2

POPULATION & HOUSING

REPORT TWO

SYNOPSIS

Chatham County - Savannah
Population and Housing Study
Report Two - Synopsis

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February, 1973

ABSTRACT

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ABSTRACT:	This study is based on information from the Fourth Count Census Summary Tapes of the 1970 census of population. The synopsis is a general analysis of the geographic distribution of selected population and housing characteristics in the Savannah SMSA. These characteristics are displayed on maps of the City of Savannah and the balance of the County pointing out: median incomes; median educational levels; population mobility; poverty levels for selected groups; distribution of total, renter and owner occupied housing without hot running water; and age of structures.

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Acknowledgements

Many persons contributed to the Population and Housing Study. We would like to thank the elected and appointed officials of Chatham County and the City of Savannah, the City of Savannah's Data Processing Center, the MPC Population and Housing Task Force and other private individuals who gave of their time and assistance.

The maps contained in this report were generated by the City of Savannah's Data Processing Center utilizing a mapping program called [C-MAP]. The C-Map program was developed by the DAta Access and Use Laboratory of the Bureau of the Census. We would like to thank the Bureau of the Census and the Data Processing Center for their time and assistance in this effort.

INTRODUCTION

The Chatham County-Savannah Metropolitan Planning Commission, in its continuing role as local analyst of U. S. Census data, will be issuing a series of population and housing reports. These reports will be prepared for distribution as information from the 1970 Census as released by the Bureau of the Census.

Report Number Two of the Population and Housing Study is the second in the series of population and housing reports designed for the user needing general information about population and housing patterns in the Savannah, Georgia, SMSA (Standard Metropolitan Statistical Area).

Chapter One of Report Two Synopsis is concerned with an analysis of the geographic distribution of the population based on these characteristics: income, education, mobility, economic status of the elderly, family composition, and economic status of children based on percentages of the total population. Chapter Two is a similar analysis showing characteristics of housing structure, age, and also the quality of housing. These characteristics are displayed on computer generated maps of the City of Savannah and the balance of Chatham County pointing out specific areas of high, moderate and low percentages. The Appendix contains a glossary of terms used in this and subsequent reports.

Two significant geographical areas in the Savannah SMSA are the primary restoration area and Hunter Army Airfield. In this report, the primary restoration area is defined by the following boundaries within the National Historic District: (Map 1-A)

Northern boundary:	Savannah River
Southern boundary:	Gaston Street
Western boundary:	West Broad Street
Eastern boundary:	Price Street, Randolph Street and Jones Street

Hunter Army Airfield is excluded from the housing analysis due to housing units provided by the Government and not reflecting the general housing supply.

January 31, 1973

POPULATION ANALYSIS

Principally, the analysis of population will be restricted to percentages and absolute values of selected population characteristics within the total population of the Savannah, Georgia SMSA (Standard Metropolitan Statistical Area). The percentages and values are then combined into high, moderate and low percentage groups. These groups are then displayed on computer generated maps of the City of Savannah and the balance of Chatham County.

A. Median Family Incomes

(1) White Population

The City of Savannah reflects a pattern of census tracts characterized by predominately middle income families. (Map No. 1). This pattern is most evident in the eastern and southernmost sections of the city. It is interesting to note that the upper income range ($10,000 and above) shows a heavy concentration in the city, south of DeRenne Avenue. The balance of the county shows a strong pattern of middle income families in the Vernonburg and White Bluff area and in the Savannah Beach-Wilmington area.

(2) Black Population

The 1970 Decennial Census reflected a concentration of low income black families, especially in areas north of DeRenne Avenue (Map No. 2). Many areas north of Victory Drive and east of West Broad Street reflect a heavy concentration of families with median incomes below the poverty level. (The current poverty level as established by the Economic Opportunity Authority stands at $3,999.) The balance of Chatham County reflects areas with moderate percentages of low income families. However, areas west of the Savannah Beach-Wilmington area are characterized by a concentration of black families in the upper median income range. The median income for all black families in the city was $4,649.

B. Economic Status of the Elderly - Total Population

(1) The City of Savannah shows a low percentage (0-33%) of elderly persons living in census tracts north of Victory Dirve and east of West Broad Street (Map No. 3) whose incomes are below the poverty level. This characteristic is found among census tracts that lie in both the northern and southern sections of the city. Chatham County shows a moderate percentage (34-66%) of elderly persons below the poverty level who earn or receive some type of public assistance income. This moderate percentage is common throughout the balance of the county.

C. Family Composition and Economic Status of Children

(1) With a Male or Female Head of Family

The City of Savannah shows a light concentration of children with a male or female head of family in areas north and south of DeRenne Avenue and east of Paulsen Street (Map No. 4). It also shows a light concentration of areas having high percentages of families below the poverty level with male or female heads with children six to seventeen years of age. Chatham County shows a distribution of low percentage groups in the northern, southern, western, and central sections of the county, and in the eastern section of the county, in the Savannah Beach-Wilmington Island area.

(2) With a Female Head of Family

A considerably high percentage of families having female heads of family lie within the City of Savannah (Map No. 5). This high percentage is found mostly in the predominantly black areas of the city. These areas: north of Victory Drive, west of Pennsylvania Avenue, east of the traffic circle, and Garden City. Also, there exist some areas having moderate percentages of families with a female head of family south of Victory Drive. Chatham County has areas of similarly moderate percentages north and south of the Pipe Makers Canal and south of Coffee Bluff Road. The balance of the county also shows a concentration of low percentages of families with female heads in the area east of the Wilmington River.

D. Median School Years Completed

(1) Total Population

The City of Savannah reflects a general distribution of population which have completed the secondary or high school level of education. (Map No. 6). Some areas reflect that the population has completed one to four years of college. The balance of Chatham County reflects a very high percentage of families with female heads of family in the Savannah Beach-Wilmington area. This very high percentage is also indicative of those areas east of the urban portion of the county.

(2) Black Population*

The 1970 Decennial Census indicates that black residents of Savannah have completed and average (Map No. 7) of seven to nine years of education. This is mostly true in areas west of the Jones Canal, north of Gwinnett Street and east of the traffic circle. The city is characterized in general by a large percentage of persons who have completed between ten and twelve years of education.

*Information regarding median school year completed for the black population is available only for census tracts with 400 or more blacks.

The balance of the county shows a general distribution of areas of low educational attainment. In this case low educational attainment implies below the ninth grade level. Chatham County shows one area of one to three completed years of college lying west of the Savannah Beach-Wilmington Island area.

E. Mobility

(1) Persons Whose 1970 Residence was Different Than 1965

Indications are that most Savannah residents moved between the years 1965-1970 (Map No. 9). The areas of greatest mobility occur primarily south of Columbus Drive. Areas north of Columbus Drive, west of Ash and Paulsen Streets and east of Lathrop Avenue, show low percentages of people moving from one residence to another. The balance of the county is characterized by a large percentage of residents having a different residence. This occurs especially in the Pooler area, west of Grove River and south of the Pipe Makers Canal. Although the Savannah Beach-Wilmington Island area indicates a moderate turnover rate, there exists some mobility around the northern and eastern boundaries of Savannah Beach.

HOUSING ANALYSIS

In the Housing Analysis, the same color codes and symbols will be used as in the Population Analysis. The basic analysis will be restricted to percentages of the renter occupied units with no hot running water available and distribution of owner and renter occupied units twenty years of age and over.

A. Age of Structures

(1) Distribution of Renter Occupied Units Twenty Years of Age and Over

In the City of Savannah, the central area north of Columbus Drive, west of the Casey Canal, and the area east of Pennsylvania Avenue have the highest percentage of renter occupied units twenty years of age and over (Map No. 10). Areas south of DeRenne Avenue are characterized by low percentages (0-35%) of renter occupied units. Scattered areas of the city show moderate and low percentages of renter occupied units twenty years of age and over. The balance of Chatham County shows areas of moderate percentages (36-75%) west and east of the corporate limits of the city. Areas of low percentages (0-35%) and high percentages (76-above) of renter occupied units twenty years of age and over surround the central core of the City of Savannah.

(2) Distribution of Owner Occupied Units Twenty Years of Age and Over

Savannah shows a large percentage of owner occupied units twenty years of age and over (Map No. 11). This strong pattern prevails in areas north of Columbus

Drive, east of West Borad and west of Atlantic Avenue and Ash Street. Savannah also reflects low percentages of owner occupied units (0-9%) in areas south of DeRenne Avenue, east of Simms Canal and Ash Street, east of Pennsylvania Avenue, and in the Bee Road and Waters Avenue area. The balance of the county is characterized by distribution of moderate percentages. This distribution of moderate percentages is most evident in the Vernonburg-White Bluff area, Savannah Beach-Wilmington Island area, the Port Wentworth-Garden City area, and areas to the north around the urban core.

B. Quality of Housing

(1) Distribution of Renter Occupied Units with No Hot Running Water Available

Savannah contains some areas with low percentages (0-16%) of dwelling units with no hot water north of Victory Drive (Map No. 12). This low percentage is also present in the southern portion of the city and in areas south of DeRenne Avenue. Scattered throughout the city, especially in the central area, are census tracts with high percentages (25% and above) of units without hot water. The central section of the city is characterized by areas of moderate percentages of owner occupied units with no hot running water available. The balance of the county indicates areas of low percentages (0-16%) of such dwellings.

(2) Distribution of Total Occupied Units with No Hot Running Water Available

Savannah is characterized by low percentages (0-16%) of total occupied units with no hot running water available in areas east of Bull Street and west of the eastern corporate limits of the city (Map No. 13). In scattered areas throughout the central and western sections of the city, there exists both high and low percentages of these dwellings. The balance of the county shows a pattern of areas of low percentages (0-16%), particularly in the Savannah Beach-Wilmington Island area, Vernonburg-White Bluff area and in areas surrounding the urban core of the county. Some scattered areas in the county are characterized by moderate and low percentages of renter occupied units with no running water available.

SUMMARY

As of April 1, 1970, the median income for families in Savannah was $7,141. The comparable figure for the SMSA was $8,243. On a per capita basis, the average for the City of Savannah was $2,485. The per capita average for Chatham County was $2,649.

Of the city's 29,027 families, 2.16% had incomes below the low income (poverty) level. Of the 30,671 persons living below the low income level, eighty-four percent lived with members of their families while the remainder lived with non-relatives. Also of the 29,027 families in Savannah, 6,274 had 1969 incomes below the low income level. (The terms "poverty" and "low incomes" are used interchangeably.)

Education

Mobility of the Population. About 47.4 percent of the 108,415 persons five years of age and older in the city moved between 1965 and 1970. Of this number, 56.4 percent moved within Chatham County, 7.5 percent moved from different counties within the state, and the remaining percentage came from states other than Georgia. Of the 8,863 persons who moved to Savannah during the past five years from other states, 16.5 percent came from northeastern states, 16.0 percent from north central states, 34.5 from southern states, and 13.0 percent from western states.

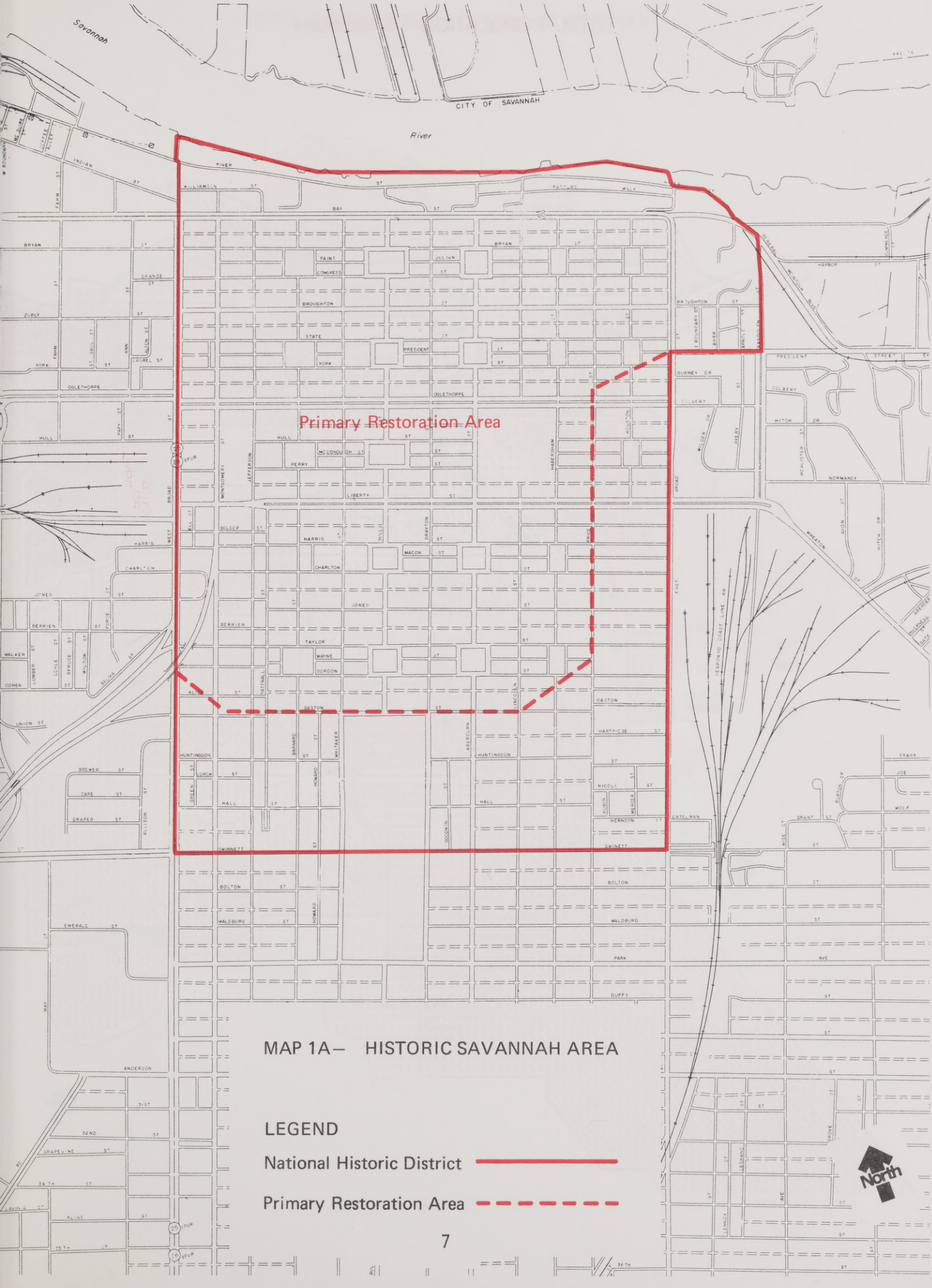
Of the 48,266 Negro persons five years of age and older, 22,037 or 45.7 percent moved between 1965 and 1970. The number of Negroes who moved to Savannah from states other than Georgia was 1,453. The proportion of these movers from southern states was 60.5 percent, while 26.9 percent came from northeastern states, 6.1 percent from north central states, and 6.3 percent from western states.

RESIDENCE IN 1965 FOR THE CITY AND SMSA

	City		SMSA	
	Number	Percent	Number	Percent
Persons 5 years and over	108,415	100.0	171,472	100.0
Same House as 1970	57,064	52.6	85,154	49.7
Different House in U.S.	41,693	38.5	72,664	42.4
Same County	28,965	26.7	45,294	26.4
Different County	12,728	11.7	27,370	16.0
Same State	3,865	3.6	8,381	4.9
Different State	8,863	8.2	18,989	11.1
Northeast	1,458	1.3	3,631	2.1
North Central	1,422	1.3	2,707	1.6
South	4,834	4.5	10,551	6.2
West	1,149	1.1	2,100	1.2
Abroad and not reported	9,658	8.9	13,654	8.0

Often used as a measure of adequate housing is the availability of basic plumbing facilities, hot piped water, kitchen facilities, toilet facilities. In Savannah, 93.7 percent of the occupied housing had all plumbing facilities.

MAPS



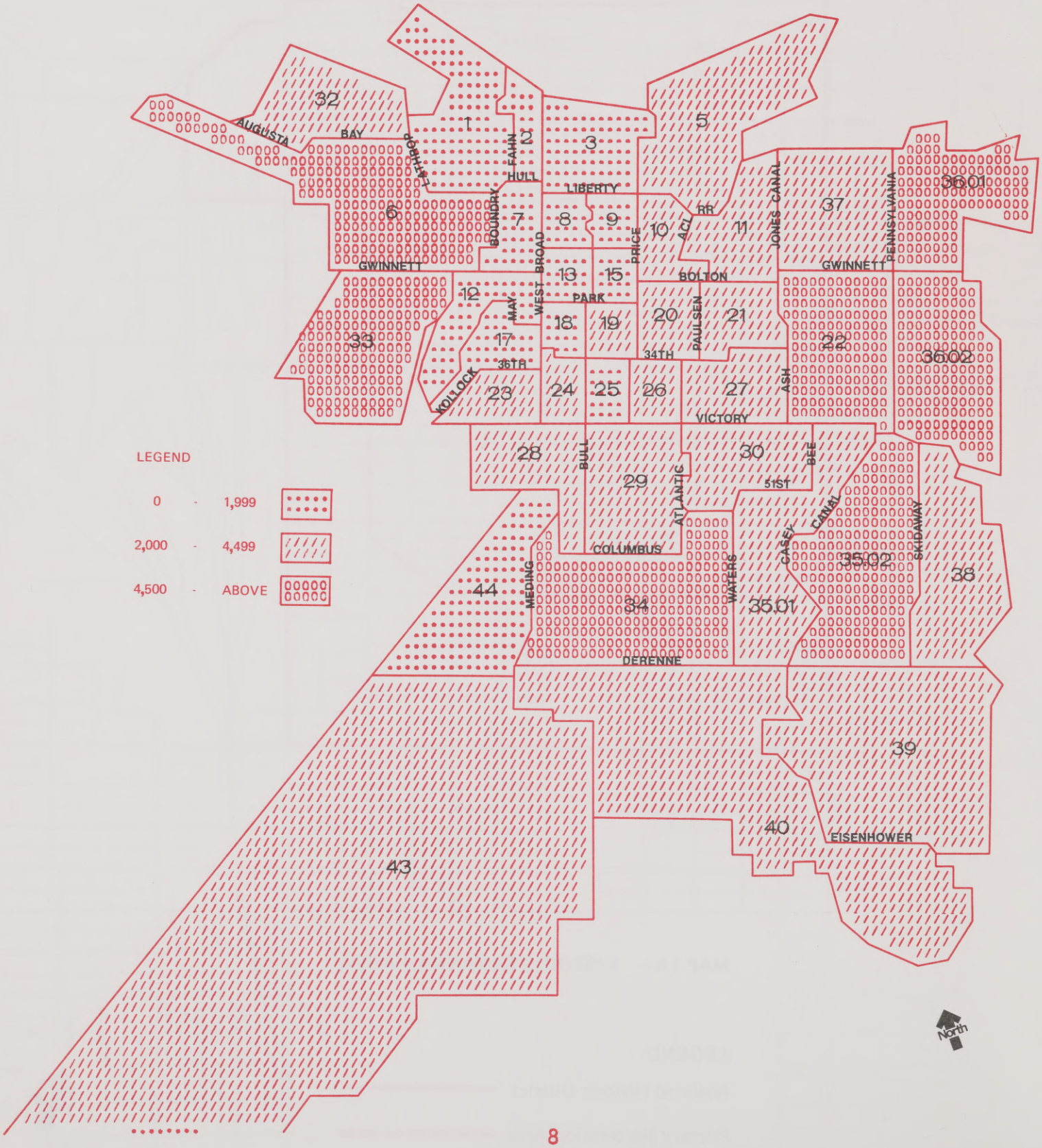
MAP 1A— HISTORIC SAVANNAH AREA

LEGEND

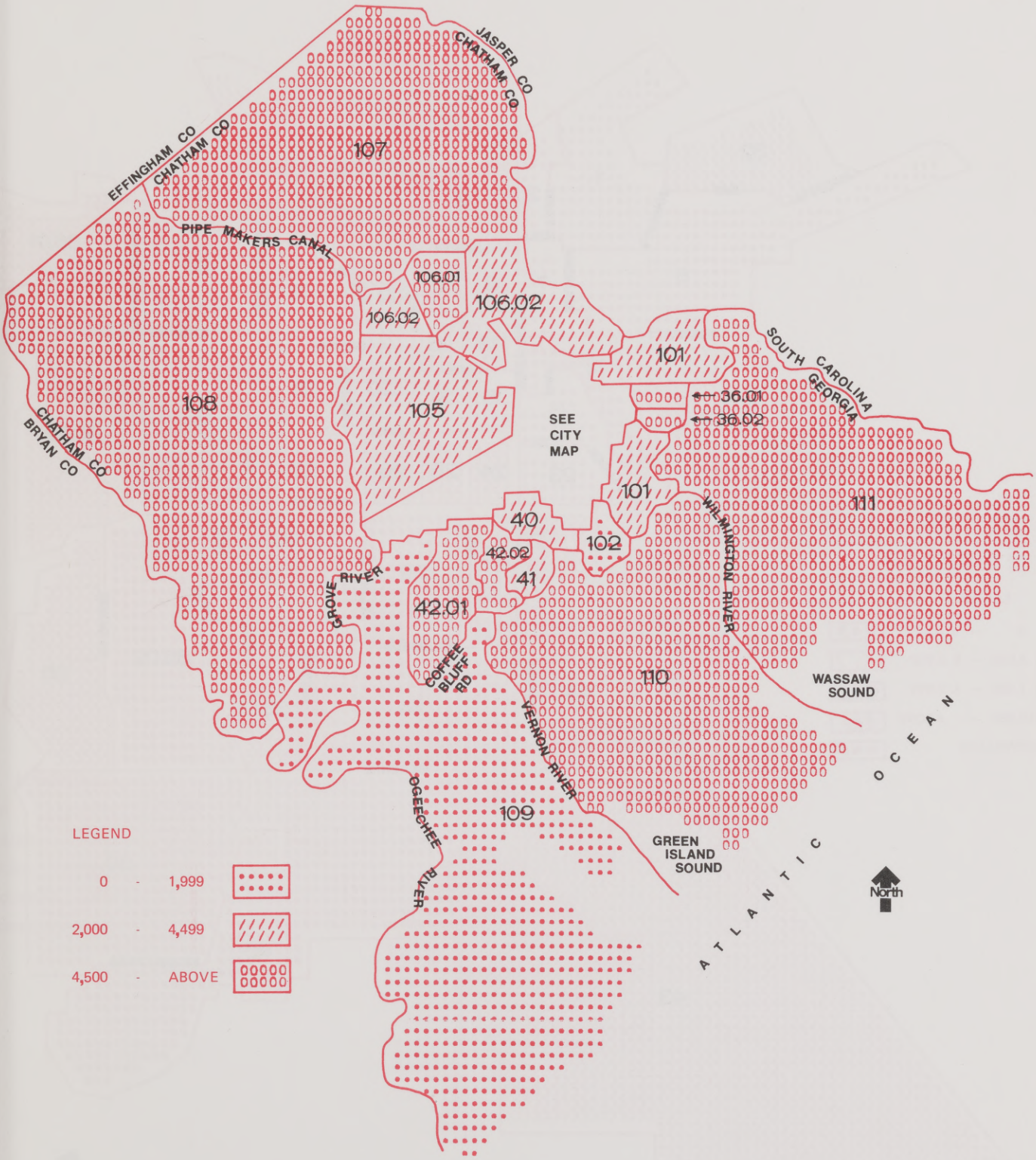
National Historic District

Primary Restoration Area

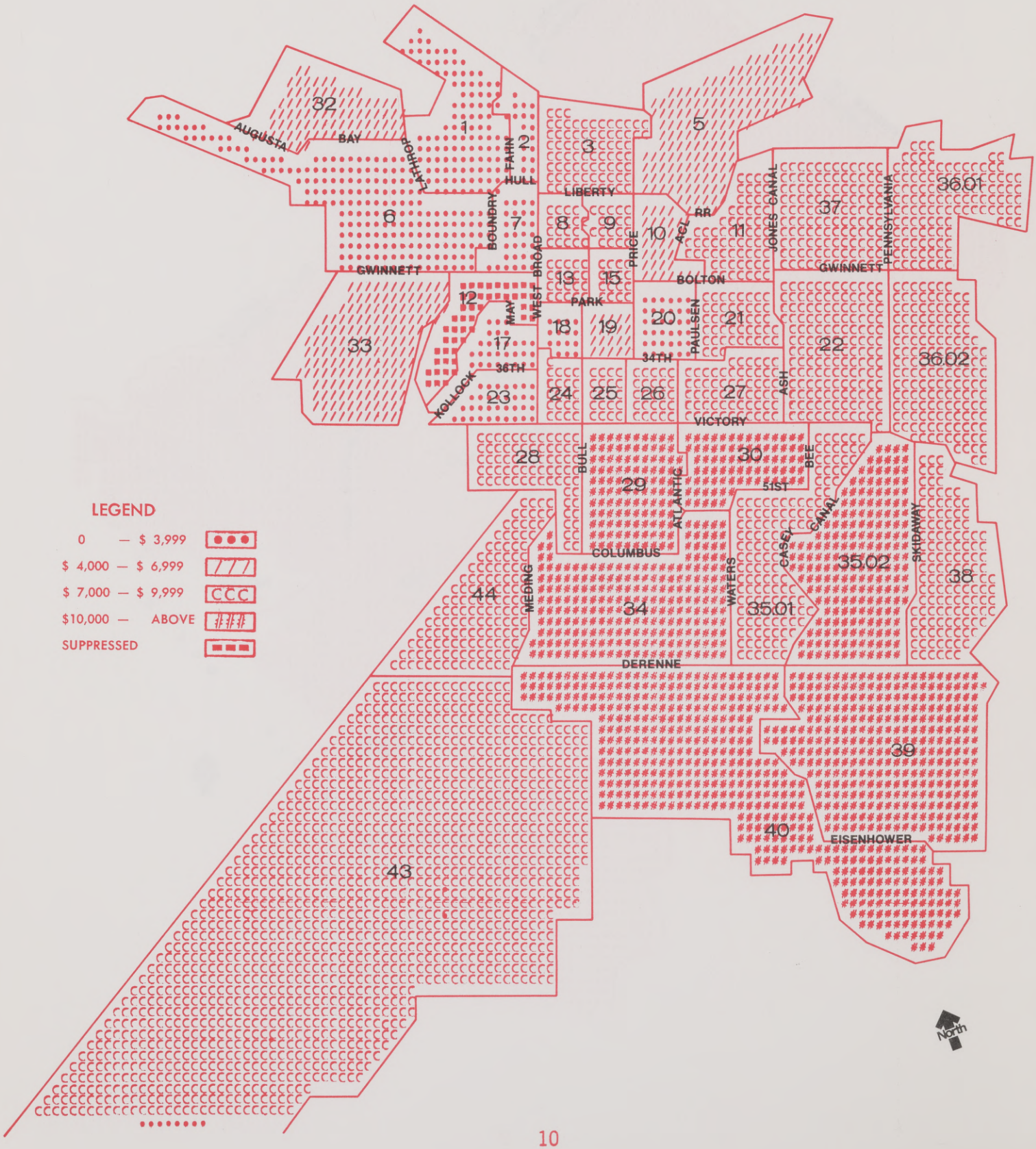
TOTAL POPULATION - SAVANNAH



TOTAL POPULATION - CHATHAM COUNTY



MAP 1—SAVANNAH—MEDIAN FAMILY INCOMES—WHITE POPULATION



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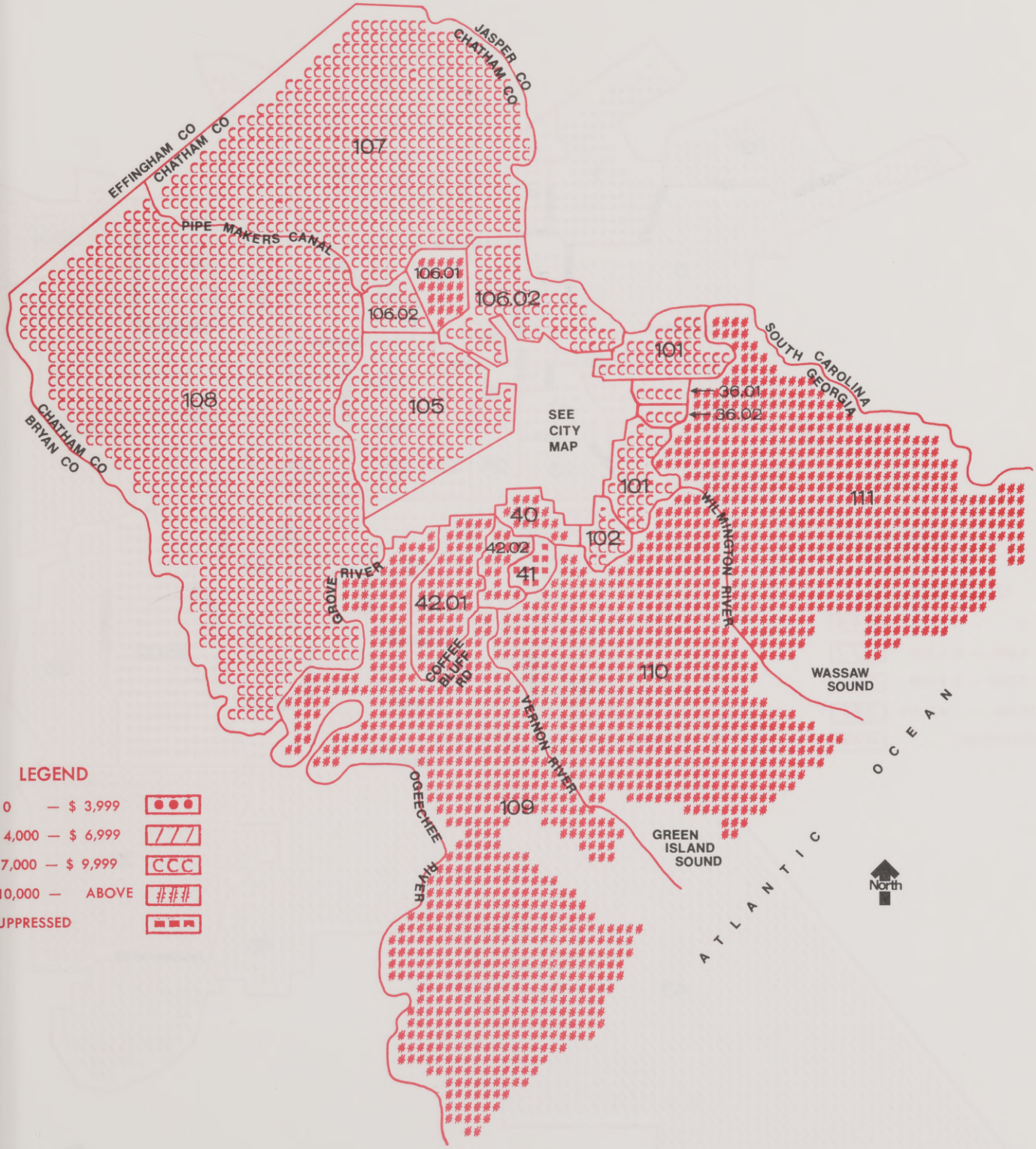
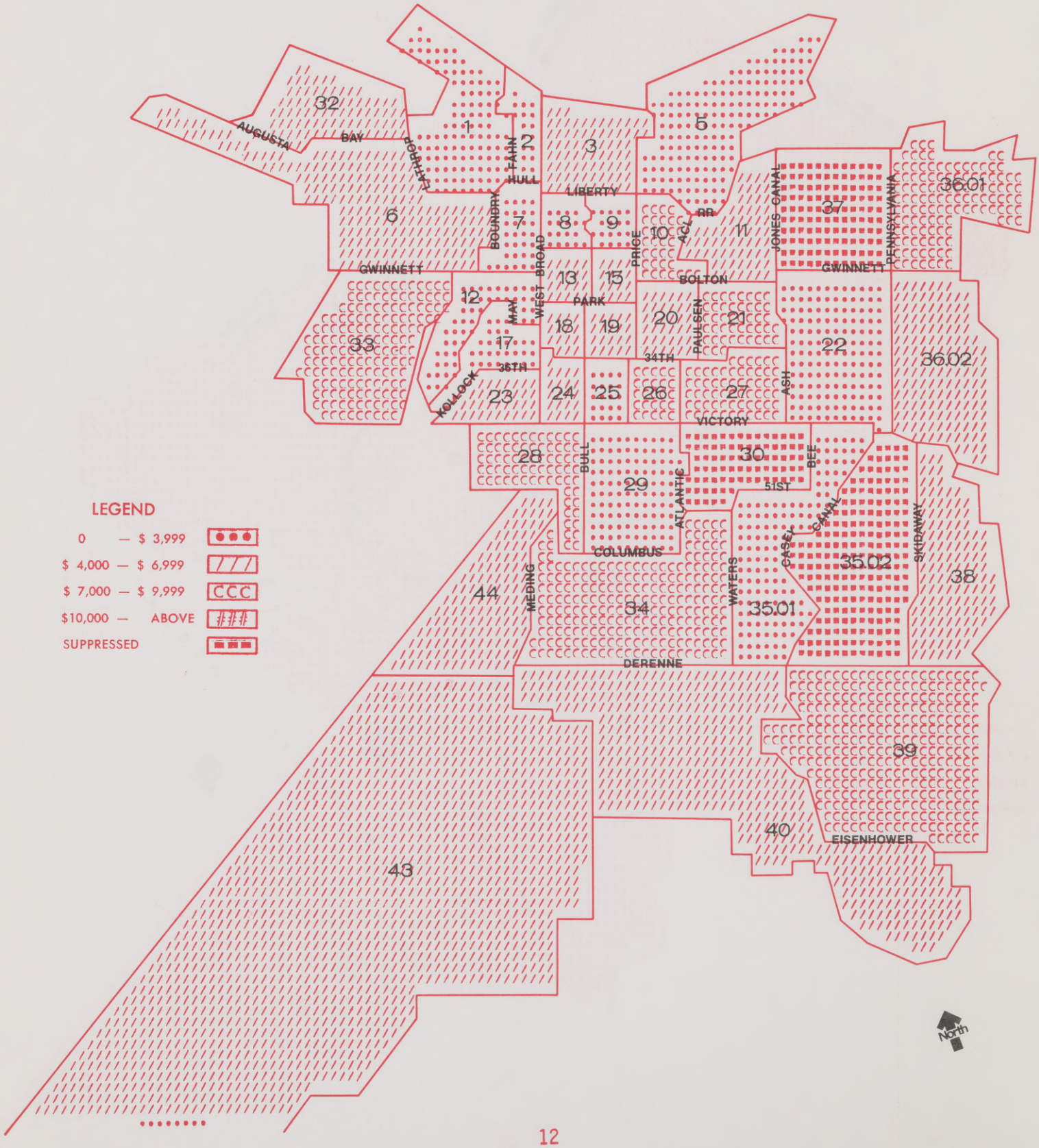


MAP 2—SAVANNAH—MEDIAN FAMILY INCOMES—BLACK POPULATION



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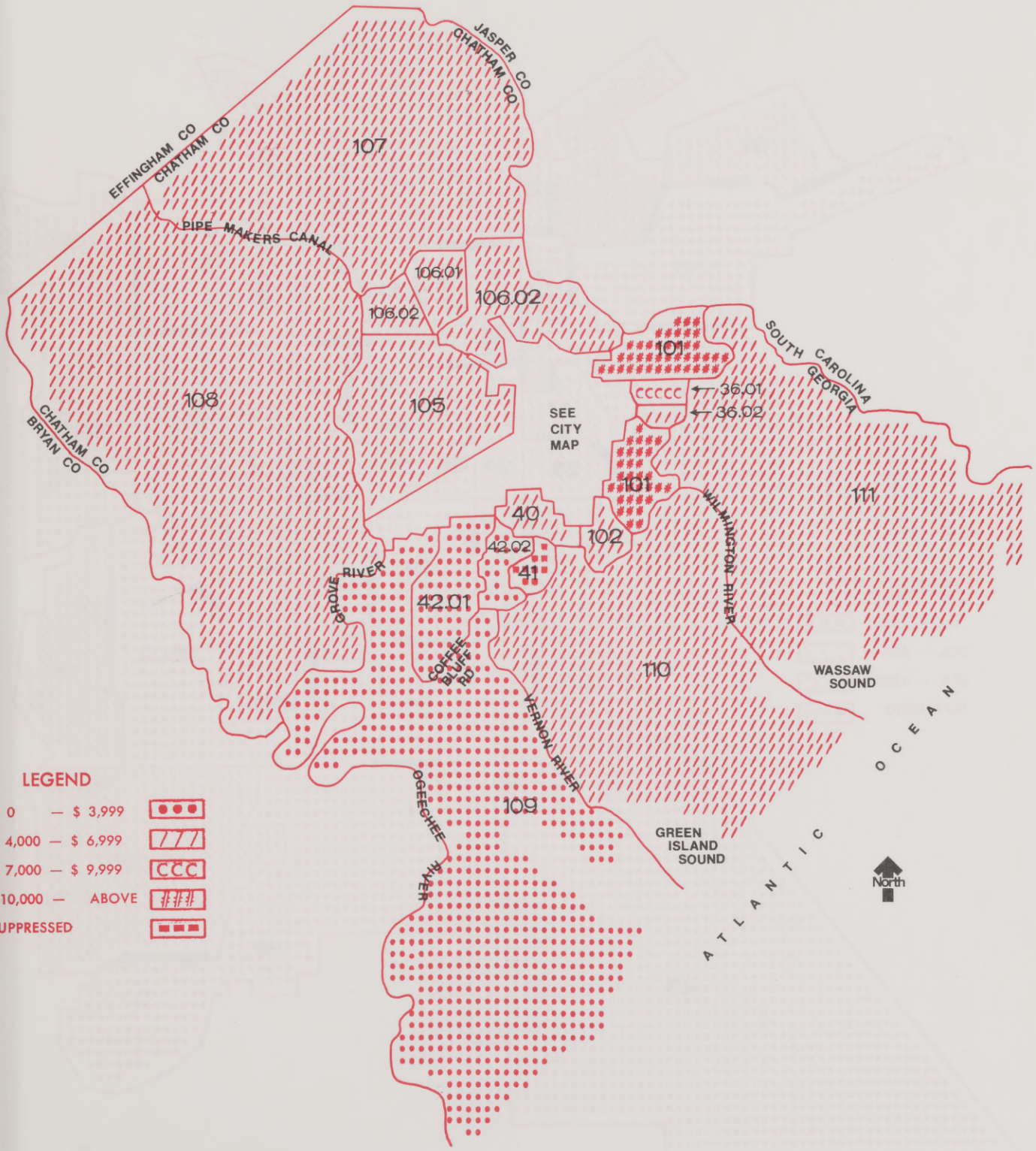
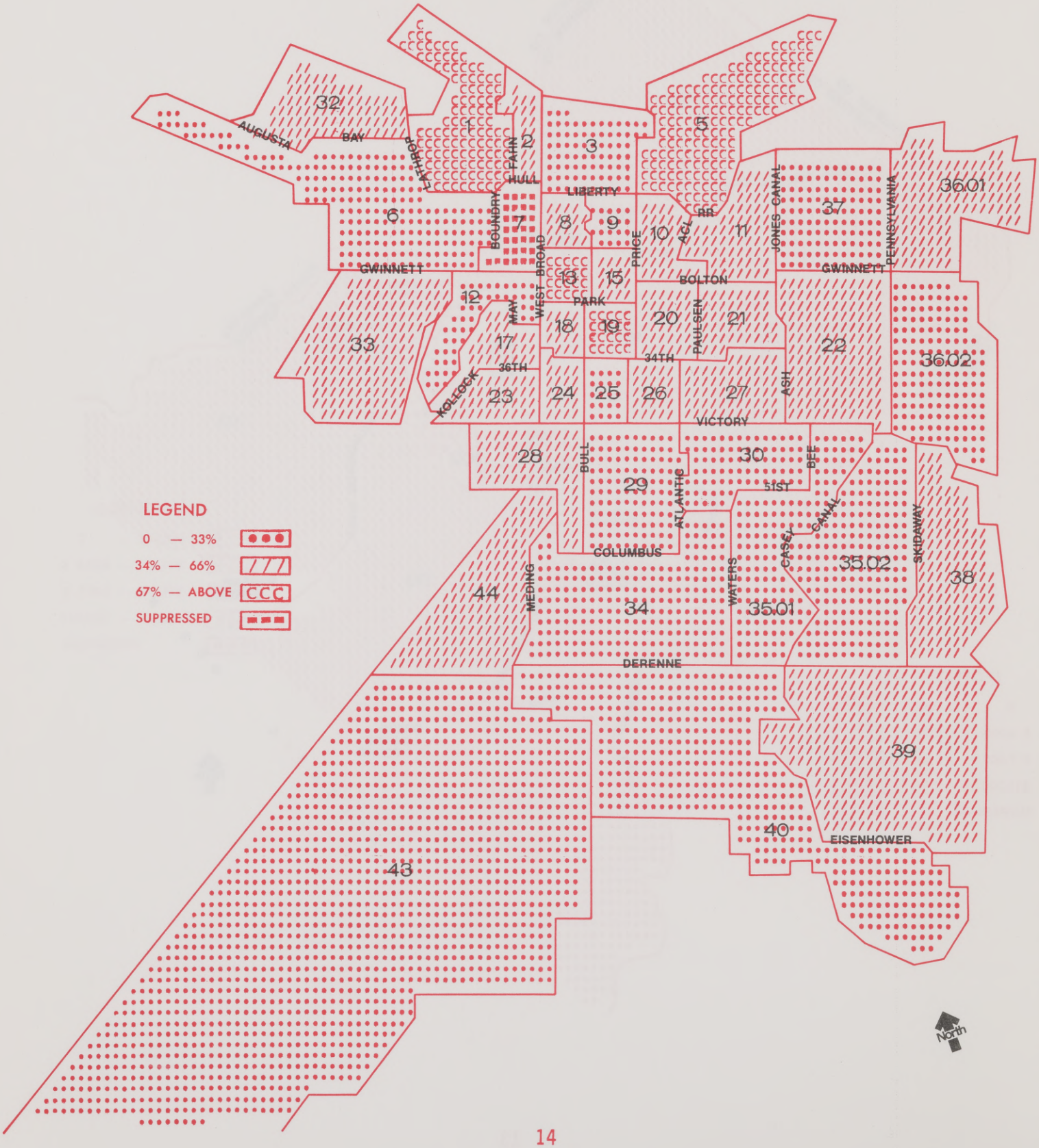


MAP 3—SAVANNAH—ECONOMIC STATUS OF THE ELDERLY—PERCENT BELOW POVERTY LEVEL



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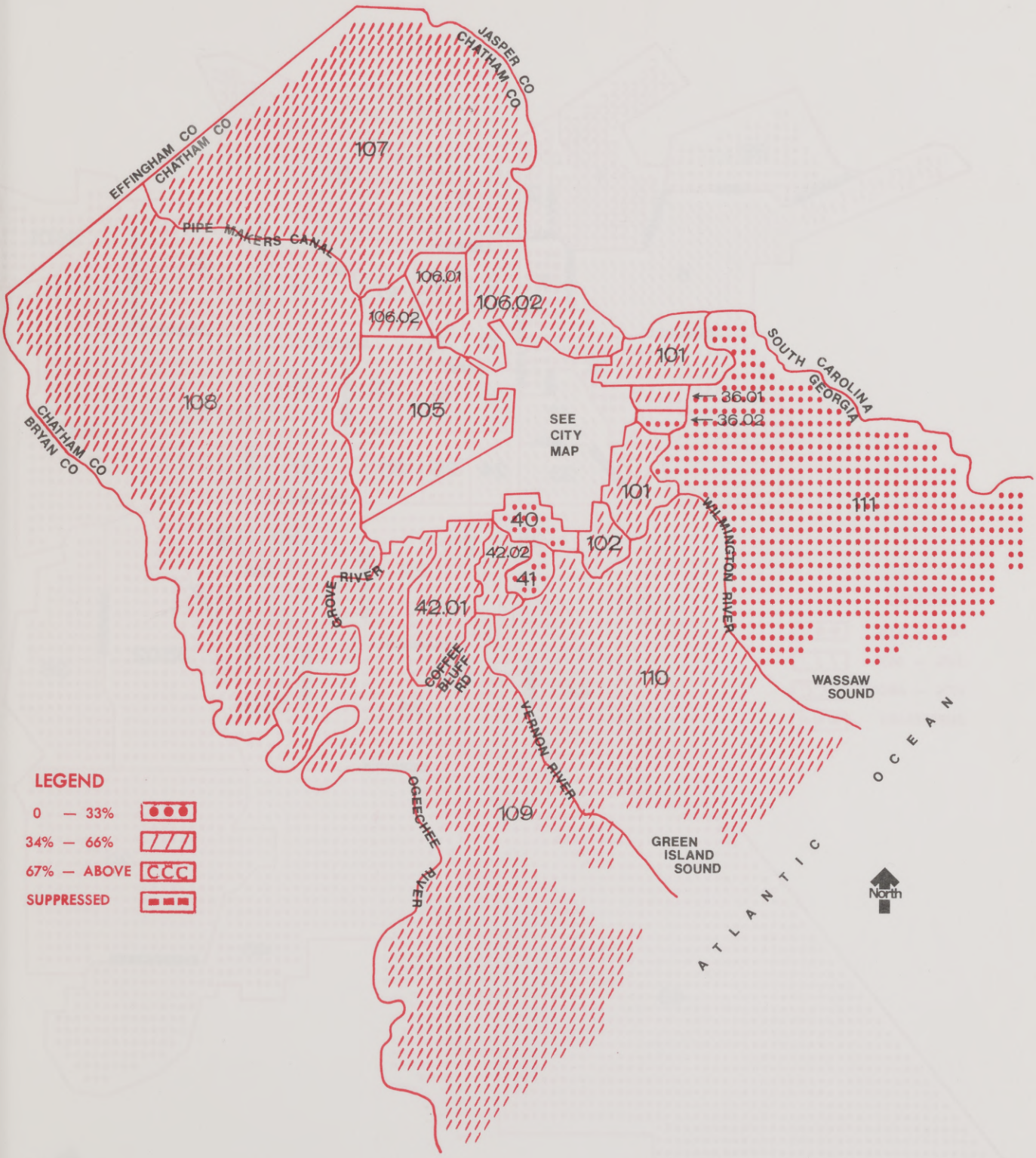
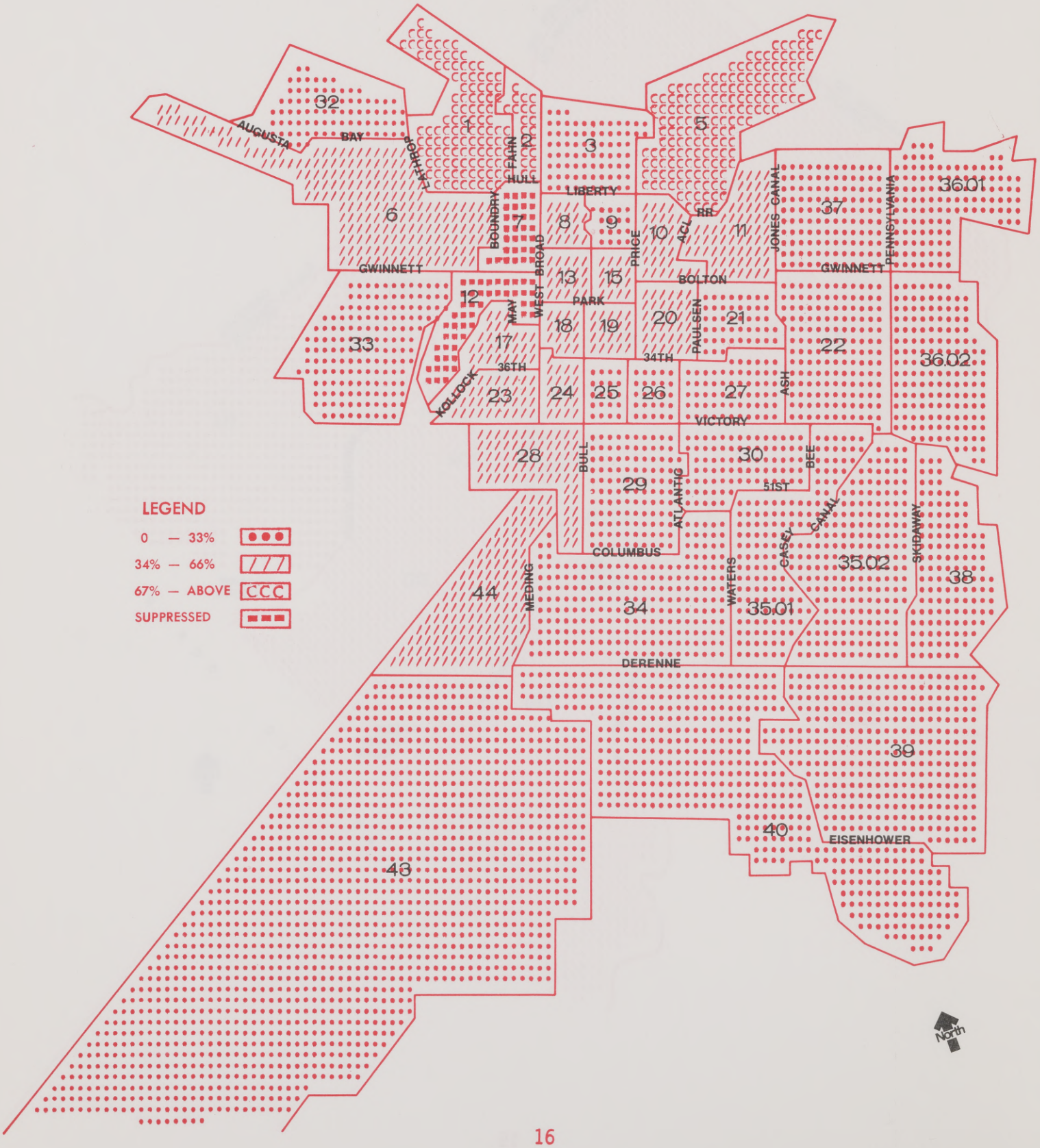


MAP 4—SAVANNAH—CHILDREN OF A MALE AND FEMALE HEAD OF FAMILY BELOW THE POVERTY LEVEL



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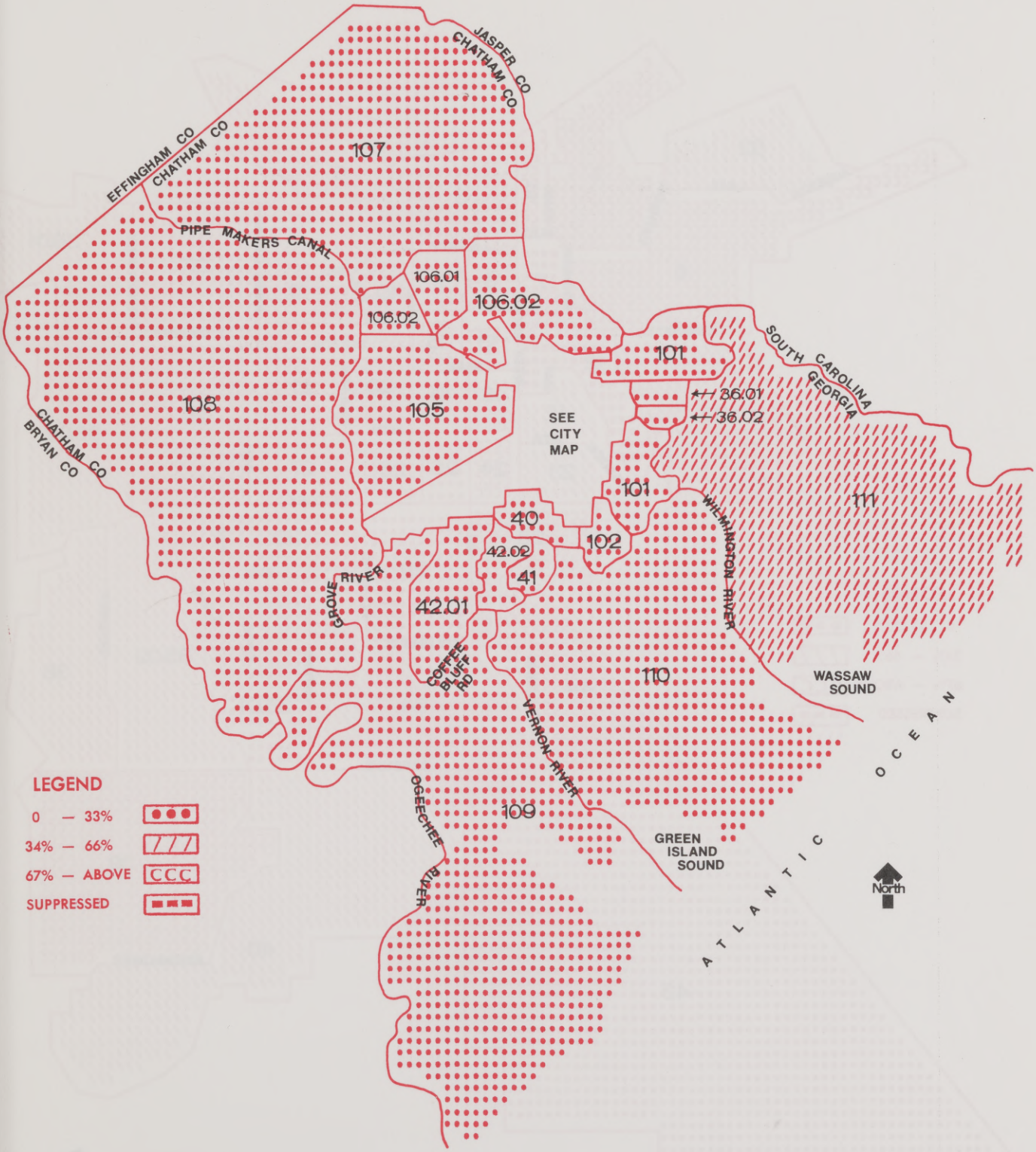
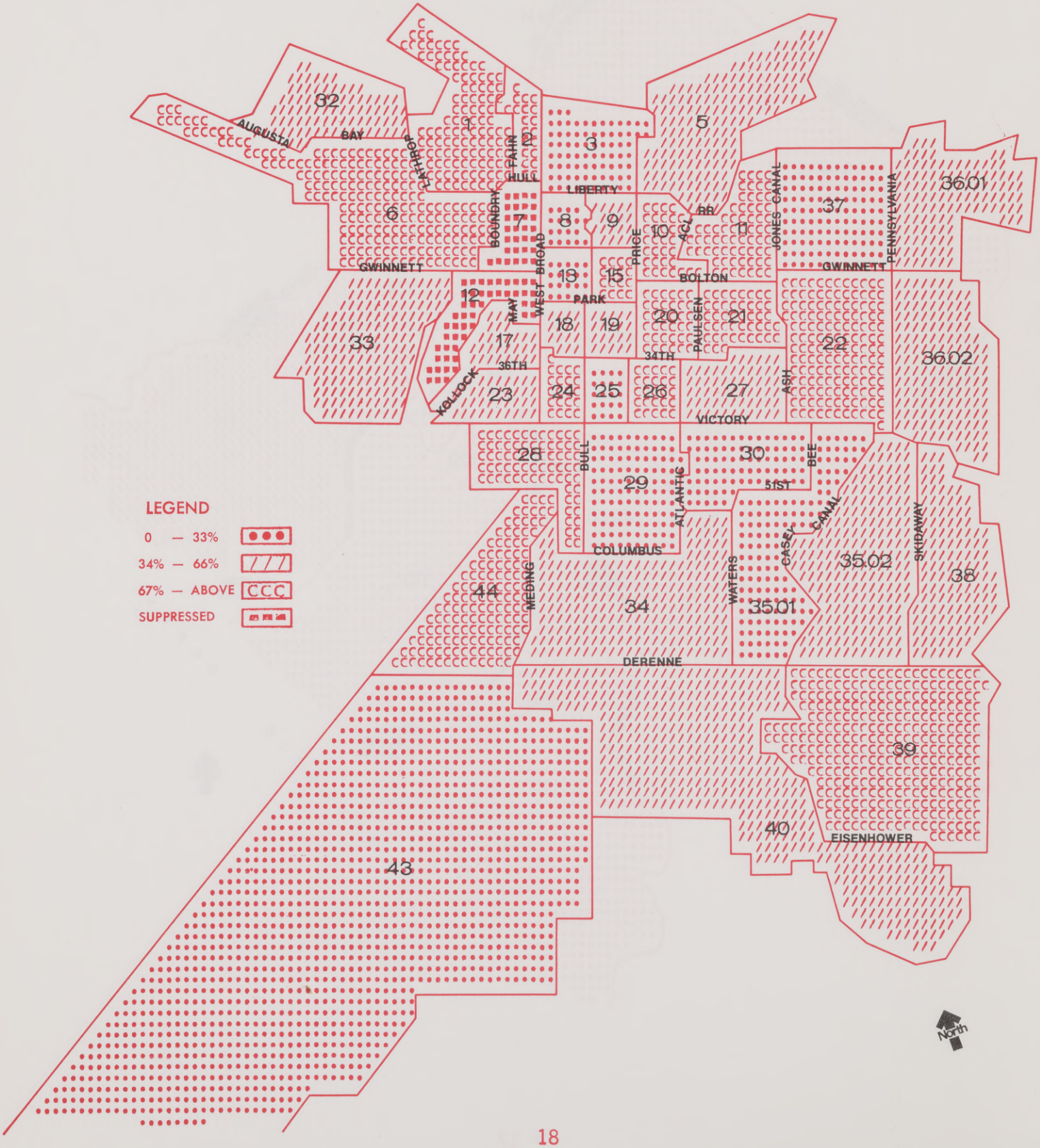


MAP 5—SAVANNAH—CHILDREN OF A FEMALE HEAD OF FAMILY BELOW THE POVERTY LEVEL



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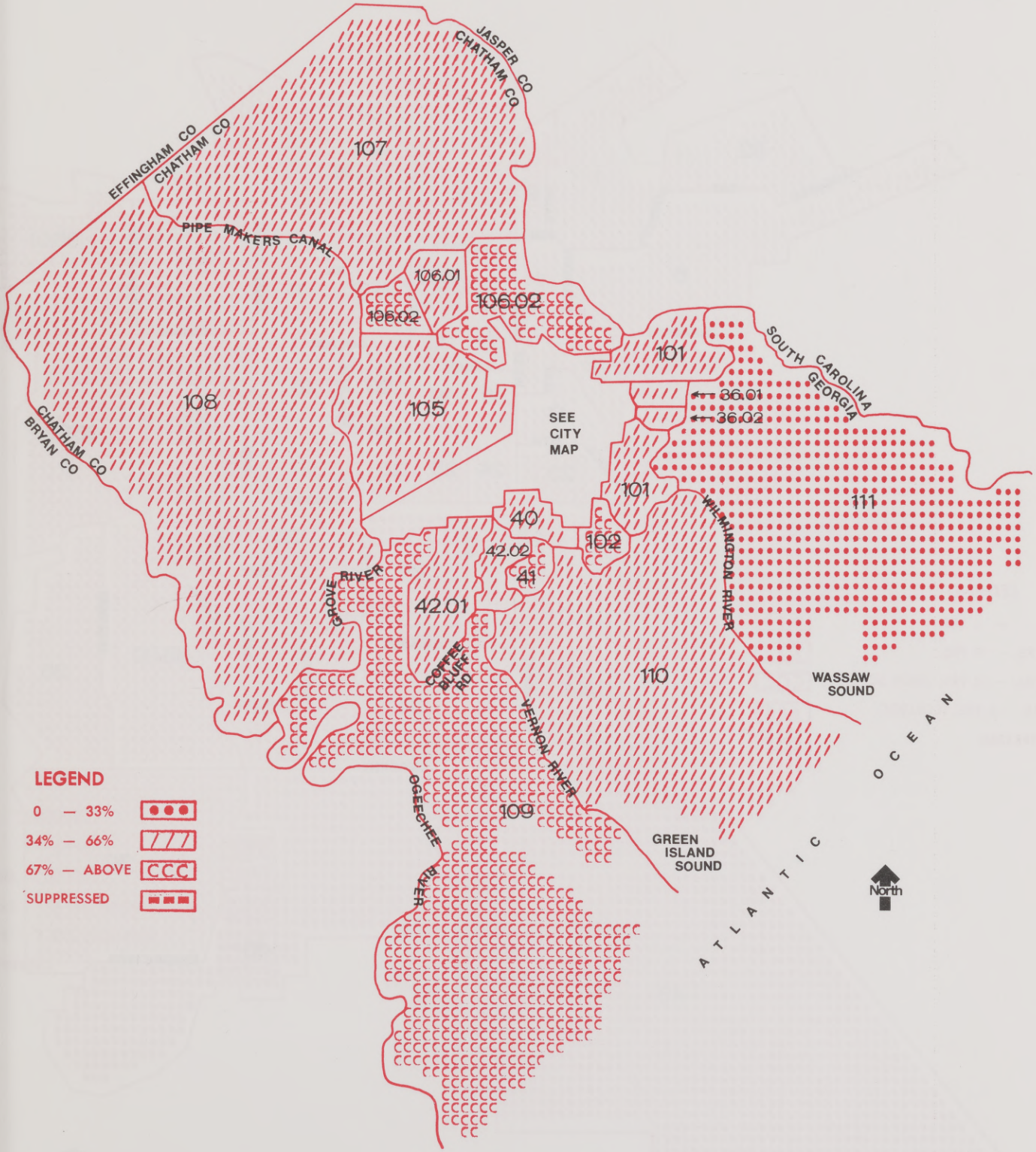
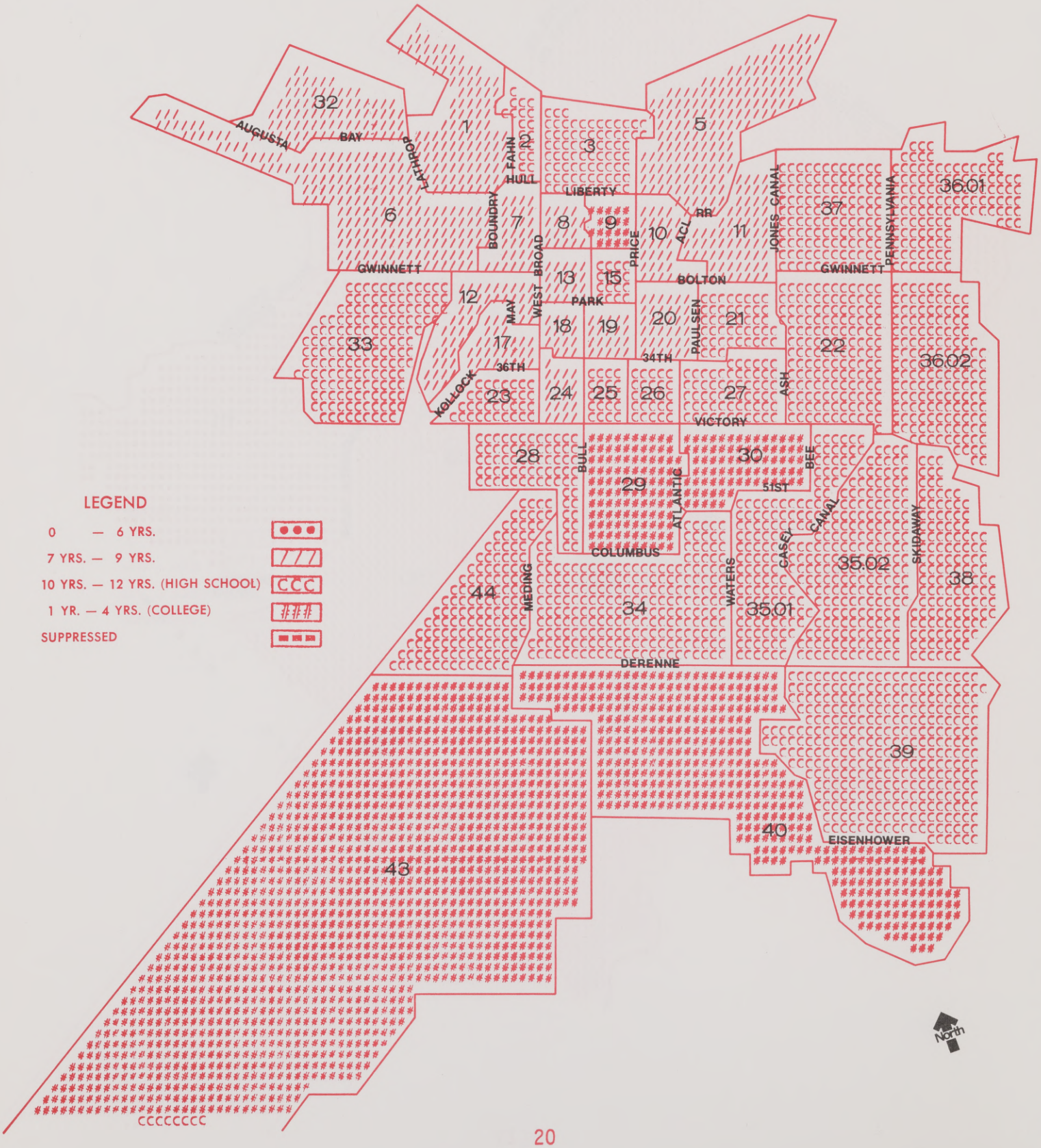


MAP 6—SAVANNAH—MEDIAN SCHOOL YEARS COMPLETED—TOTAL POPULATION



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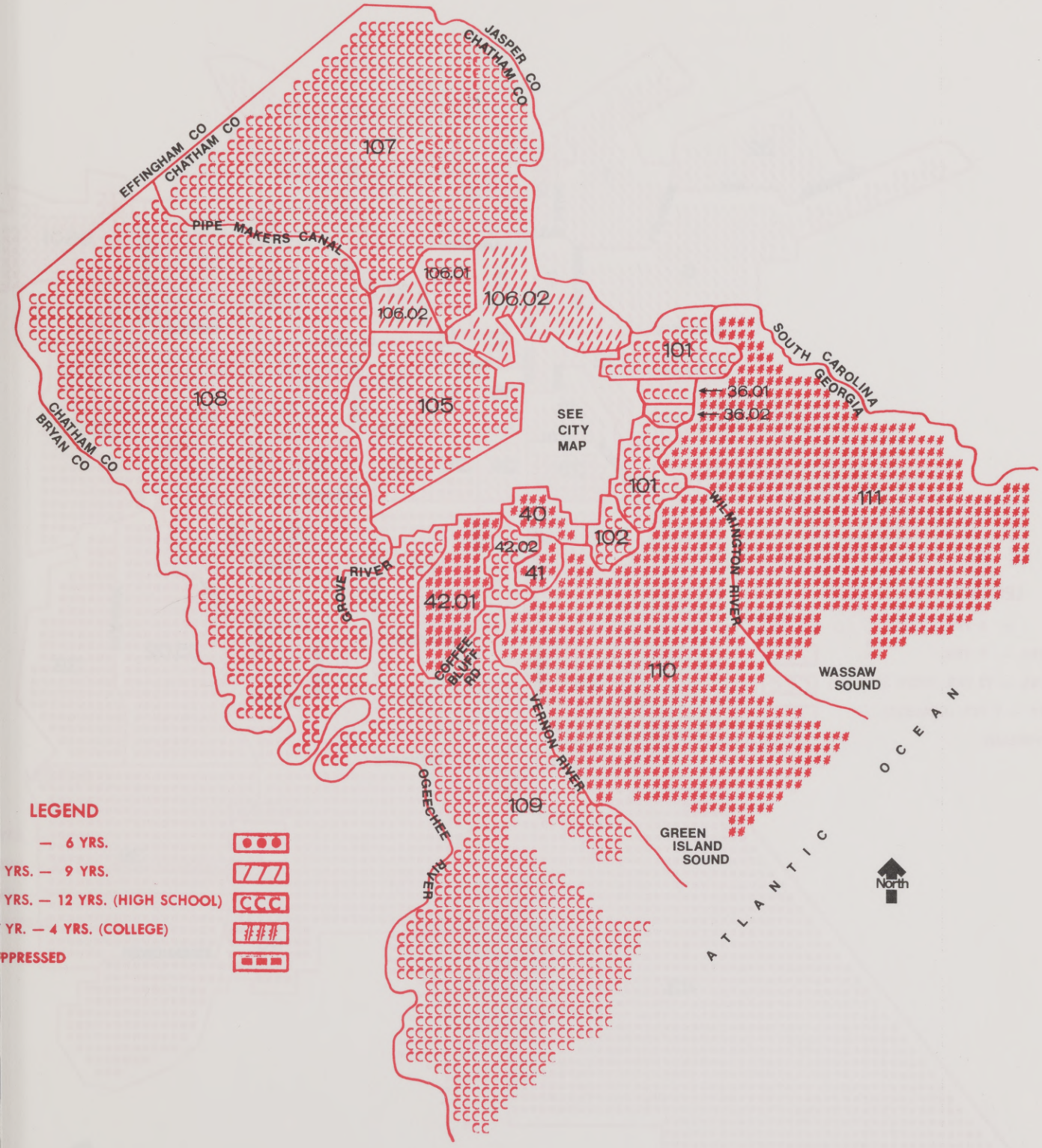
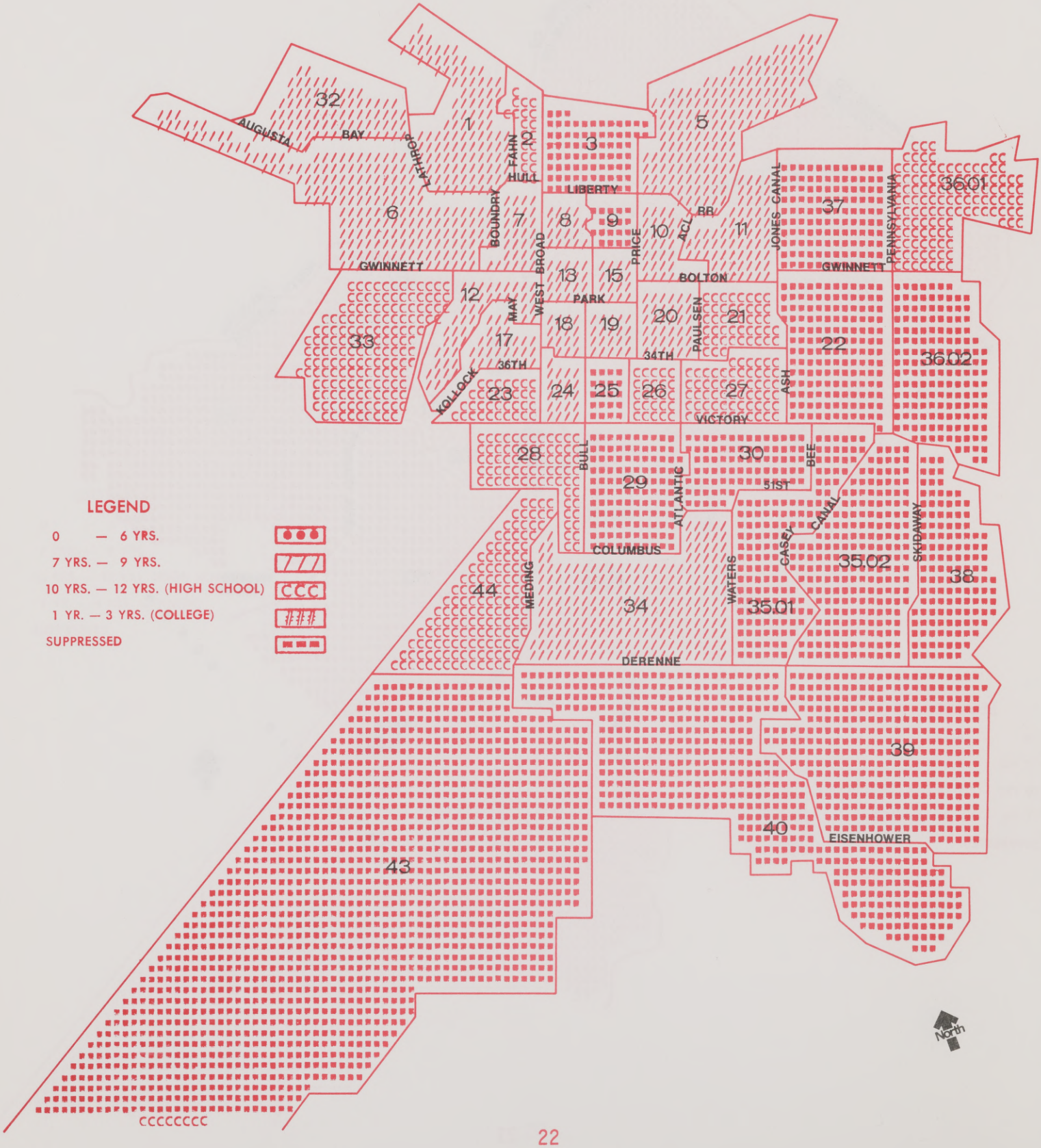


MAP 7—SAVANNAH—MEDIAN SCHOOL YEARS COMPLETED—BLACK POPULATION



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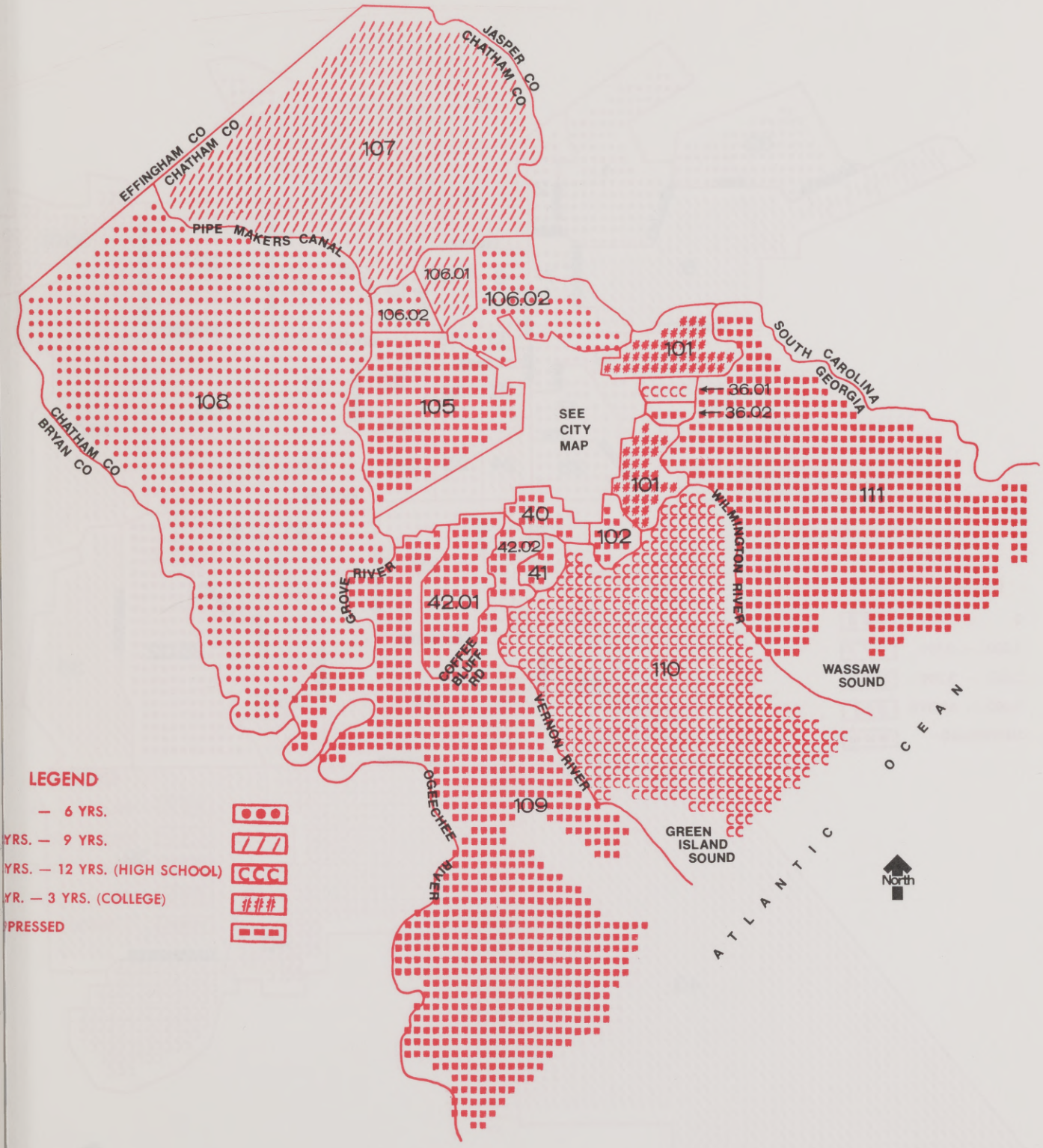
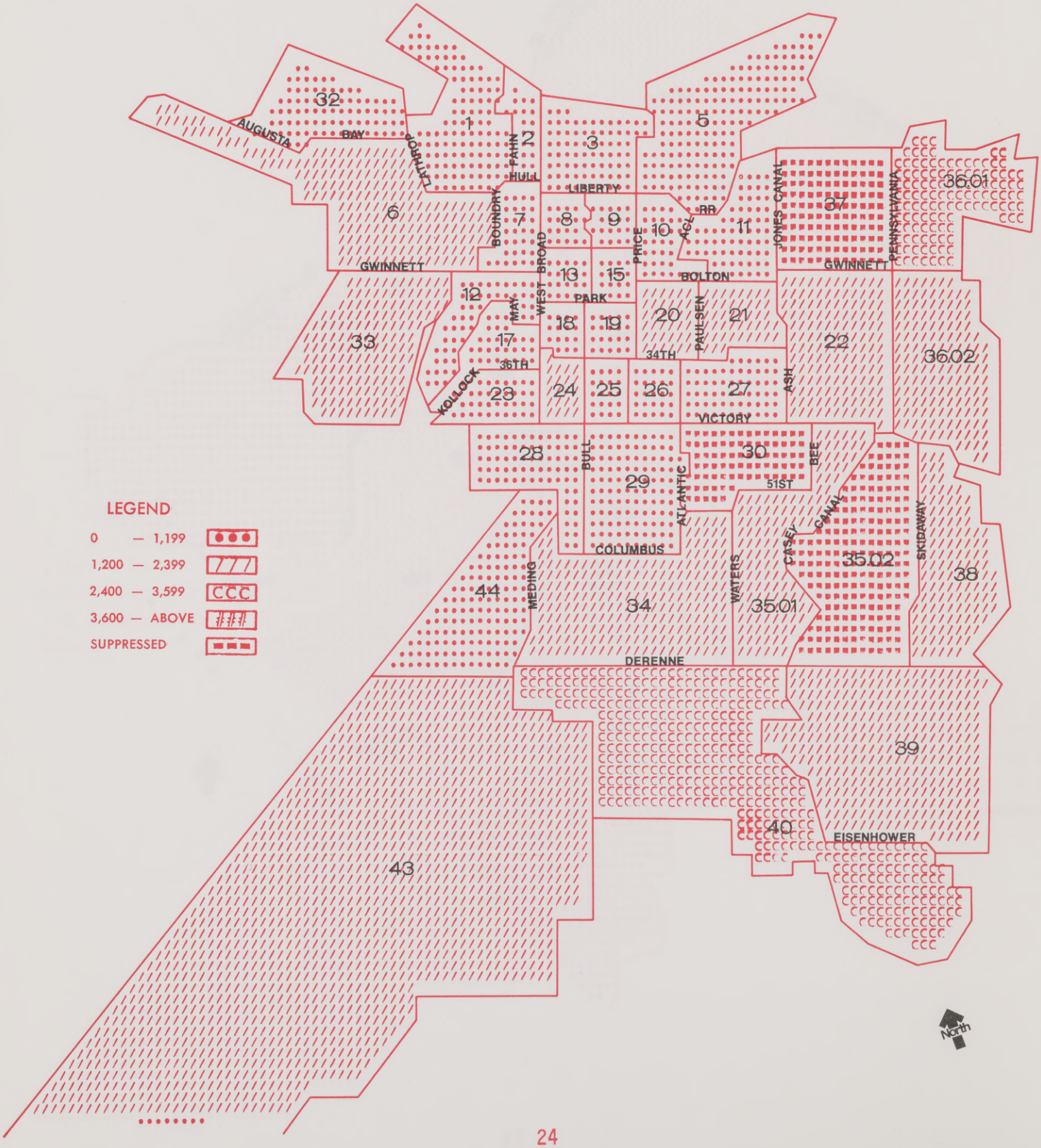


MAP 8—SAVANNAH—MOBILITY OF THE POPULATION WHOSE 1970 RESIDENCE WAS DIFFERENT THAN 1965



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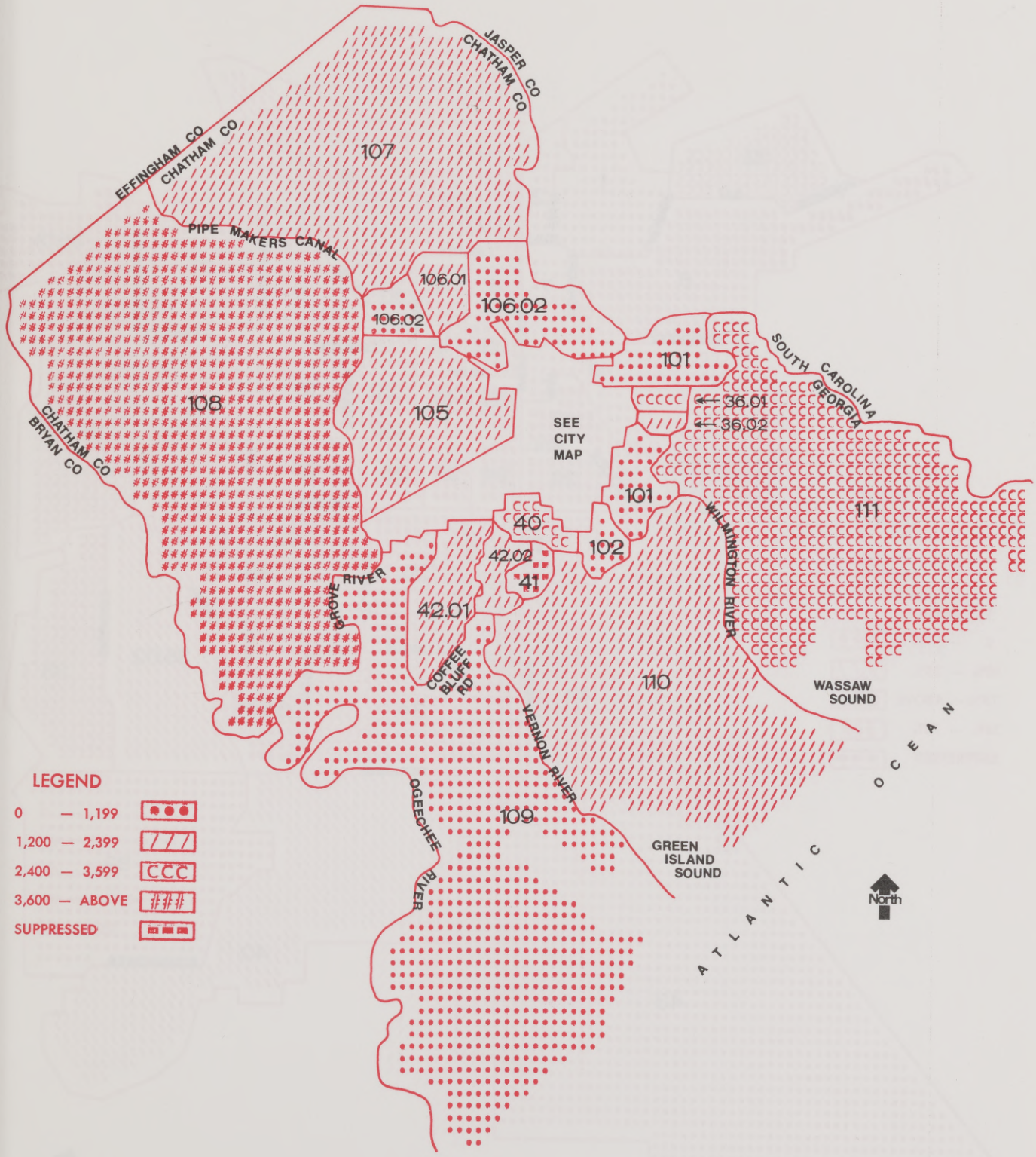
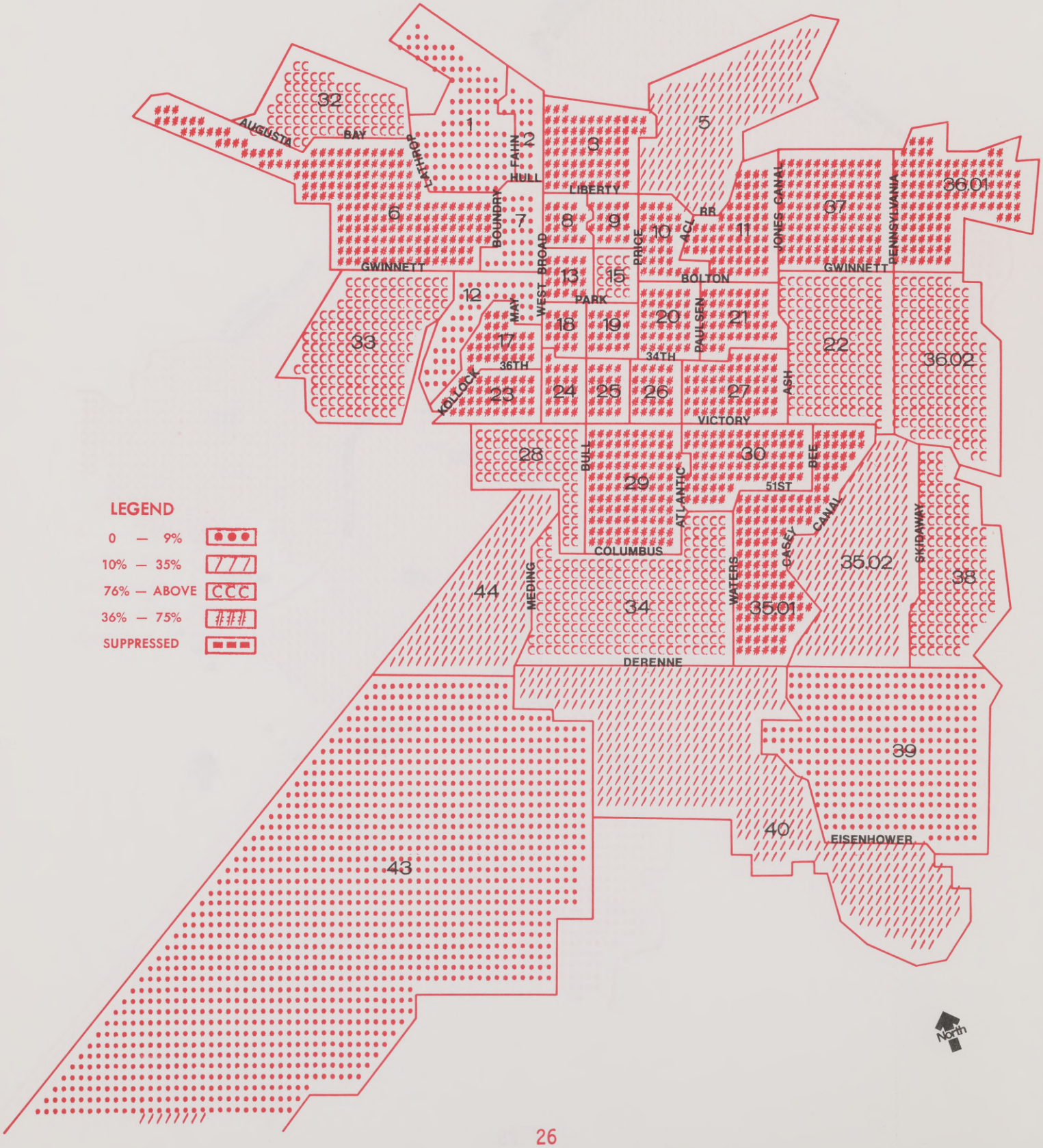


MAP 9—SAVANNAH—DISTRIBUTION OF RENTER OCCUPIED UNITS—TWENTY YEARS OF AGE AND OVER



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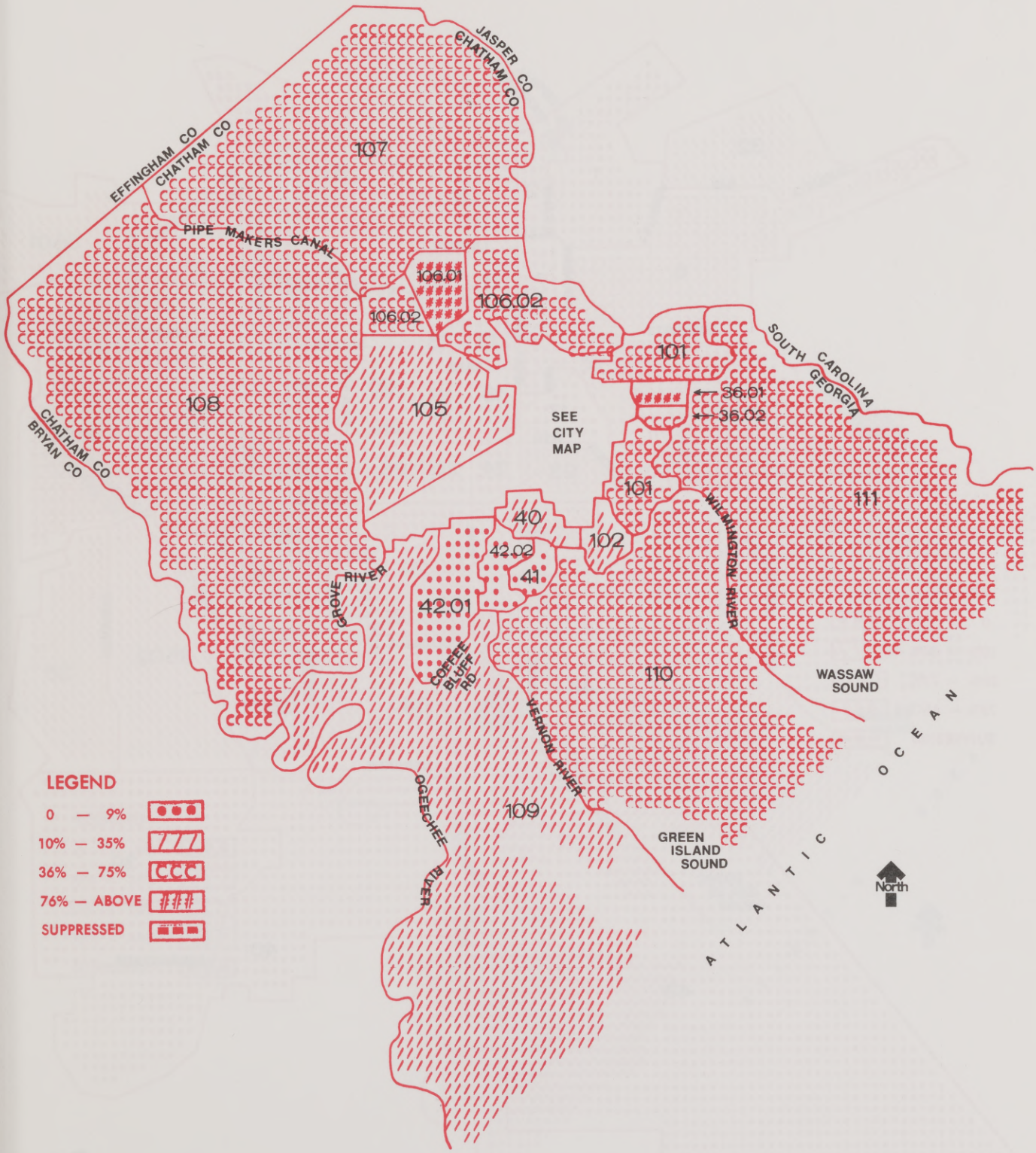
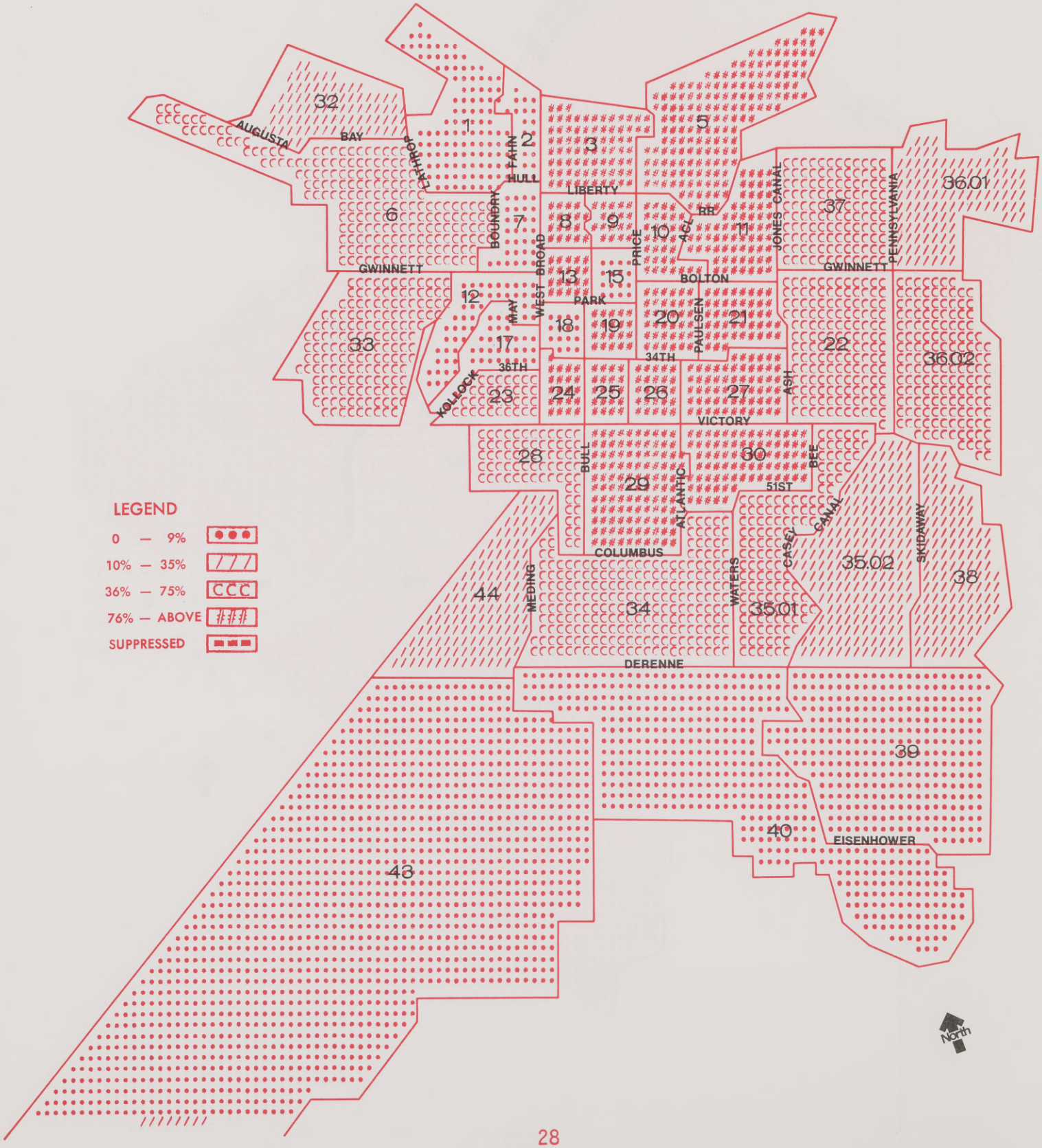


MAP 10—SAVANNAH—DISTRIBUTION OF OWNER OCCUPIED UNITS—TWENTY YEARS OF AGE AND OVER



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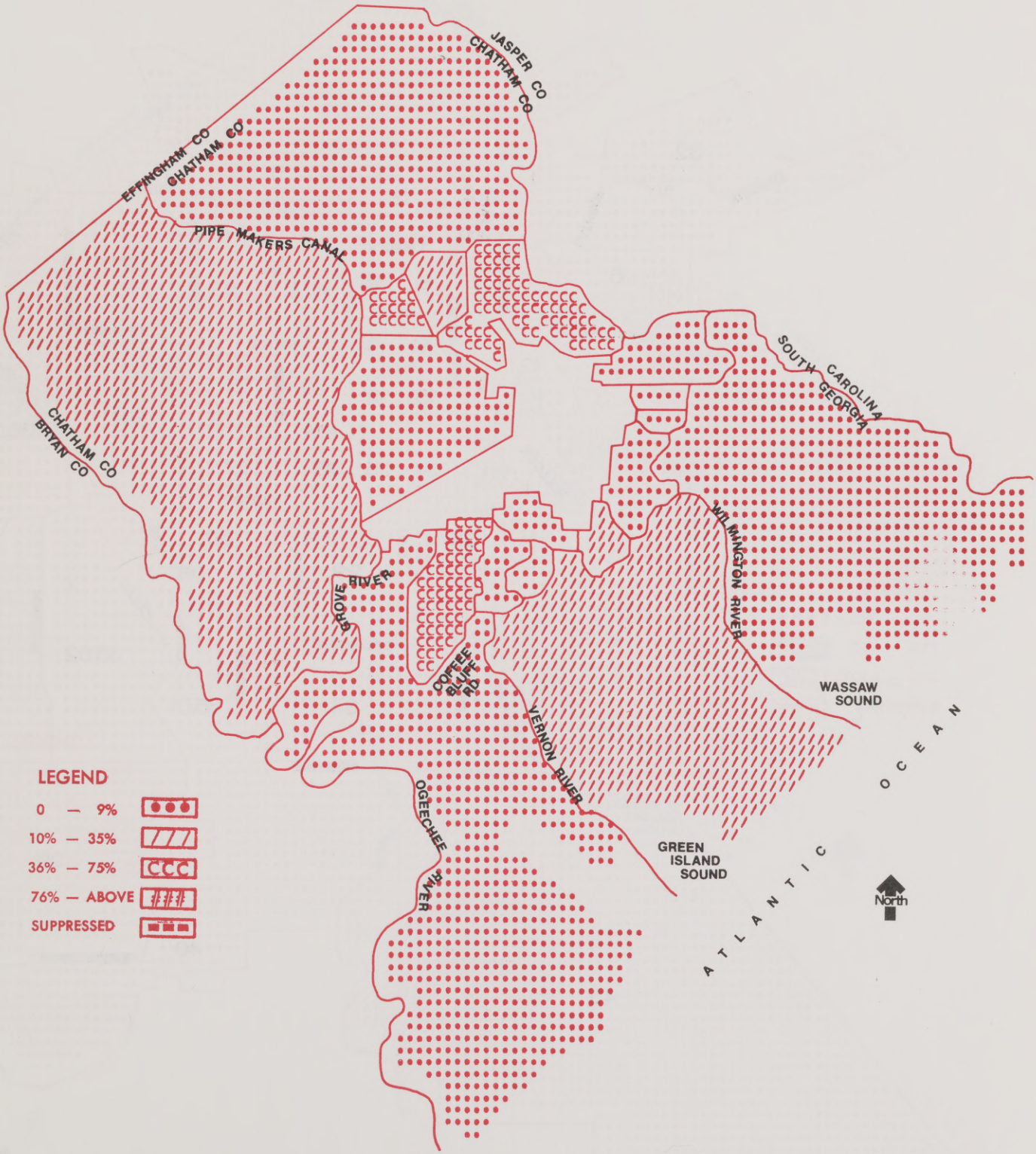
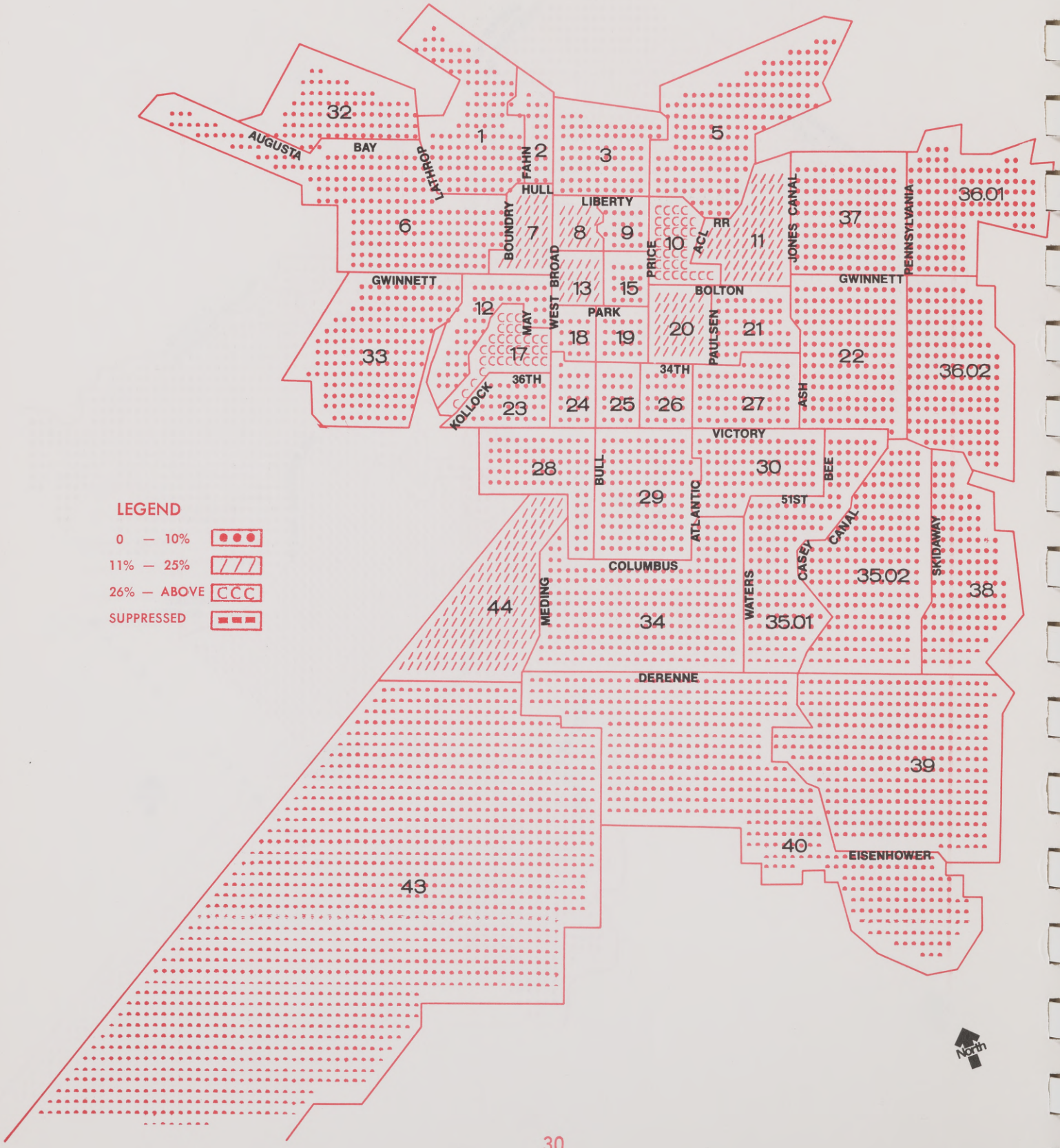


MAP 11—SAVANNAH—DISTRIBUTION OF RENTER OCCUPIED UNITS WITH NO HOT RUNNING WATER AVAILABLE



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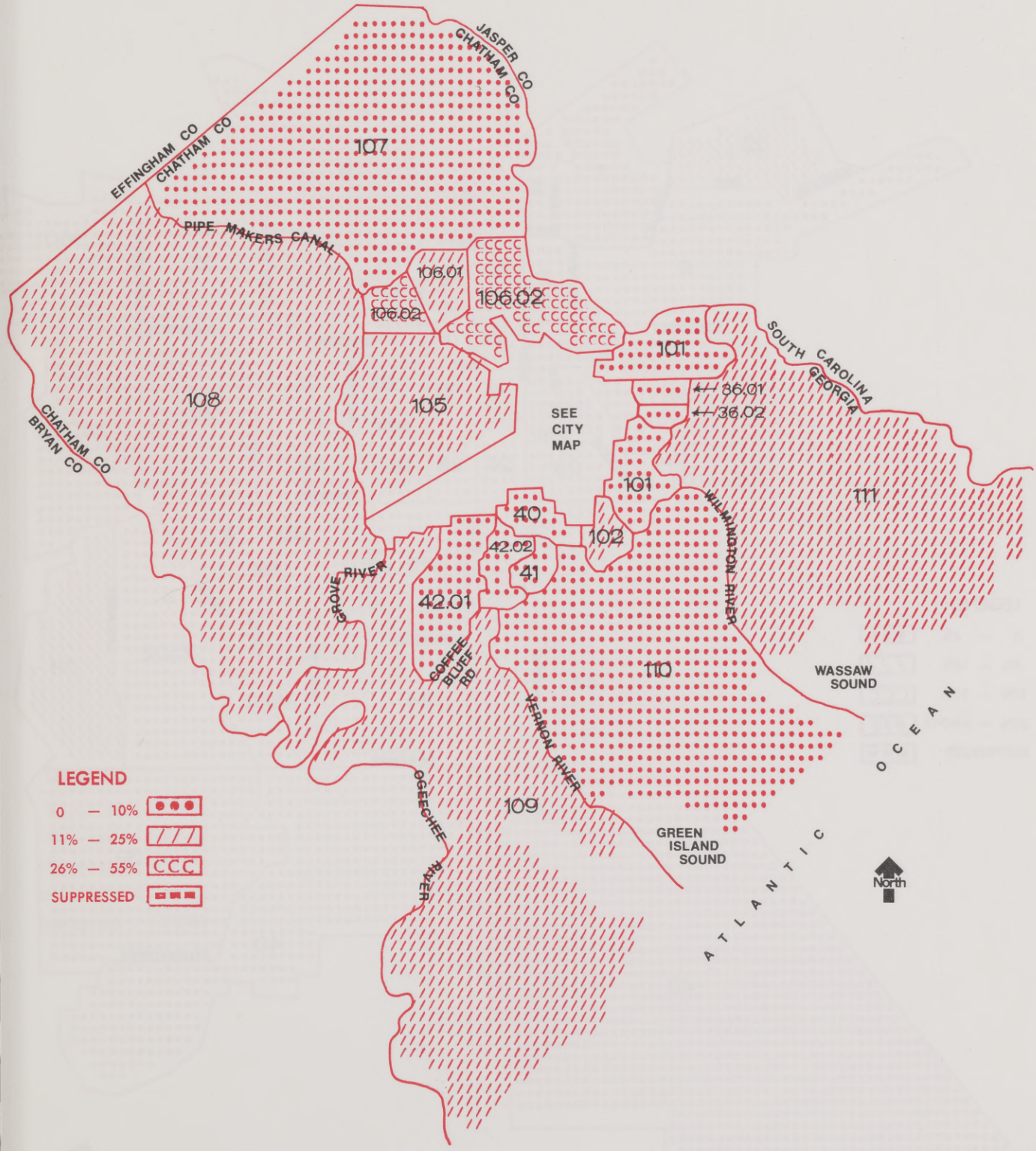
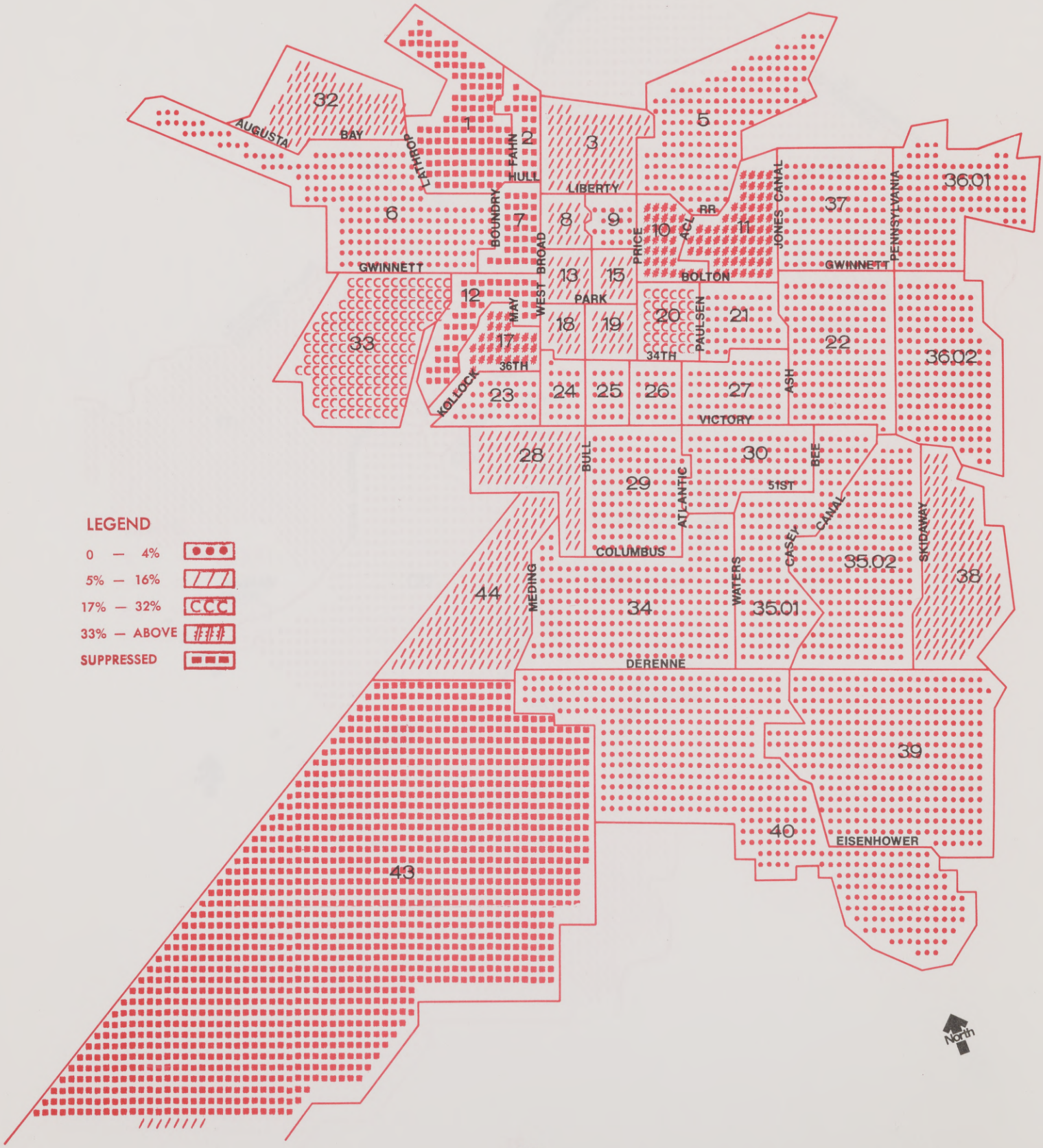


MAP 12—SAVANNAH—DISTRIBUTION OF TOTAL OCCUPIED UNITS WITH NO HOT RUNNING WATER AVAILABLE



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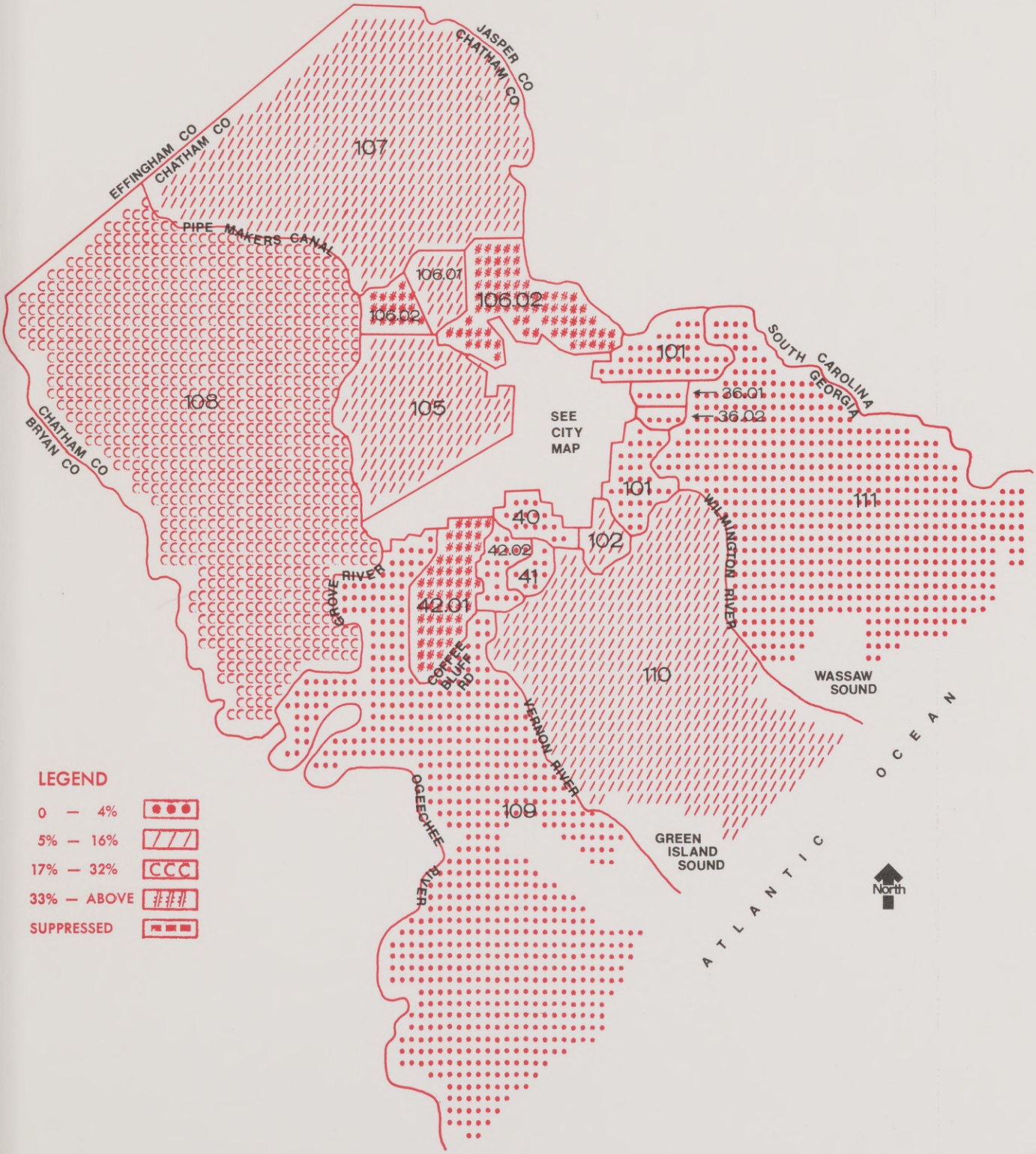

GLOSSARY

GLOSSARY

Balance of Chatham County. Balance of Chatham County refers to remaining areas of the Savannah SMSA outside of the Savannah corporate limits.

City of Savannah. City of Savannah refers to the area within the corporate boundaries of Savannah.

Elderly. Persons or respondents who have indicated their age as sixty-five or over.

Enumeration District. An administrative area which represents a work assignment for a single enumerator. An ED may range in size from a city block to several hundred square miles, usually encompasses from 750 to 1,500 persons, and averages about 250 housing units.

Households. A family unit or an individual living economically independent.

Housing Unit. Comprises houses, apartments, groups of rooms, or single rooms, which are occupied, or vacant, but intended for occupancy as separate living quarters. A housing unit is where the occupants live and eat separately from any other person in the structure and there is either (1) direct access to the unit from outside or through a common hall or (2) complete kitchen facilities for the occupant's exclusive use.

Housing Units Lacking Some or All Plumbing Facilities. Housing units which lack piped hot and/or cold water, lack toilet or bathtub, or have toilet or bathing facilities also used by occupants of another unit.

Housing Units per Developable Acre. Refers to the number of housing units for each acre of developable land - non marshland.

Housing Units with All Plumbing Facilities. Housing units which have piped hot and cold water inside the structure, flush toilet and bathtub or shower inside the structure for use only by the occupants of the unit (including roomers, boarders and other non-relatives) are considered to have all plumbing facilities.

Median Income. Refers to average income.

Median Rent of Renter-Occupied Units. Refers to the average rent of renter-occupied units.

Median School Years Completed. Refers to average year of regular school completed.

Median Value of Owner-Occupied Units. Refers to the average value of owner-occupied units.

National Historic District. The National Historic District is the entire historical district in Savannah, Georgia (Map 1-A).

Negro. Respondents who indicated their race as "Negro or black." Also included are persons who indicated the "other race" category and furnished a written entry that should be correctly classified as "Negro or black." In this report, non-white population means Negro.

Owner-Occupied Housing Unit. A housing unit is owner-occupied if respondents living in the unit reported that it was "owned or being bought" (owned outright, mortgage, or being bought on land contract by someone in the household).

Primary Restoration Area. The primary restoration area is the area within the National Historic District in which most restoration to date has taken place.

This area is defined by the following boundaries: (Map No. 1-A)

Northern boundary:	Savannah River
Southern boundary:	Gaston Street
Western boundary:	West Broad Street
Eastern boundary:	Price Street, Randolph Street and Jones Street

Renter-Occupied Housing Unit. All occupied housing units which were not owner occupied are classified as renter-occupied.

Standard Metropolitan Statistical Area. A SMSA consists of a central city (or a pair of twin cities) of 50,000 or more residents plus the County containing the city and those contiguous counties that are demonstrably metropolitan in character and socially and economically integrated with the central city.

Savannah SMSA. The Savannah SMSA consists of the City of Savannah and the balance of Chatham County.

Suppression. Suppression is the exclusion from public release of certain data by the Census Bureau which might violate the confidentiality of Census information. In accordance with State and Census Bureau regulations, suppression routines are written into tabulation programs to assure that no specific person can be identified.

Vacant Year-Round Units. Vacant year-round units are intended for year-round occupancy and are offered for sale or rent.

White Population. Includes persons who indicate their race as white. Also included are persons who indicated the "other race" category and furnished written entries that would be classified as white.