



Tan represents ARC's "core" counties in the Regional Development Center (RDC) planning area. The blue represents the "external" 10 counties that, with the "core" 10, make up ARC's extended planning area for air quality purposes.

These demographic profiles...

- Include a host of demographic and planning information for each county of ARC's 20-county planning area as well as the City of Atlanta
- Also includes information on 13, 16 and 20 counties, depending on the nature of the data.
- Are updated periodically.



Population Trends

	1970	1980	1990	2000	2007	2008	Net Change 2000-2008	% Change 2000-2008
Cherokee	31,059	51,699	90,204	141,903	196,700	203,000	61,097	43.1%
Clayton	98,126	150,357	182,052	236,517	275,500	281,400	44,883	19.0%
Cobb	196,793	297,718	447,745	607,751	664,700	674,200	66,449	10.9%
DeKalb	415,387	483,024	545,837	665,865	718,400	727,600	61,735	9.3%
Douglas	28,659	54,573	71,120	92,174	125,800	127,800	35,626	38.7%
Fayette	11,364	29,043	62,415	91,263	105,400	106,000	14,737	16.1%
Fulton	605,210	589,904	648,951	816,006	933,600	951,500	135,494	16.6%
Gwinnett	72,349	166,815	352,910	588,448	740,200	752,800	164,352	27.9%
Henry	23,724	36,309	58,741	119,341	185,700	190,700	71,359	59.8%
Rockdale	18,152	36,570	54,091	70,111	83,400	84,600	14,489	20.7%
City of Atlanta	495,039	424,922	415,200	416,474	464,200	477,300	60,826	14.6%
"Core" 10-co Total	1,500,823	1,896,012	2,514,066	3,429,379	4,029,400	4,099,600	670,221	19.5%
Barrow	16,859	21,354	29,721	46,144	63,100	65,300	19,156	41.5%
Bartow	32,911	40,760	55,915	76,019	91,500	92,800	16,781	22.1%
Carroll	45,404	56,346	71,422	87,268	105,600	109,400	22,132	25.4%
Coweta	32,310	39,268	53,853	89,215	111,500	116,800	27,585	30.9%
Forsyth	16,928	27,958	44,083	98,407	157,400	164,100	65,693	66.8%
Hall	59,405	75,649	95,434	139,277	167,200	172,700	33,423	24.0%
Newton	26,282	34,666	41,808	62,001	93,200	96,800	34,799	56.1%
Paulding	17,520	26,110	41,611	81,678	118,300	124,000	42,322	51.8%
Spalding	39,514	47,899	54,457	58,417	64,200	65,300	6,883	11.8%
Walton	23,404	31,211	38,586	60,687	76,100	77,900	17,213	28.4%
"External" 10 Total	310,537	401,221	526,890	799,113	1,048,100	1,085,100	285,987	35.8%

Source: ARC

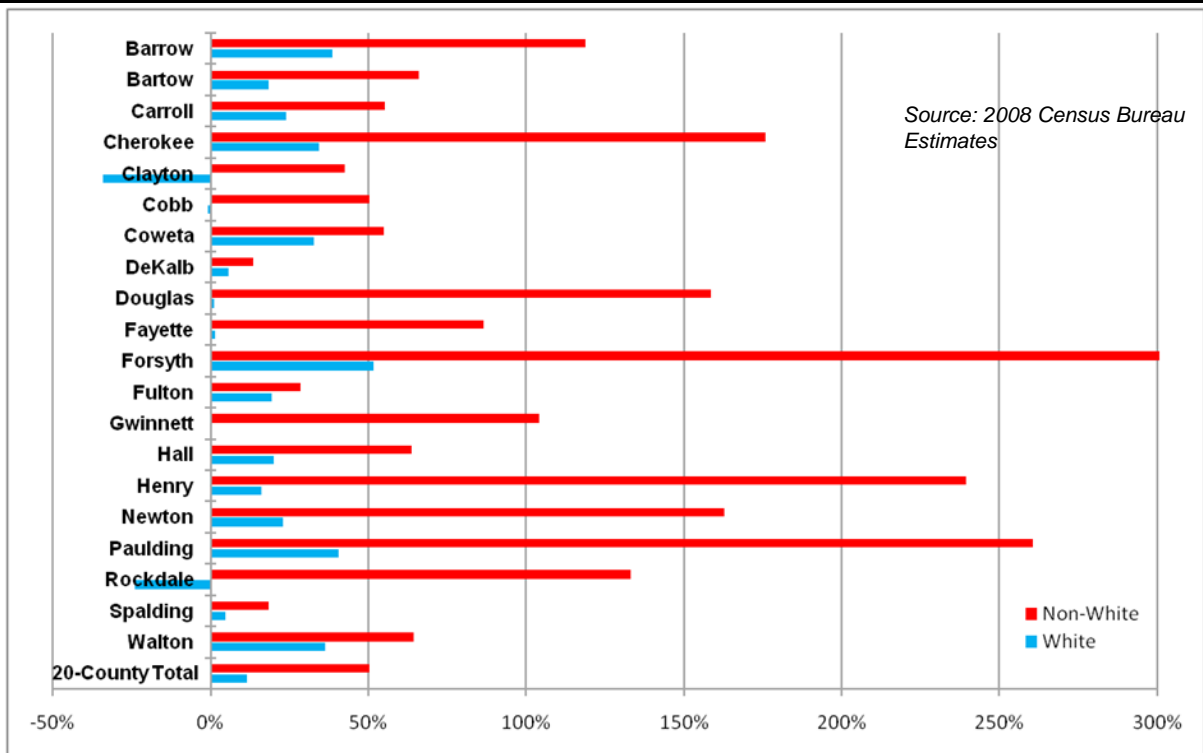
Forsyth County's population...

- Is approximately **15%** of the "external" 10-county Atlanta region population in 2008, but has captured **23% of the ex-urban growth** since 2000.
- Has increased by **66.8%** since 2000, the **highest growth rate** in the 20-county region.
- Is the **least diverse county in the 20-county area**, with non-whites making up a **little less than 18%** of the total population. Across the 20-county area, non-whites make about 47% percent of the population (Source: U.S. Census). It is **rapidly diversifying, however**. While the **White population increased by 51.6%** since 2000, the **non-white population increased by 306 percent**. (Source: U.S. Census)
- At **1.14 persons per acres**, is the most dense county in the external 10-county region.



Diversity Trends

	White Population				Non-White Population			
	Pop		Change		Pop		Change	
	2000	2008	#	%	2000	2008	#	%
Barrow	38,598	53,569	14,971	38.8%	7,546	16,504	8,958	118.7%
Bartow	65,735	77,847	12,112	18.4%	10,284	17,066	6,782	65.9%
Carroll	69,387	85,906	16,519	23.8%	17,881	27,782	9,901	55.4%
Cherokee	127,929	171,997	44,068	34.4%	13,974	38,532	24,558	175.7%
Clayton	83,078	54,839	(28,239)	-34.0%	153,439	218,879	65,440	42.6%
Cobb	420,424	416,648	(3,776)	-0.9%	187,327	281,510	94,183	50.3%
Coweta	68,961	91,576	22,615	32.8%	20,254	31,348	11,094	54.8%
DeKalb	216,757	229,361	12,604	5.8%	449,300	510,595	61,295	13.6%
Douglas	70,179	70,898	719	1.0%	22,065	57,034	34,969	158.5%
Fayette	74,991	76,125	1,134	1.5%	16,272	30,340	14,068	86.5%
Forsyth	90,981	137,909	46,928	51.6%	7,426	30,151	22,725	306.0%
Fulton	372,435	444,544	72,109	19.4%	443,386	570,388	127,002	28.6%
Gwinnett	396,301	397,444	1,143	0.3%	192,147	392,055	199,908	104.0%
Hall	99,138	119,047	19,909	20.1%	40,177	65,767	25,590	63.7%
Henry	95,729	111,312	15,583	16.3%	23,615	80,190	56,575	239.6%
Newton	46,093	56,744	10,651	23.1%	15,908	41,798	25,890	162.7%
Paulding	73,225	102,907	29,682	40.5%	8,383	30,228	21,845	260.6%
Rockdale	51,105	38,937	(12,168)	-23.8%	19,006	44,285	25,279	133.0%
Spalding	38,480	40,275	1,795	4.7%	19,937	23,638	3,701	18.6%
Walton	49,779	67,872	18,093	36.3%	10,908	17,941	7,033	64.5%
20-County Total	2,549,305	2,845,757	296,452	11.6%	1,679,235	2,526,031	846,796	50.4%





Diversity Trends

	African-American			
	Pop		Change	
	2000	2008	#	%
Barrow	4,475	8,100	3,625	81.0%
Bartow	6,578	9,367	2,789	42.4%
Carroll	14,228	20,004	5,776	40.6%
Cherokee	3,519	12,893	9,374	266.4%
Clayton	121,440	171,409	49,969	41.1%
Cobb	114,127	162,420	48,293	42.3%
Coweta	15,966	21,643	5,677	35.6%
DeKalb	361,869	397,347	35,478	9.8%
Douglas	17,047	45,056	28,009	164.3%
Fayette	10,446	20,887	10,441	100.0%
Forsyth	428	6,769	6,341	1481.5%
Fulton	362,371	433,670	71,299	19.7%
Gwinnett	77,703	170,545	92,842	119.5%
Hall	9,926	12,981	3,055	30.8%
Henry	17,507	62,463	44,956	256.8%
Newton	13,740	35,917	22,177	161.4%
Paulding	5,653	20,795	15,142	267.9%
Rockdale	12,730	33,406	20,676	162.4%
Spalding	18,108	20,632	2,524	13.9%
Walton	8,720	13,326	4,606	52.8%
20-County				
Total	1,196,581	1,679,630	483,049	40.4%

	Asian			
	Pop		Change	
	2000	2008	#	%
Barrow	1,057	2,056	999	94.5%
Bartow	389	746	357	91.8%
Carroll	536	868	332	61.9%
Cherokee	1,157	3,823	2,666	230.4%
Clayton	10,830	13,727	2,897	26.7%
Cobb	18,923	28,737	9,814	51.9%
Coweta	626	1,353	727	116.1%
DeKalb	27,152	30,935	3,783	13.9%
Douglas	1,110	1,941	831	74.9%
Fayette	2,228	3,735	1,507	67.6%
Forsyth	773	7,764	6,991	904.4%
Fulton	25,122	43,159	18,037	71.8%
Gwinnett	43,096	74,425	31,329	72.7%
Hall	1,852	3,115	1,263	68.2%
Henry	2,117	5,265	3,148	148.7%
Newton	452	1,023	571	126.3%
Paulding	346	1,229	883	255.2%
Rockdale	1,367	1,666	299	21.9%
Spalding	393	617	224	57.0%
Walton	425	949	524	123.3%
20-County				
Total	139,951	227,133	87,182	62.3%

	Hispanic			
	Pop		Change	
	2000	2008	#	%
Barrow	1,460	5,546	4,086	279.9%
Bartow	2,524	5,856	3,332	132.0%
Carroll	2,243	5,677	3,434	153.1%
Cherokee	7,695	19,057	11,362	147.7%
Clayton	17,728	31,885	14,157	79.9%
Cobb	46,964	81,419	34,455	73.4%
Coweta	2,797	7,072	4,275	152.8%
DeKalb	52,545	77,204	24,659	46.9%
Douglas	2,640	7,954	5,314	201.3%
Fayette	2,582	4,437	1,855	71.8%
Forsyth	5,477	14,263	8,786	160.4%
Fulton	48,053	84,717	36,664	76.3%
Gwinnett	64,137	138,427	74,290	115.8%
Hall	27,244	48,609	21,365	78.4%
Henry	2,696	9,945	7,249	268.9%
Newton	1,157	3,756	2,599	224.6%
Paulding	1,398	6,419	5,021	359.2%
Rockdale	4,182	8,189	4,007	95.8%
Spalding	947	1,789	842	88.9%
Walton	1,163	2,787	1,624	139.6%
20-County				
Total	295,632	565,008	269,376	91.1%



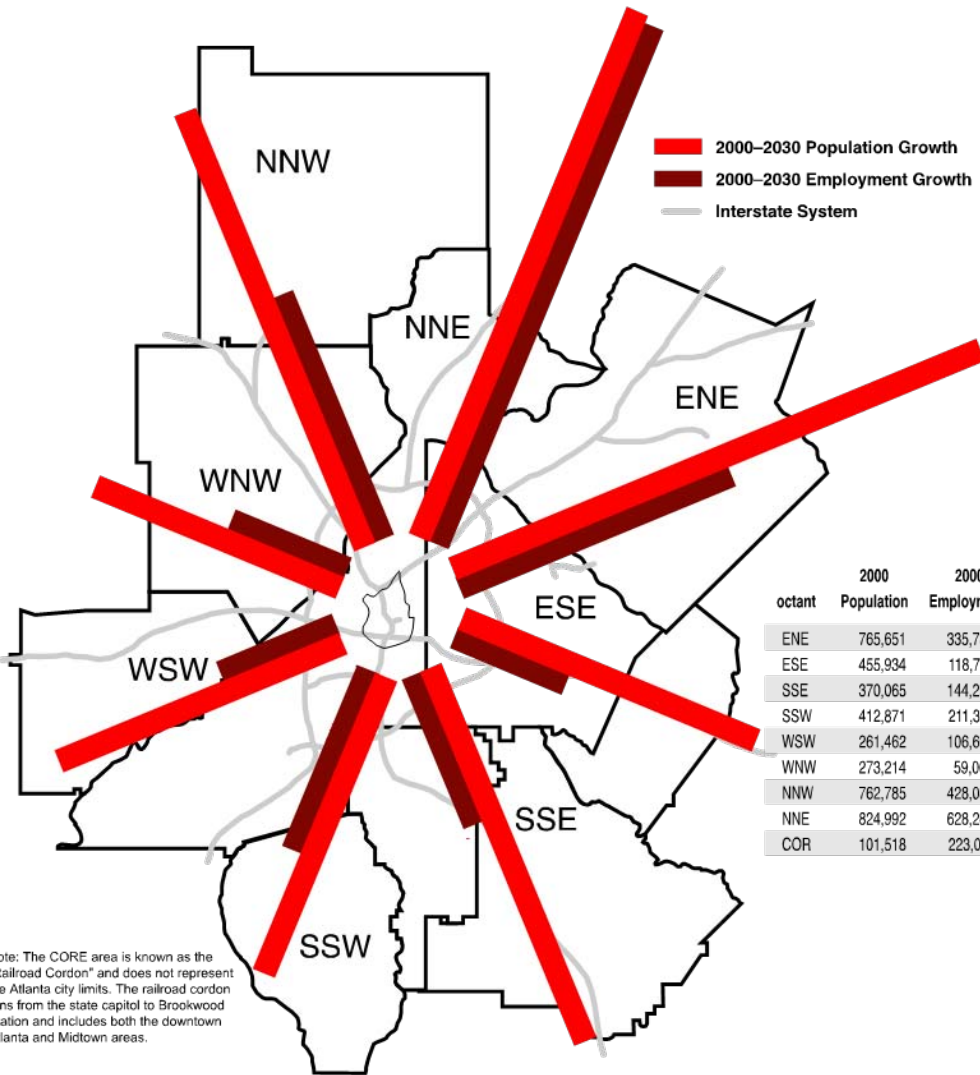
General Demographics and Forecasts

2006 Population (ARC Estimate): 157,400
2030 Forecast (ARC Forecast): 273,501
Expected growth = 116,101

	Population			
	2000	2030	Total Change	Percent Change
"Core" 10-Counties				
Cherokee	141,903	355,854	213,951	150.8%
Clayton	236,517	299,916	63,399	26.8%
Cobb	607,751	763,889	156,138	25.7%
DeKalb	665,865	819,073	153,208	23.0%
Douglas	92,174	218,551	126,377	137.1%
Fayette	91,263	160,860	69,597	76.3%
Fulton	816,006	1,145,902	329,896	40.4%
Gwinnett	588,448	988,694	400,246	68.0%
Henry	119,341	369,611	250,270	209.7%
Rockdale	70,111	139,184	69,073	98.5%
City of Atlanta	421,453	602,783	181,330	43.0%
10-County Region	3,429,379	5,261,534	1,832,155	53.4%
"External" 10-Counties				
Barrow	46,144	113,494	67,350	146.0%
Bartow	76,019	134,409	58,390	76.8%
Carroll	87,268	163,979	76,711	87.9%
Coweta	89,215	205,303	116,088	130.1%
Forsyth	98,407	273,501	175,094	177.9%
Hall	139,277	242,077	102,800	73.8%
Newton	62,001	159,700	97,699	157.6%
Paulding	81,678	221,839	140,161	171.6%
Spalding	58,417	82,938	24,521	42.0%
Walton	60,687	113,426	52,739	86.9%
Total 20-County Area	4,228,492	6,972,200	2,743,708	64.9%



Directions of Growth



octant	2000 Population	2000 Employment	2030 Population	2030 Employment	2000–2030 pop change	2000–2030 emp change
ENE	765,651	335,786	1,237,969	578,650	472,318	242,864
ESE	455,934	118,769	719,039	218,541	263,105	99,772
SSE	370,065	144,252	704,482	277,821	334,417	133,569
SSW	412,871	211,364	677,649	373,036	264,778	161,672
WSW	261,462	106,669	515,841	210,047	254,379	103,378
WNW	273,214	59,003	491,792	162,846	218,578	103,843
NNW	762,785	428,083	1,151,682	646,938	388,897	218,855
NNE	824,992	628,243	1,295,252	1,092,404	470,260	464,161
COR	101,518	223,031	178,542	288,613	77,024	65,582

Note: The CORE area is known as the "Railroad Cordon" and does not represent the Atlanta city limits. The railroad cordon runs from the state capitol to Brookwood Station and includes both the downtown Atlanta and Midtown areas.

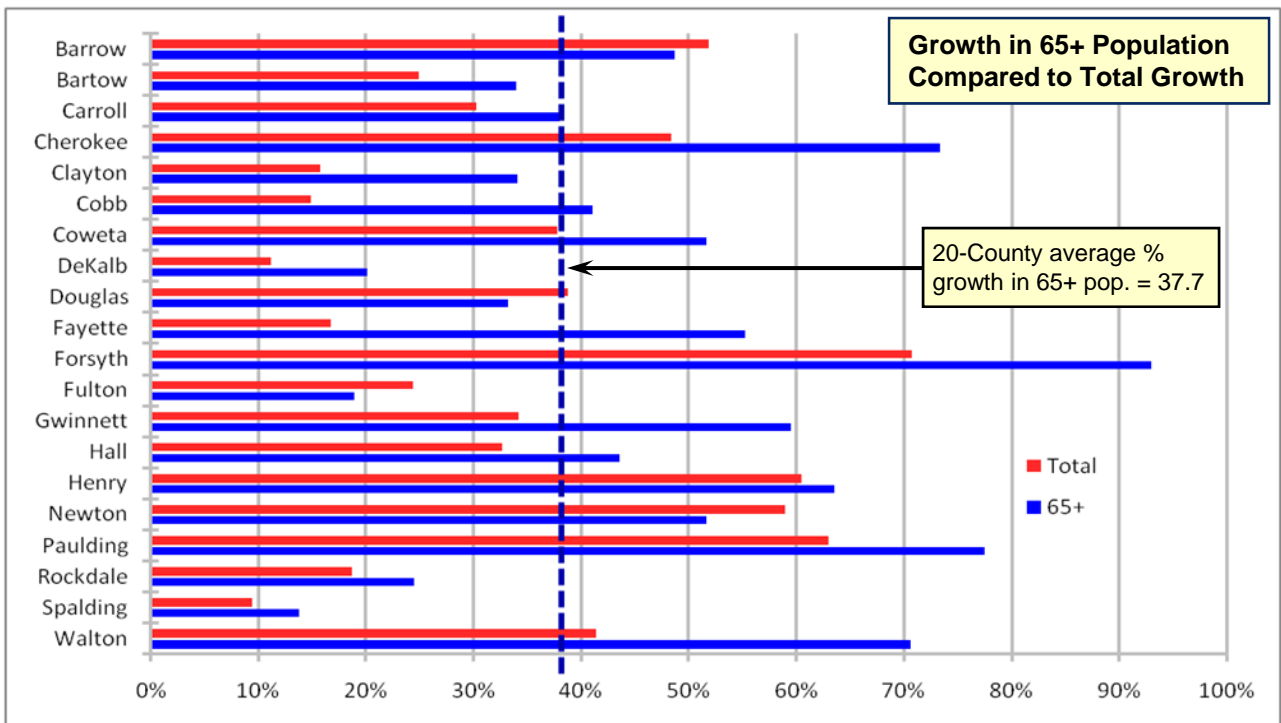
The direction of growth in the region is changing...

- In the previous two decades the northern portion of the region captured **70 percent of the region's growth**
- Since 2000, **41 percent of all new growth** occurred south of I-20



Older Adults

	65+ Population		Change	
	2000	2008	#	%
Cherokee	9,353	16,218	6,865	73.4%
Clayton	13,923	18,664	4,741	34.1%
Cobb	42,036	59,274	17,238	41.0%
DeKalb	53,224	63,940	10,716	20.1%
Douglas	6,958	9,266	2,308	33.2%
Fayette	8,104	12,585	4,481	55.3%
Fulton	68,990	82,006	13,016	18.9%
Gwinnett	31,599	50,390	18,791	59.5%
Henry	8,824	14,428	5,604	63.5%
Rockdale	6,456	8,037	1,581	24.5%
"Core 10"	249,467	334,808	85,341	34.2%
Barrow	4,181	6,215	2,034	48.6%
Bartow	7,168	9,601	2,433	33.9%
Carroll	8,711	12,017	3,306	38.0%
Coweta	7,571	11,480	3,909	51.6%
Forsyth	6,940	13,397	6,457	93.0%
Hall	13,067	18,757	5,690	43.5%
Newton	6,129	9,295	3,166	51.7%
Paulding	4,824	8,561	3,737	77.5%
Spalding	6,838	7,778	940	13.7%
Walton	5,840	9,966	4,126	70.7%
"External" 10	71,269	107,067	35,798	50.2%
20-Co. Total	320,736	441,875	121,139	37.8%





Housing Trends

Housing Units – 2000-2008

	Total Housing Units			Single-Family (SF) Units			Multi-Family (MF) Units		
	2000	2008	Net Change 2000-2008	2000	2008	Net Change 2000-2008	2000	2008	Net Change 2000-2008
Cherokee	51,937	79,966	28,029	45,144	67,030	21,886	2,733	9,393	6,660
Clayton	86,461	107,337	20,876	57,265	70,883	13,618	25,327	32,769	7,442
Cobb	237,522	278,391	40,869	172,359	197,873	25,514	59,986	75,653	15,667
DeKalb	261,231	300,663	39,432	170,026	185,329	15,303	90,256	114,407	24,151
Douglas	34,825	50,806	15,981	27,550	41,654	14,104	4,515	6,583	2,068
Fayette	32,726	39,568	6,842	28,909	35,110	6,201	2,462	3,193	731
Fulton	348,632	434,408	85,776	196,508	238,692	42,184	150,516	193,967	43,451
Gwinnett	209,682	284,698	75,016	161,896	220,452	58,556	42,766	59,426	16,660
Henry	43,166	71,314	28,148	36,881	61,759	24,878	3,148	6,716	3,568
Rockdale	25,082	31,247	6,165	20,978	26,143	5,165	3,031	4,082	1,051
"Core" 10	1,331,264	1,678,398	347,134	917,516	1,144,925	227,409	384,740	506,189	121,449
% of 20-county	81.7%	80.2%	75.0%	79.3%	76.6%	67.4%	94.8%	95.3%	96.9%
Barrow	17,304	25,165	7,861	13,586	21,106	7,520	858	864	6
Bartow	28,751	36,286	7,535	21,101	27,844	6,743	2,120	2,188	68
Carroll	34,067	43,982	9,915	24,516	32,443	7,927	3,377	4,896	1,519
Coweta	33,182	44,389	11,207	28,176	39,037	10,861	2,773	3,118	345
Forsyth	36,505	61,267	24,762	32,102	56,761	24,659	614	717	103
Hall	51,046	64,482	13,436	37,900	50,473	12,573	5,174	5,931	757
Newton	23,033	37,213	14,180	19,683	32,887	13,204	1,328	2,246	918
Paulding	29,274	45,420	16,146	25,752	42,264	16,512	967	601	(366)
Spalding	23,001	26,783	3,782	17,710	20,984	3,274	2,864	3,304	440
Walton	22,500	29,323	6,823	18,838	25,552	6,714	980	1,068	88
"External" 10	298,663	414,310	115,647	239,364	349,351	109,987	21,055	24,933	3,878
% of 20-county	18.3%	19.8%	25.0%	20.7%	23.4%	32.6%	5.2%	4.7%	3.1%

Source: ARC

Forsyth County's housing...

- Growth rate of **68%** since 2000 is almost double the "external" 10-counties' rate of growth.
- Growth rate is **fastest in the 20-county region**.
- Is **overwhelmingly single-family with 92.7% of all units**, and multi-family at 1.2% of all units.
- **Average sales price of both new and existing homes are significantly higher** than the average 20-county average price (see next page).



Housing Trends

Home Prices

County	New Homes				Existing Homes			
	2008 Price	% Change (from 2007)	2008 Sales	% Change (from 2007)	2008 Price	% Change (from 2007)	2008 Sales	% Change (from 2007)
Barrow	\$159,900	0.21%	391	-56.41%	\$118,882	-9.22%	697	-12.33%
Bartow	\$174,900	-7.90%	228	-49.22%	\$122,000	-8.50%	859	-15.45%
Carroll	\$167,000	4.44%	217	-59.36%	\$99,900	-15.34%	974	-2.01%
Cherokee	\$234,980	-6.01%	1236	-48.00%	\$170,844	-8.25%	2055	-26.13%
Clayton	\$160,909	-8.26%	595	-64.75%	\$60,000	-42.09%	3129	10.68%
Cobb	\$268,389	-12.89%	1706	-45.09%	\$173,000	-6.99%	7206	-23.05%
Coweta	\$225,600	-0.86%	637	-50.04%	\$150,367	-6.58%	1150	-27.67%
DeKalb	\$228,625	-5.13%	1426	-42.55%	\$130,675	-18.33%	8399	-9.93%
Douglas	\$238,000	4.62%	469	-65.13%	\$118,022	-12.25%	1318	-6.19%
Fayette	\$383,065	-0.81%	198	-36.74%	\$233,000	-4.90%	961	-28.07%
Forsyth	\$291,608	-2.80%	1768	-38.38%	\$245,000	-1.61%	1827	-21.76%
Fulton	\$225,882	-1.96%	3864	-45.43%	\$150,000	-26.02%	12577	-6.51%
Gwinnett	\$235,000	-4.08%	2671	-47.07%	\$160,000	-8.57%	7796	-23.49%
Hall	\$263,145	1.21%	574	-60.36%	\$142,900	-7.75%	1114	-27.80%
Henry	\$200,335	-8.42%	810	-56.45%	\$131,900	-8.97%	2146	-12.41%
Newton	\$190,010	-6.06%	343	-64.16%	\$109,900	-15.00%	1062	-7.17%
Paulding	\$197,750	-3.61%	816	-59.28%	\$119,000	-12.50%	1586	-12.86%
Rockdale	\$258,675	-3.37%	245	-62.42%	\$130,000	-13.33%	735	-20.71%
Spalding	\$213,550	29.42%	202	-11.01%	\$75,000	-22.64%	585	-10.00%
Walton	240,750	4.72%	250	-65.47%	\$137,550	-6.43%	656	-21.62%

Source: AJC Home Sales Report; SmartNumbers



Housing Trends

Regional Building Permit Activity

	2000 Units			2005 Units			2006 Units			2007 Units			2008 Units		
	Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Total
Cherokee	2,882	894	3,776	4,065	97	4,162	3,276	232	3,508	2,212	19	2,231	908	4	912
Clayton	2,323	1,024	3,347	2,106	8	2,114	2,216	14	2,230	1,238	16	1,254	403	0	403
Cobb	5,455	1,187	6,642	5,123	1,019	6,142	3,354	1,172	4,526	1,901	1,044	2,945	727	341	1,068
DeKalb	4,266	1,879	6,145	3,347	2,989	6,336	3,076	1,479	4,555	2,122	2,790	4,912	768	3,053	3,821
Douglas	890	11	901	1,915	0	1,915	1,863	0	1,863	912	4	916	278	306	584
Fayette	938	0	938	906	5	911	634	0	634	355	145	500	142	5	147
Fulton	3,446	6,175	9,621	9,581	6,533	16,114	9,336	9,153	18,489	4,552	8,311	12,863	2,211	2,456	4,667
Gwinnett	8,852	3,520	12,372	9,894	44	9,938	7,770	1,110	8,880	4,278	130	4,408	1,363	596	1,959
Henry	3,401	729	4,130	3,697	206	3,903	2,543	60	2,603	1,652	766	2,418	479	258	737
Rockdale	454	312	766	1,005	16	1,021	985	24	1,009	602	6	608	152	2	154
Atlanta	803	5,016	5,819	1,564	6,410	7,974	1,842	8,937	10,779	1,247	8,050	9,297	502	1,868	2,370
"Core" Total	32,907	15,731	48,638	41,639	10,917	52,556	35,053	13,244	48,297	21,071	21,281	42,352	7,431	7,021	14,452
Barrow	855	0	855	1,416	0	1,416	1,142	0	1,142	860	0	860	283	0	283
Bartow	1,222	133	1,355	1,047	38	1,085	1,003	50	1,053	572	34	606	351	9	360
Carroll	1,650	206	1,856	1,443	212	1,655	1,357	8	1,365	637	0	637	279	0	279
Coweta	1,240	39	1,279	2,049	8	2,057	1,795	12	1,807	1,120	298	1,418	503	0	503
Forsyth	3,181	208	3,389	4,165	8	4,173	4,183	587	4,770	2,877	0	2,877	1,259	219	1,478
Hall	1,633	488	2,121	2,094	110	2,204	1,394	121	1,515	1,283	44	1,327	416	322	738
Newton	1,496	422	1,918	2,115	0	2,115	1,678	0	1,678	956	0	956	189	0	189
Paulding	2,171	674	2,845	3,454	0	3,454	3,238	128	3,366	1,887	6	1,893	710	3	713
Spalding	422	8	430	445	0	445	511	51	562	283	18	301	197	0	197
Walton	1,195	46	1,241	1,644	20	1,664	1,321	58	1,379	730	76	806	182	3	185
"External" Total	15,065	2,224	17,289	19,872	396	20,268	17,622	1,015	18,637	11,205	476	11,681	4,369	556	4,925
20-Co Total	47,972	17,955	65,927	61,511	11,313	72,824	52,675	14,259	66,934	32,276	21,757	54,033	11,800	7,577	19,377

Source: US Census Bureau. Hall County data is from SOCDS database

Current trends include...

- **Forsyth's 2008 permit activity is down nearly 48.6% from 2007.**
- **Less than 15% of the units** permitted in 2008 in Forsyth were for multi-family units. In the "external" 10 counties, approximately **11.3%** of the units permitted in 2008 were for multi-family.



Water and Wastewater Trends

Estimated 2001 County Water Withdrawal

Bartow County	20 MGD
Cherokee County	18 MGD
Clayton County	32 MGD
Cobb County	85 MGD
Coweta County	13 MGD
DeKalb County	97 MGD
Douglas County	11 MGD
Fayette County	13 MGD
Forsyth County	16 MGD
Fulton County	186 MGD
Gwinnett County	90 MGD
Hall County	26 MGD
Henry County	18 MGD
Paulding County	8 MGD
Rockdale County	11 MGD
Walton County	9 MGD

Estimated 2030 County Water Withdrawal With Aggressive Conservation

Bartow County	43 MGD
Cherokee County	40 MGD
Clayton County	42 MGD
Cobb County	113 MGD
Coweta County	29 MGD
DeKalb County	128 MGD
Douglas County	24 MGD
Fayette County	25 MGD
Forsyth County	57 MGD
Fulton County	254 MGD
Gwinnett County	165 MGD
Hall County	49 MGD
Henry County	41 MGD
Paulding County	27 MGD
Rockdale County	25 MGD
Walton County	19 MGD

Source: MNGWPD Water Supply and Water Conservation Plan (Includes a 16-county area)

County Name	FY 2003 Residential Installations ¹	SF Building Permits ²	FY 2003 % on Septic	FY 2004 Residential Installations	SF Building Permits	FY 2004 % on Septic	FY 2005 Residential Installations	SF Building Permits	FY 2005 % on Septic
Bartow	574	970	59.2%	584	905	64.5%	623	1,020	61.1%
Cherokee	980 ³	3,282	29.9%	1,065	3,794	28.1%	1,032	3,722	27.7%
Clayton	366	2,332	15.7%	299	2,227	13.4%	217	1,713	12.7%
Cobb	387	4,575	8.5%	413	5,303	7.8%	309	5,074	6.1%
Coweta	1,026	1,585	64.7%	1,069	1,979	54.0%	1,075	1,928	55.8%
DeKalb	342	4,132	8.3%	65	3,590	1.8%	81	3,446	2.4%
Douglas	583	1,960	29.7%	529	2,062	25.7%	585	1,712	34.2%
Fayette	659	803	82.1%	576	1,054	54.6%	422	927	45.5%
Forsyth	1,177	2,535	46.4%	1,131	3,279	34.5%	1,110	3,614	30.7%
Fulton	508	3,899	13.0%	511	7,275	7.0%	247	8,101	3.0%
Gwinnett	589	8,589	6.9%	425	9,379	4.5%	451	9,468	4.8%
Hall	1,683	1,354	124.3%	1,479	1,507	98.1%	1,352	1,498	90.3%
Henry	1,966	3,819	51.5%	1,414	3,826	37.0%	1,484	3,552	41.8%
Paulding	1,670	2,610	64.0%	1,777	3,097	57.4%	1,737	2,975	58.4%
Rockdale	279	1,018	27.4%	305	602	50.7%	253	766	33.0%
Walton	730	1,238	59.0%	1,110	1,417	78.3%	1,117	1,527	73.1%
Total	13,519	44,701	30.2%	12,752	51,296	24.9%	12,095	51,043	23.7%

¹ Data Source: GA DHR Residential Septic System Installation Inspections. FY = Fiscal Year (July - June). GA DHR's explanation of data: The # of installation inspections represents new residential systems installed and inspected (multiple/follow-up inspections are not included in this total).

² Data Source: US Census Bureau. Single-Family Residential Building Permits were used - does not include duplexes or apartment Homes.

³ Data Source: FY 2003 residential installation number for Cherokee was provided by the Cherokee County Environmental Health Department



Land Development Trends

COUNTY	Developable Land Remaining						Annual Rate Converted		
	1999	2001	2003	2005	2007	2008	2001-2003	2005-2007	2007-2008
Carroll*	na	na	na	246,662	244,920	244,269	na	871	651
Bartow*	na	na	na	230,251	228,343	226,839	na	954	1,504
Coweta*	209,811	207,089	202,487	190,067	187,403	185,735	2,301	1,332	1,668
Cherokee	197,212	192,469	185,382	173,391	170,175	168,120	3,544	1,608	2,055
Hall*	na	na	na	165,321	161,639	160,752	na	1,841	887
Walton*	na	na	na	150,404	148,362	147,329	na	1,021	1,033
Paulding*	152,887	148,673	142,546	132,794	129,055	127,869	3,064	1,869	1,186
Newton*	na	na	na	112,251	111,377	110,157	na	437	1,220
Fulton	135,841	130,479	122,270	107,875	104,386	101,976	4,105	1,744	2,410
Henry	133,710	127,612	116,840	104,838	101,698	98,534	5,386	1,570	3,164
Spalding*	na	na	na	86,847	85,249	84,107	na	799	1,142
Barrow*	na	na	na	69,722	68,496	67,565	na	613	931
Gwinnett	108,413	94,998	85,432	73,423	68,829	66,387	4,783	2,297	2,442
Forsyth*	88,942	85,245	81,004	69,655	67,001	65,924	2,121	1,327	1,077
Douglas	79,178	76,790	70,750	65,209	63,400	62,765	3,020	905	635
Fayette	65,358	63,537	59,873	54,683	52,714	51,918	1,832	984	796
Rockdale	47,954	47,204	44,496	41,428	40,997	39,895	1,354	215	1,102
Cobb	53,620	48,099	43,715	36,635	35,099	34,774	2,192	768	325
DeKalb	37,663	34,573	31,551	28,866	27,686	26,628	1,511	590	1,058
Clayton	28,136	26,169	22,645	18,488	17,641	17,167	1,762	424	474
Total	1,338,727	1,282,937	1,208,991	2,158,810	2,114,470	2,088,709	36,973	22,170	25,761

* Represent the External 10 Counties. Those counties without an asterisk are collectively called the "core" 10 Counties.

Source: ARC's 2007LandPro

Data for the additional seven counties in ARC's 20-county planning area are not available prior to 2005.

Developable lands are those classified as either agricultural or forested.



Employment Trends

ARC Employment Estimates 2000 - 2008

				2000 - 2008		2000 - 2006		2006 - 2008	
	2000	2006	2008	Net Change	% Change	Net Change	% Change	Net Change	% Change
Fulton	730,900	716,137	727,740	-3,160	-0.4%	-14,763	-2.0%	11,603	1.6%
Cobb	313,800	321,111	326,951	13,151	4.2%	7,311	2.3%	5,840	1.8%
Gwinnett	291,900	322,628	322,771	30,871	10.6%	30,728	10.5%	143	0.0%
DeKalb	346,900	303,829	307,116	-39,784	-11.5%	-43,071	-12.4%	3,287	1.1%
Clayton	135,900	127,304	120,613	-15,287	-11.2%	-8,596	-6.3%	(6,691)	-5.3%
Henry	32,900	47,398	49,986	17,086	51.9%	14,498	44.1%	2,588	5.5%
Cherokee	35,750	49,861	47,561	11,811	33.0%	14,111	39.5%	(2,300)	-4.6%
Douglas	33,700	40,153	40,698	6,998	20.8%	6,453	19.1%	545	1.4%
Fayette	35,100	40,645	39,677	4,577	13.0%	5,545	15.8%	(968)	-2.4%
Rockdale	34,600	34,437	31,980	-2620	-7.6%	-163	-0.5%	(2,457)	-7.1%
"Core" 10 County Total	1,991,450	2,003,503	2,015,093	23,643	1.2%	12,053	0.6%	11,590	0.6%
Hall	63,600	73,272	74,536	10,936	17.2%	9,672	15.2%	1,264	1.7%
Forsyth	35,450	59,523	61,542	26,092	73.6%	24,073	67.9%	2,019	3.4%
Carroll	31,400	36,075	38,704	7,304	23.3%	4,675	14.9%	2,629	7.3%
Bartow	29,400	36,294	33,516	4,116	14.0%	6,894	23.4%	(2,778)	-7.7%
Coweta	27,600	32,463	33,220	5,620	20.4%	4,863	17.6%	757	2.3%
Spalding	21,800	23,209	22,482	682	3.1%	1,409	6.5%	(727)	-3.1%
Newton	17,500	22,262	21,386	3,886	22.2%	4,762	27.2%	(876)	-3.9%
Paulding	12,500	20,539	21,236	8,736	69.9%	8,039	64.3%	697	3.4%
Walton	13,350	20,346	18,604	5,254	39.4%	6,996	52.4%	(1,742)	-8.6%
Barrow	11,150	16,117	15,508	4,358	39.1%	4,967	44.5%	(609)	-3.8%
"External" 10 County Total	263,750	340,100	340,734	76,984	29.2%	76,350	28.9%	634	0.2%
20-County Total	2,255,200	2,343,603	2,355,827	100,627	4.5%	88,403	3.9%	12,224	0.5%

Source: ARC

Forsyth employment...

- Had approximately **18.1 percent** of the total 10-county external region employment in 2008.
- Had the **largest percent increase** in the "external" 10-counties between 2000 and 2008, up 73.6% and had the fourth highest percentage gain from 2006 to 2008, up 3.4%.
- Will nearly triple by 2030, adding over 98,000 jobs between 2000 and 2030. (See next page)



Employment Trends

ARC Employment Forecasts 2000 - 2030

	2000	2030	Total Change	% Change
Cherokee	35,750	121,699	85,949	240.4%
Clayton	135,900	168,726	32,826	24.2%
Cobb	313,800	448,821	135,021	43.0%
DeKalb	346,900	431,013	84,113	24.2%
Douglas	33,700	82,925	49,225	146.1%
Fayette	35,100	88,018	52,918	150.8%
Fulton	730,900	1,046,985	316,085	43.2%
Gwinnett	291,900	516,001	224,101	76.8%
Henry	32,900	122,843	89,943	273.4%
Rockdale	34,600	59,273	24,673	71.3%
City of Atlanta	437,195	534,073	96,878	22.2%
10-County Region	1,991,450	3,086,304	1,094,854	55.0%
Barrow	11,150	44,524	33,374	299.3%
Bartow	29,400	68,570	39,170	133.2%
Carroll	31,400	75,408	44,008	140.2%
Coweta	27,600	71,180	43,580	157.9%
Forsyth	35,450	133,953	98,503	277.9%
Hall	63,600	146,250	82,650	130.0%
Newton	17,500	49,942	32,442	185.4%
Paulding	12,500	63,832	51,332	410.7%
Spalding	21,800	43,649	21,849	100.2%
Walton	13,350	65,455	52,105	390.3%
Total 20-County Area	2,255,200	3,849,067	1,593,867	70.7%



Employment Trends

ARC 2008 Employment Estimates - Detail

	2006		2008		Highest Paying		Lowest Paying	
	Jobs in Top-5 Paying Sectors	Jobs in Bottom-5 Paying Sectors	Jobs in Top-5 Paying Sectors	Jobs in Bottom-5 Paying Sectors	Total Change	% Change	Total Change	% Change
Cherokee	6,661	23,950	6,786	22,289	125	1.88%	-1,661	-6.94%
Clayton	12,785	39,627	11,601	39,611	-1,184	-9.26%	-16	-0.04%
Cobb	83,738	129,909	84,448	131,260	710	0.85%	1,351	1.04%
DeKalb	69,744	109,986	66,191	118,364	-3,553	-5.09%	8,378	7.62%
Douglas	4,061	20,174	3,815	20,705	-246	-6.06%	531	2.63%
Fayette	6,049	17,467	6,255	16,449	206	3.41%	-1,018	-5.83%
Fulton	233,923	231,465	232,830	243,321	-1,093	-0.47%	11,856	5.12%
Gwinnett	86,493	133,091	88,222	131,676	1,729	2.00%	-1,415	-1.06%
Henry	5,309	21,930	6,229	25,674	920	17.33%	3,744	17.07%
Rockdale	4,486	14,185	4,175	13,615	-311	-6.93%	-570	-4.02%
"Core" Total	513,249	741,784	510,552	762,964	-2,697	-0.53%	21,180	2.86%
Barrow	2,891	6,315	1,978	6,950	-913	-31.58%	635	10.06%
Bartow	3,499	13,100	3,917	12,207	418	11.95%	-893	-6.82%
Carroll	3,838	13,631	4,385	14,366	547	14.25%	735	5.39%
Coweta	3,643	13,504	3,357	14,855	-286	-7.85%	1,351	10.00%
Forsyth	12,238	21,263	13,559	21,749	1,321	10.79%	486	2.29%
Hall	8,689	24,714	9,607	25,727	918	10.57%	1,013	4.10%
Newton	1,934	8,451	1,834	8,339	-100	-5.17%	-112	-1.33%
Paulding	2,074	10,624	1,618	10,994	-456	-21.99%	370	3.48%
Spalding	2,103	9,557	2,080	9,055	-23	-1.09%	-502	-5.25%
Walton	2,266	8,298	1,882	7,634	-384	-16.95%	-664	-8.00%
"External" Total	43,175	129,457	44,217	131,876	1,042	2.41%	2,419	1.87%
20-Co. Total	556,424	871,241	554,769	894,840	-1,655	-0.30%	23,599	2.71%

Source: ARC

Forsyth employment...

- As a percentage of total jobs, **Forsyth has the highest percentage of jobs coming from the five-highest paying sectors in the 10-county area.**
- Has 35.3% of its jobs coming from the five lowest-paying sectors, which is slightly lower than the "external" 10-counties' share.
- Experienced an **10.8% growth rate** between 2006 and 2008 in high-paying jobs. This was the fourth-highest percent growth in the 20-county area.

The five highest-paying job sectors in metro Atlanta, according to the Census Bureau's Quarterly Workforce Indicators programs, are (based on 2nd quarter, 2006): 1. Information (\$5,790 monthly), 2. Finance (\$5,627 monthly), 3. Professional, Technical and Business Services (\$5,559), 4. Wholesale Trade (\$5,450) and 5. Management of Companies (\$5,232). The five lowest-paying job sectors in metro Atlanta, according to the Census Bureau's Quarterly Workforce Indicators programs, are (based on 2nd quarter, 2006): 1. Accommodation and Food Services (\$1,499 monthly), 2. Arts, Entertainment and Recreation (\$2,369 monthly), 3. Retail Trade (\$2,440), 4. Administrative Support/Waste Mgmt. (\$2,879) and 5. Educational Services (\$3,151).



Transportation Trends

Employed Forsyth Residents

County Where Employed	Number	Percent
Forsyth	21,039	41.1
Fulton	15,251	29.8
Gwinnett	5,663	11.1
DeKalb	3,067	6
Cobb	1,790	3.5
Hall	1,263	2.5
Dawson	741	1.4
Cherokee	457	0.9
Other	1,953	3.8
Total Residents:	51,224	100

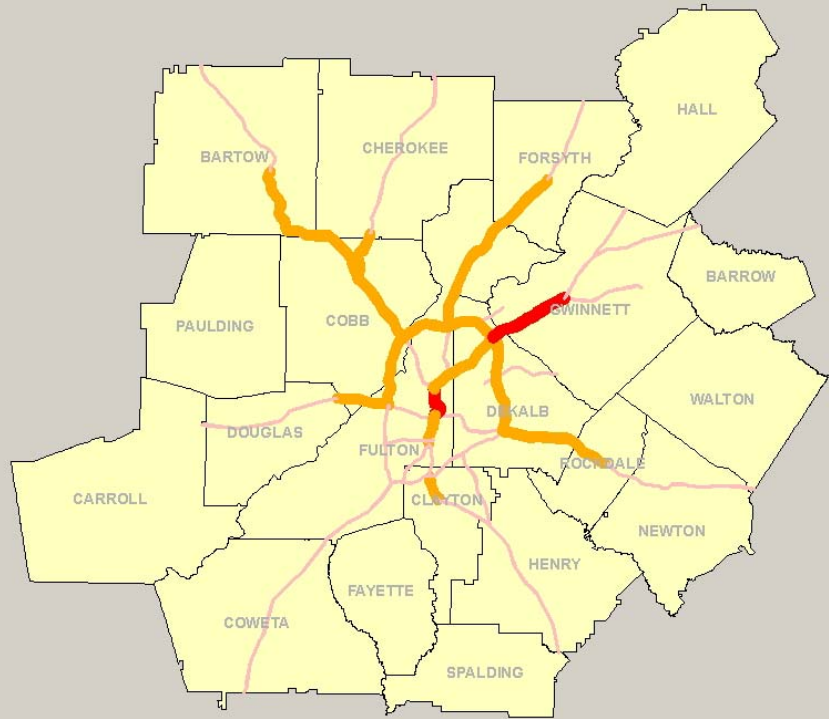
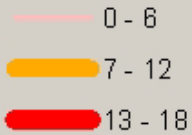
Persons Working in Forsyth County

County of Residence	Number	Percent
Forsyth	21,039	49.5
Fulton	5,626	13.2
Gwinnett	3,977	9.4
Cherokee	1,961	4.6
DeKalb	1,629	3.8
Dawson	1,628	3.8
Hall	1,577	3.7
Cobb	1,529	3.6
Other	3,543	8.3
Total Residents:	42,509	100

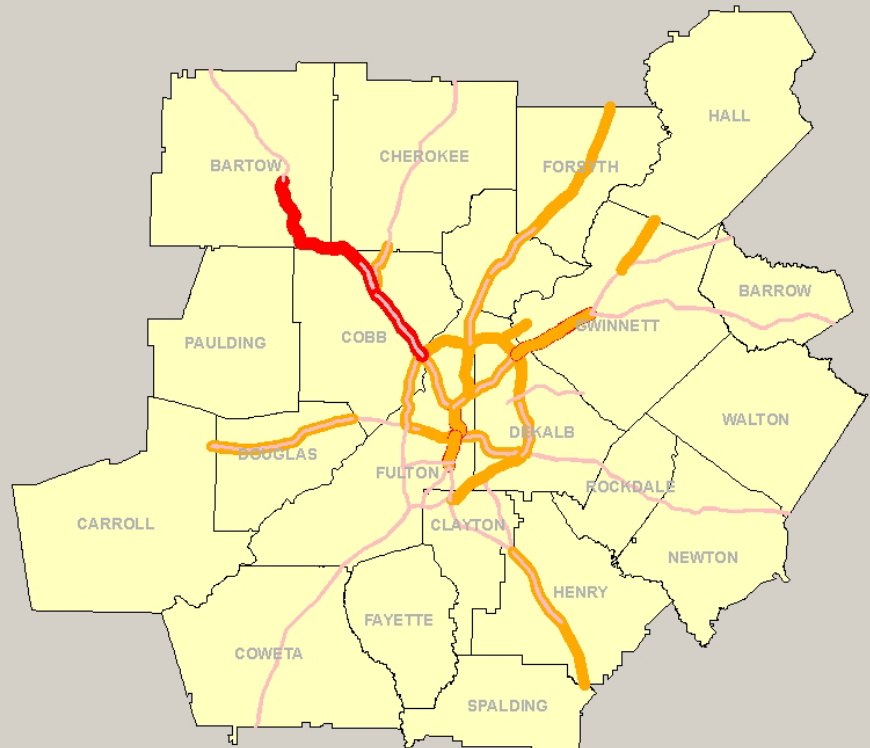
Source: 2000 Census

Congested Interstates - 2005

2030_Interstates Congestion Score

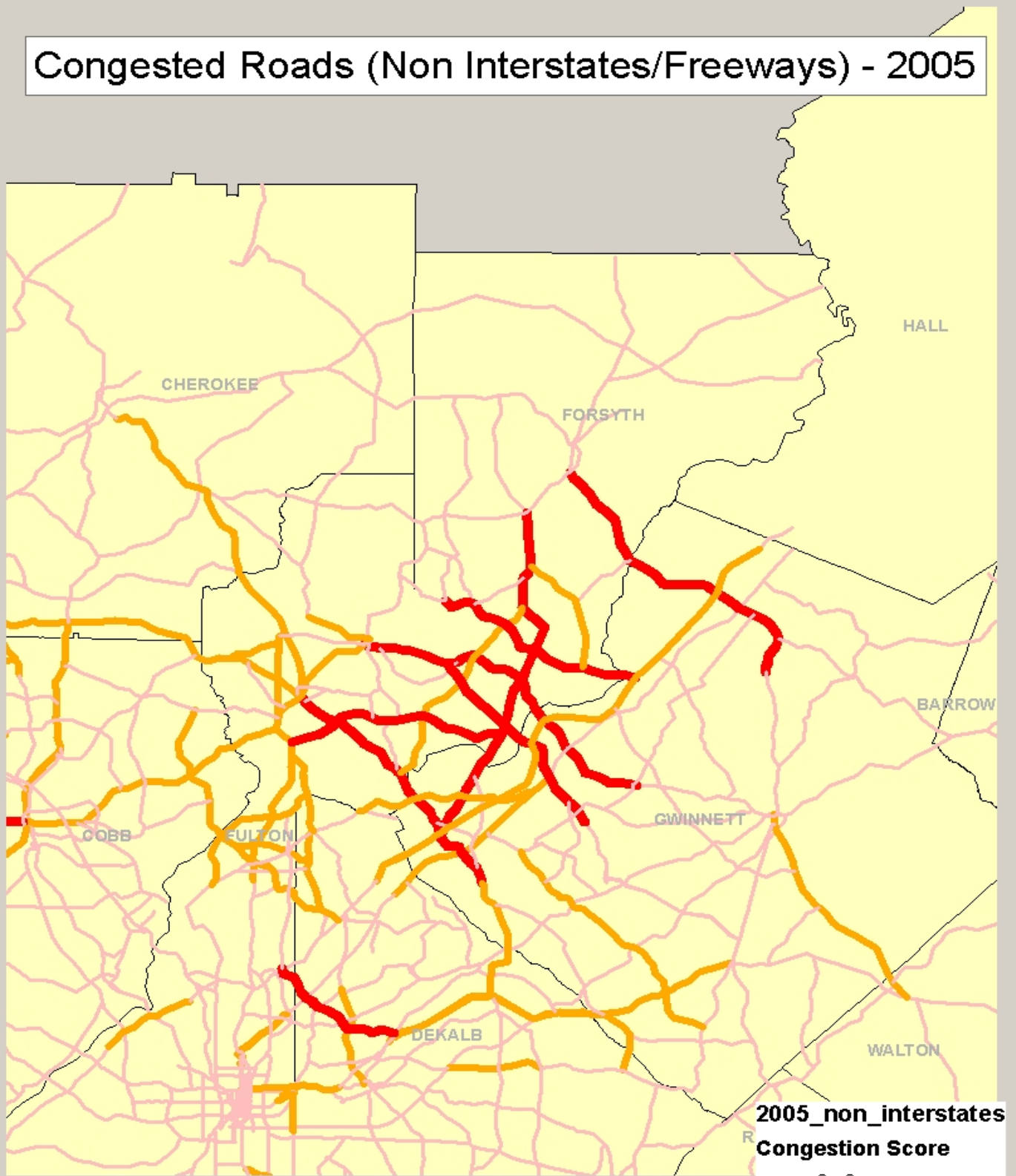


Congested Interstates - 2030



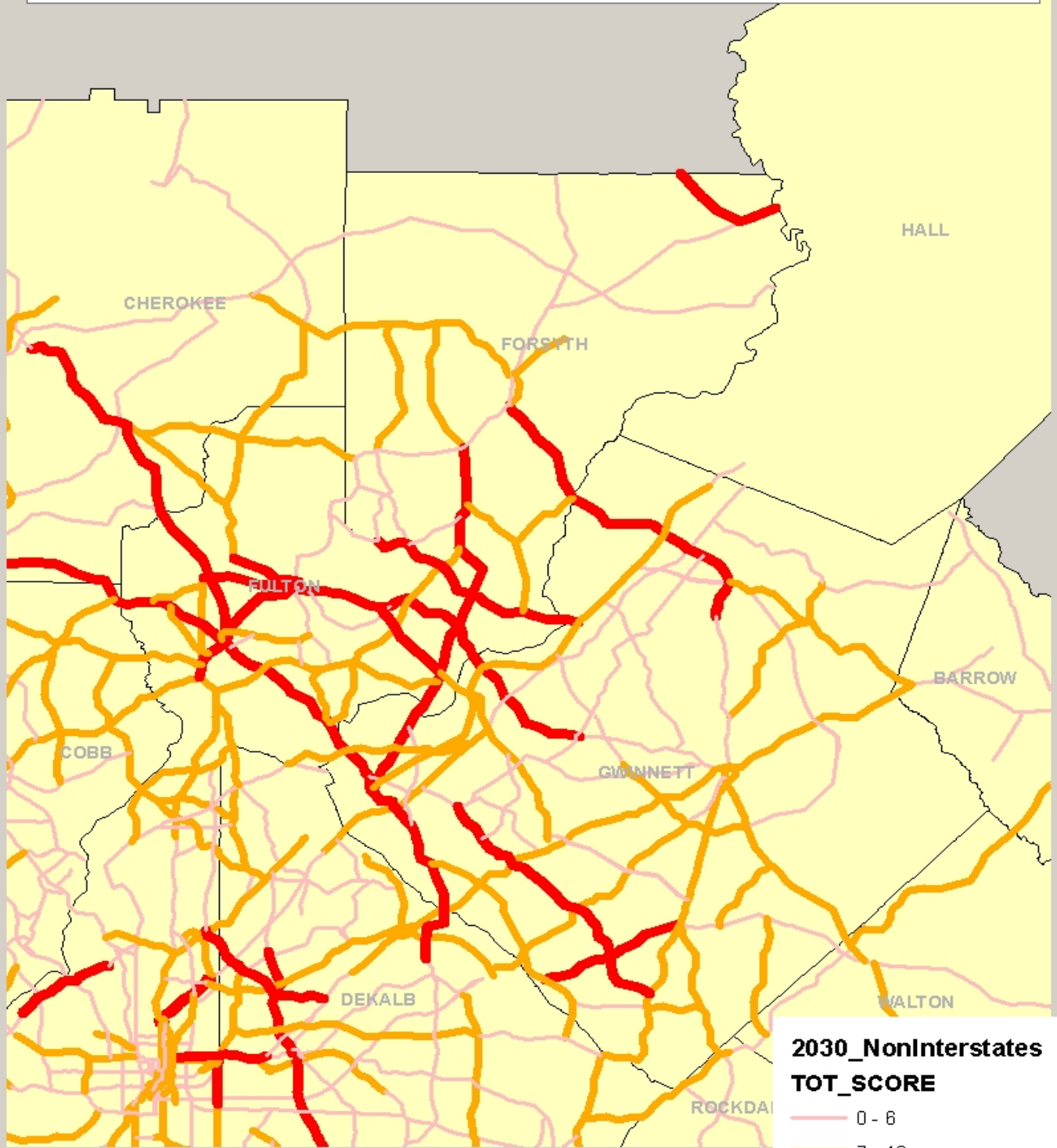
A maximum score of 18 indicates the most severe congestion, while lower scores indicate less congestion
Assumes that 2030 Mobility plan has been built

Congested Roads (Non Interstates/Freeways) - 2005



A maximum score of 18 indicates the most severe congestion, while lower scores indicate less congestion

Congested Roads (Non Interstates/Freeways) - 2030



A maximum score of 18 indicates the most severe congestion, while lower scores indicate less congestion
Assumes Mobility 2030 is built

**2030_NonInterstates
TOT_SCORE**

- 0 - 6
- 7 - 12
- 13 - 18