



*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<br>2000-2008 | % Change<br>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

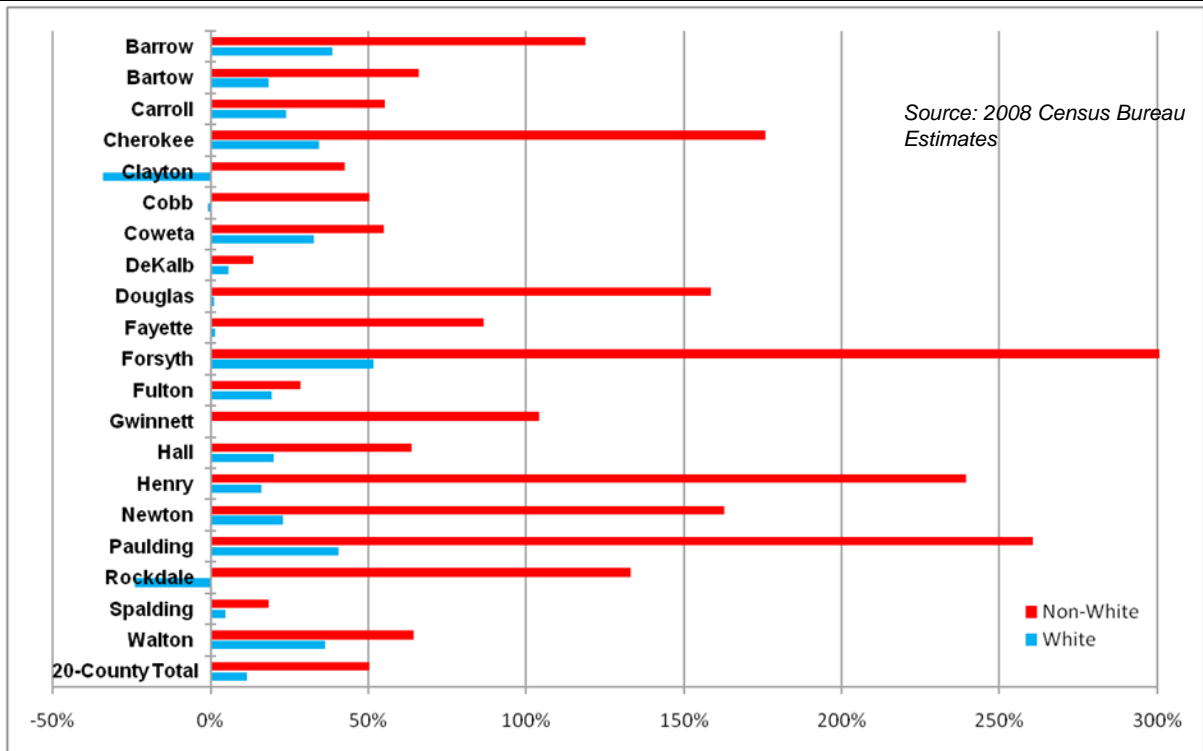
### Walton County's population...

- Is approximately **7.2%** of the "external" 10-county Atlanta region population in 2008, but has captured **6% of the ex-urban growth** since 2000.
- Has increased by **28.4%** since 2000, the **sixth highest growth rate** in the 10-county external region, and is the **ninth highest growth rate** in the 20-county area.
- Is the **fourth least diverse county in the 20-county area**, with non-whites making up a **little less than 21%** of the total population. Forsyth is the least diverse with 18% of its population being non-white. Across the 20-county area, non-whites make about 47% percent of the population (Source: U.S. Census). It is **slowly diversifying, however**. While the **White population increased by 36.3%** since 2000, the **non-white population increased by 64.5 percent**. (Source: U.S. Census)
- At **.37 persons per acres**, is the third least dense county in the 20-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%        |
| <b>Walton</b>          | <b>49,779</b>    | <b>67,872</b>    | <b>18,093</b>  | <b>36.3%</b> | <b>10,908</b>        | <b>17,941</b>    | <b>7,033</b>   | <b>64.5%</b> |
| <b>20-County Total</b> | <b>2,549,305</b> | <b>2,845,757</b> | <b>296,452</b> | <b>11.6%</b> | <b>1,679,235</b>     | <b>2,526,031</b> | <b>846,796</b> | <b>50.4%</b> |





## 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%  |



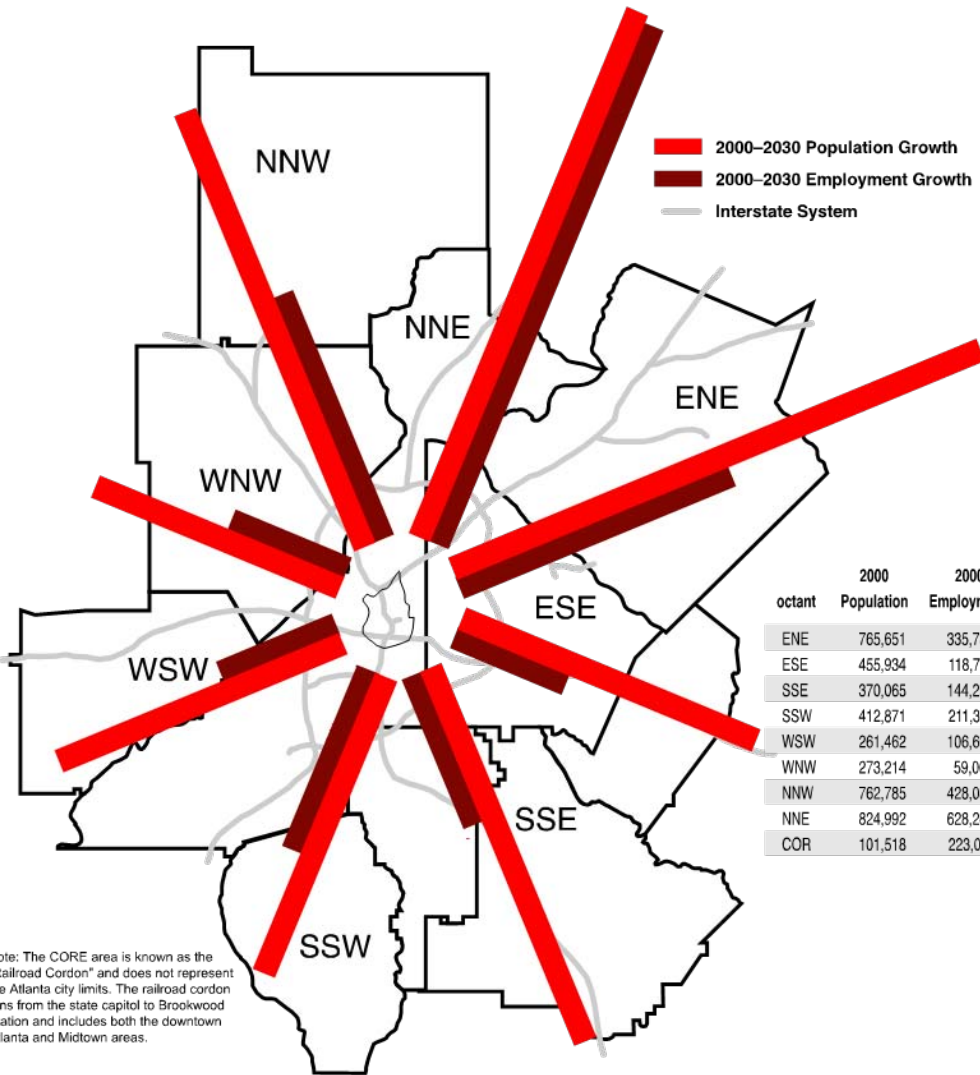
## General Demographics and Forecasts

**2006 Population (ARC Estimate):** 76,100  
**2030 Forecast (ARC Forecast):** 113,426  
**Expected growth =** 37,326

|                               | Population       |                  |                  |                |
|-------------------------------|------------------|------------------|------------------|----------------|
|                               | 2000             | 2030             | Total Change     | Percent Change |
| <b>"Core" 10-Counties</b>     |                  |                  |                  |                |
| 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%          |
| <b>10-County Region</b>       | <b>3,429,379</b> | <b>5,261,534</b> | <b>1,832,155</b> | <b>53.4%</b>   |
| <b>"External" 10-Counties</b> |                  |                  |                  |                |
| 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%          |
| <b>Walton</b>                 | <b>60,687</b>    | <b>113,426</b>   | <b>52,739</b>    | <b>86.9%</b>   |
| <b>Total 20-County Area</b>   | <b>4,228,492</b> | <b>6,972,200</b> | <b>2,743,708</b> | <b>64.9%</b>   |



## 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.

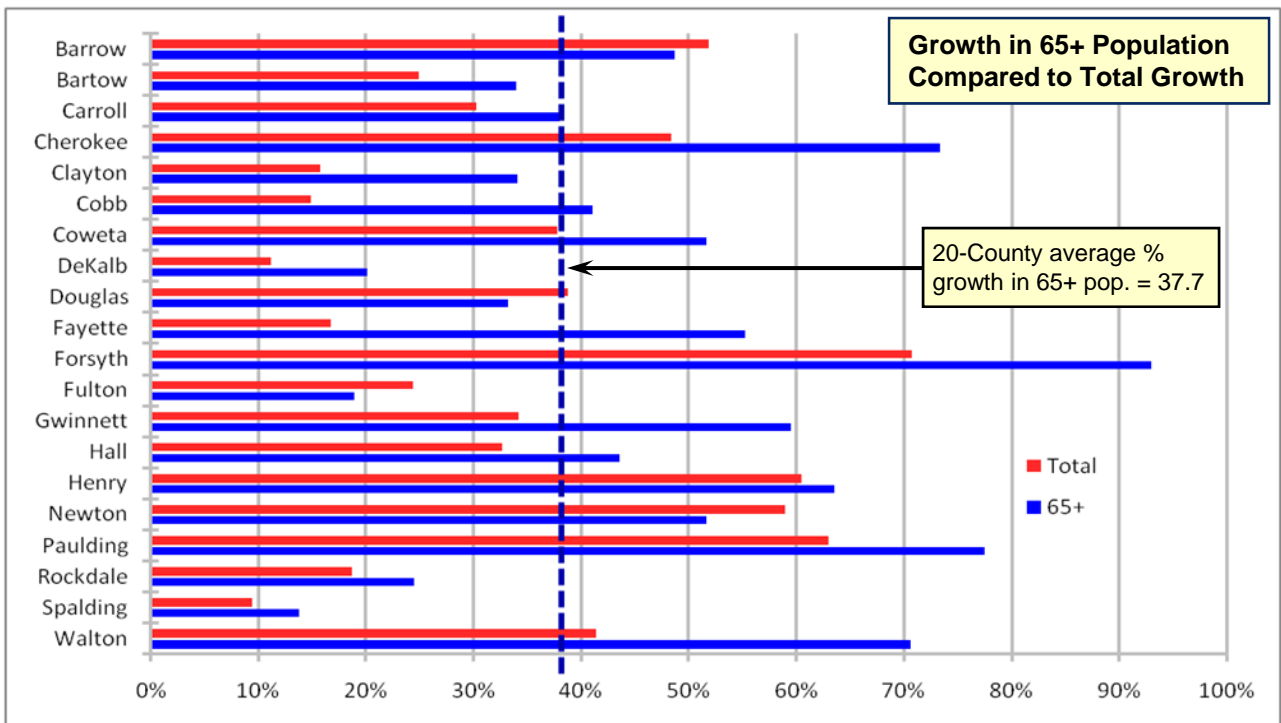
### The direction of growth in the region is changing...

- 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%        |
| <b>"Core 10"</b>     | <b>249,467</b> | <b>334,808</b> | <b>85,341</b>  | <b>34.2%</b> |
| 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%        |
| <b>Walton</b>        | <b>5,840</b>   | <b>9,966</b>   | <b>4,126</b>   | <b>70.7%</b> |
| <b>"External" 10</b> | <b>71,269</b>  | <b>107,067</b> | <b>35,798</b>  | <b>50.2%</b> |
| <b>20-Co. Total</b>  | <b>320,736</b> | <b>441,875</b> | <b>121,139</b> | <b>37.8%</b> |





## Housing Trends

### Housing Units – 2000-2008

|                       | Total Housing Units |                  |                         | Single-Family (SF) Units |                  |                         | Multi-Family (MF) Units |                |                         |
|-----------------------|---------------------|------------------|-------------------------|--------------------------|------------------|-------------------------|-------------------------|----------------|-------------------------|
|                       | 2000                | 2008             | Net Change<br>2000-2008 | 2000                     | 2008             | Net Change<br>2000-2008 | 2000                    | 2008           | Net Change<br>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                   |
| <b>"Core" 10</b>      | <b>1,331,264</b>    | <b>1,678,398</b> | <b>347,134</b>          | <b>917,516</b>           | <b>1,144,925</b> | <b>227,409</b>          | <b>384,740</b>          | <b>506,189</b> | <b>121,449</b>          |
| <b>% of 20-county</b> | <b>81.7%</b>        | <b>80.2%</b>     | <b>75.0%</b>            | <b>79.3%</b>             | <b>76.6%</b>     | <b>67.4%</b>            | <b>94.8%</b>            | <b>95.3%</b>   | <b>96.9%</b>            |
| 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                      |
| <b>"External" 10</b>  | <b>298,663</b>      | <b>414,310</b>   | <b>115,647</b>          | <b>239,364</b>           | <b>349,351</b>   | <b>109,987</b>          | <b>21,055</b>           | <b>24,933</b>  | <b>3,878</b>            |
| <b>% of 20-county</b> | <b>18.3%</b>        | <b>19.8%</b>     | <b>25.0%</b>            | <b>20.7%</b>             | <b>23.4%</b>     | <b>32.6%</b>            | <b>5.2%</b>             | <b>4.7%</b>    | <b>3.1%</b>             |

Source: ARC

#### Walton County's housing...

- Growth rate of **30%** since 2000 is lower than the "external" 10-counties' rate of growth.
- Growth rate is **sixth highest in the 10-county region**.
- Is **overwhelmingly single-family at 87.1%**, and multi-family is 3.6% of all housing units.
- **Average sales price of new homes are** higher than the average 20-county average price but for existing homes it is lower (*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         |
| <b>"Core" Total</b>     | <b>32,907</b> | <b>15,731</b> | <b>48,638</b> | <b>41,639</b> | <b>10,917</b> | <b>52,556</b> | <b>35,053</b> | <b>13,244</b> | <b>48,297</b> | <b>21,071</b> | <b>21,281</b> | <b>42,352</b> | <b>7,431</b>  | <b>7,021</b> | <b>14,452</b> |
| 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           |
| <b>"External" Total</b> | <b>15,065</b> | <b>2,224</b>  | <b>17,289</b> | <b>19,872</b> | <b>396</b>    | <b>20,268</b> | <b>17,622</b> | <b>1,015</b>  | <b>18,637</b> | <b>11,205</b> | <b>476</b>    | <b>11,681</b> | <b>4,369</b>  | <b>556</b>   | <b>4,925</b>  |
| <b>20-Co Total</b>      | <b>47,972</b> | <b>17,955</b> | <b>65,927</b> | <b>61,511</b> | <b>11,313</b> | <b>72,824</b> | <b>52,675</b> | <b>14,259</b> | <b>66,934</b> | <b>32,276</b> | <b>21,757</b> | <b>54,033</b> | <b>11,800</b> | <b>7,577</b> | <b>19,377</b> |

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

#### Current trends include...

- **Walton's 2007 permit activity is down 77% from 2007.**
- **1.6 percent of the units** permitted in 2008 in Walton 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       |
| <b>Walton County</b> | <b>9 MGD</b> |

### 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        |
| <b>Walton County</b> | <b>19 MGD</b> |

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

| County Name   | FY 2003 Residential Installations <sup>1</sup> | SF Building Permits <sup>2</sup> | 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 <sup>3</sup>                               | 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%               |
| <b>Walton</b> | <b>730</b>                                     | <b>1,238</b>                     | <b>59.0%</b>        | <b>1,110</b>                      | <b>1,417</b>        | <b>78.3%</b>        | <b>1,117</b>                      | <b>1,527</b>        | <b>73.1%</b>        |
| <b>Total</b>  | <b>13,519</b>                                  | <b>44,701</b>                    | <b>30.2%</b>        | <b>12,752</b>                     | <b>51,296</b>       | <b>24.9%</b>        | <b>12,095</b>                     | <b>51,043</b>       | <b>23.7%</b>        |

<sup>1</sup> 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).

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

<sup>3</sup> 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           |
| <b>Total</b> | <b>1,338,727</b>           | <b>1,282,937</b> | <b>1,208,991</b> | <b>2,158,810</b> | <b>2,114,470</b> | <b>2,088,709</b> | <b>36,973</b>         | <b>22,170</b> | <b>25,761</b> |

\* 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%        |
| <b>"Core" 10<br/>County Total</b>     | <b>1,991,450</b> | <b>2,003,503</b> | <b>2,015,093</b> | <b>23,643</b>  | <b>1.2%</b>  | <b>12,053</b> | <b>0.6%</b>  | <b>11,590</b>  | <b>0.6%</b>  |
| 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%         |
| <b>Walton</b>                         | <b>13,350</b>    | <b>20,346</b>    | <b>18,604</b>    | <b>5,254</b>   | <b>39.4%</b> | <b>6,996</b>  | <b>52.4%</b> | <b>(1,742)</b> | <b>-8.6%</b> |
| Barrow                                | 11,150           | 16,117           | 15,508           | 4,358          | 39.1%        | 4,967         | 44.5%        | (609)          | -3.8%        |
| <b>"External" 10<br/>County Total</b> | <b>263,750</b>   | <b>340,100</b>   | <b>340,734</b>   | <b>76,984</b>  | <b>29.2%</b> | <b>76,350</b> | <b>28.9%</b> | <b>634</b>     | <b>0.2%</b>  |
| <b>20-County Total</b>                | <b>2,255,200</b> | <b>2,343,603</b> | <b>2,355,827</b> | <b>100,627</b> | <b>4.5%</b>  | <b>88,403</b> | <b>3.9%</b>  | <b>12,224</b>  | <b>0.5%</b>  |

Source: ARC

#### Walton employment...

- Had approximately **5.5 percent** of the total 10-county external region employment in 2008.
- Had the **third largest percent increase** in the "external" 10-counties between 2000 and 2008, up 39.4% and had the highest percentage loss from 2006 to 2008, down 8.6%.
- Will increase by over 390% by 2030, adding nearly 52,000 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%        |
| <b>10-County Region</b>     | <b>1,991,450</b> | <b>3,086,304</b> | <b>1,094,854</b> | <b>55.0%</b> |
| 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%       |
| <b>Total 20-County Area</b> | <b>2,255,200</b> | <b>3,849,067</b> | <b>1,593,867</b> | <b>70.7%</b> |



## Employment Trends

### ARC 2008 Employment Estimates - Detail

|                         | 2006                            |                                    | 2008                            |                                    | Highest Paying  |               | Lowest Paying   |              |
|-------------------------|---------------------------------|------------------------------------|---------------------------------|------------------------------------|-----------------|---------------|-----------------|--------------|
|                         | Jobs in Top-5<br>Paying Sectors | Jobs in Bottom-5<br>Paying Sectors | Jobs in Top-5<br>Paying Sectors | Jobs in Bottom-5<br>Paying Sectors | Total<br>Change | %<br>Change   | Total<br>Change | %<br>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%       |
| <b>"Core" Total</b>     | <b>513,249</b>                  | <b>741,784</b>                     | <b>510,552</b>                  | <b>762,964</b>                     | <b>-2,697</b>   | <b>-0.53%</b> | <b>21,180</b>   | <b>2.86%</b> |
| 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%       |
| <b>"External" Total</b> | <b>43,175</b>                   | <b>129,457</b>                     | <b>44,217</b>                   | <b>131,876</b>                     | <b>1,042</b>    | <b>2.41%</b>  | <b>2,419</b>    | <b>1.87%</b> |
| <b>20-Co. Total</b>     | <b>556,424</b>                  | <b>871,241</b>                     | <b>554,769</b>                  | <b>894,840</b>                     | <b>-1,655</b>   | <b>-0.30%</b> | <b>23,599</b>   | <b>2.71%</b> |

Source: ARC

#### Walton employment...

- As a percentage of total jobs, **Walton has the seventh-lowest percentage of jobs coming from the five-highest paying sectors in the 20-county area.**
- Has 41% of its jobs coming from the five lowest-paying sectors, which is higher than the "external" 10-counties' share.
- Experienced a **17% loss rate** between 2006 and 2008 in high-paying jobs. This was the third-highest percent loss 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 Residents of Walton

| County Where Employed   | Number        | Percent    |
|-------------------------|---------------|------------|
| Walton Co. GA           | 11,204        | 39.0       |
| Gwinnett Co. GA         | 7,037         | 24.2       |
| DeKalb Co. GA           | 2,978         | 10.3       |
| Fulton Co. GA           | 1,666         | 5.7        |
| Rockdale Co. GA         | 1,645         | 5.7        |
| Newton Co. GA           | 1,089         | 3.8        |
| Barrow Co. GA           | 554           | 1.9        |
| Cobb Co. GA             | 283           | 1.0        |
| Other                   | 2,567         | 8.8        |
| <b>Total Residents:</b> | <b>29,031</b> | <b>100</b> |

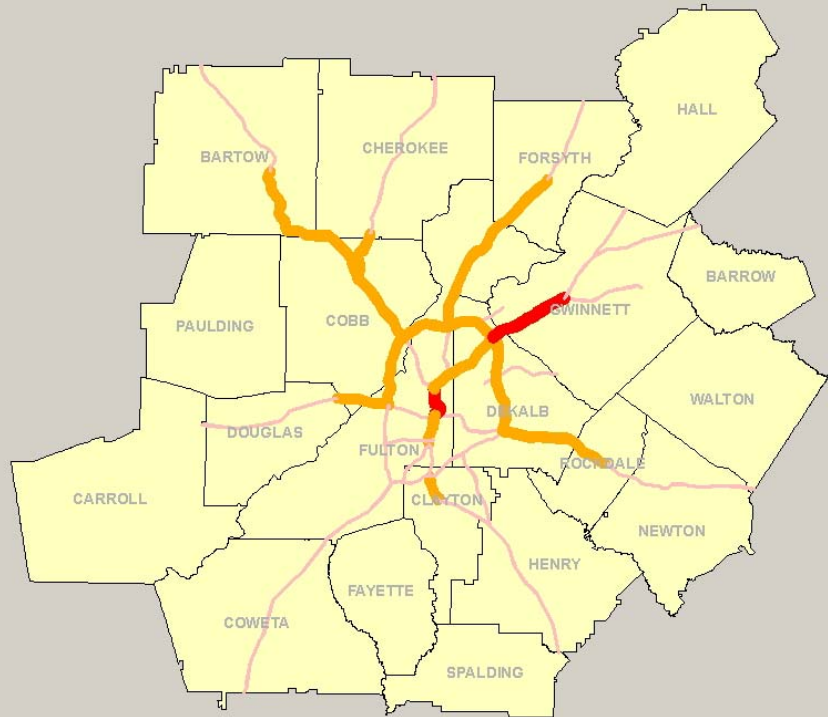
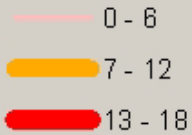
### Persons Working In Walton

| County of Residence     | Number        | Percent    |
|-------------------------|---------------|------------|
| Walton Co. GA           | 11,204        | 78.0       |
| Gwinnett Co. GA         | 1,207         | 8.4        |
| Newton Co. GA           | 755           | 5.2        |
| Barrow Co. GA           | 443           | 3.1        |
| DeKalb Co. GA           | 249           | 1.7        |
| Rockdale Co. GA         | 246           | 1.7        |
| Other                   | 304           | 2.1        |
| <b>Total Residents:</b> | <b>14,408</b> | <b>100</b> |

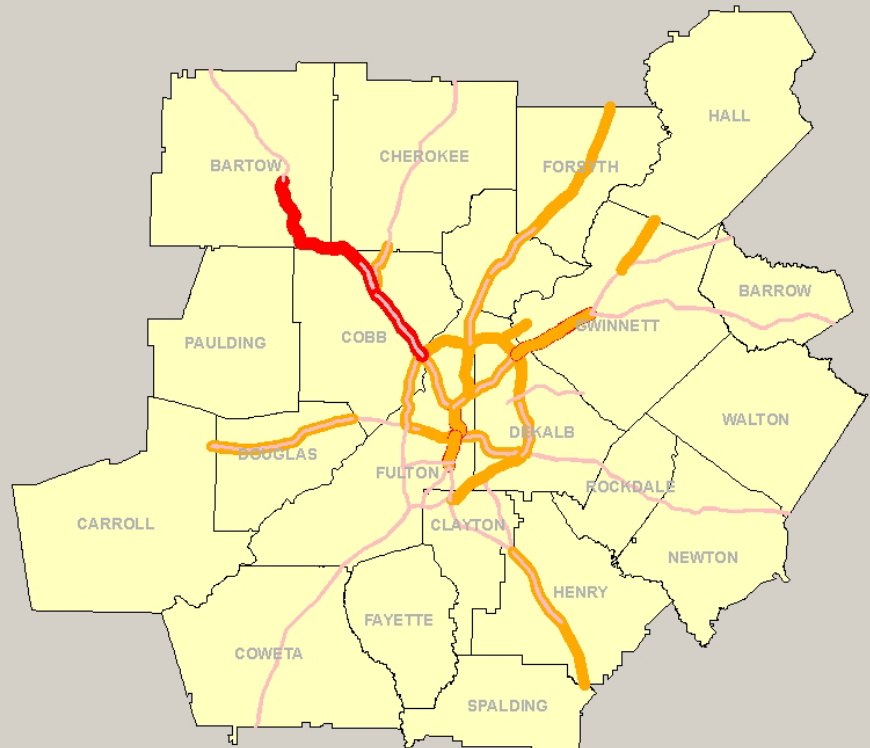
# Walton

## Congested Interstates - 2005

### 2030\_Interstates Congestion Score

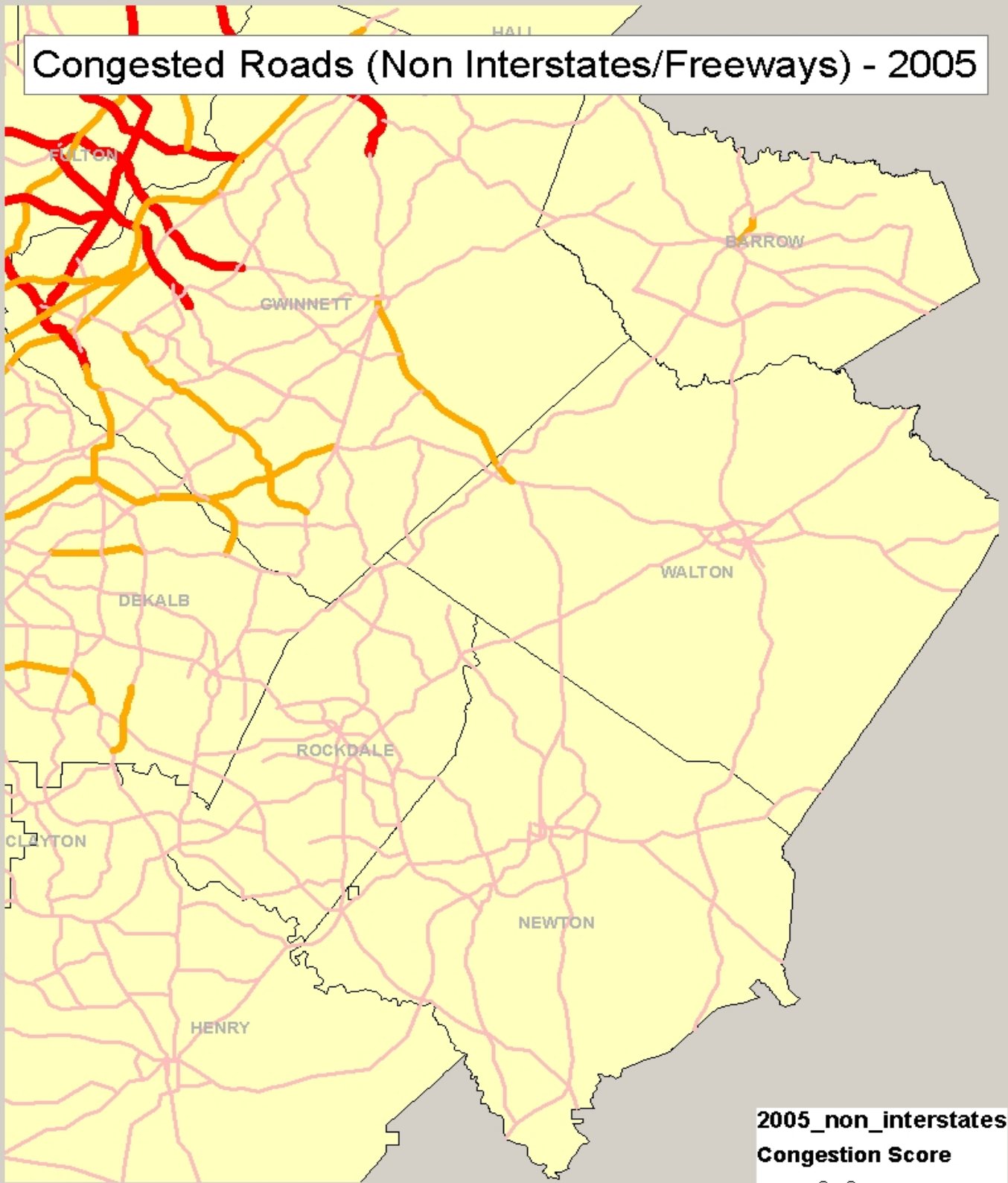


## Congested Interstates - 2030



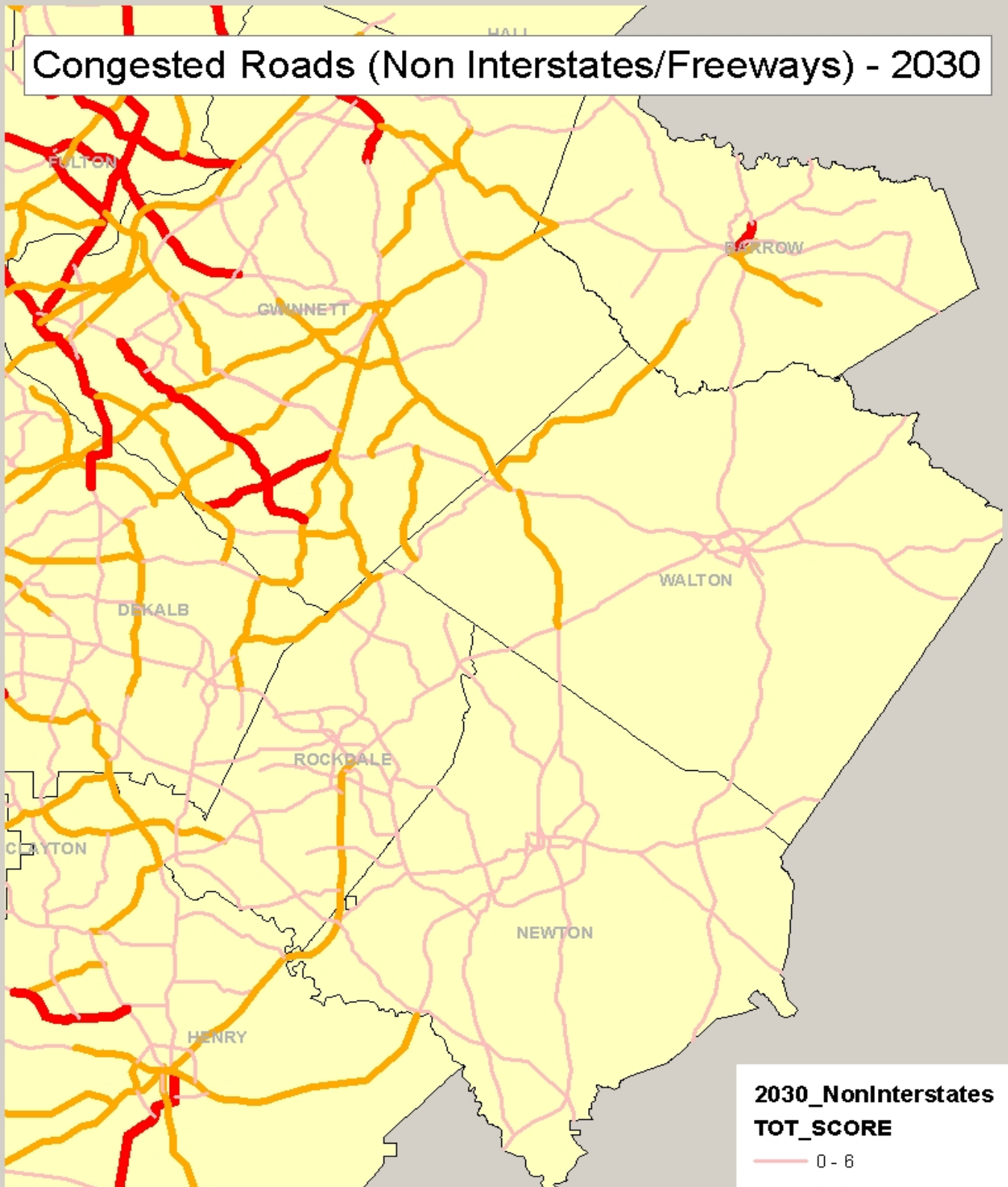
A maximum score of 18 indicates the most severe congestion, while lower scores indicate less congestion. Assumes that 2030 Mobility plan has been built.




## 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



| 2030_NonInterstates<br>TOT_SCORE  |         |
|---|---------|
|  | 0 - 6   |
|  | 7 - 12  |
|  | 13 - 18 |

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