2010 and 2019 American Community Survey 1-year estimates.*

<https://data.census.gov/cedsci/table?q=ACSST1Y2019.S1701&tid=ACSST1Y2019.S1701&hidePreview=true>

Table 5

Label	Household 2010	Label	Households 2018
		Savannah	
Total:	23802	Total:	23346
Less than \$10,000:	934	Less than \$10,000:	972
Less than 20.0 percent	28	Less than 20.0 percent	20
20.0 to 24.9 percent	53	20.0 to 24.9 percent	5
25.0 to 29.9 percent	39	25.0 to 29.9 percent	0

30.0 to 34.9 percent	0		30.0 to 34.9 percent	4
35.0 percent or more	545		35.0 to 39.9 percent	20
Not computed	269		40.0 to 49.9 percent	12
\$10,000 to \$19,999:	2324		50.0 percent or more	633
Less than 20.0 percent	599		Not computed	278
20.0 to 24.9 percent	228		\$10,000 to \$19,999:	2029
25.0 to 29.9 percent	369		Less than 20.0 percent	247
30.0 to 34.9 percent	153		20.0 to 24.9 percent	160
35.0 percent or more	975		25.0 to 29.9 percent	311
Not computed	0		30.0 to 34.9 percent	136
\$20,000 to \$34,999:	5353		35.0 to 39.9 percent	88
Less than 20.0 percent	1371		40.0 to 49.9 percent	315
20.0 to 24.9 percent	453		50.0 percent or more	772
25.0 to 29.9 percent	522		Not computed	0
30.0 to 34.9 percent	360		\$20,000 to \$34,999:	3435
35.0 percent or more	2647		Less than 20.0 percent	851
Not computed	0		20.0 to 24.9 percent	291
\$35,000 to \$49,999:	2984		25.0 to 29.9 percent	323
Less than 20.0 percent	840		30.0 to 34.9 percent	338
20.0 to 24.9 percent	520		35.0 to 39.9 percent	231
25.0 to 29.9 percent	364		40.0 to 49.9 percent	458
30.0 to 34.9 percent	353		50.0 percent or more	943
35.0 percent or more	907		Not computed	0
Not computed	0		\$35,000 to \$49,999:	3322

\$50,000 to \$74,999:	5678		Less than 20.0 percent	1325
Less than 20.0 percent	2263		20.0 to 24.9 percent	419
20.0 to 24.9 percent	1444		25.0 to 29.9 percent	435
25.0 to 29.9 percent	1022		30.0 to 34.9 percent	390
30.0 to 34.9 percent	518		35.0 to 39.9 percent	228
35.0 percent or more	431		40.0 to 49.9 percent	248
Not computed	0		50.0 percent or more	277
\$75,000 to \$99,999:	3018		Not computed	0
Less than 20.0 percent	1777		\$50,000 to \$74,999:	4373
20.0 to 24.9 percent	742		Less than 20.0 percent	2384
25.0 to 29.9 percent	131		20.0 to 24.9 percent	645
30.0 to 34.9 percent	253		25.0 to 29.9 percent	519
35.0 percent or more	115		30.0 to 34.9 percent	503
Not computed	0		35.0 to 39.9 percent	133
\$100,000 to \$149,999:	2518		40.0 to 49.9 percent	91
Less than 20.0 percent	1997		50.0 percent or more	98
20.0 to 24.9 percent	184		Not computed	0
25.0 to 29.9 percent	124		\$75,000 to \$99,999:	3197
30.0 to 34.9 percent	127		Less than 20.0 percent	2016
35.0 percent or more	86		20.0 to 24.9 percent	612
Not computed	0		25.0 to 29.9 percent	337
\$150,000 or more:	993		30.0 to 34.9 percent	150
Less than 20.0 percent	765		35.0 to 39.9 percent	47
20.0 to 24.9 percent	178		40.0 to 49.9 percent	19

25.0 to 29.9 percent	50		50.0 percent or more	16
30.0 to 34.9 percent	0		Not computed	0
35.0 percent or more	0		\$100,000 to \$149,999:	3549
Not computed	0		Less than 20.0 percent	2886
			20.0 to 24.9 percent	403
			25.0 to 29.9 percent	135
			30.0 to 34.9 percent	57
			35.0 to 39.9 percent	43
			40.0 to 49.9 percent	0
			50.0 percent or more	25
			Not computed	0
			\$150,000 or more:	2469
			Less than 20.0 percent	2201
			20.0 to 24.9 percent	199
			25.0 to 29.9 percent	51
			30.0 to 34.9 percent	18
			35.0 to 39.9 percent	0
			40.0 to 49.9 percent	0
			50.0 percent or more	0
			Not computed	0

U.S. Census Bureau (2010, 2019). *Demographic Characteristics for Occupied Housing Units, 2010 and 2019 American Community Survey 1-year estimates*. <https://data.census.gov/cedsci/table?q=B25118&tid=ACSDT1Y2019.B25118&hidePreview=true>

Table 6

Comparative Change in Median Gross Rent Charged				
Geography	2010		2019	
	Estimate	MOE (+/-)	Estimate	MOE (+/-)

United States	855	2	1097	2
Georgia	819	7	1049	9
<i>Municipalities</i>				
Savannah, GA	819	35	1016	51
Charleston, SC	882	28	1378	74
Atlanta, GA	892	29	1257	49

U.S. Census Bureau (2010, 2019). *Gross rent charged, 2010 and 2019 American Community Survey 1-year estimates.*
<https://data.census.gov/cedsci/table?q=B25003&g=1600000US1369000&tid=ACSDT1Y2010.B25003&hidePreview=true>.

Table 7

Comparative Change in Median Home Value				
Geography	2010		2019	
	Estimate	MOE (+/-)	Estimate	MOE (+/-)
United States	\$179,900.00	292	\$240,500.00	451
Georgia	\$156,200.00	949	\$202,500.00	1708
<i>Municipalities</i>				
Savannah, GA	\$152,300.00	9086	\$164,100.00	6918
Charleston, SC	\$258,000.00	12895	\$363,600.00	17181
Atlanta, GA	\$228,800.00	13792	\$359,500.00	16584

U.S. Census Bureau (2010, 2019). *Owner-occupied housing value, 2010 and 2019 American Community Survey 1-year estimates.*
<https://data.census.gov/cedsci/table?q=B25003&g=1600000US1369000&tid=ACSDT1Y2010.B25003&hidePreview=true>.

Table 8

Comparative Change in Age of Housing Stock				
Geography	2010		2019	
	Estimate	MOE (+/-)	Estimate	MOE (+/-)
United States				
Total	131791065	5741	139686209	6973
Total Built before 1970	54417664	MOE*	52576383	MOE*
Total built 2000 or after	19557197	MOE*	28443093	MOE*
Georgia				
Total	4091482	577	4378350	673
Total Built before 1970	953551	MOE*	927376	MOE*
Total built 2000 or after	955864	MOE*	1247741	MOE*
<i>Municipalities</i>				
Savannah, GA				
Total				

Total Built before 1970	31118	MOE*	32478	MOE*
Total Built 2000 or after	7868	MOE*	10916	MOE*
Atlanta, GA				
Total	225203	5823	253597	5338
Total Built before 1970	103050	MOE*	101506	MOE*
Total built 2000 or after	56585	MOE*	87366	MOE*
Charleston, SC				
Total	59845	2846	66893	3032
Total Built before 1970	21555	MOE*	19154	MOE*
Total built 2000 or after	15390	MOE*	28481	MOE*

U.S. Census Bureau (2010, 2019). *Housing stock by year built, 2010 and 2019 American Community Survey 1-year estimates.*
<https://data.census.gov/cedsci/table?q=B25003&g=1600000US1369000&tid=ACSDT1Y2010.B25003&hidePreview=true>.

Table 9

Housing Units by Tenure				
	2010		2019	
	Estimate	MOE (+/-)	Estimate	MOE (+/-)
Total Units	52141*	3490	53371*	2336
Owner occupied	23802	2284	23274	1868
Renter occupied	28339	3037	30097	2268

* These counts conflict with other counts of housing stock provided by the US Census Bureau for the same years. Alternative counts, which have been used in calculations throughout this analysis, are 6111 (+/-3432) units in 2010 and 62968 (+/-2156) units in 2019

U.S. Census Bureau (2010, 2019). *Housing stock by tenure, 2010 and 2019 American Community Survey 1-year estimates.*
<https://data.census.gov/cedsci/table?q=B25003&g=1600000US1369000&tid=ACSDT1Y2010.B25003&hidePreview=true>.

Table 10

Comparative Quality of Housing Units												
Category	Savannah, GA				Georgia				United States			
	2010		2019		2010		2019		2010		2019	
	Estimate	MOE (+/-)	Estimate	MOE (+/-)	Estimate	MOE (+/-)	Estimate	MOE (+/-)	Estimate	MOE (+/-)	Estimate	MOE (+/-)
Complete plumbing facilities	59030	3473	62228	2213	4003095	5653	4273162	6655	128938463	37646	136762254	36300
Lacking complete plumbing facilities	2081	710	740	444	88387	5565	105188	6601	2852602	40314	2923955	39849

Complete kitchen facilities	58458	3471	61850	2185	3933072	7946	4242797	6778	127533187	48494	135880909	45827
Lacking complete kitchen facilities	2653	932	1118	531	158410	7964	135553	6678	4257878	51489	3805300	48900

U.S. Census Bureau (2010, 2019). *Plumbing and kitchen facilities for all units, 2010 and 2019 American Community Survey 1-year estimates*. <https://data.census.gov/cedsci/table?q=B25003&g=1600000US1369000&tid=ACSDT1Y2010.B25003&hidePreview=true>.