



The Atlanta Region: *The Past, Present, and Future* Demographics and Economics

Mike Alexander, AICP
Research Division Chief
Atlanta Regional Commission
malexander@atlantaregional.com



The Metropolitan Atlanta region has grown into a complex combination of counties, municipalities and jurisdictional boundaries. This map series reflects the various planning areas of the Atlanta Regional Commission (ARC) and seeks to promote a greater understanding of our rapidly expanding region. Please refer to the user notes accompanying each map for explanation of map content and clarification of acronyms and definitions.

The Atlanta Region

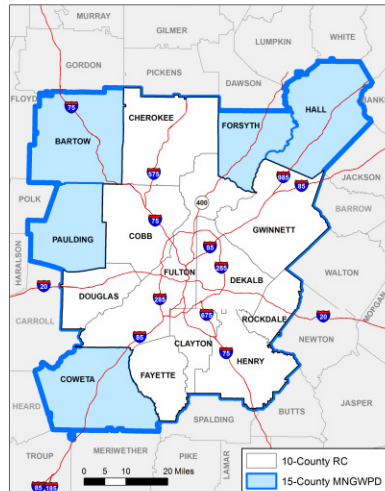
Atlanta Regional Commission
40 Courtland St. NE
Atlanta, Georgia 30303
404-463-3100
www.atlantaregional.com

State of Georgia Regional Commissions

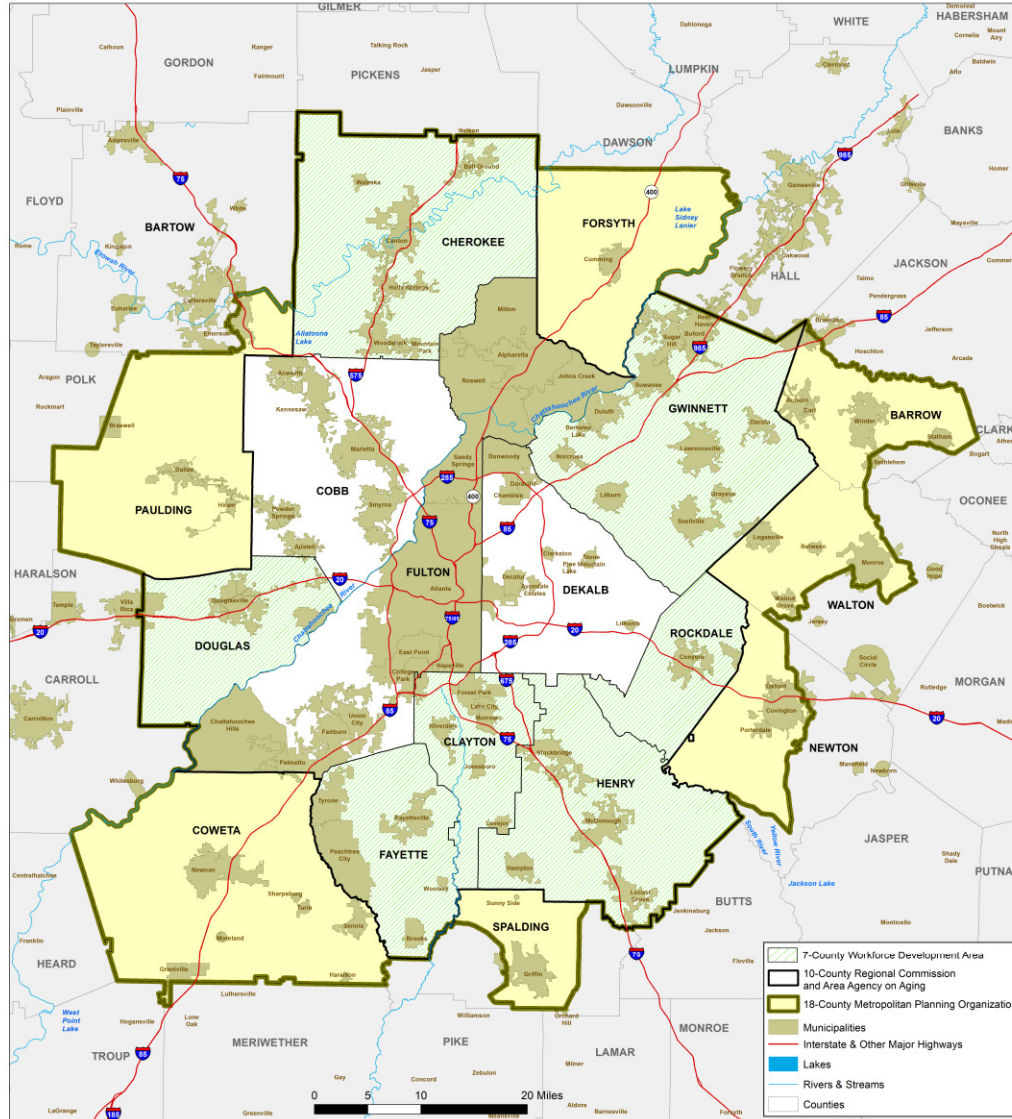


The Atlanta Regional Commission is one of 12 Regional Commissions (RCs), as currently established by the Board of the Department of Community Affairs according to COGA 50-8-30, in order to develop, promote and assist in establishing coordinated and comprehensive planning to assist local governments, and promote the essential public interests of the state and its citizens. RCs are multi-county planning and development agencies serving municipal and county governments, providing professional technical assistance to state and federal agencies as well as to local governments in advancing quality growth and development. Georgia's RCs are involved in such activities as comprehensive planning, land use development, historic preservation, aging services, revolving loan funds, business retention and development, affordable housing, global economics, tourism, defense conversion, workforce development, coordinated transportation, telecommunications and technology, geographic information systems and disaster mitigation planning.

Metropolitan North Georgia Water Planning District



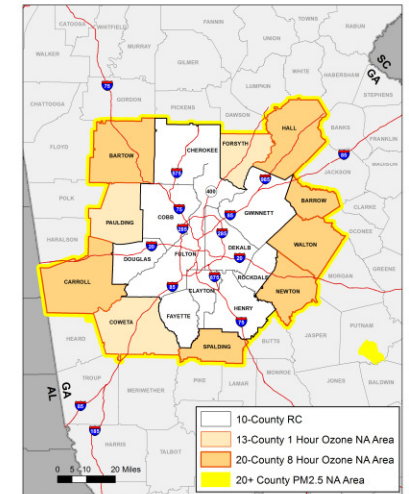
This map represents the boundary of the Metropolitan North Georgia Water Planning District, which provides water resource plans, policies and coordination for metropolitan Atlanta. The District has developed regional plans for stormwater management, wastewater treatment and water supply and water conservation. The 15-county Water Planning District includes the ten counties in the ARC plus five additional counties (Bartow, Coweta, Forsyth, Hall, & Paulding). For more information please consult www.northgeorgiawater.org.



This map represents ARC's Workforce Development Area (WFD), Regional Commission (RC), Area Agency on Aging (AAA) and Metropolitan Planning Organization (MPO) boundaries which are defined as follows:

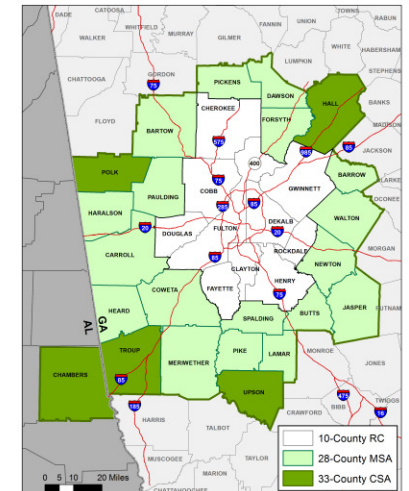
- The Workforce Development Area (WFD) is a seven-county area created by agreement of county chief-elected officials, administered by the Atlanta Regional Commission and funded for training and employment activities under the Federal Workforce Investment Act (WIA). For more information on ARC's Workforce Development programs and services please consult www.atlantaregional.com/workforce/workforce.html.
- The Regional Commission (RC) is a 10-county area designated by State law to be the area-wide planning agency for all federal and state programs which require or encourage area wide planning. Programs and services provided by ARC to the region include comprehensive planning (transportation, environmental and land use planning), research and information processing, review of local development, community services (workforce development, social services to the elderly, services to local governments), leadership development and community outreach. For more information on ARC's programs and services please consult www.atlantaregional.com.
- The Area Agency on Aging (AAA) is a 10-county area funded by the Department of Human Resources and designated by the Older Americans Act to plan for the needs of the rapidly expanding group of older citizens in the Atlanta region. It is part of a statewide network of 12 AAAs and a national network of more than 670 AAAs. For more information on aging services please consult www.ageconnection.com.
- The Metropolitan Planning Organization (MPO) is an 18-county area federally-designated for regional transportation planning to meet air quality standards and for programming projects to implement the adopted Regional Transportation Plan (RTP). The MPO planning area boundary includes the 10-county RDC and eight additional counties (Coweta, Forsyth, Paulding and parts of Barrow, Bartow, Newton, Spalding and Walton). This boundary takes into consideration both the current urbanized area as well as areas forecast to become urbanized through the year 2030.

U.S. EPA Non-Attainment Areas



This map represents each of the air quality non-attainment area (NA) boundaries that affect the Atlanta metro area. The 13-county non-attainment area for the one-hour ozone standard, in place for the last 15 years, was revised in 2005. A revised, more stringent eight-hour ozone standard is now in place, resulting in an expansion of the Atlanta non-attainment area to include 20 counties. In addition, a new fine particulate matter standard (PM2.5) is now in place. The non-attainment area under this standard includes the 20-county, eight-hour ozone nonattainment area, plus a small portion of Heard and Putnam counties.

U.S. Census Bureau Statistical Areas



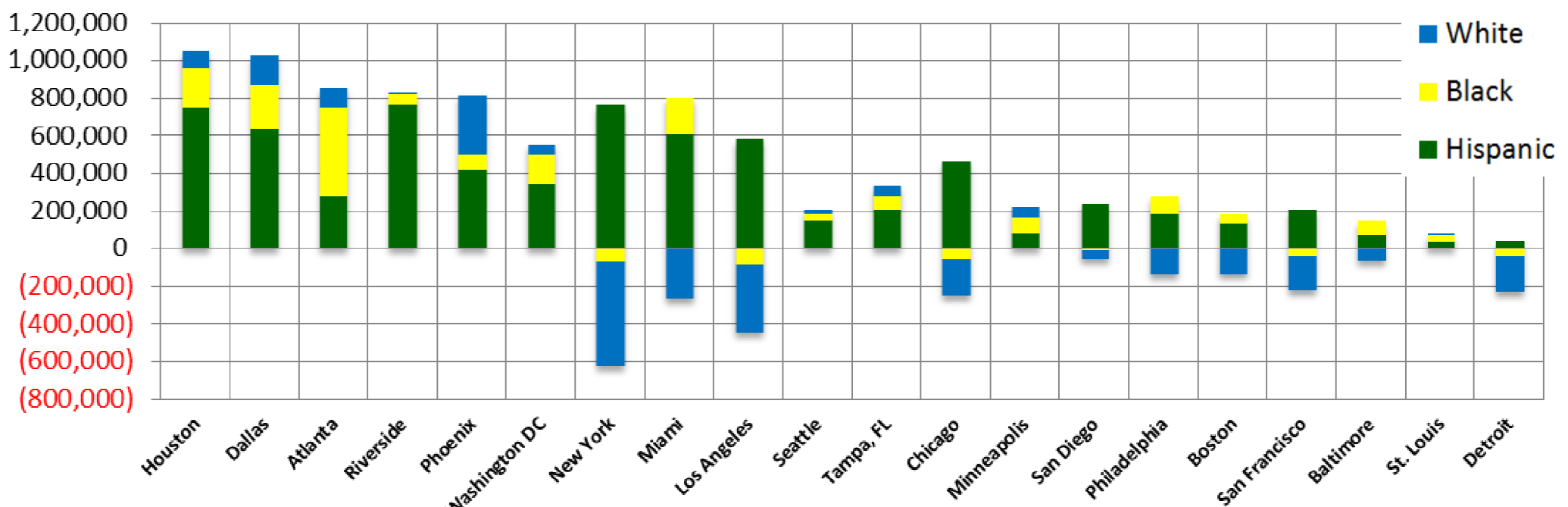
This map represents the expanded Atlanta Metropolitan Statistical Area (MSA) from its previous 20-county area to a 28-county Atlanta-Sandy Springs-Alanta MSA. The larger 33-county Atlanta-Sandy Springs-Gainesville, GA,AL, Combined Statistical Area (CSA) includes the 28 counties of the MSA, along with the Gainesville (GA) MSA and the microplanning statistical areas of Catoosa, LaGrange and Thomaston (GA) plus Valley (AL). The U.S. Office of Management and Budget (OMB) defines CSAs, MSAs and the smaller microplanning statistical areas nationwide according to published standards applied to U.S. Census Bureau data. These various statistical areas describe substantial core areas of population together with adjacent communities having a high degree of economic and social integration, often illustrated in high rates of commuting from the adjacent areas to job locations in the core. For more information, please consult <http://www.census.gov/population/www/estimates/metrostat.html>.



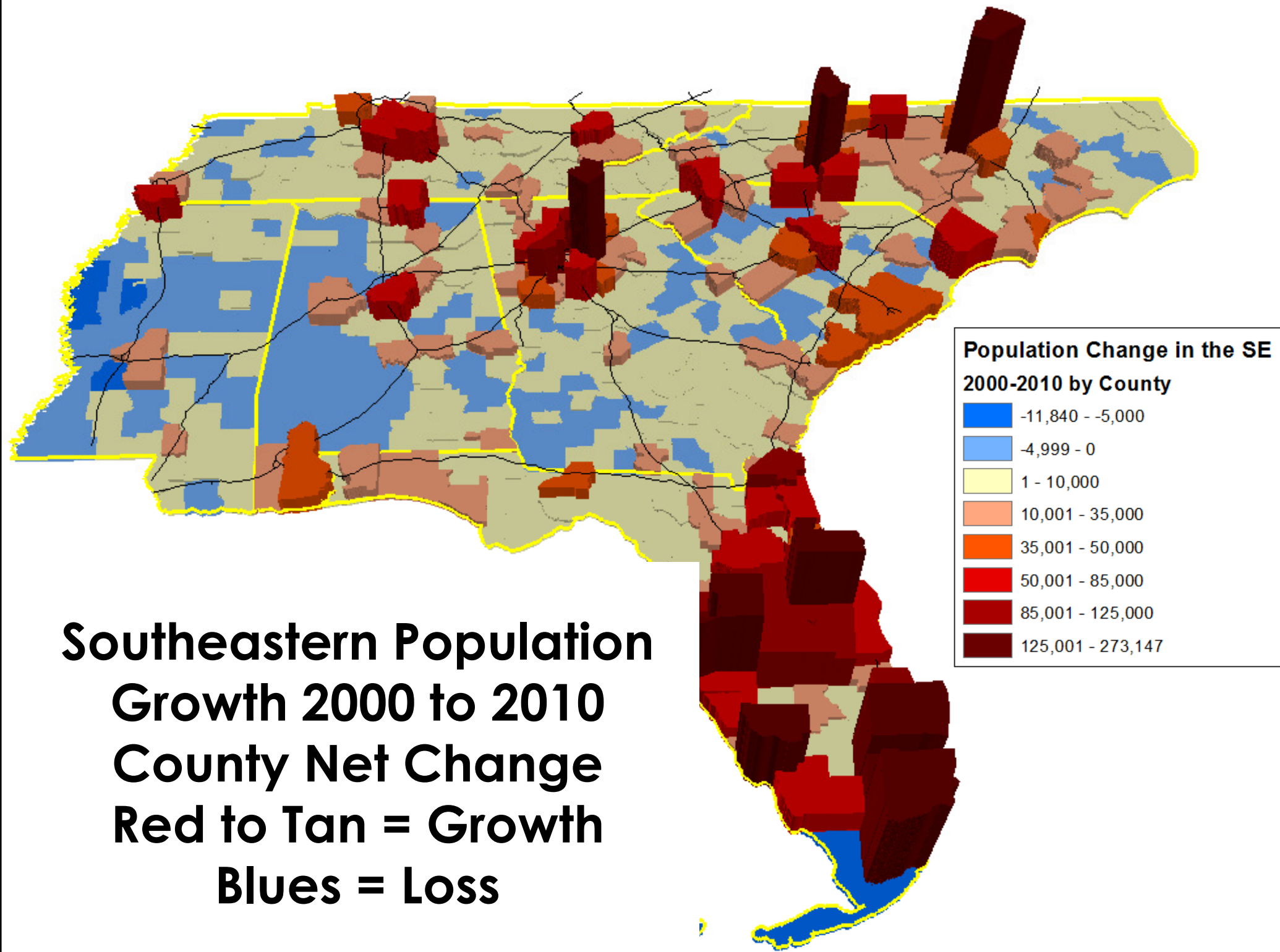
Metropolitan Growth 2000 to 2010



Metro	2000-2010 Population Change MSA				Metro	2000-2010 Population Change MSA			
	Total	Hispanic	Black	White		Total	Hispanic	Black	White
Houston	1,231,393	745,935	214,928	85,643	Tampa, FL	387,246	203,566	72,970	57,482
Dallas	1,210,229	634,449	233,890	158,283	Chicago	362,789	462,377	(58,255)	(193,010)
Atlanta	1,020,879	276,993	473,493	106,267	Minneapolis	311,027	77,162	83,464	63,623
Riverside	970,030	767,440	58,919	5,613	San Diego	281,480	240,383	(7,887)	(48,786)
Phoenix	941,011	418,706	80,318	320,370	Philadelphia	278,196	181,963	93,161	(140,551)
Washington	785,987	341,107	155,648	58,019	Boston	215,058	128,911	54,009	(136,692)
New York	574,107	760,983	(67,709)	(558,563)	San Francisco	211,651	205,545	(37,595)	(185,650)
Miami	557,071	608,865	191,658	(267,991)	Baltimore	157,495	72,425	74,124	(66,652)
Los Angeles	463,210	583,070	(85,025)	(361,772)	St. Louis	114,209	31,582	36,764	7,349
Seattle	395,931	147,023	36,061	27,015	Detroit	(156,307)	41,147	(37,603)	(194,535)

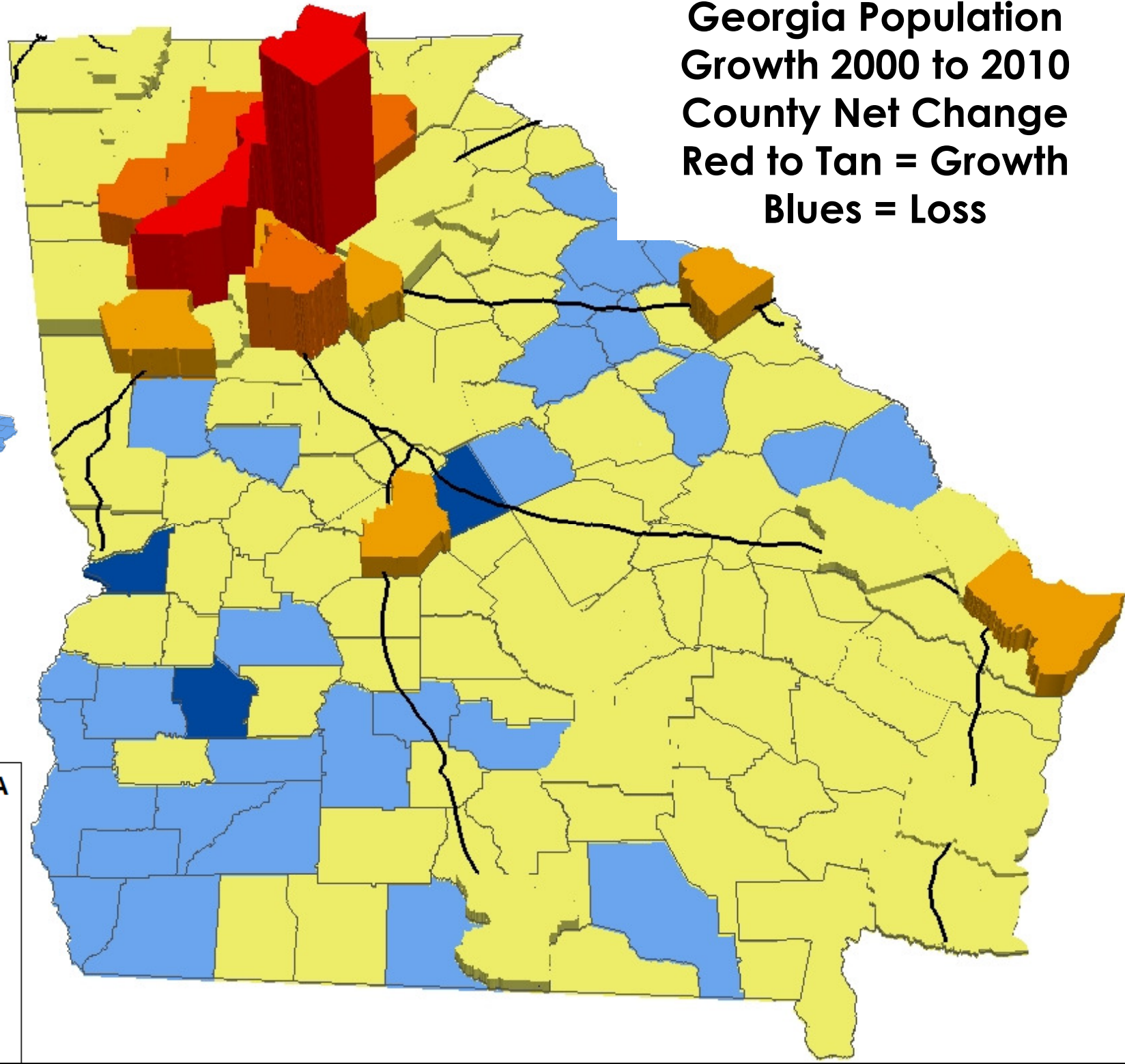


Source: Census Bureau (28-County MSA for Atlanta in 2000 and 2010)



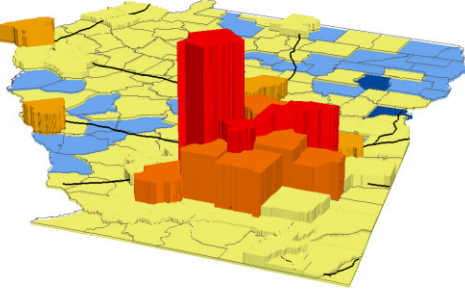


Georgia Population Growth 2000 to 2010 County Net Change Red to Tan = Growth Blues = Loss



**Population Change in GA
2000-2010 by County**

Dark Blue	-3,615 - -1,501
Light Blue	-1,500 - 0
Yellow	1 - 25,000
Orange	25,001 - 40,000
Dark Orange	40,001 - 100,000
Red	100,001 - 216,873





Becoming More Diverse: Index Soars



<u>2000 Index Rank</u>	<u>2010 Index Rank</u>	<u>Score change 2000-2010</u>
1. Miami MSA: 66.3	1. Bay Area CSA: 69.9	1 tied) Atlanta CSA: 7.1
2. Bay Area CSA: 66.2	2. Houston CSA: 68.4	1 tied) Boston CSA: 7.1
3. Los Angeles CSA: 66.1	3. Miami MSA: 66.6	3) Washington DC CSA: 7.0
4. Houston CSA: 65.5	4. Los Angeles CSA: 66.4	4) Philadelphia CSA: 6.3
5. New York CSA: 61.2	5. New York CSA: 65.3	5) DFW CSA: 5.5
6. Chicago CSA: 58.4	6. DFW CSA: 63.6	6) New York CSA: 4.1
7. DFW CSA: 58.1	7. Washington DC CSA: 63.3	7) Bay Area CSA: 3.7
8. Washington DC CSA: 56.3	8. Atlanta CSA: 62.5	8) Chicago CSA: 3.4
9. Atlanta CSA: 55.4	9. Chicago CSA: 61.8	9) Houston CSA: 2.9
10. Philadelphia CSA: 46.2	10. Philadelphia CSA: 52.5	10) Los Angeles CSA: .2
11. Boston CSA: 31.1	11. Boston CSA: 38.2	11) Miami MSA: .1

NOTE: **0-100% probability that two people in the metro will be of a different race**

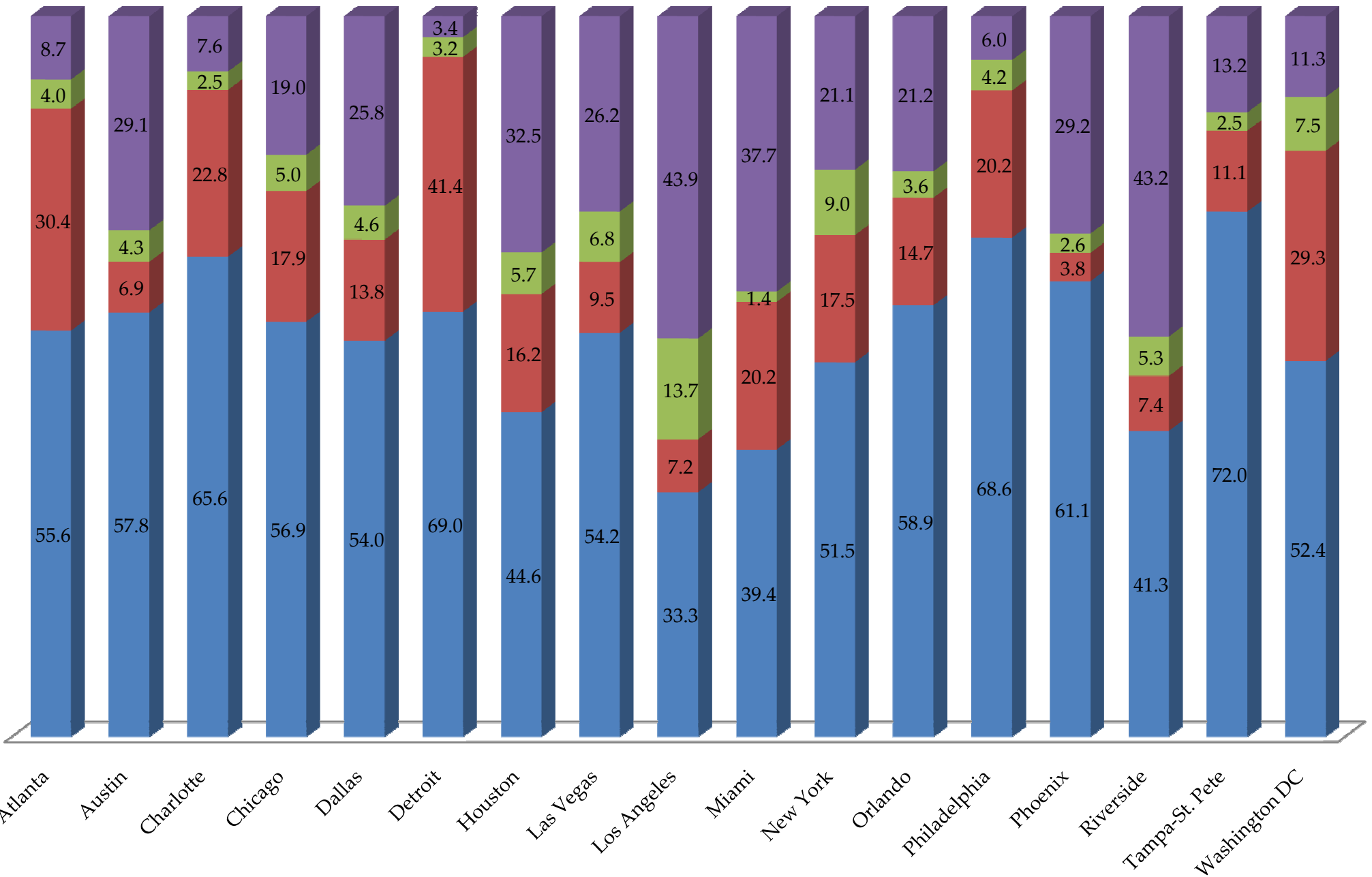
Source: city-data.com, from US Census Bureau data



Metropolitan Ethnicity As a % of Total Population

Atlanta has a relatively small share of Hispanic Population compared to other metro areas.

■ White
 ■ African American
 ■ Asian
 ■ Hispanic





20-County Region: + 1 million people



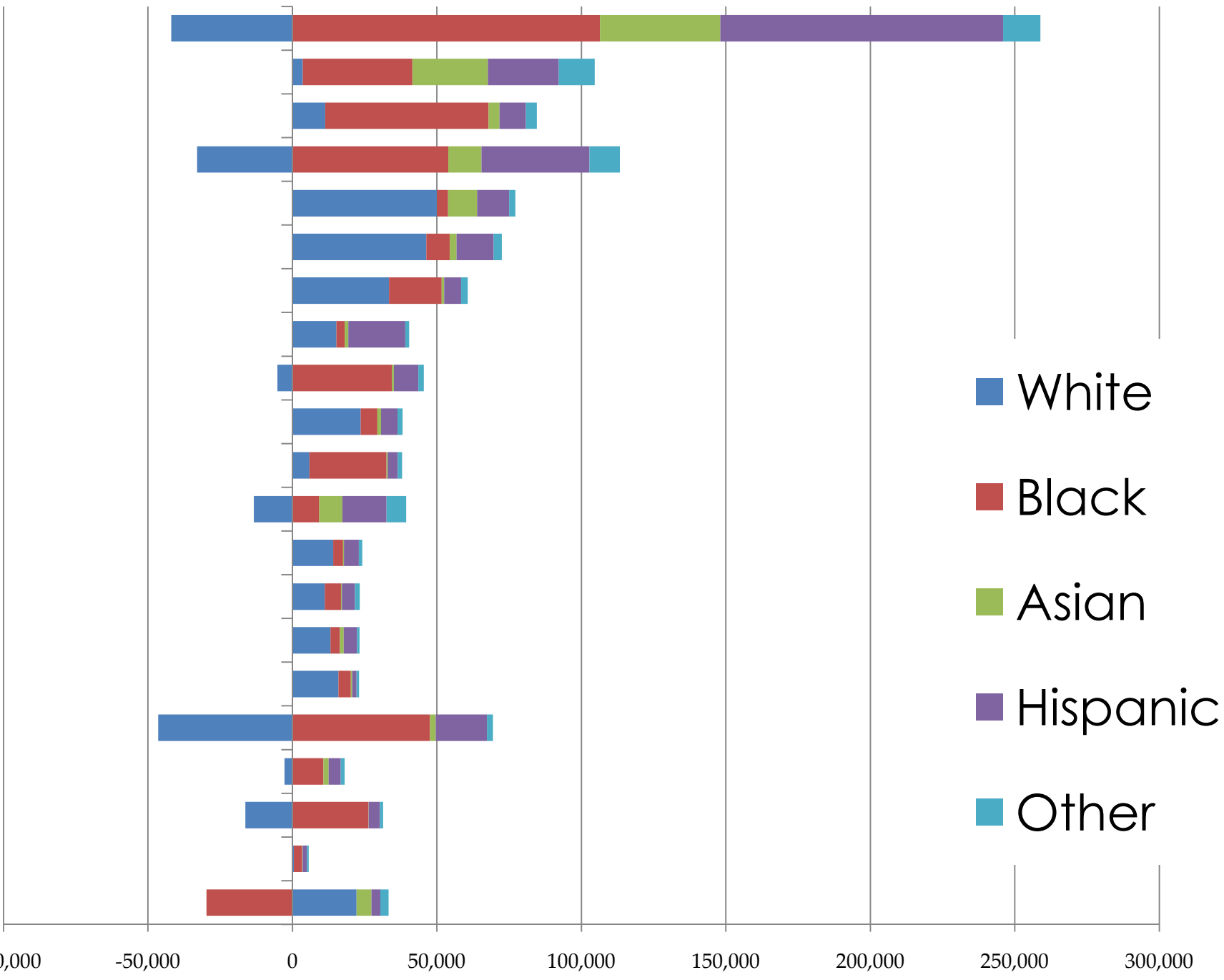
County	Total Population		Change	
	2000	2010	Total	Percent
Barrow	46,144	69,367	23,223	50.3%
Bartow	76,019	100,157	24,138	31.8%
Carroll	87,268	110,527	23,259	26.7%
Cherokee	141,903	214,346	72,443	51.1%
Clayton	236,517	259,424	22,907	9.7%
Cobb	607,751	688,078	80,327	13.2%
Coweta	89,215	127,317	38,102	42.7%
DeKalb	665,865	691,893	26,028	3.9%
Douglas	92,174	132,403	40,229	43.6%
Fayette	91,263	106,567	15,304	16.8%
Forsyth	98,407	175,511	77,104	78.4%
Fulton	816,006	920,581	104,575	12.8%
Gwinnett	588,448	805,321	216,873	36.9%
Hall	139,277	179,684	40,407	29.0%
Henry	119,341	203,922	84,581	70.9%
Newton	62,001	99,958	37,957	61.2%
Paulding	81,678	142,324	60,646	74.3%
Rockdale	70,111	85,215	15,104	21.5%
Spalding	58,417	64,073	5,656	9.7%
Walton	60,687	83,768	23,081	38.0%
Atlanta	416,474	420,003	3,529	0.8%



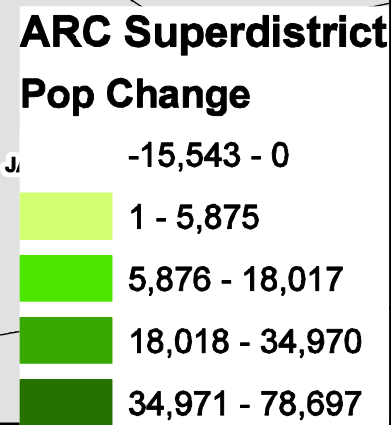
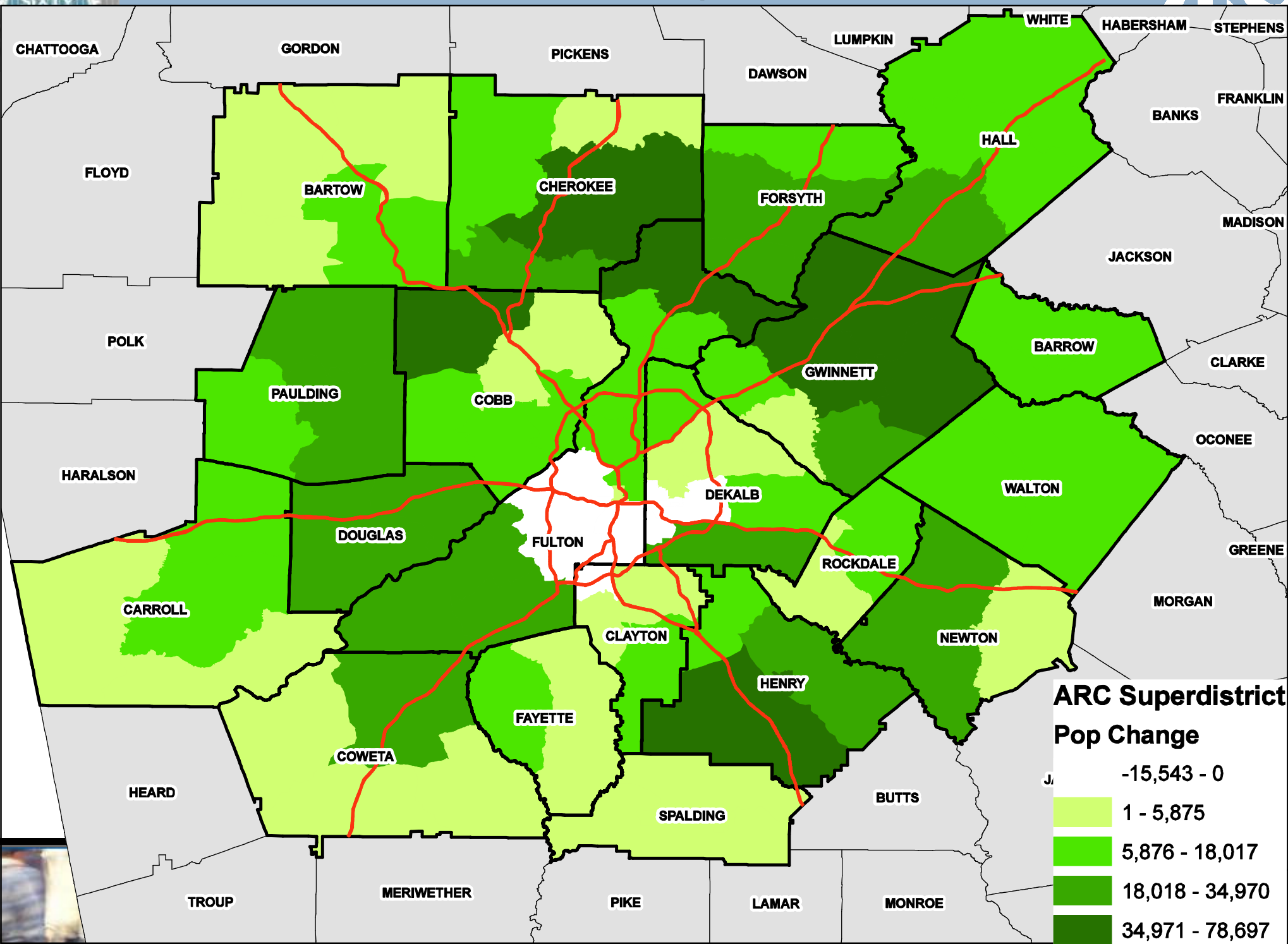
County Race & Ethnicity Change, 2000 - 2010



- Gwinnett
- Fulton
- Henry
- Cobb
- Forsyth
- Cherokee
- Paulding
- Hall
- Douglas
- Coweta
- Newton
- DeKalb
- Bartow
- Carroll
- Barrow
- Walton
- Clayton
- Fayette
- Rockdale
- Spalding
- Atlanta

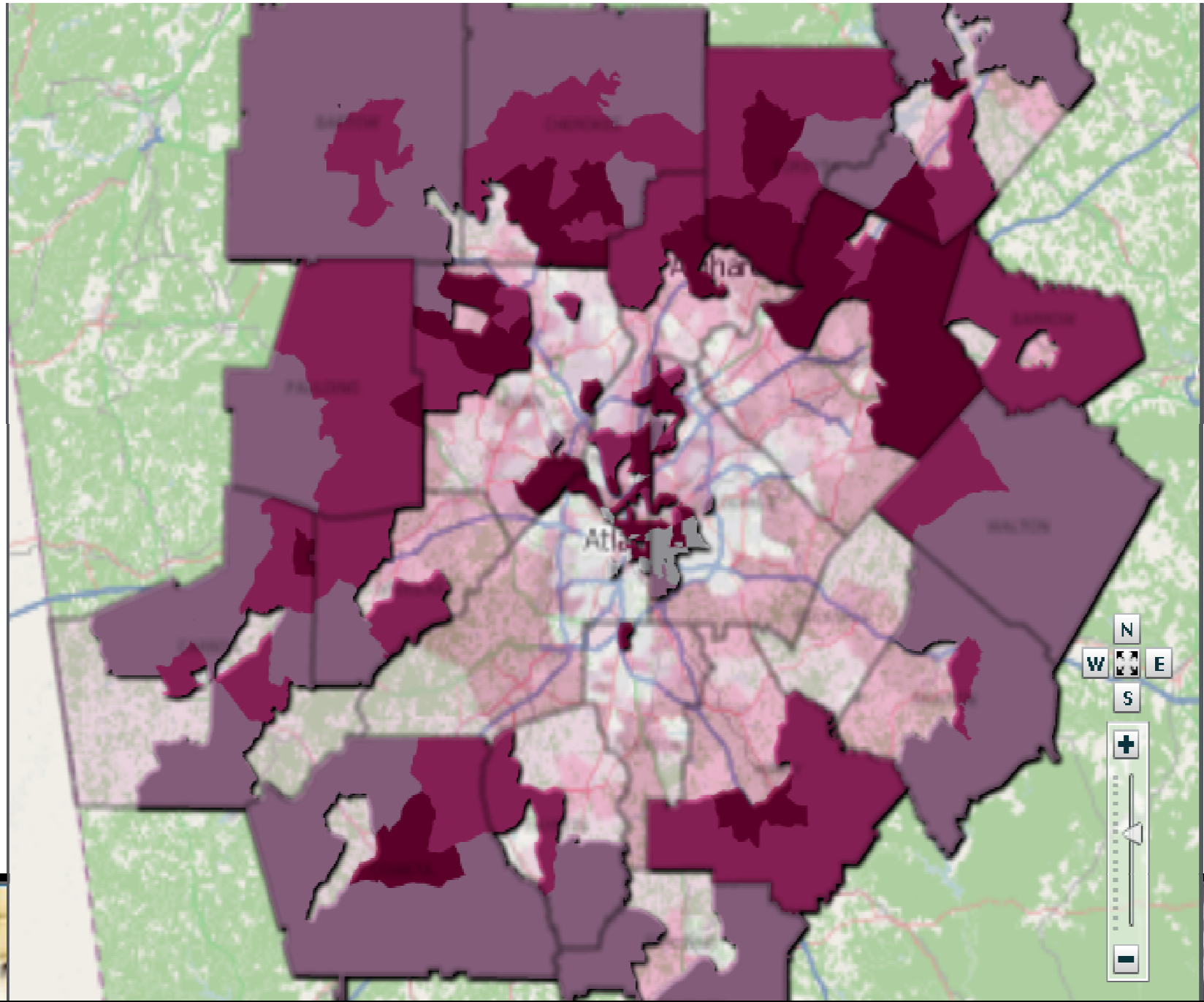


Total Population Change, 2000 - 2010



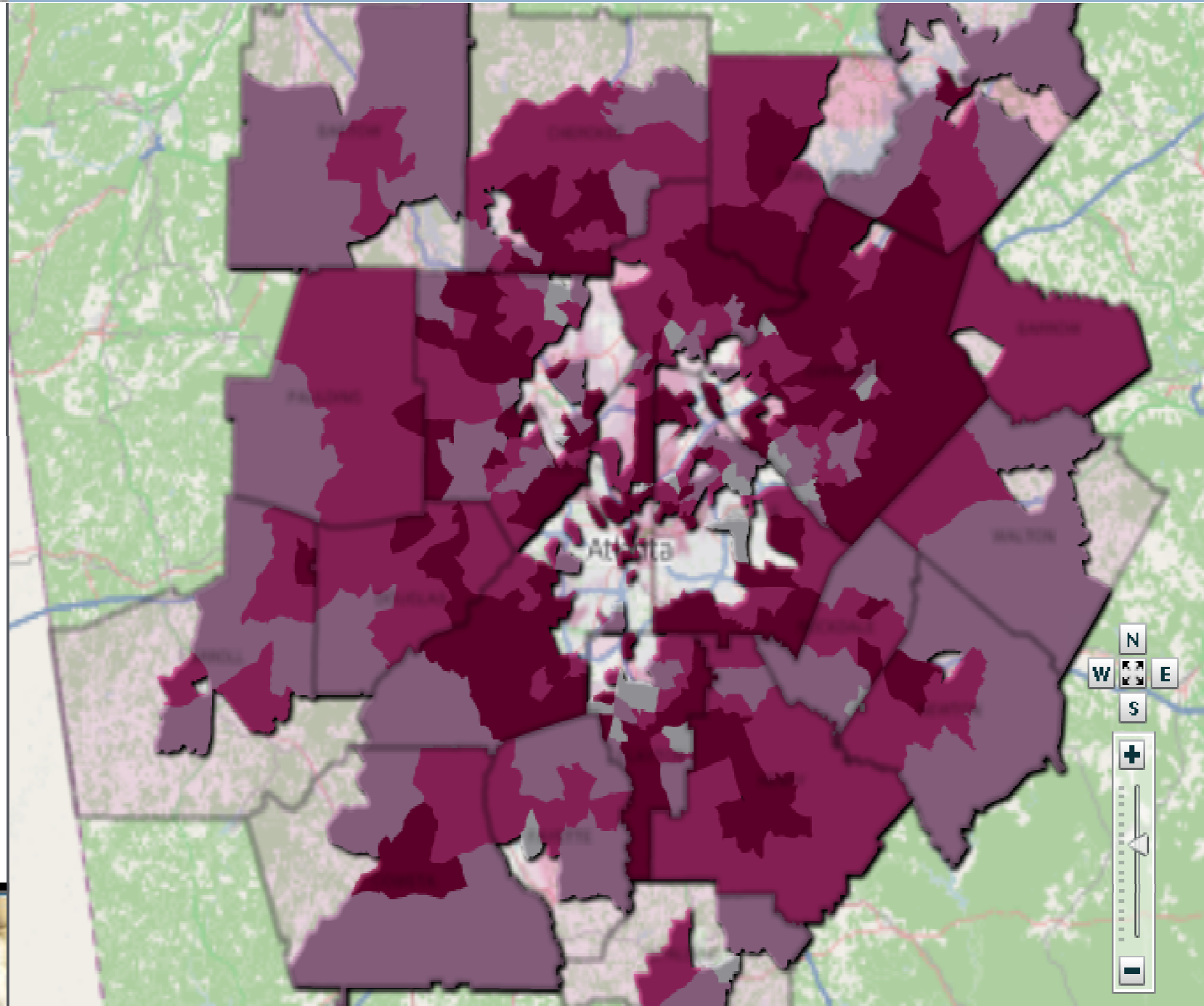


White Population Growth 2000 to 2010



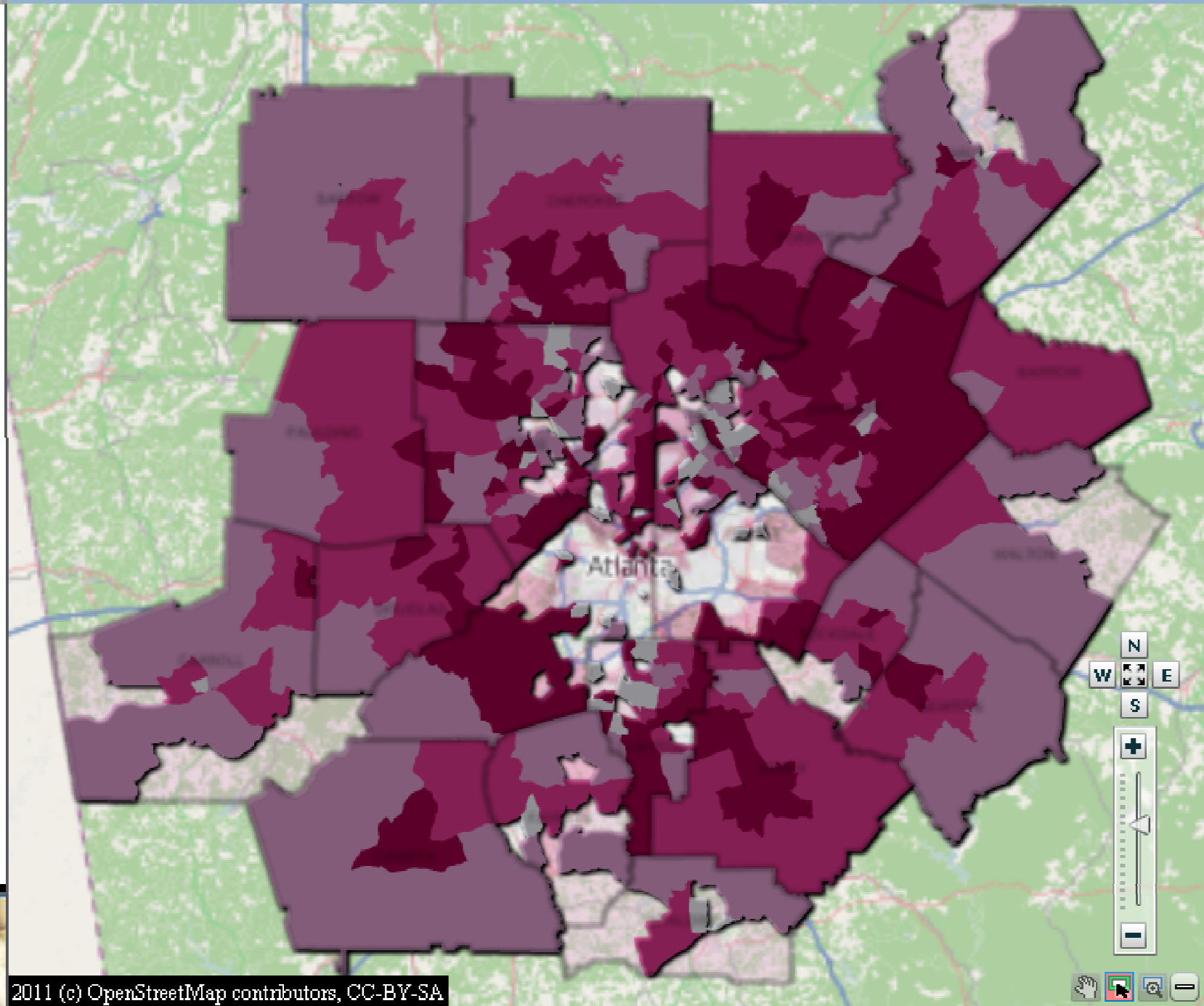


Black Population Growth 2000 to 2010



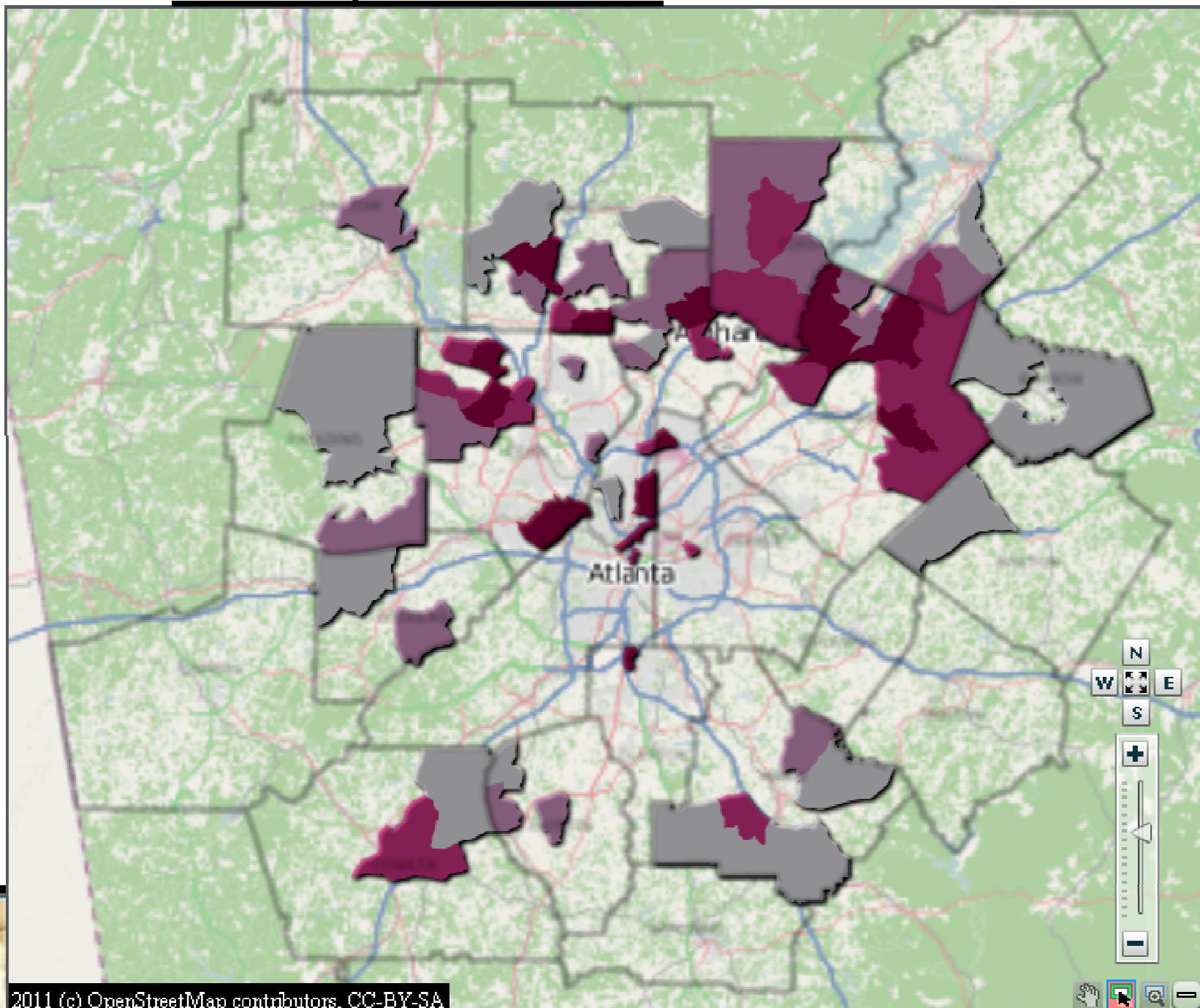


Hispanic Growth 2000 to 2010





Areas with Population Growth in All Races/Ethnicities 2000 to 2010



Growth Creates Demand for Infrastructure: Are We

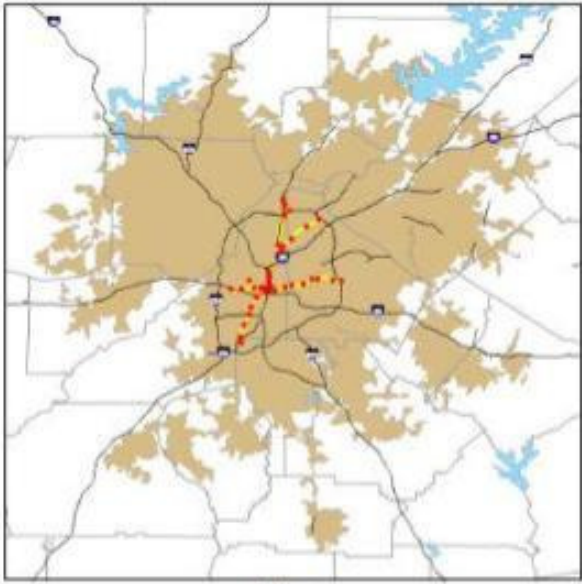
Prepared? TRANSIT (same scale, yellow transit lines and red transit stops)



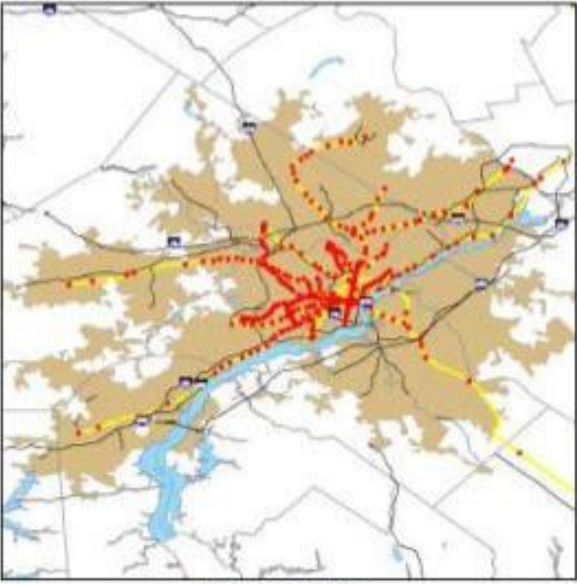
New York
Population 17,340,042
3,339 Square Miles



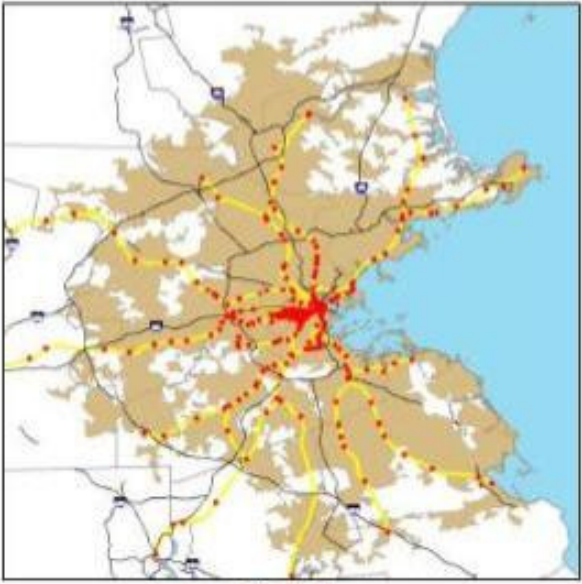
Chicago
Population 8,299,353
2,142.6 Square Miles



Atlanta
Population 3,493,117
1,978.2 Square Miles



Philadelphia
Population 5,142,385

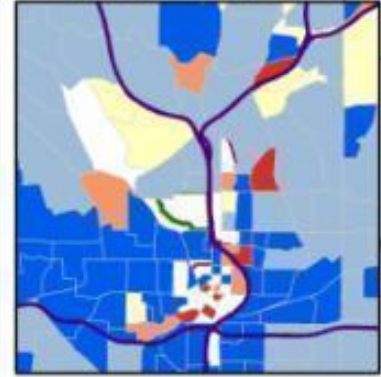
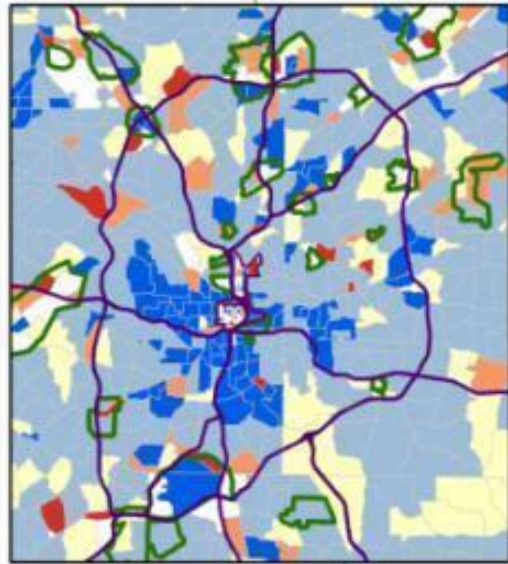


Boston
Population 4,014,865



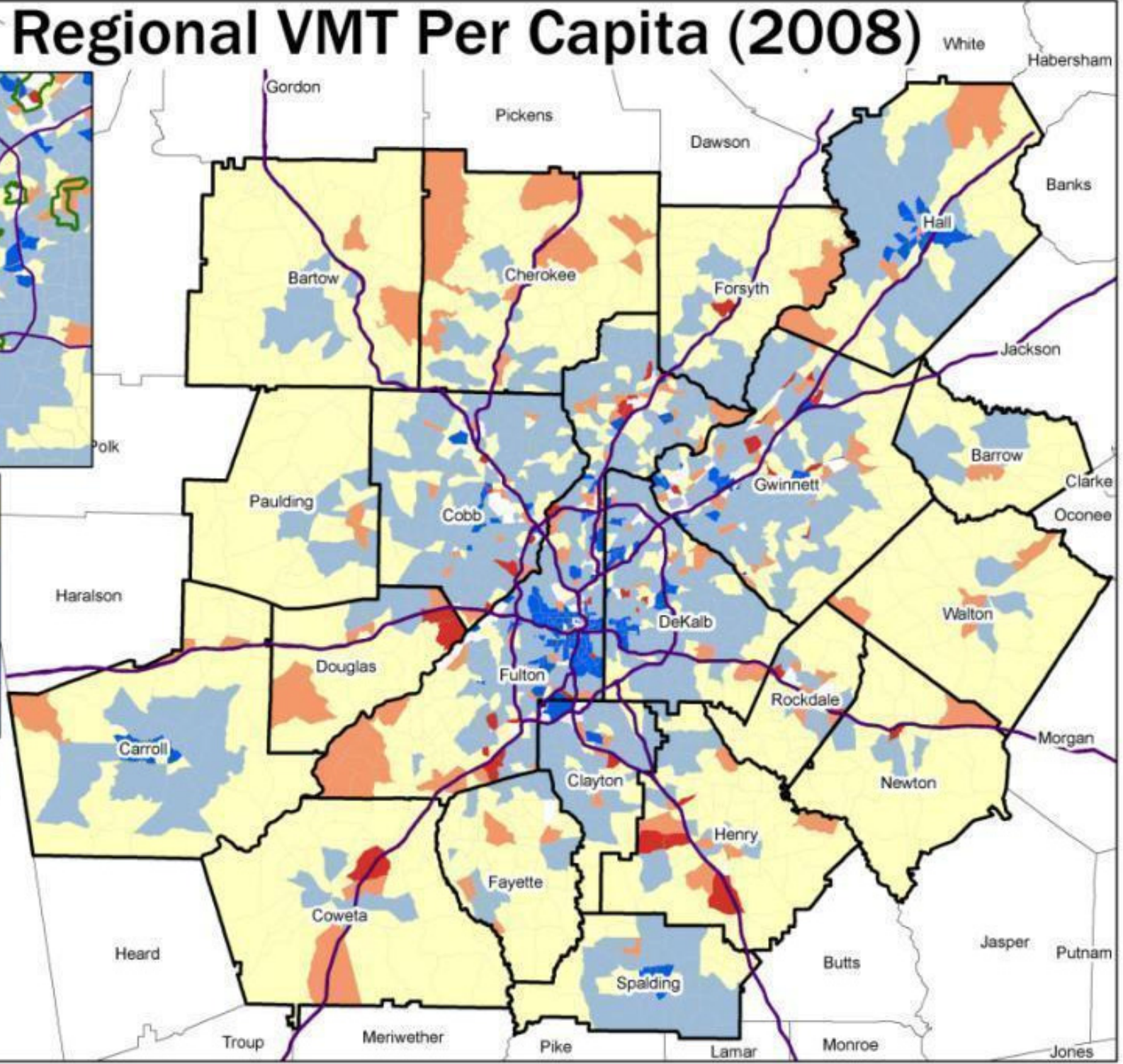
Los Angeles
Population 11,784,473

Regional VMT Per Capita (2008)



VMT Per Capita (2008)

- 0 - 14
- 15 - 22
- 23 - 32
- 33 - 53
- 54 - 85





Population Age Dynamics

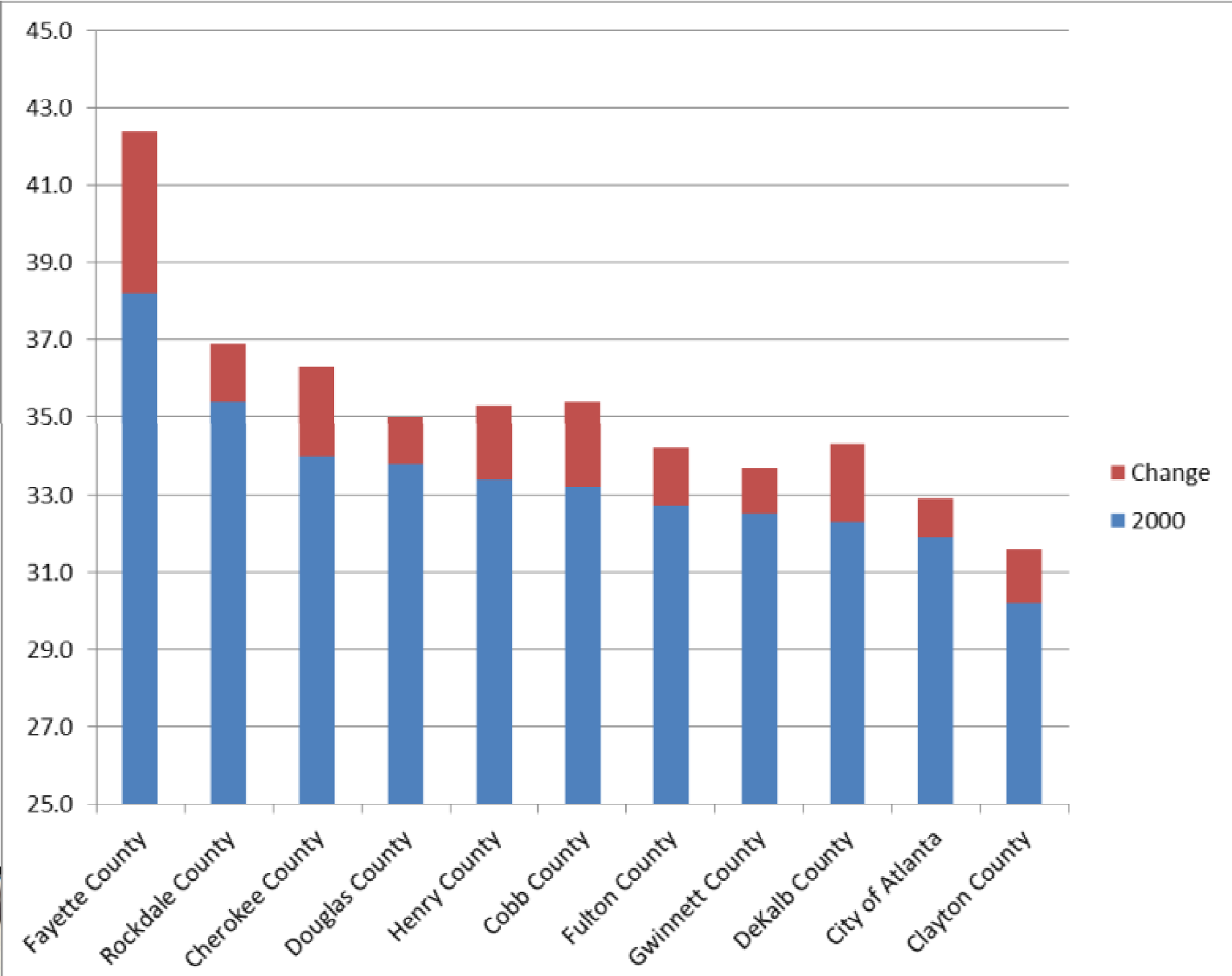


	Total Population	Share of Population					Rank of Share				
		Under 20	20-64	65+	25-39	45-59	Under 20	20-64	65+	25-39	45-59
Dallas	6,144,489	30.5%	61.3%	8.2%	23.8%	19.1%	3	9	25	1	24
Atlanta	5,271,550	29.6%	62.4%	8.1%	23.2%	20.4%	5	6	27	2	19
Phoenix	4,179,427	29.7%	59.0%	11.3%	23.1%	18.0%	4	24	15	3	26
Denver	2,466,591	27.8%	62.7%	9.5%	23.0%	21.6%	11	5	24	4	12
Riverside	4,081,371	32.0%	58.2%	9.8%	22.8%	17.0%	1	27	22	5	27
Houston	5,629,127	31.0%	60.9%	8.1%	22.8%	19.9%	2	10	26	6	21
Portland	2,174,631	26.7%	63.0%	10.4%	22.6%	22.0%	19	4	19	7	7
Seattle	3,309,347	25.6%	64.0%	10.4%	22.0%	22.5%	22	1	20	8	3
Sacramento	2,091,120	27.7%	60.8%	11.5%	21.9%	20.0%	12	13	14	9	20
Washington	5,306,125	27.2%	63.0%	9.7%	21.8%	21.6%	14	3	23	10	11
Los Angeles	12,875,587	29.1%	60.4%	10.6%	21.8%	19.4%	6	17	18	11	23
San Diego	2,974,859	28.2%	60.7%	11.1%	21.7%	19.0%	8	14	16	12	25
San Francisco	4,203,898	24.1%	63.5%	12.4%	21.5%	22.4%	26	2	10	13	4
Orlando	2,032,496	26.8%	60.4%	12.8%	21.3%	19.9%	18	15	8	14	22
Minneapolis	3,208,212	28.0%	62.1%	9.9%	21.3%	22.0%	10	7	21	15	6
Chicago	9,522,879	28.7%	60.4%	10.9%	21.2%	20.5%	7	16	17	16	18
New York	18,815,988	26.2%	60.9%	12.9%	20.6%	20.9%	21	12	6	17	15
Boston	4,482,857	25.3%	62.1%	12.6%	20.4%	21.7%	23	8	9	18	10
Cincinnati	2,134,864	28.0%	60.1%	11.9%	19.8%	21.3%	9	19	13	19	14
Baltimore	2,668,056	26.9%	60.9%	12.1%	19.7%	21.7%	17	11	11	20	9
Detroit	4,467,592	27.6%	60.3%	12.1%	19.2%	22.3%	13	18	12	21	5
Philadelphia	5,827,962	27.2%	59.8%	13.0%	18.9%	21.4%	16	21	5	22	13
St. Louis	2,802,282	27.2%	60.0%	12.8%	18.9%	21.8%	15	20	7	23	8
Miami	5,413,212	25.2%	58.6%	16.2%	18.8%	20.7%	24	26	3	24	17
Tampa	2,723,949	24.2%	58.6%	17.2%	18.7%	20.8%	25	25	1	25	16
Cleveland	2,096,471	26.4%	59.1%	14.6%	17.9%	22.8%	20	23	4	26	2
Pittsburgh	2,355,712	23.6%	59.4%	17.1%	17.1%	23.4%	27	22	2	27	1



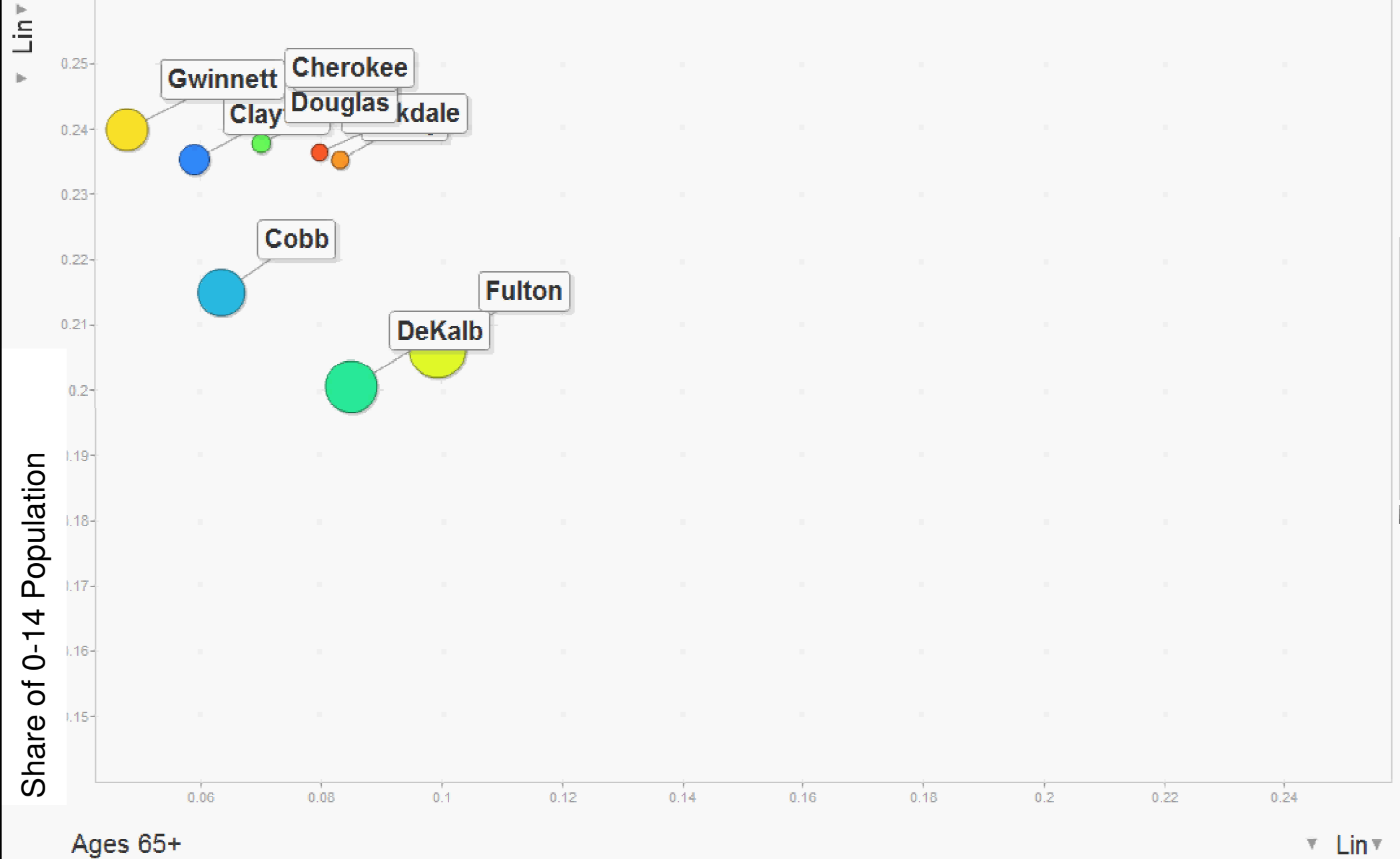


Median Age 2010





County Aging





Young Now but Growing Old

Over 60

2000: 1 in 10

2030: 1 in 5

2040: 1 in 4

Over 65

2010: 465,350 people

2040: 1,610,823 people

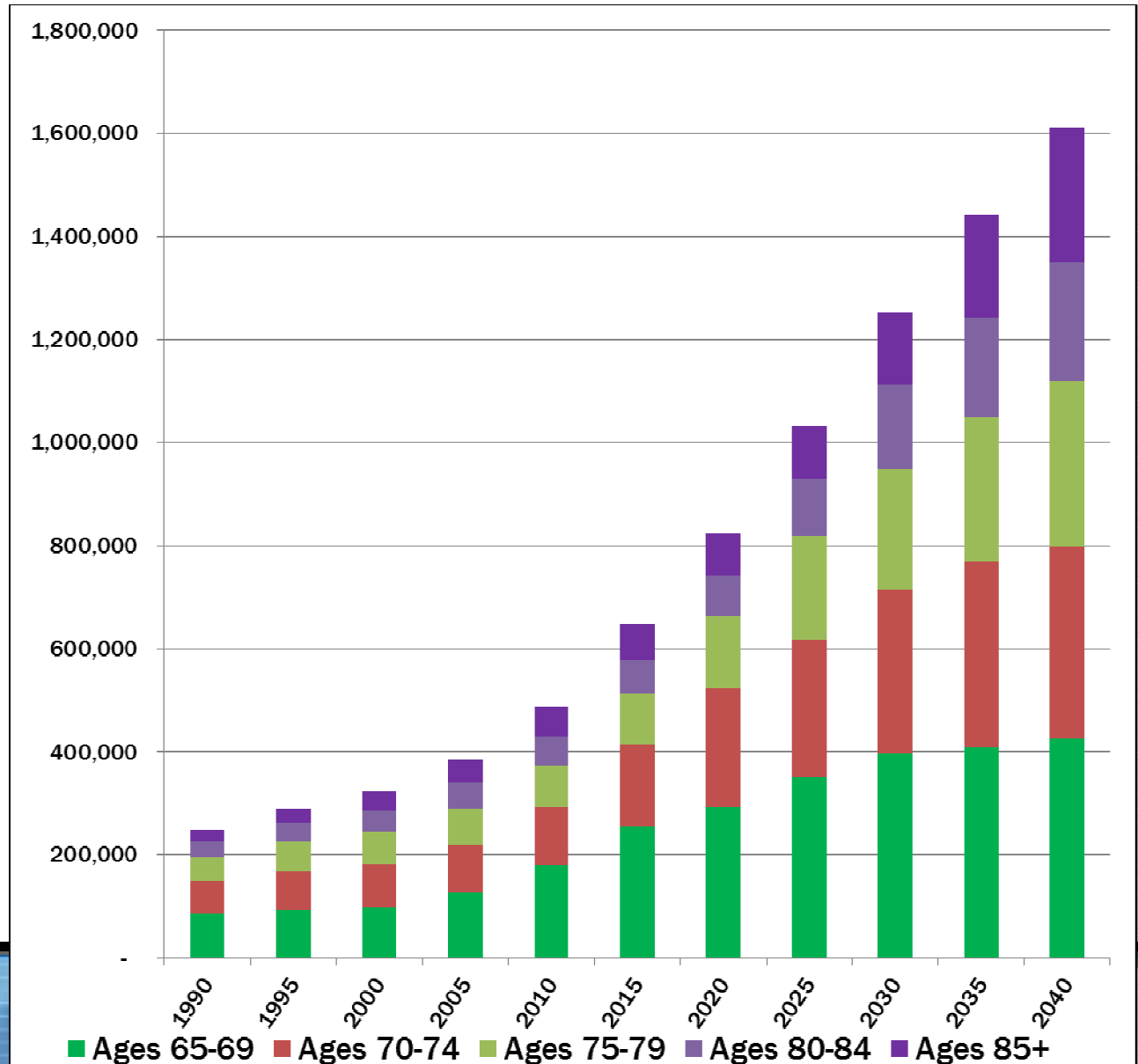
1.1 MILLION more Seniors

Georgia is the 3rd youngest state: median age 34.3

Utah (1) 28.5, Maine (50) 41.2

Atlanta Region 34.1 US 36.4

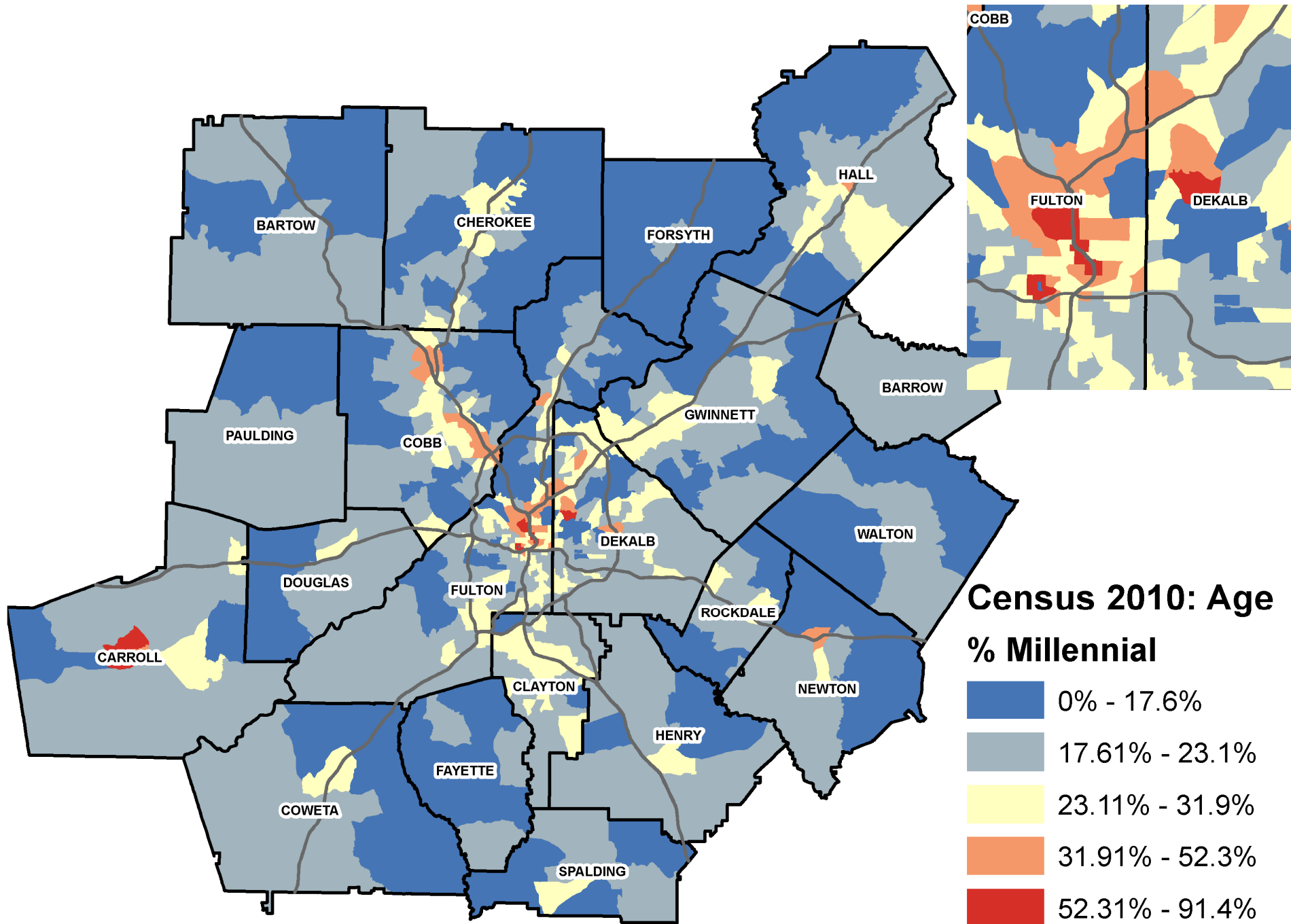
230% Increase in Over 65



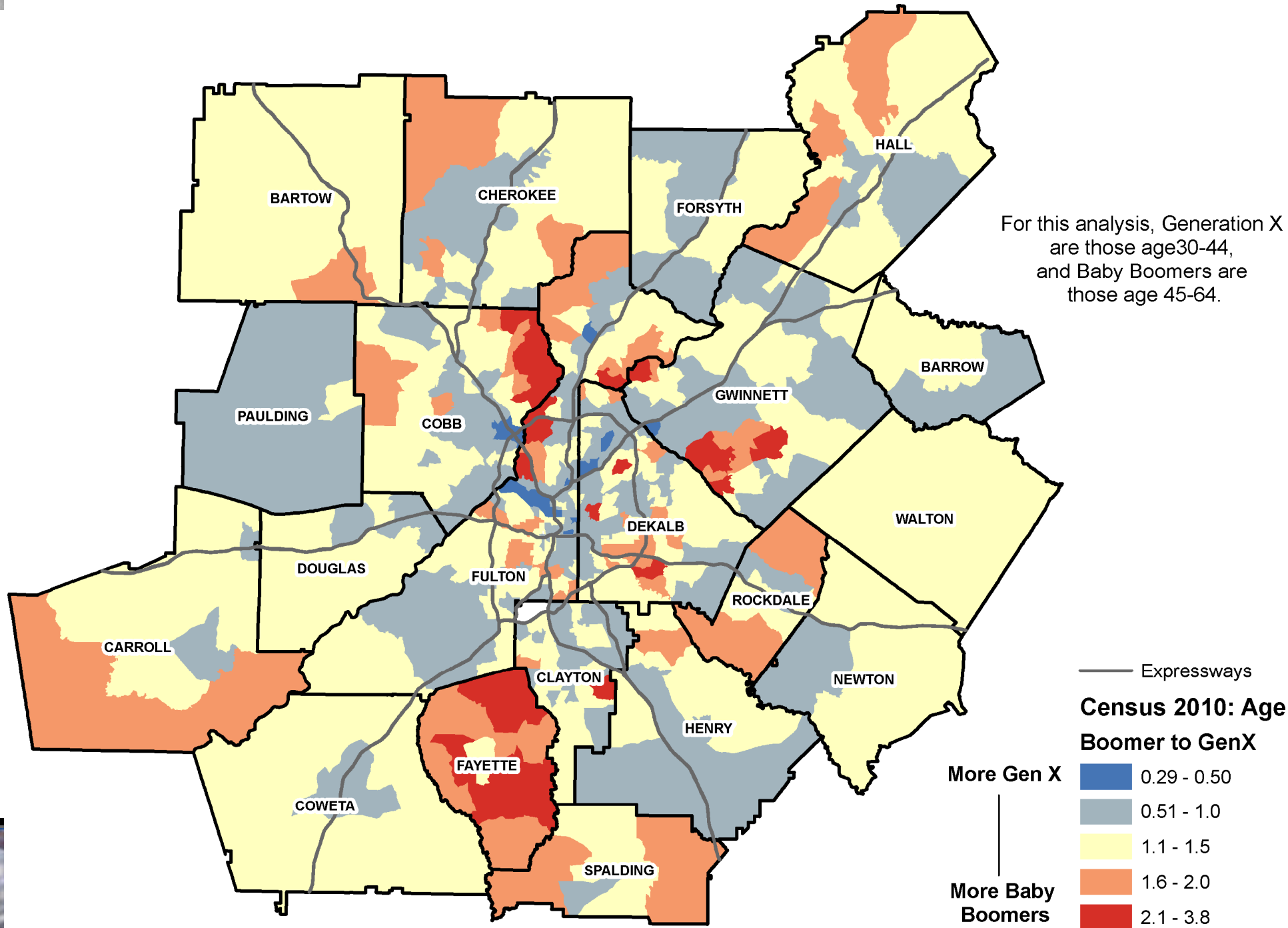


Where Millennials Live 2010

(AGE 15-30)



Gen X and Boomers 2010





Who is (was) moving to Atlanta?



GEN X AND GEN Y ARE KEY TO ATLANTA'S GROWTH – AND THEY REALLY LIKE ATLANTA

How Many?	Gen Y: 78 Million <i>(Boomers: 75 Million)</i>
Most preferred area of the U.S.?	The South
Most preferred location in the SE?	Atlanta
Top 3 metros preferred nationally?	1) NYC 2) LA 3) Atlanta
What are they doing in the RE market?	Currently renting. Increasingly buying homes in 2010
Where do they want to go?	Intown areas, close to work, mixed-use envs.

SOURCE: RCLCO Consumer Research



Educational Attainment Ranks



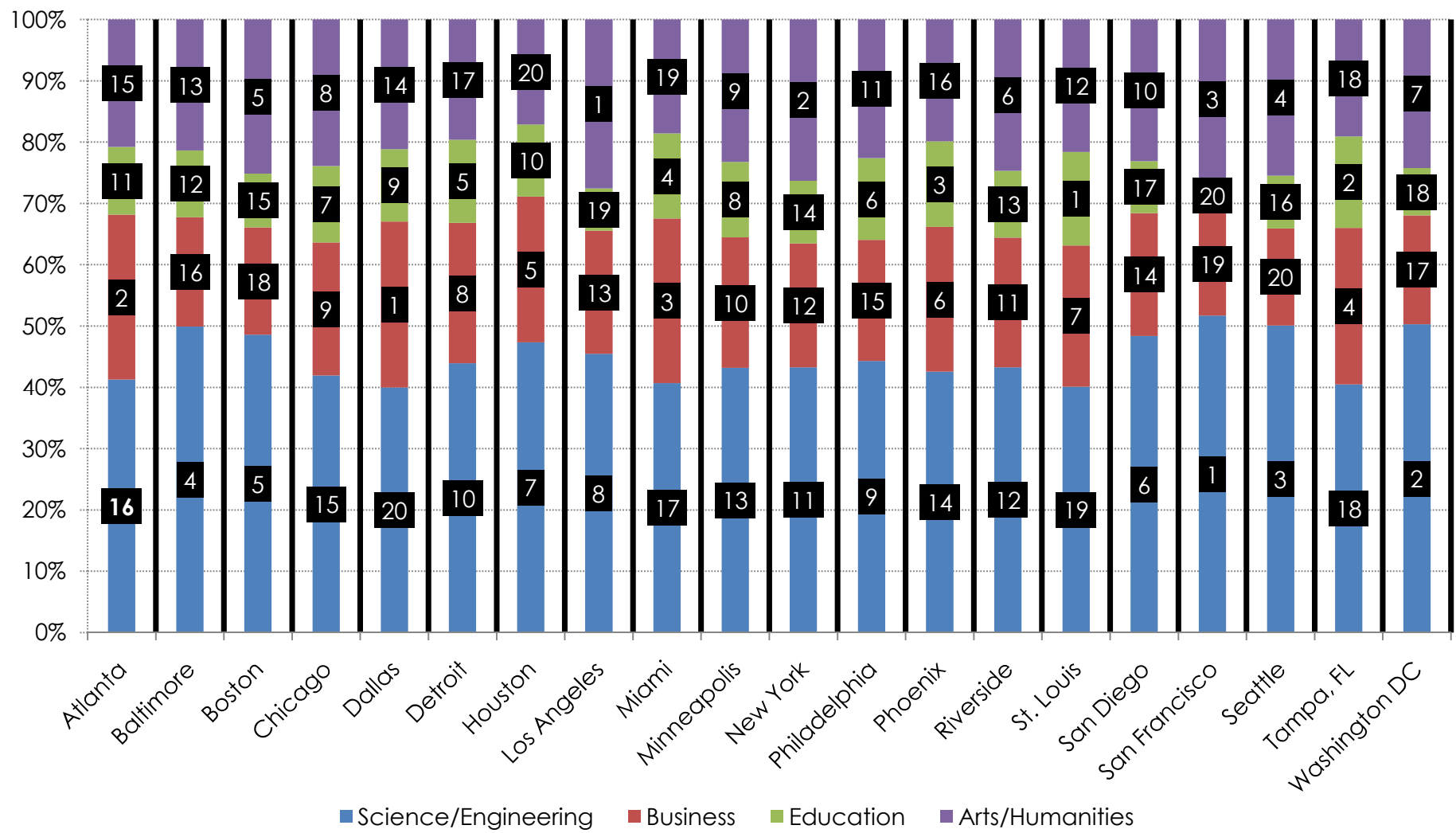
	Totals			Percent		Ranks		
	Total Population 25+	With At Least Bachelor's Degree	With No High School Diploma	With At Least Bachelor's Degree	With No High School Diploma	Total Population 25+	With At Least Bachelor's Degree (from highest to lowest)	With No High School Diploma (from lowest to highest)
Atlanta	3,504,920	1,195,276	458,593	34.1%	13.1%	9	9	9
Baltimore	1,804,373	626,719	214,717	34.7%	11.9%	20	7	7
Boston	3,132,664	1,321,315	295,703	42.2%	9.4%	10	3	3
Chicago	6,230,059	2,088,840	876,066	33.5%	14.1%	3	10	12
Dallas	4,044,042	1,213,697	732,930	30.0%	18.1%	4	13	17
Detroit	2,966,607	779,567	387,402	26.3%	13.1%	12	18	8
Houston	3,644,404	1,016,354	727,063	27.9%	20.0%	7	15	18
Los Angeles	8,352,116	2,518,599	1,870,474	30.2%	22.4%	2	12	20
Miami	3,815,620	1,059,965	666,796	27.8%	17.5%	6	16	16
Minneapolis	2,164,041	813,026	163,236	37.6%	7.5%	16	4	1
New York	12,948,724	4,614,759	2,026,685	35.6%	15.7%	1	6	15
Philadelphia	3,996,265	1,292,142	472,347	32.3%	11.8%	5	11	6
Phoenix	2,783,435	759,832	427,278	27.3%	15.4%	13	17	14
Riverside	2,486,687	476,409	531,263	19.2%	21.4%	14	20	19
St. Louis	1,893,423	556,361	213,485	29.4%	11.3%	19	14	5
San Diego	1,976,858	683,147	287,827	34.6%	14.6%	17	8	13
San Francisco	3,028,503	1,317,394	396,544	43.5%	13.1%	11	2	10
Seattle	2,320,986	868,771	202,577	37.4%	8.7%	15	5	2
Tampa, FL	1,929,746	474,986	260,685	24.6%	13.5%	18	19	11
Washington DC	3,625,144	1,714,346	362,917	47.3%	10.0%	8	1	4

Source : 2009 American Community Survey





Degree Type by Metro Area (Ranks for each degree on chart)



Source: 2009 American Community Survey

Note: The American Community Survey relies on sample data to develop estimates. The figures shown are the midpoint for a range of possible estimates at the 90 percent confidence level. Since a range of estimates is possible for each metro area, the ranks may not be exact.



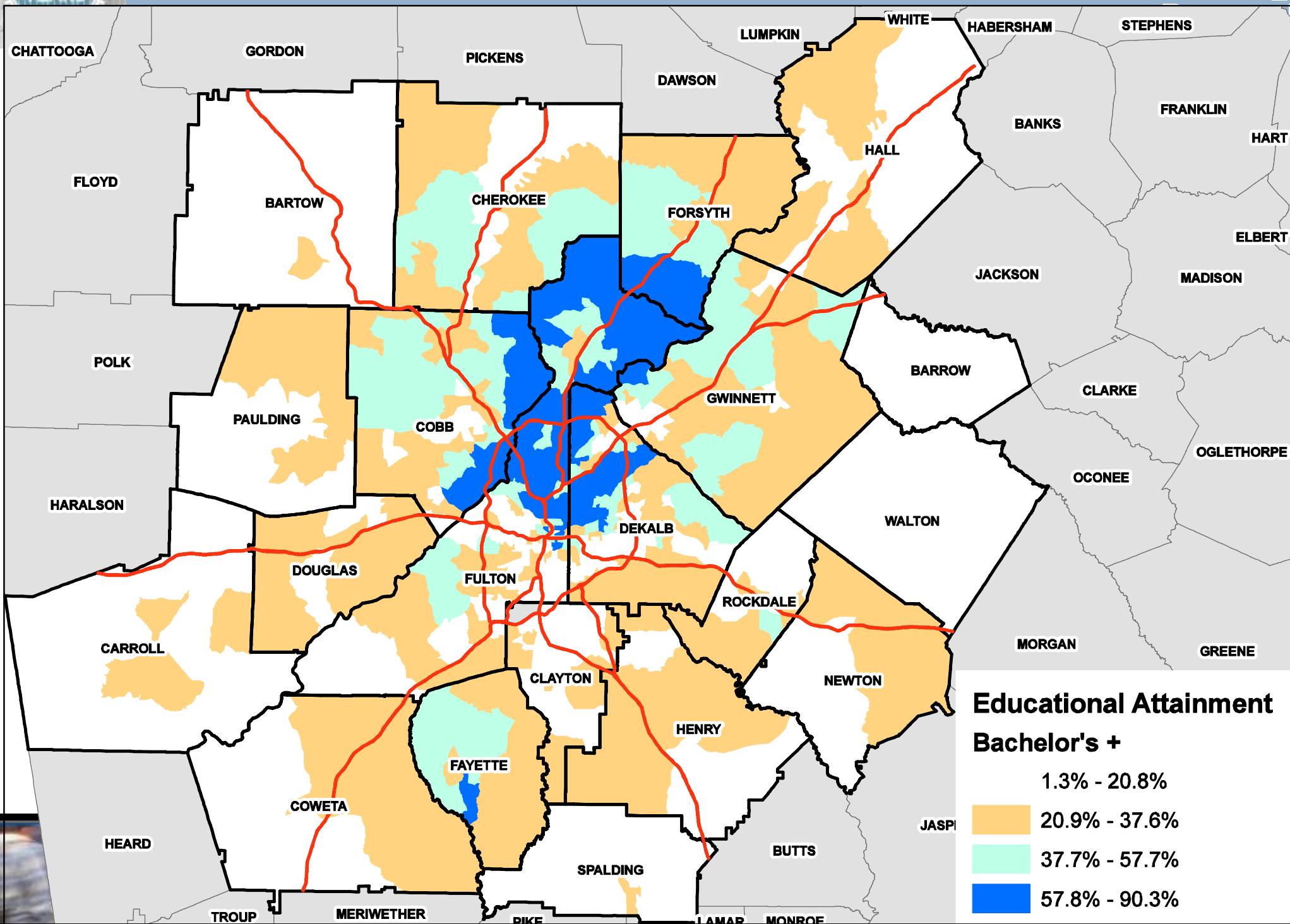


County-Level Educational Attainment



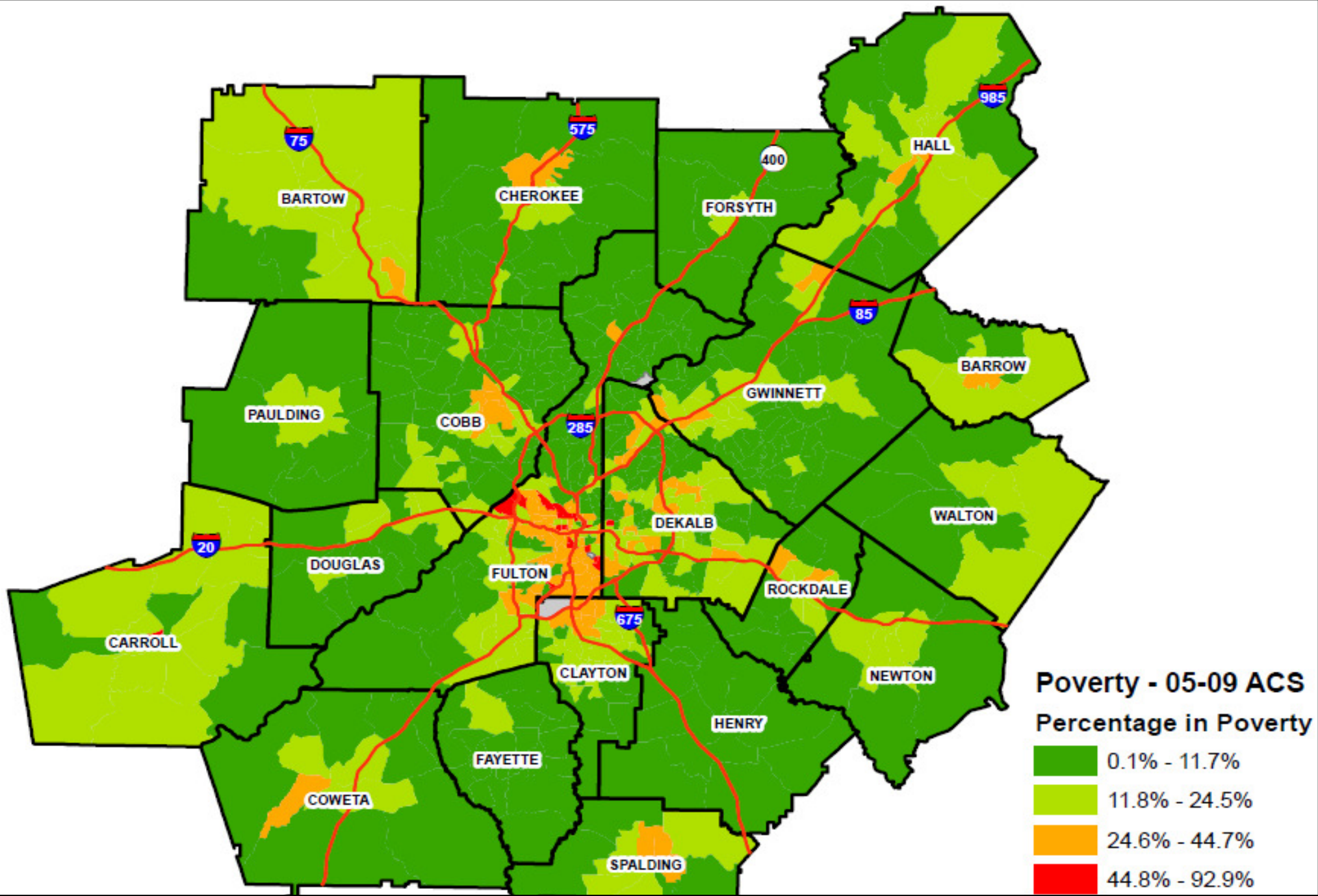
	Share of Those with At Least a Bachelor's Degree			Share of Those With No High School Diploma		
	2000	2005-2009	Percentage Point Difference	2000	2005-2009	Percentage Point Difference
Barrow	10.9%	13.8%	2.9%	26.7%	24.5%	-2.1%
Bartow	14.1%	16.7%	2.6%	28.2%	21.0%	-7.1%
Carroll	16.5%	17.4%	0.9%	28.9%	21.0%	-7.9%
Cherokee	27.0%	32.3%	5.4%	15.6%	11.7%	-3.9%
Clayton	16.6%	17.5%	0.9%	19.9%	17.1%	-2.9%
Cobb	39.8%	43.0%	3.3%	11.2%	10.0%	-1.2%
Coweta	20.6%	24.7%	4.0%	18.4%	13.8%	-4.6%
DeKalb	36.3%	37.6%	1.3%	14.9%	13.0%	-2.0%
Douglas	19.2%	23.0%	3.8%	18.9%	14.2%	-4.6%
Fayette	36.2%	40.9%	4.7%	7.6%	6.4%	-1.2%
Forsyth	34.6%	44.0%	9.4%	14.3%	9.6%	-4.7%
Fulton	41.4%	45.8%	4.4%	16.0%	12.2%	-3.8%
Gwinnett	34.1%	35.2%	1.1%	12.7%	12.4%	-0.4%
Hall	18.7%	19.8%	1.1%	29.5%	25.5%	-4.0%
Henry	19.5%	23.5%	3.9%	15.8%	10.7%	-5.1%
Newton	14.5%	19.0%	4.5%	25.3%	18.6%	-6.7%
Paulding	15.2%	20.1%	4.9%	19.2%	14.2%	-5.0%
Rockdale	23.4%	23.1%	-0.2%	17.6%	15.5%	-2.0%
Spalding	12.5%	13.5%	1.0%	32.2%	25.4%	-6.8%
Walton	13.0%	16.8%	3.7%	26.5%	21.6%	-4.9%
20-Co Total	31.7%	34.3%	2.6%	16.4%	13.5%	-2.8%

Percent of Population (25+) with At Least a Bachelor's Degree



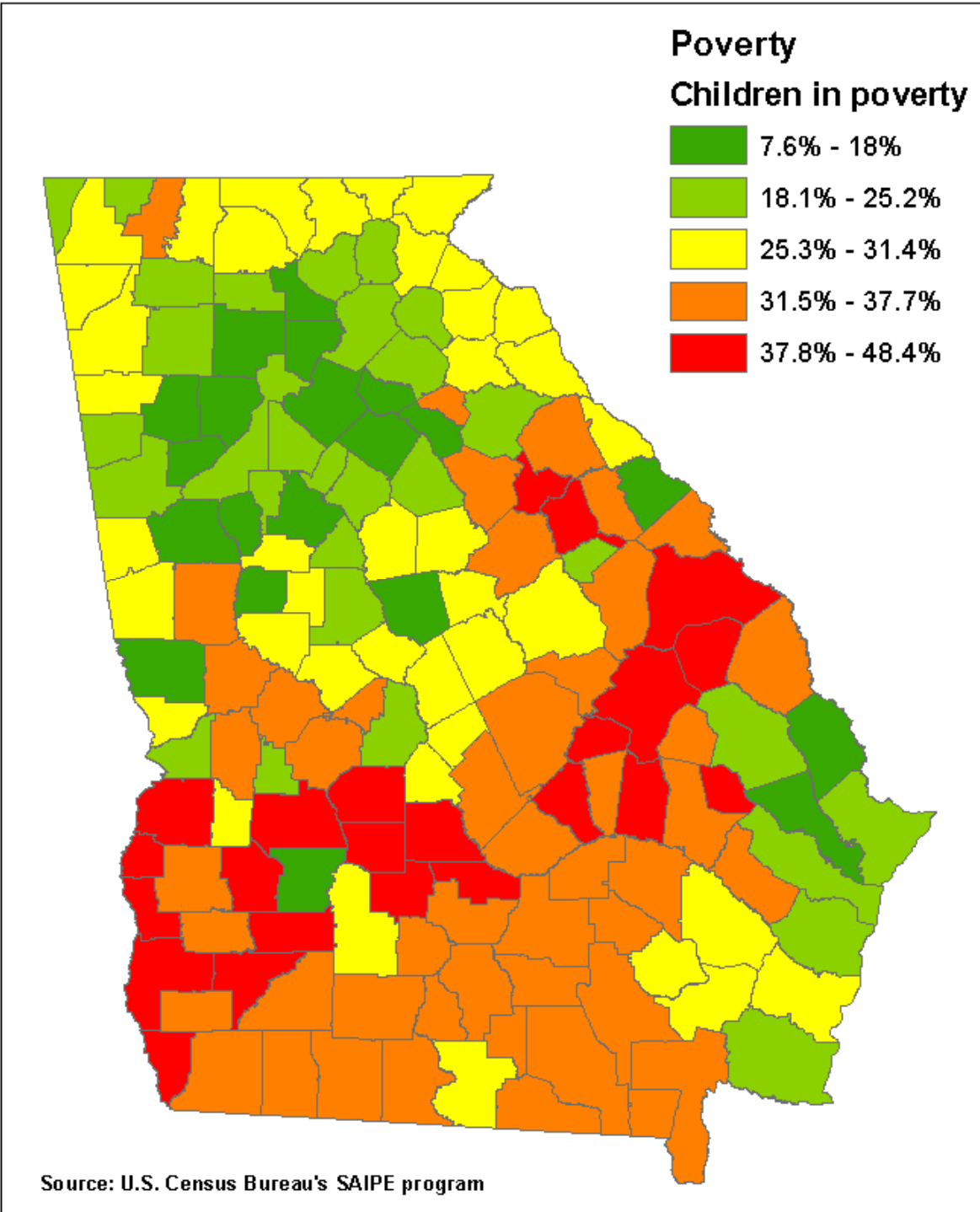


Persons in Poverty



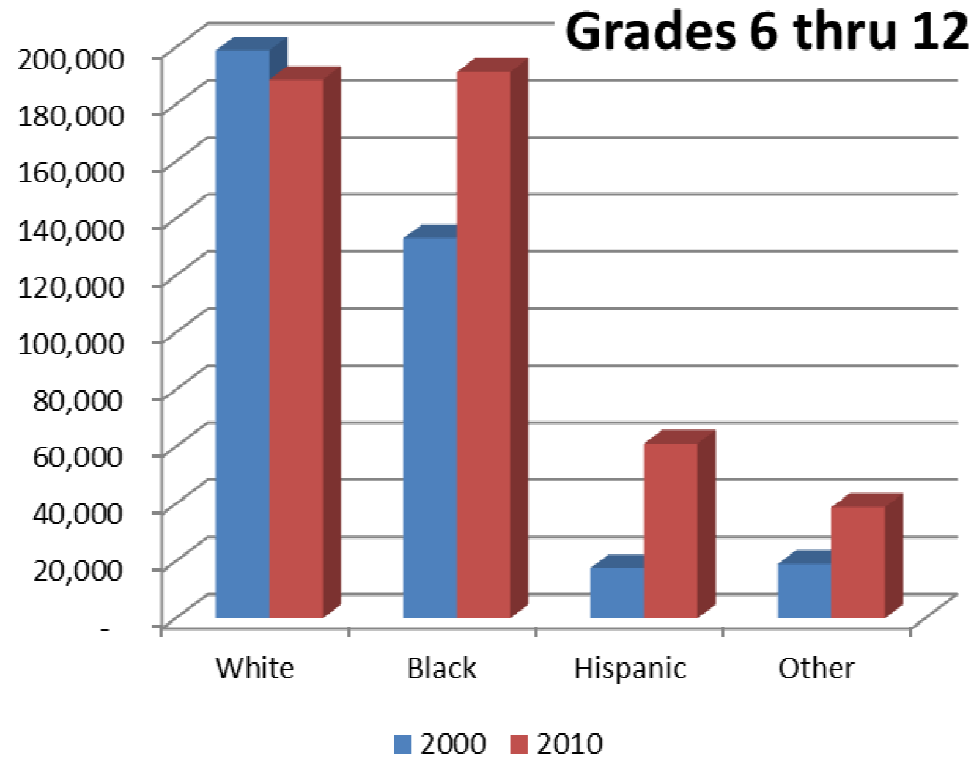
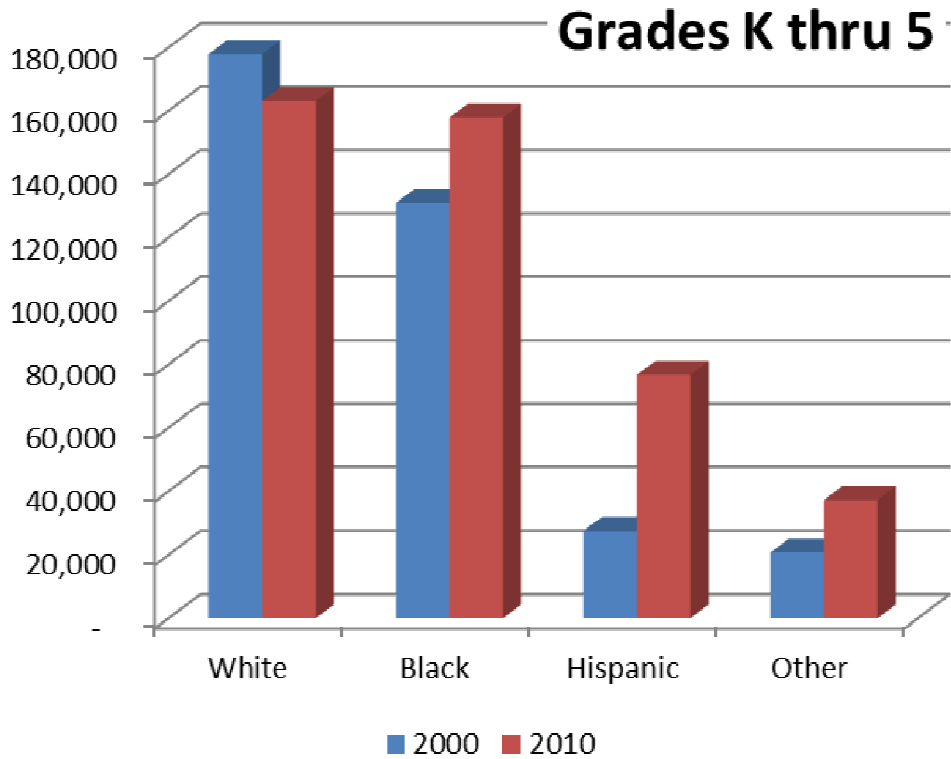


Percent of Children in Poverty





Change in School Enrollment



Grades K-5					Grades 6-12				
	2000	2010	Change	Percent Change		2000	2010	Change	Percent Change
White	177,941	163,106	(14,835)	-8.3%	White	199,018	188,730	(10,288)	-5.2%
Black	130,964	157,863	26,899	20.5%	Black	133,039	191,392	58,353	43.9%
Hispanic	27,546	76,716	49,170	178.5%	Hispanic	17,600	61,130	43,530	247.3%
Other	20,778	37,309	16,531	79.6%	Other	19,051	38,861	19,810	104.0%

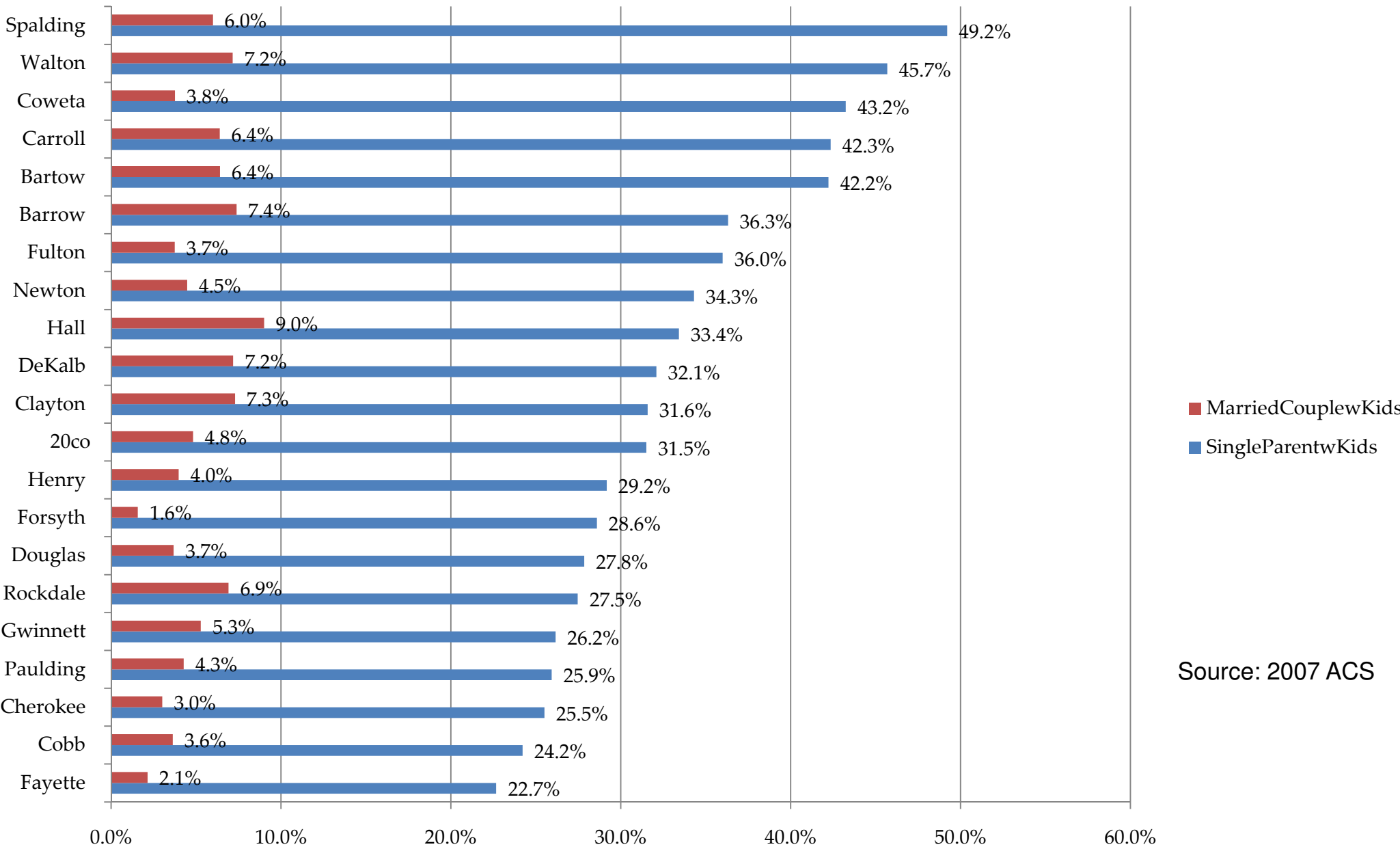


Poverty Rates: Married-Couple with Kids u18 vs. Single Parent with Kids u18

1 in 3 (Single Parent Families) in Poverty versus 1 in 20 (Married Couple)

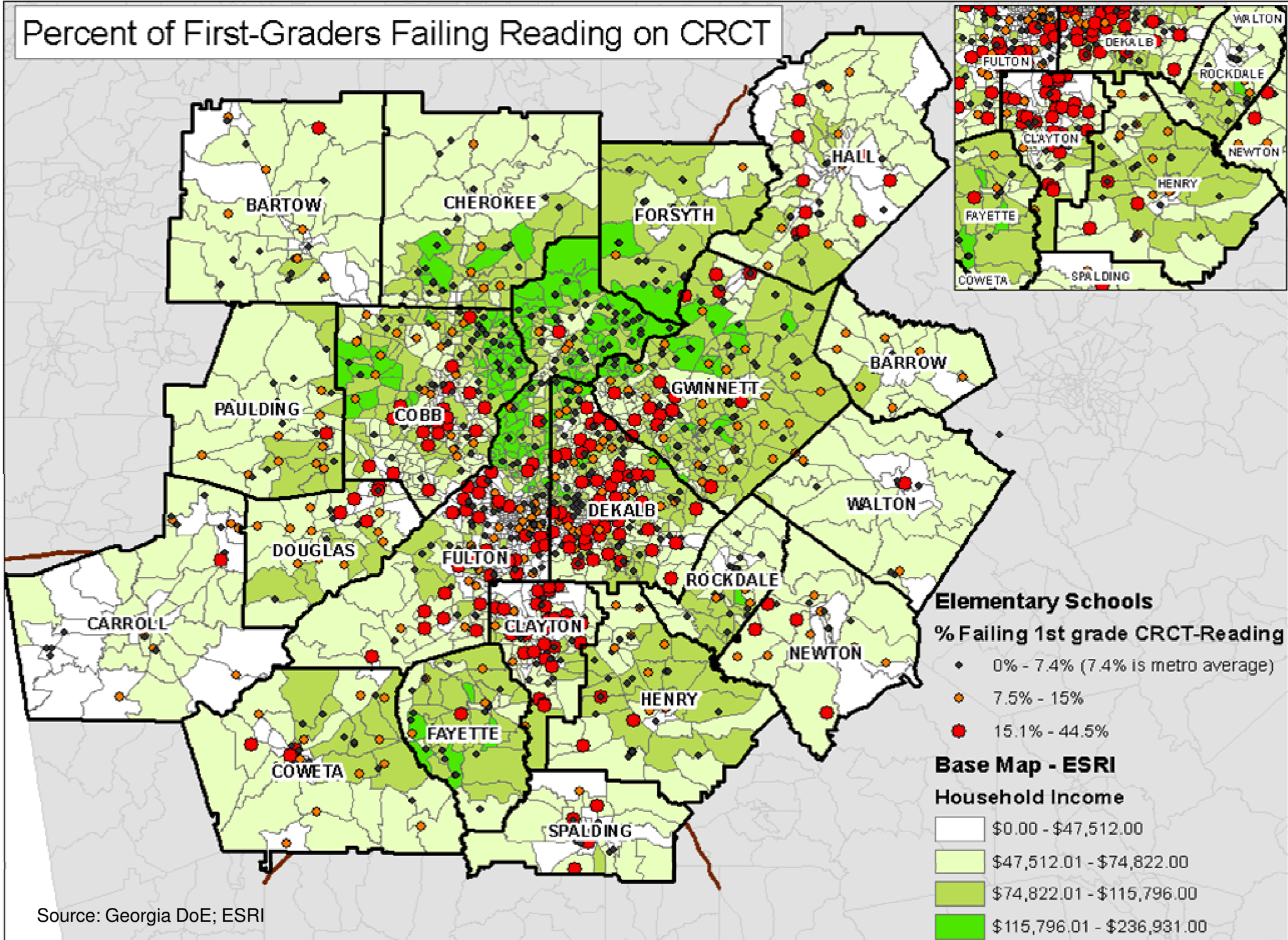


Poverty Rates: Married-Couple with Kids u18 vs. Single Parent with Kids u18



Source: 2007 ACS

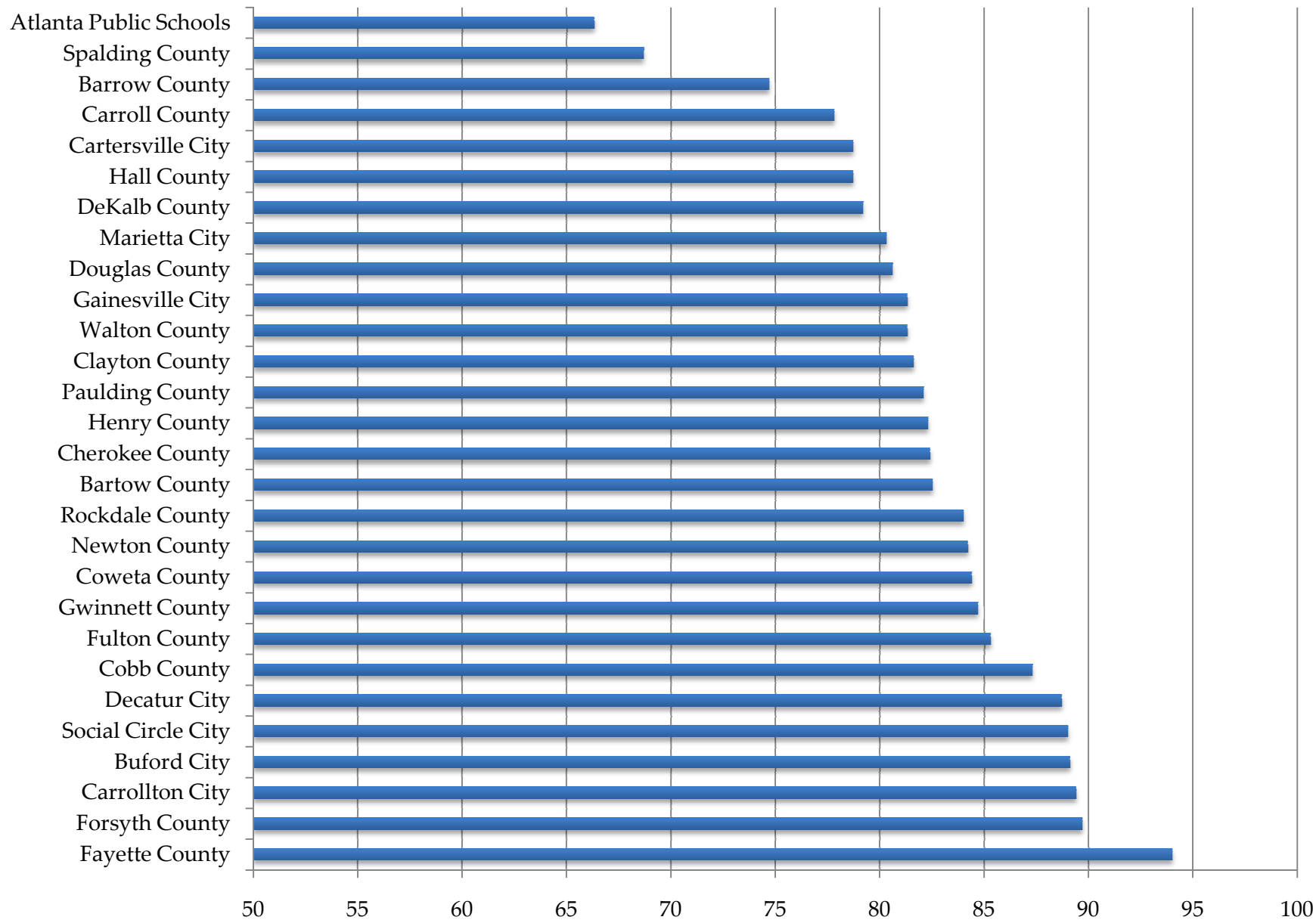
Percent of First-Graders Failing Reading on CRCT



Source: Georgia DoE; ESRI

High School Graduation Rates

Graduation Rate, 2009-2010





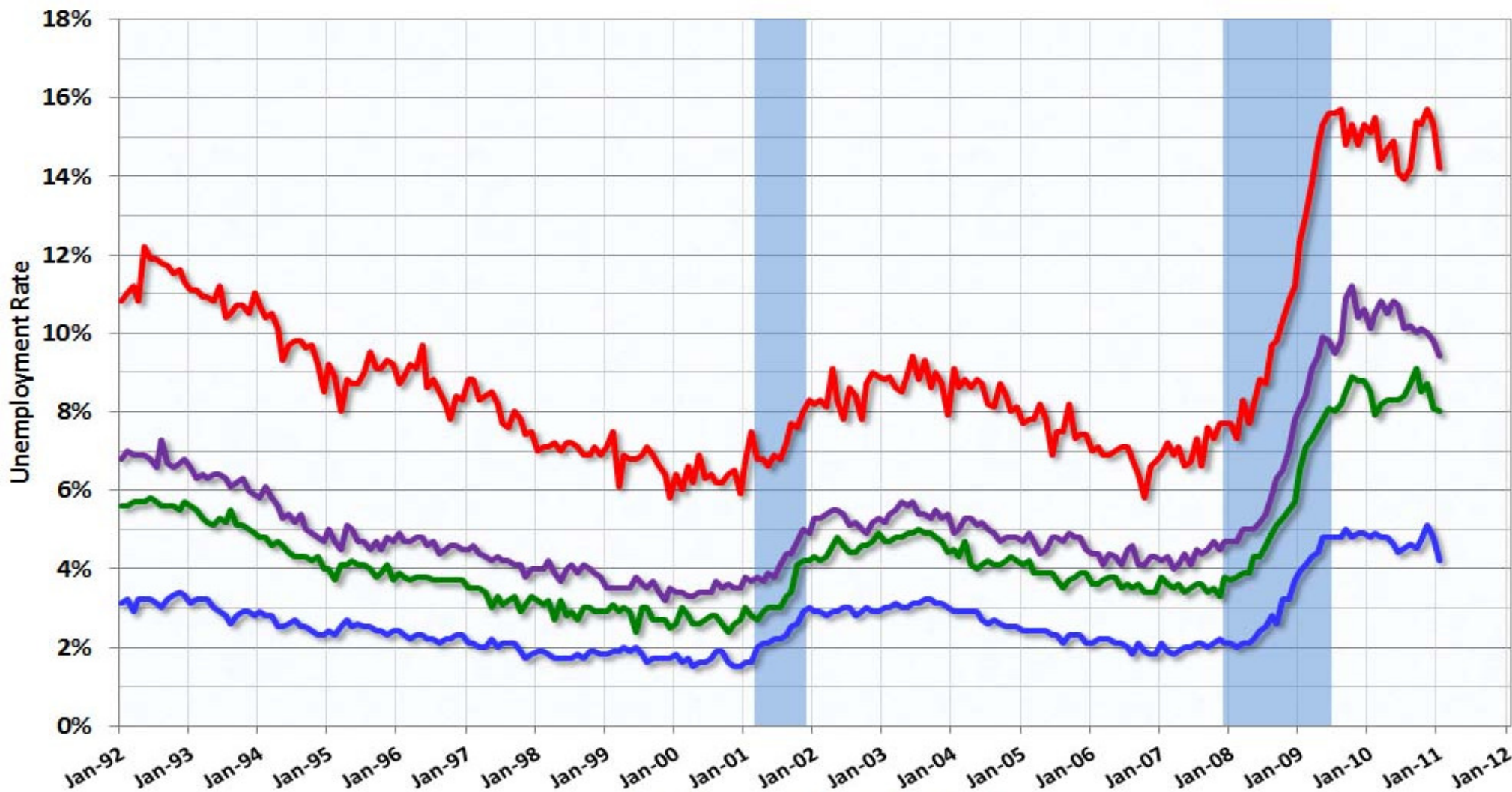
The Obvious Need (along with retraining)...

Pay: MA, Prof, or Doc Deg, \$79,946; Less than HS diploma, \$19,915



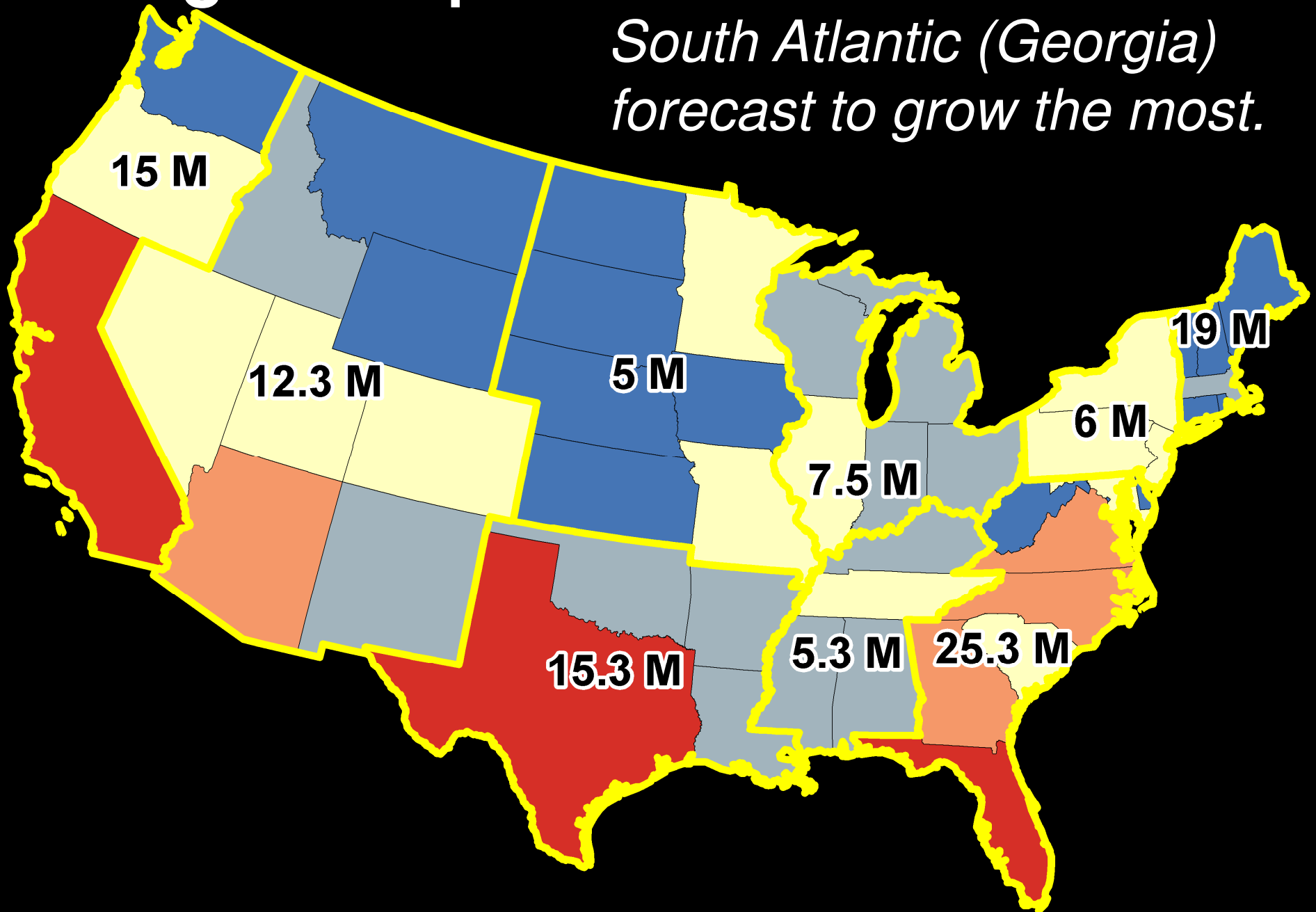
Unemployment Rate by Level of Education

- Less than a High School Diploma, 25 yrs. & over
- High School Graduates, No College, 25 yrs. & over
- Some College or Associate Degree, 25 yrs. & over
- Bachelors degree and higher, 25 yrs. & over



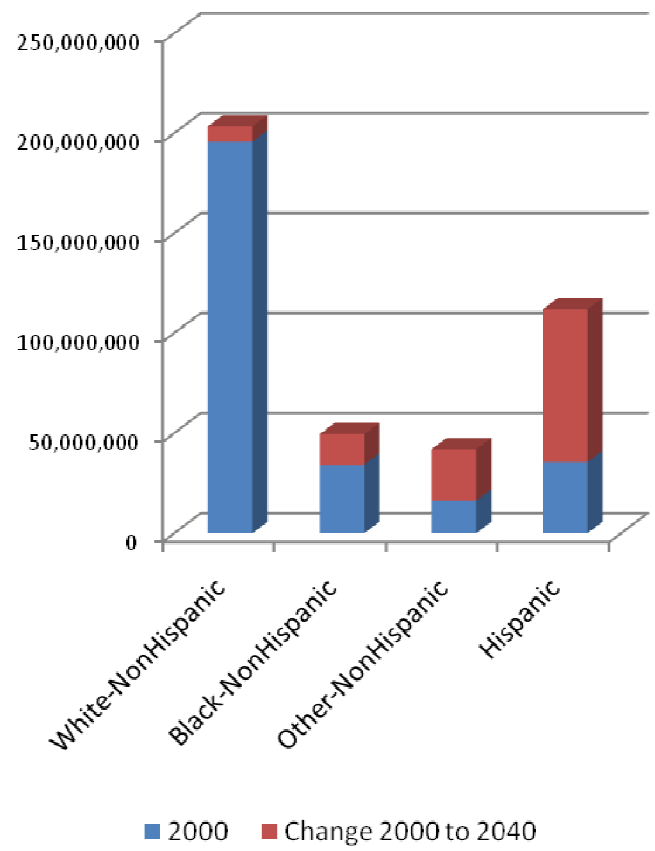
US Regions Population Growth 2010 to 2040

*South Atlantic (Georgia)
forecast to grow the most.*

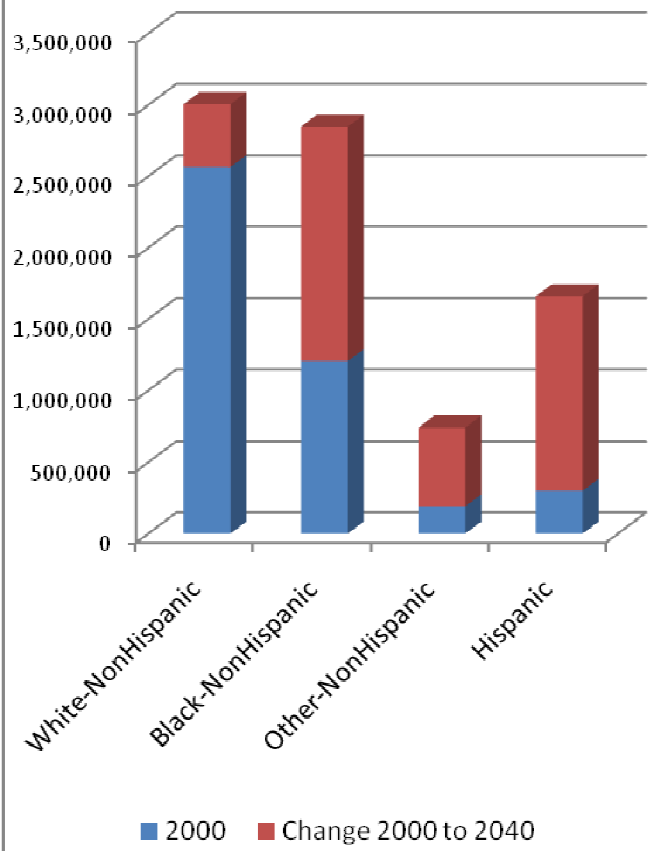




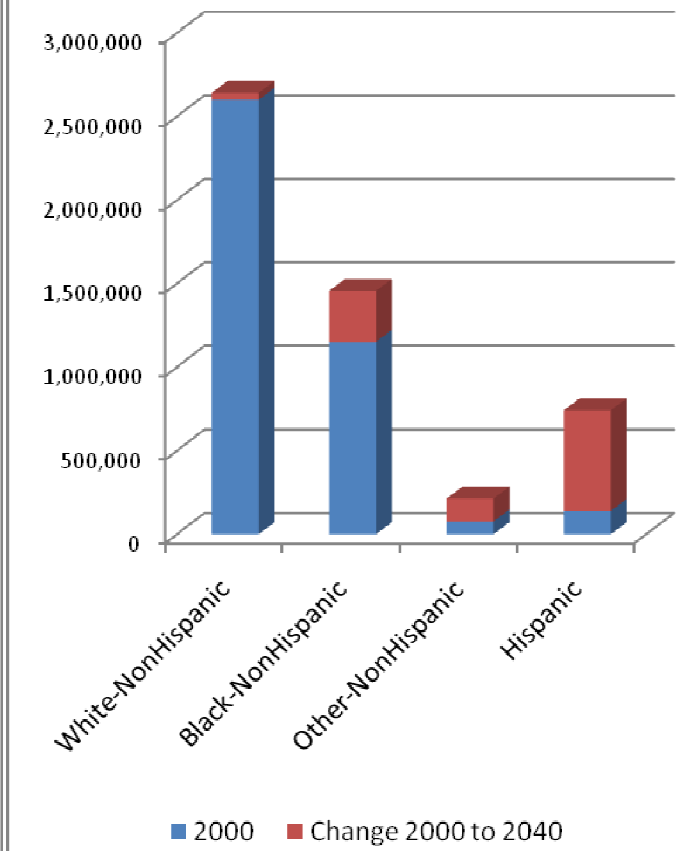
Population Growth Comparison



United States



20-County Area

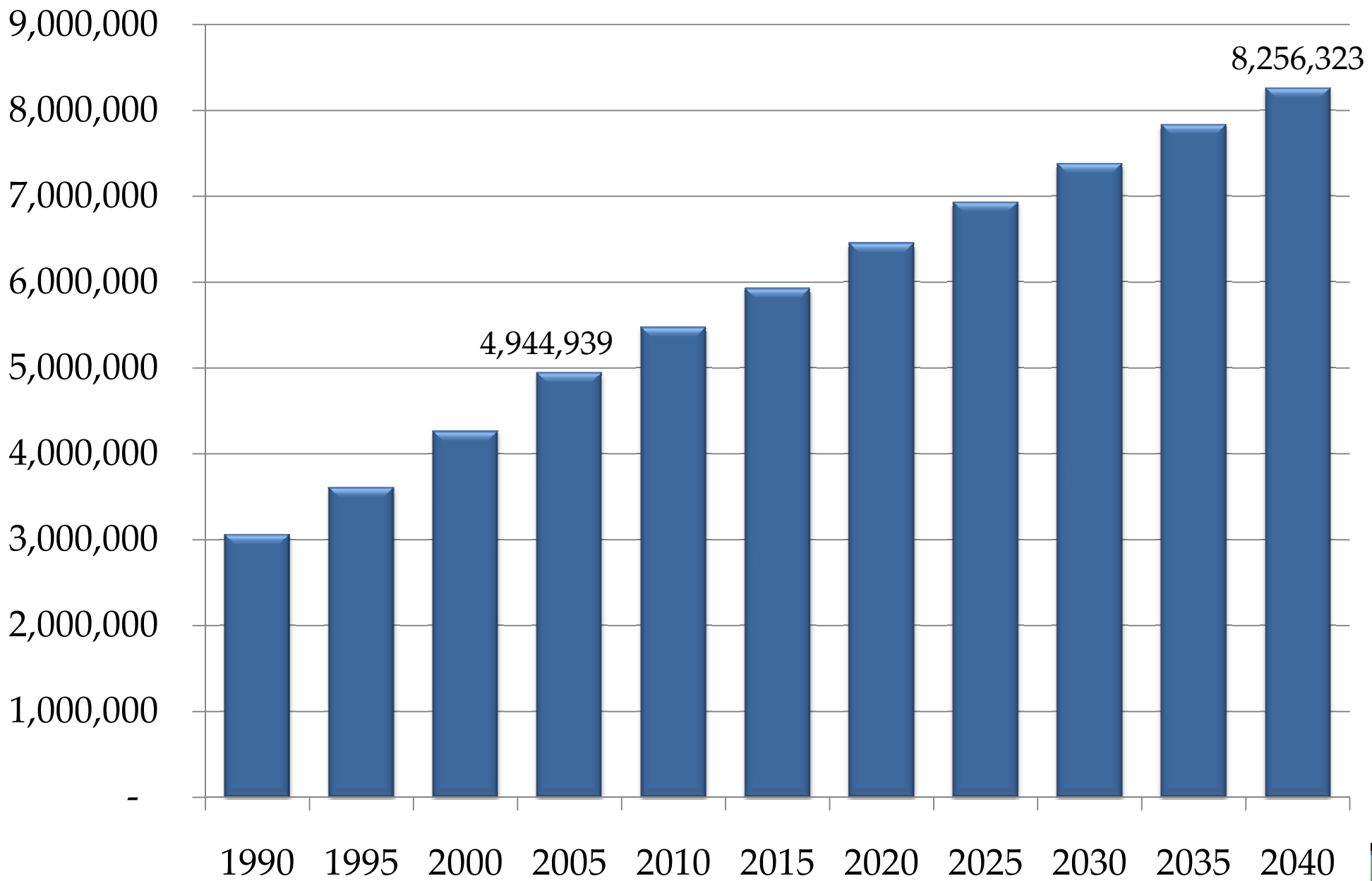


Rest of Georgia (139 Counties)





Metro Atlanta 3 Million More People



Source: ARC Plan2040 Forecast

■ ARC 20-Cty Population



Metro Growth



Gmail Calendar Documents Photos Reader Web more

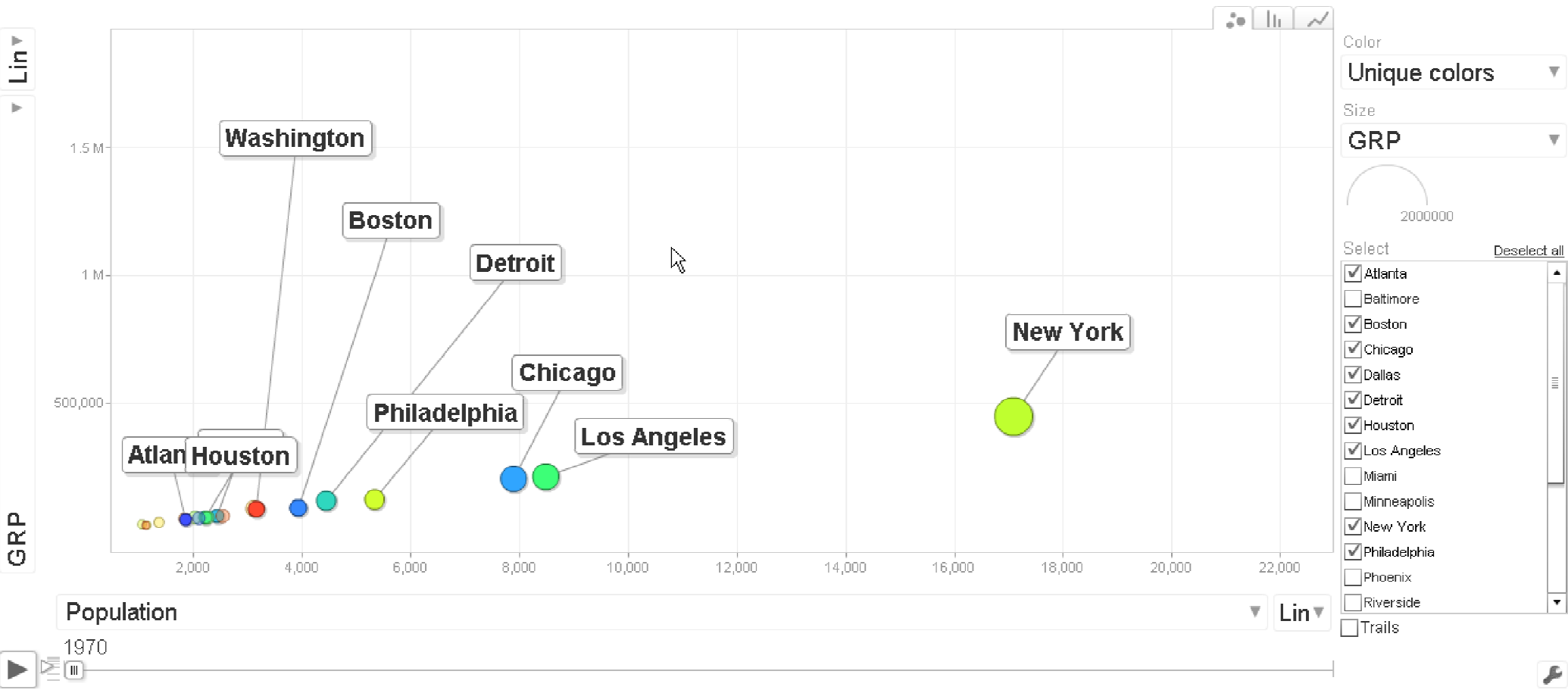
alexmikid@gmail.com

Google docs MSA Motion Chart Anyone with the link

Updated 269 days ago by alexmikid Saved Share

File Edit View Insert Format Data Tools Help

Edit Settings Publish Add Gadget to iGoogle... More



Population (in Thousands) Total Emp (in 1000s of Jobs) Per Capita Income (in 2004 \$) GRP (in Millions of 2004 \$) Top 20 MSA Motion Chart



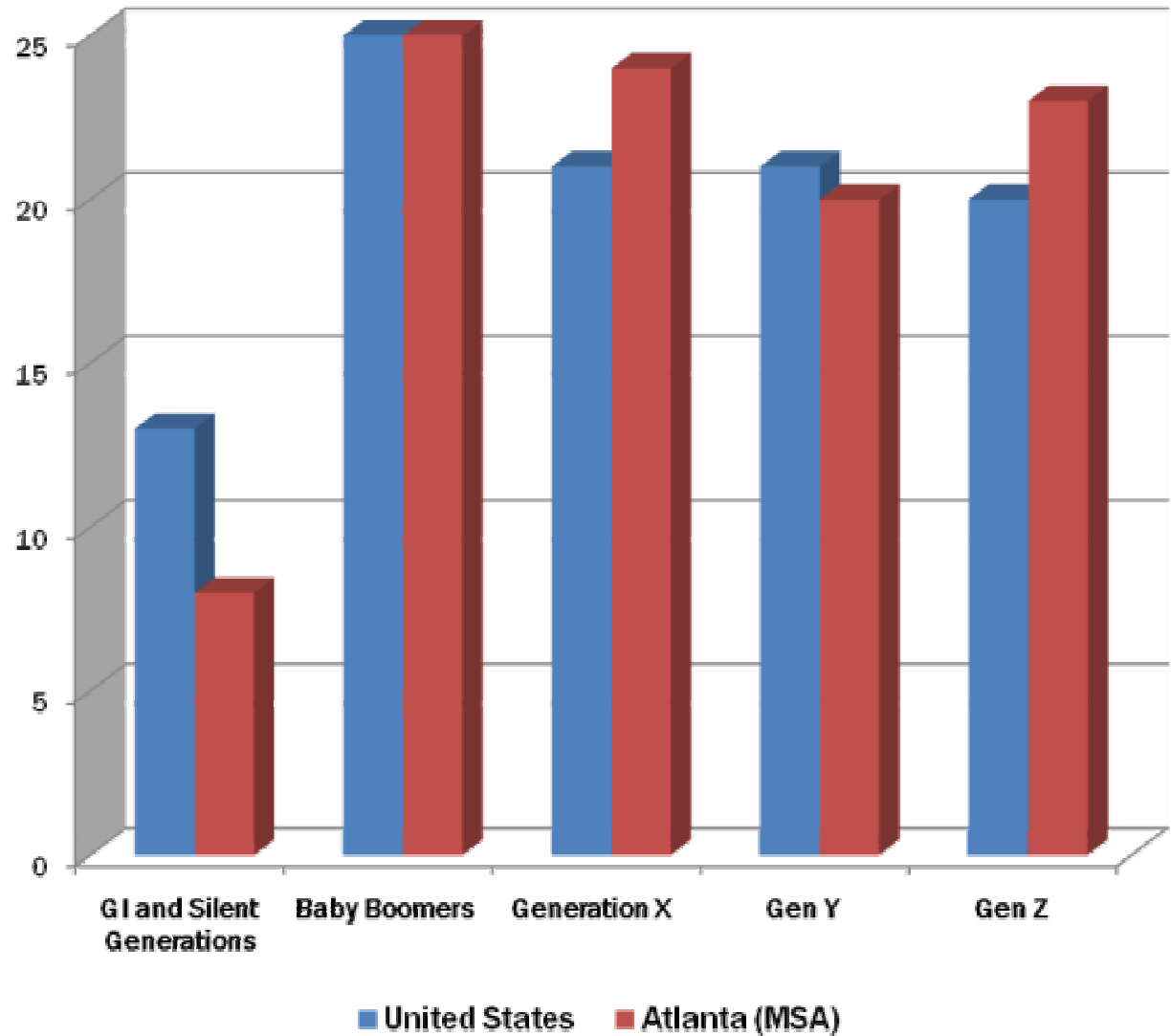


Generations (US and Atlanta)



Approximate Generations:

- GI and Silent Generation:
Born before 1944
- Baby Boomers:
Born between 1944 and 1963
- Generation X:
1964 to 1977
- Generation Y:
1978 to 1992
- Generation Z:
1993 to 2010



Source: US Census Bureau Estimates

Source: ARC Plan2040 Forecast





The Age Pyramid

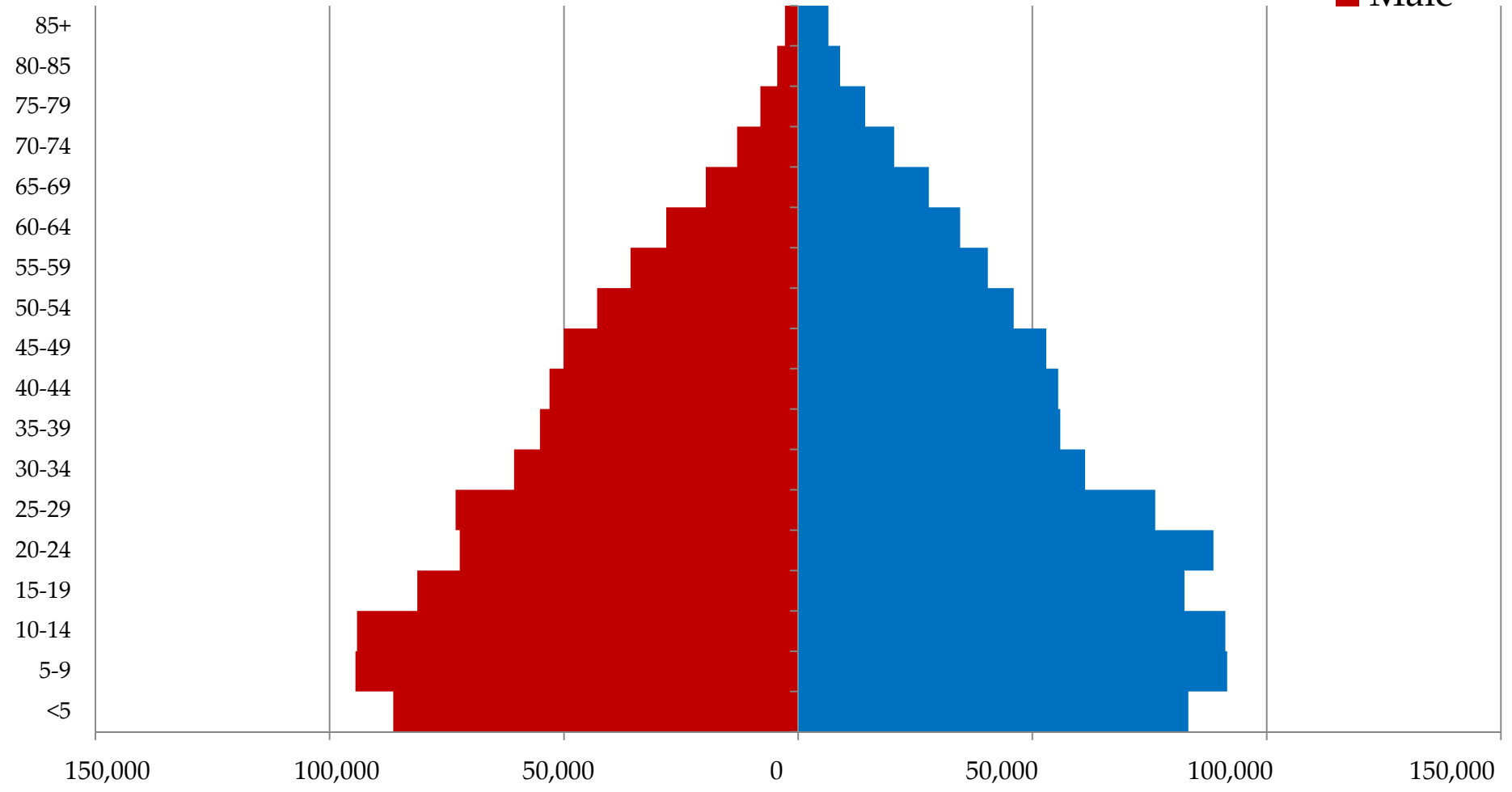


20-County Forecast Area

1970 Age Structure

Female

Male



Source: Census Population Estimates





Battle of the Bulges: X and Zs

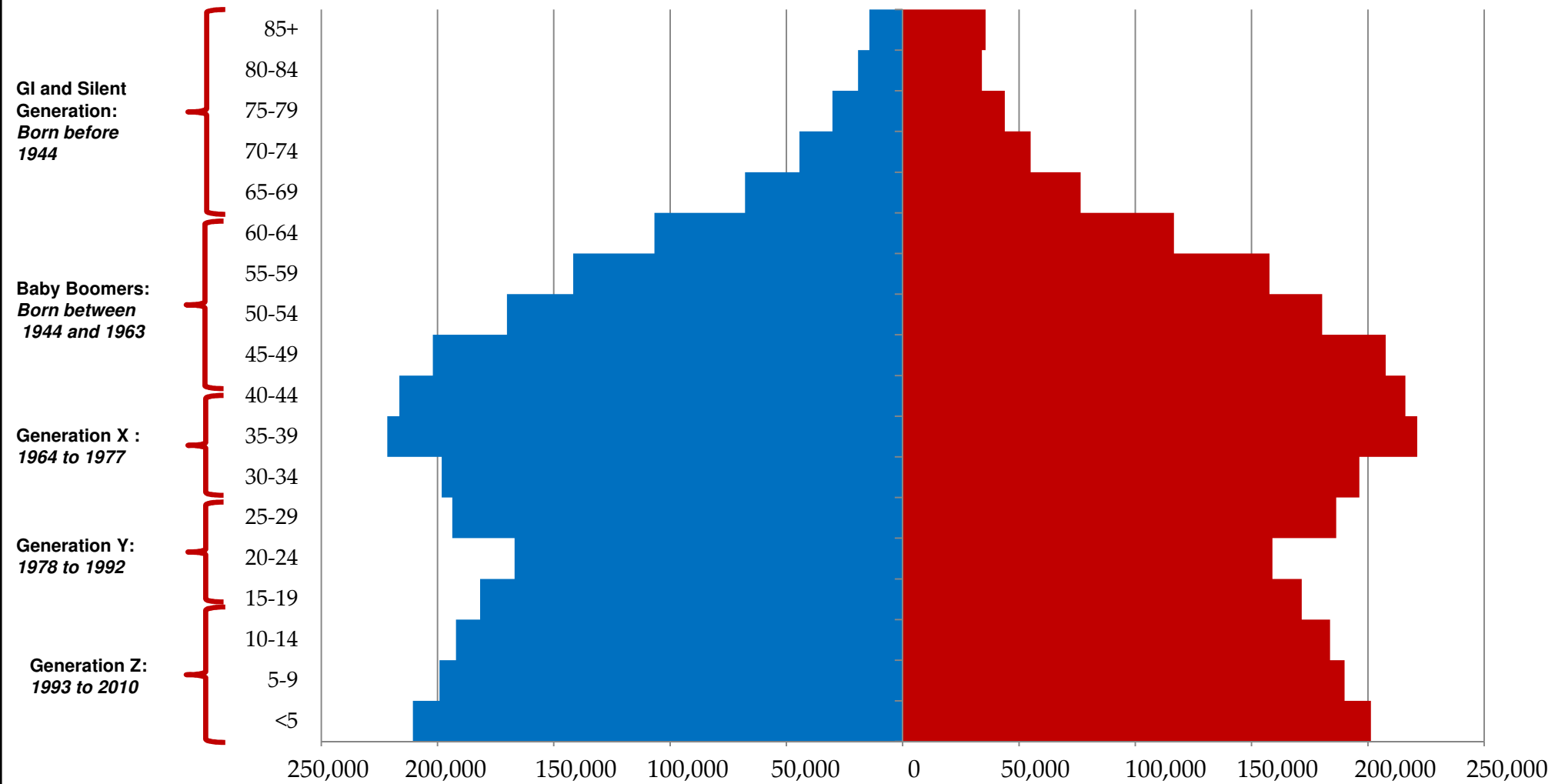


20-County Forecast Area

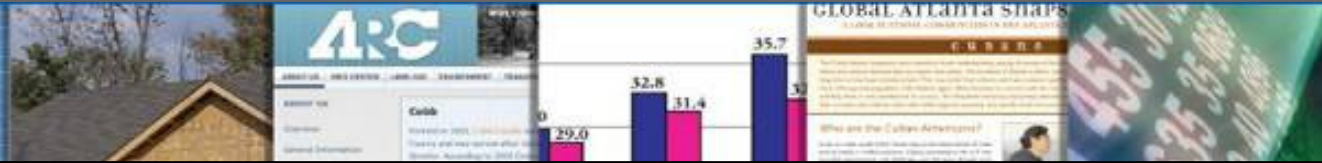
20-County Forecast Area

2007 Age Structure

Female Male

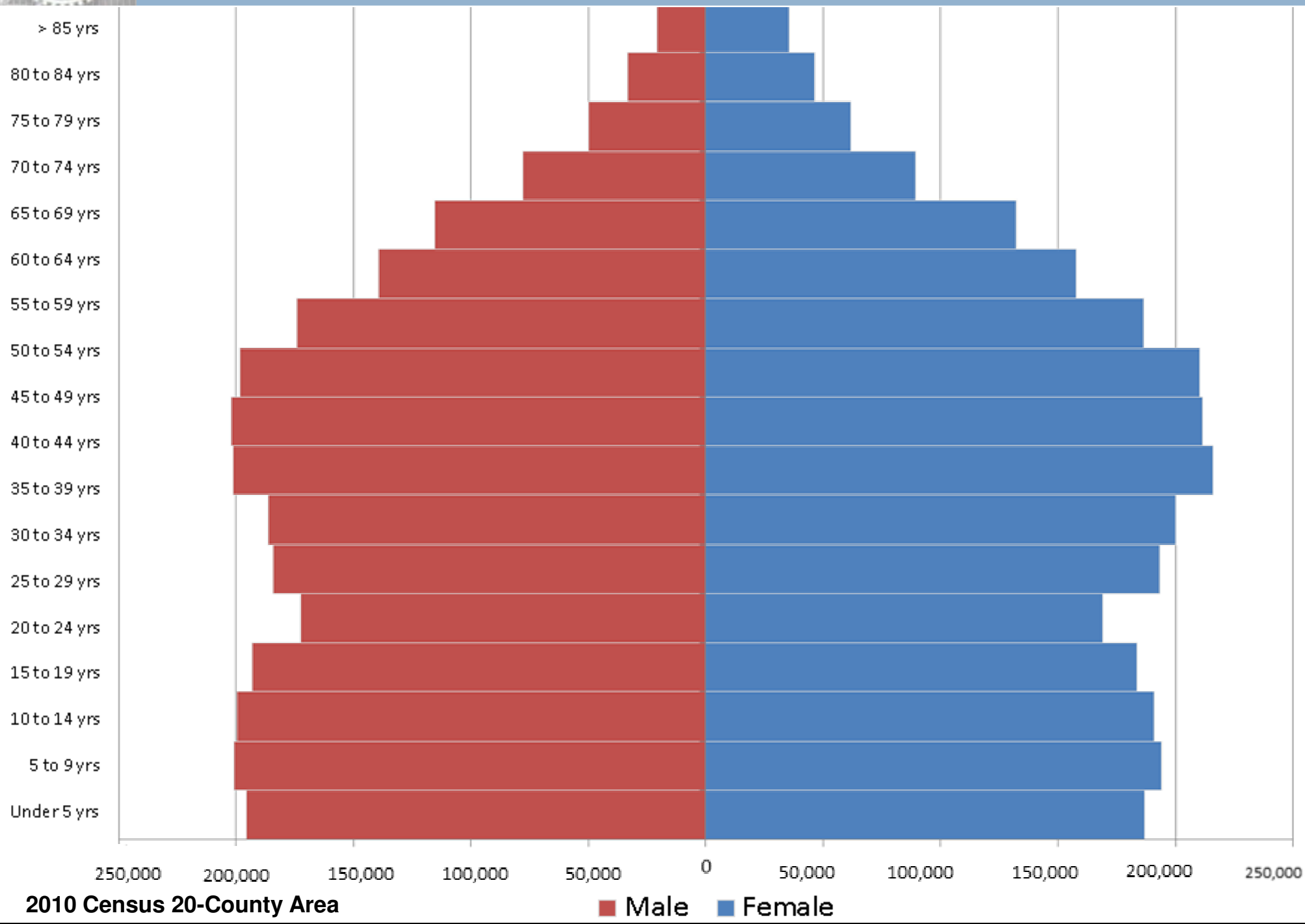


Source: Census Population Estimates





2010 Population by Age



2010 Census 20-County Area

Male Female



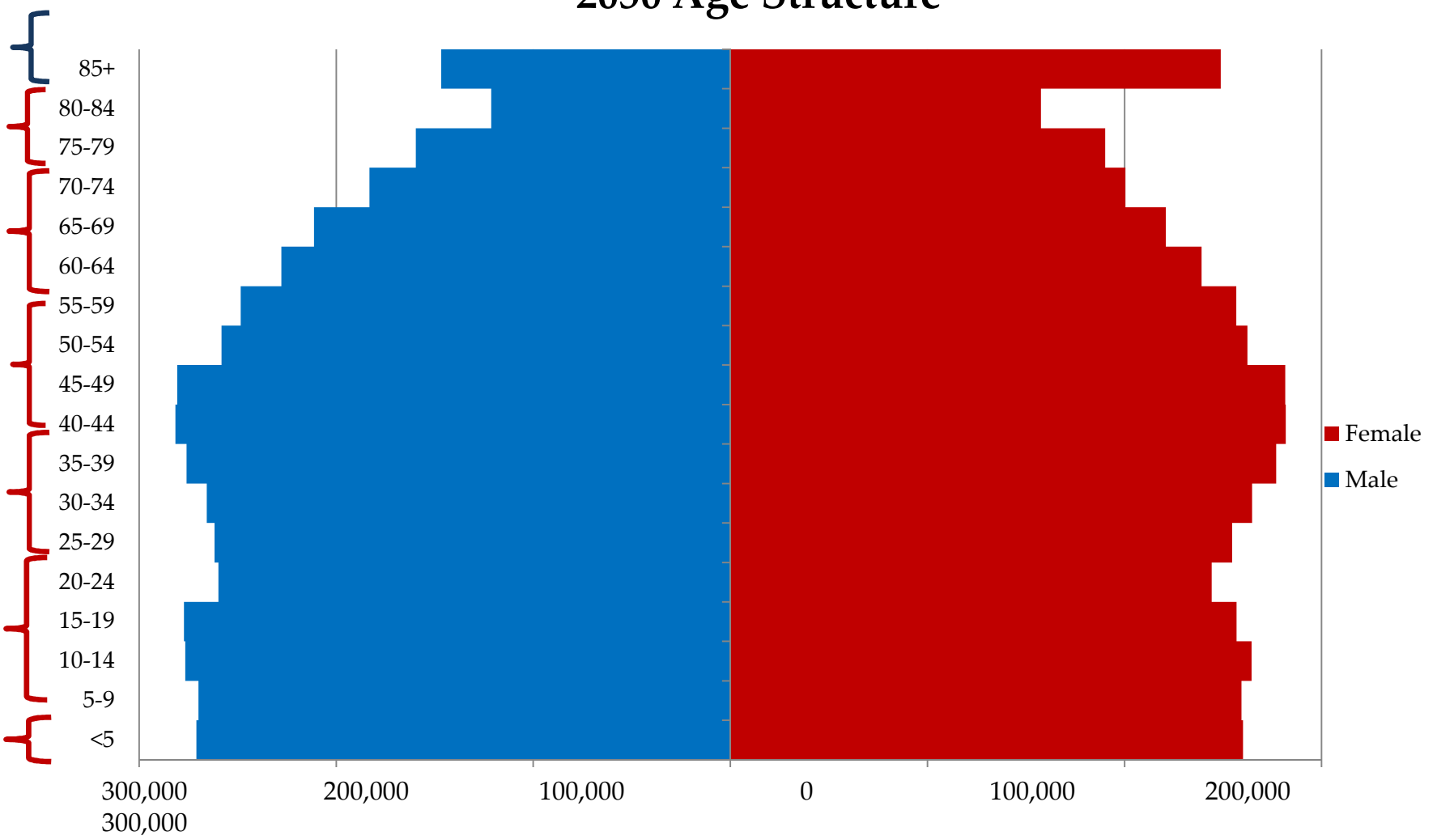
2050



Smaller Share of Working Age Population (Green) Substantial Share growth in 65 and over (More Dependents, Less Workers)

- GI and Silent Generation and Baby Boomers: *Old*
- Generation X : *Age 86 to 73*
- Generation Y: *Age 72-58*
- Generation Z: *Age 57 to 40*
- Generation AA: *Age 25 to 39*
- Generation AB: *Age 10 to 24*
- Generation AC: *Age 0 to 9*

2050 Age Structure

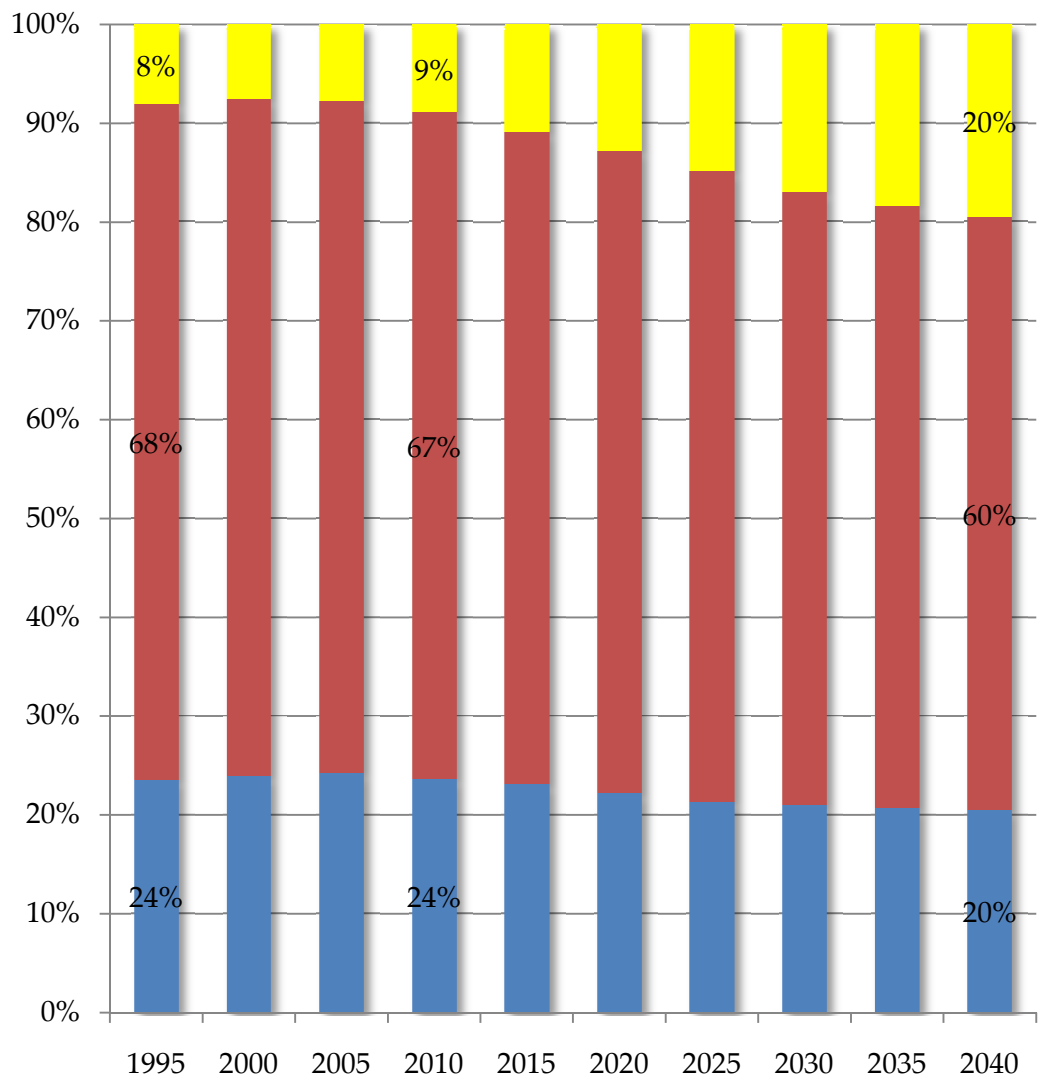


Source: Draft PLAN2040 Forecasts





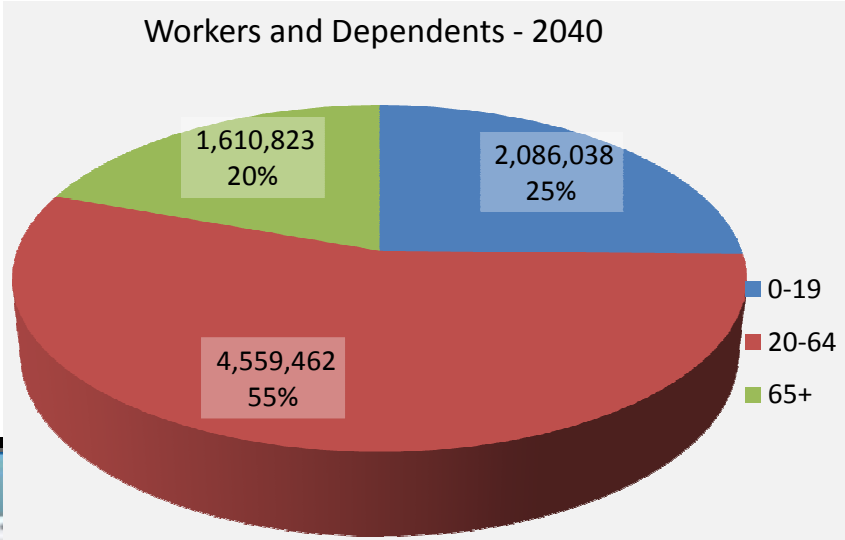
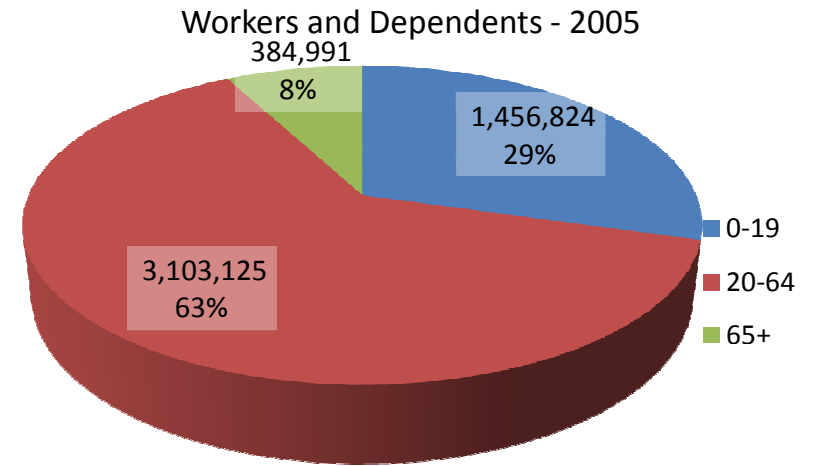
Labor Force Share Getting Smaller



- Age 0-15
- Age 16-64
- Age 65 and Older

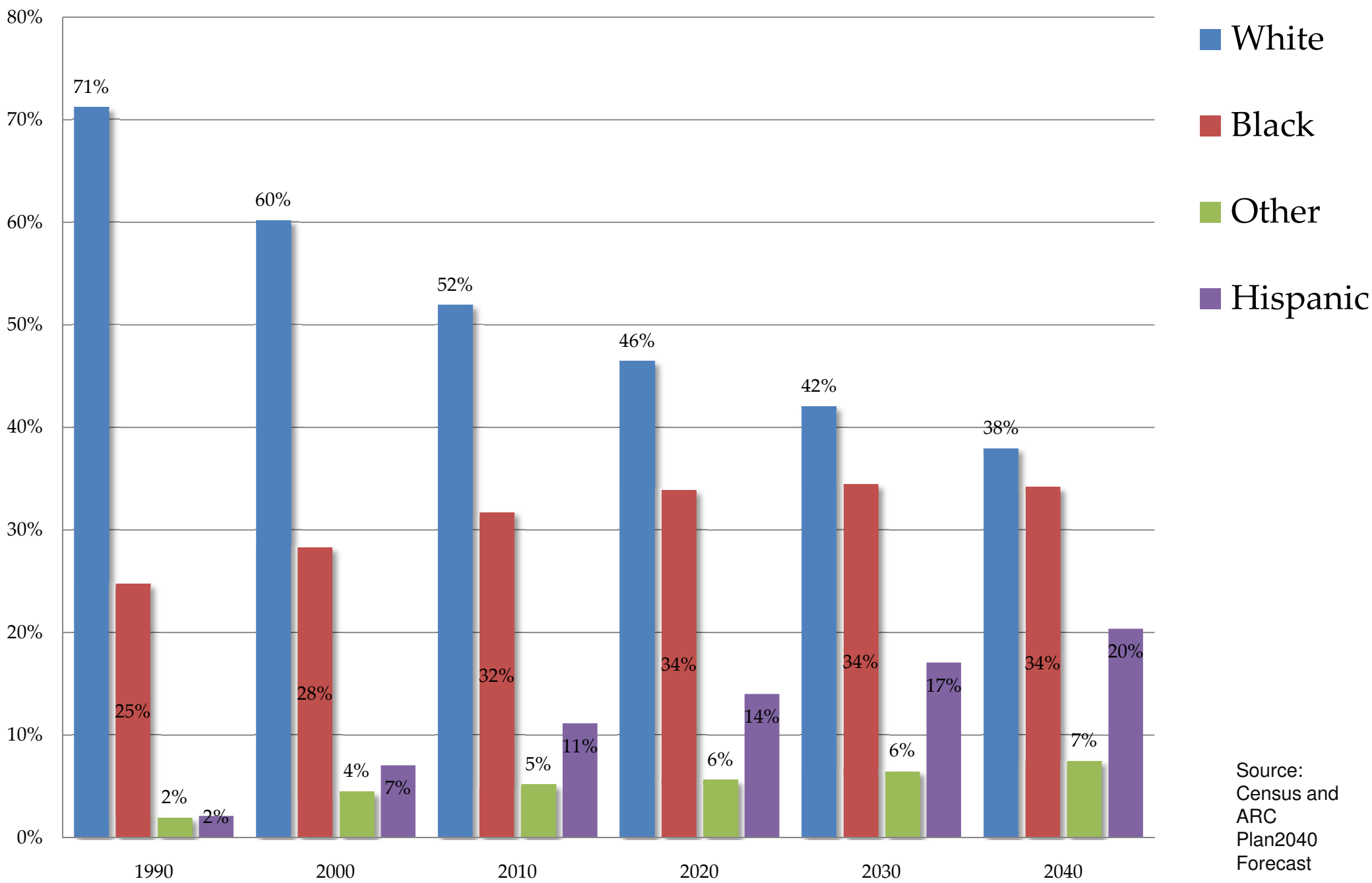
Source:
Census and
ARC
Plan2040
Forecast

Roughly 1.6 workers for every dependent today. By 2040, roughly one-to-one





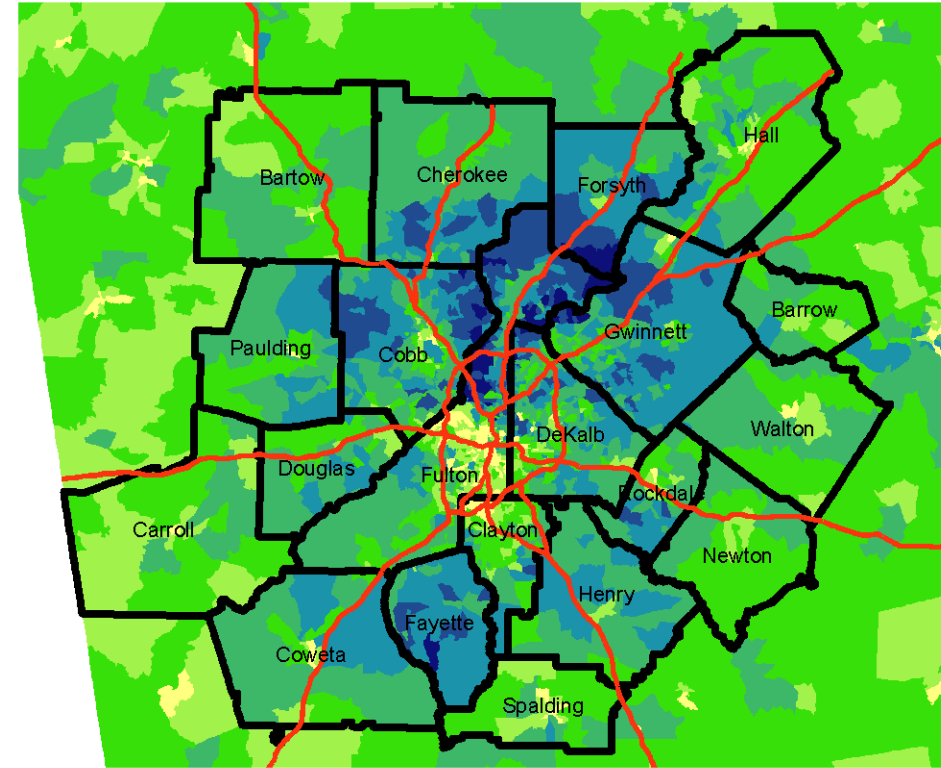
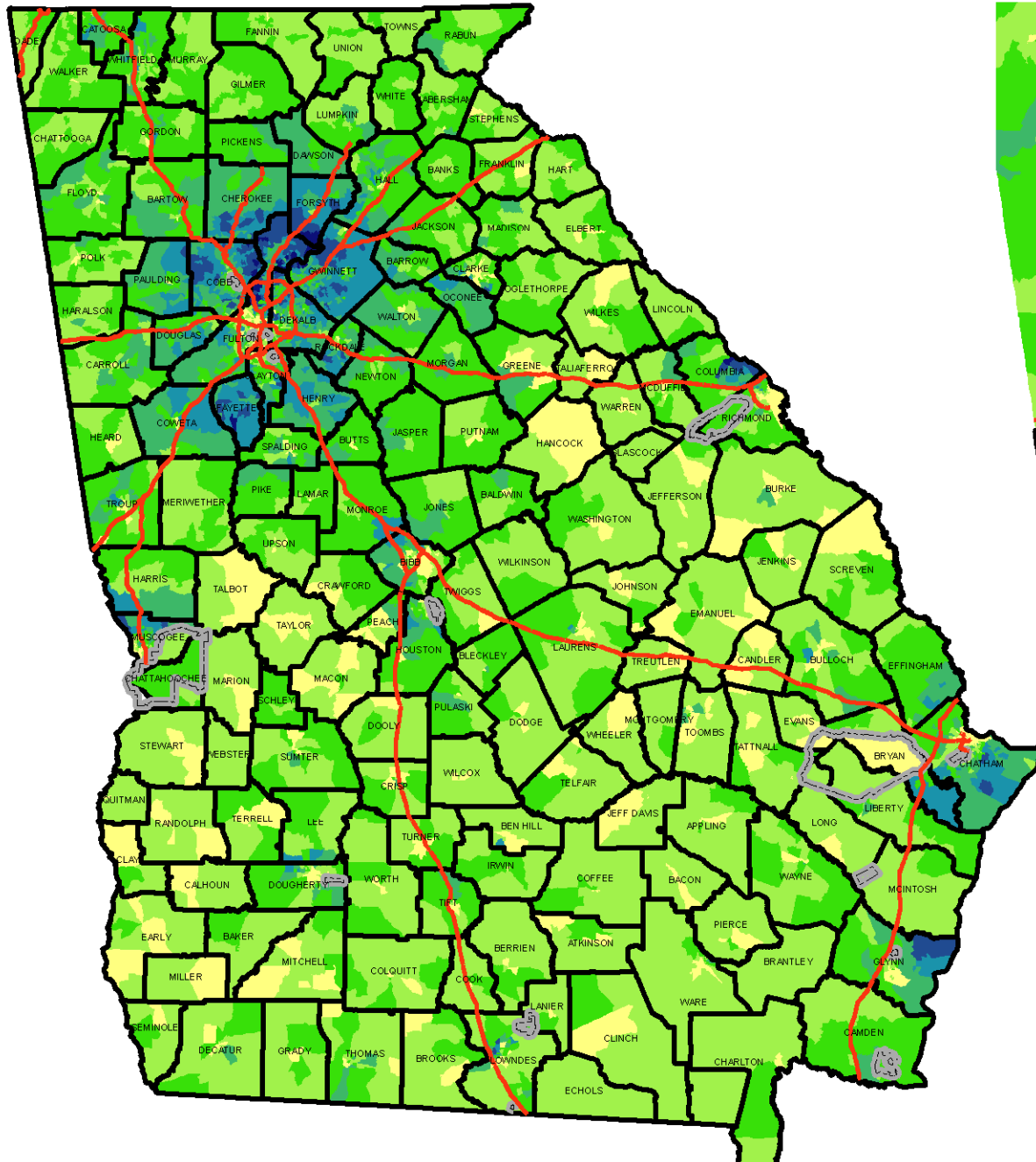
More Diverse



Source:
Census and
ARC
Plan2040
Forecast



2009 Household Income (Median)



Military Bases

Population

Median HH Income

- \$0.00 - \$28,321.00
- \$28,321.01 - \$42,242.00
- \$42,242.01 - \$56,835.00
- \$56,835.01 - \$75,376.00
- \$75,376.01 - \$103,610.00
- \$103,610.01 - \$146,752.00
- \$146,752.01 - \$229,927.00

Source: ESRI Demographics 2009



Population Age Dynamics



County	2000			2010			Percent Change, 2000-2010		
	Under 20	20-64	65+	Under 20	20-64	65+	Under 20	20-64	65+
Barrow	14,217	27,746	4,181	21,324	41,571	6,472	50.0%	49.8%	54.8%
Bartow	23,066	45,785	7,168	29,484	60,062	10,611	27.8%	31.2%	48.0%
Carroll	26,399	52,158	8,711	32,756	65,663	12,108	24.1%	25.9%	39.0%
Cherokee	43,547	89,003	9,353	64,018	130,630	19,698	47.0%	46.8%	110.6%
Clayton	77,568	145,026	13,923	82,977	159,211	17,236	7.0%	9.8%	23.8%
Cobb	172,626	393,089	42,036	194,404	433,702	59,972	12.6%	10.3%	42.7%
Coweta	27,686	53,958	7,571	37,865	76,212	13,240	36.8%	41.2%	74.9%
DeKalb	182,955	429,686	53,224	183,137	446,528	62,228	0.1%	3.9%	16.9%
Douglas	27,913	57,303	6,958	41,203	79,956	11,244	47.6%	39.5%	61.6%
Fayette	28,750	54,409	8,104	30,769	62,253	13,545	7.0%	14.4%	67.1%
Forsyth	29,309	62,158	6,940	56,682	103,191	15,638	93.4%	66.0%	125.3%
Fulton	224,232	522,784	68,990	247,143	590,014	83,424	10.2%	12.9%	20.9%
Gwinnett	180,387	376,462	31,599	255,226	494,990	55,105	41.5%	31.5%	74.4%
Hall	41,810	84,400	13,067	55,148	104,526	20,010	31.9%	23.8%	53.1%
Henry	37,562	72,955	8,824	65,471	121,403	17,048	74.3%	66.4%	93.2%
Newton	18,939	36,933	6,129	31,964	58,164	9,830	68.8%	57.5%	60.4%
Paulding	26,853	50,001	4,824	46,796	85,308	10,220	74.3%	70.6%	111.9%
Rockdale	21,315	42,340	6,456	25,445	50,704	9,066	19.4%	19.8%	40.4%
Spalding	17,627	33,952	6,838	17,971	37,563	8,539	2.0%	10.6%	24.9%
Walton	18,830	36,017	5,840	24,625	49,051	10,092	30.8%	36.2%	72.8%
20-co Total	1,241,591	2,666,165	320,736	1,544,408	3,250,702	465,326	24.4%	21.9%	45.1%



Source : US Census Bureau



Forecast Population Growth

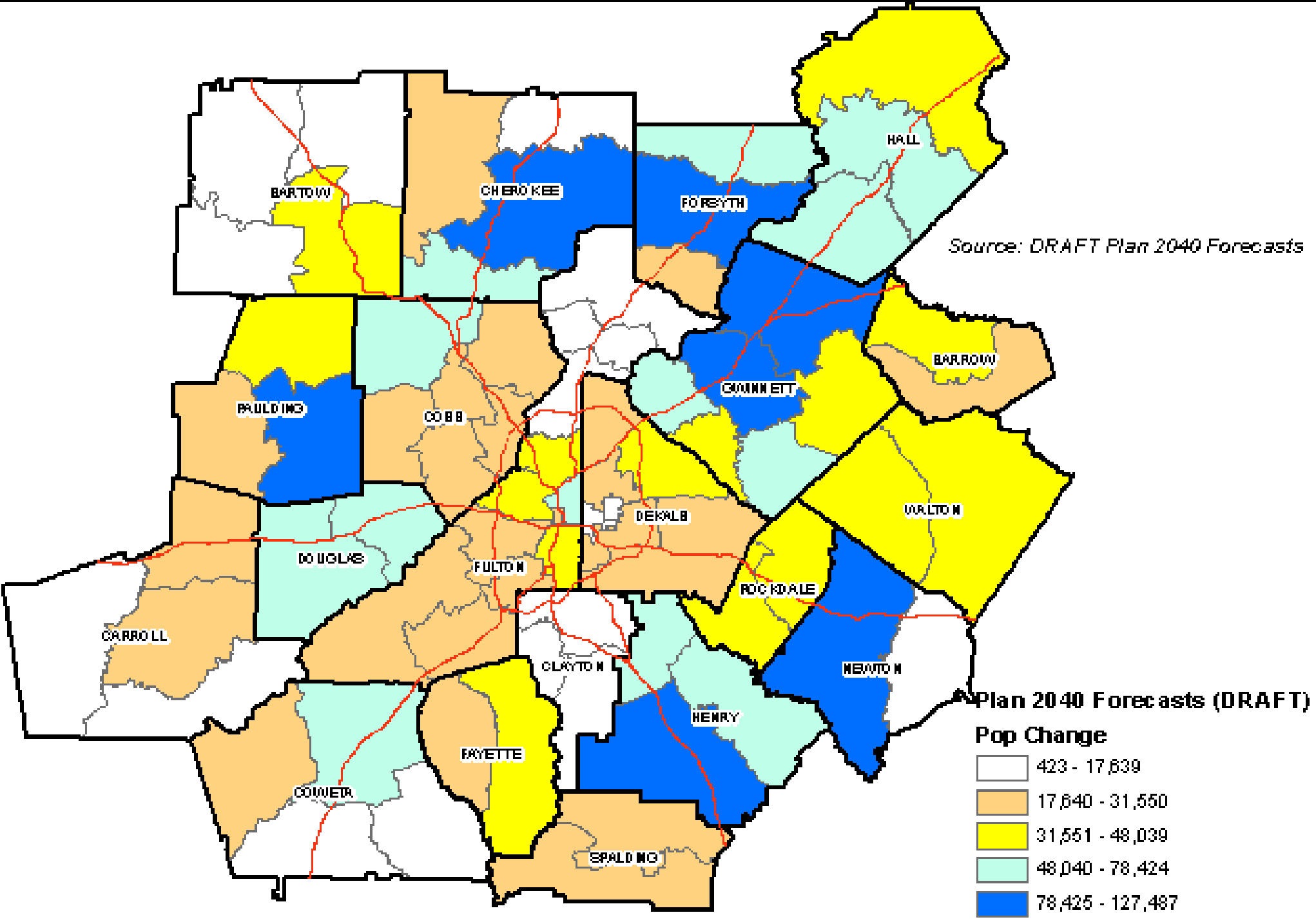


County	2010 Population	2040 Population	Total Change	Percent Change
Cherokee	207,388	402,082	194,694	93.9%
Clayton	281,061	322,350	41,289	14.7%
Cobb	672,076	856,169	184,093	27.4%
DeKalb	738,752	931,374	192,622	26.1%
Douglas	128,371	256,854	128,483	100.1%
Fayette	106,039	168,657	62,618	59.1%
Fulton	965,593	1,330,583	364,990	37.8%
Gwinnett	758,032	1,172,338	414,306	54.7%
Henry	193,536	433,250	239,714	123.9%
Newton	97,122	200,629	103,507	106.6%
Rockdale	84,645	159,849	75,204	88.8%
20 -County	5,254,399	8,256,323	3,001,924	57.1%



Source : ARC's DRAFT Plan 2040 Forecasts.

Forecast Population Change, 2010 - 2040

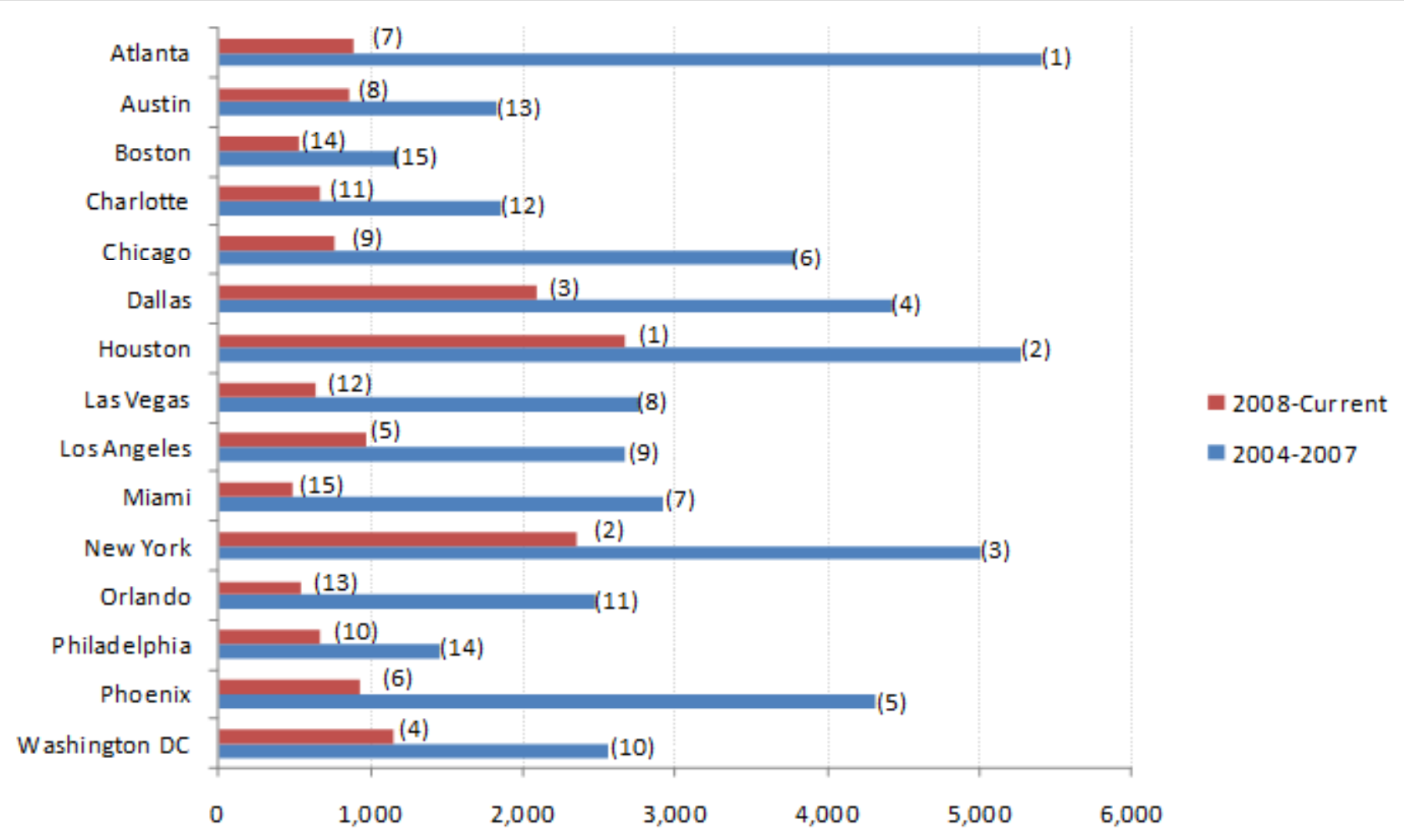




Monthly Building Permits



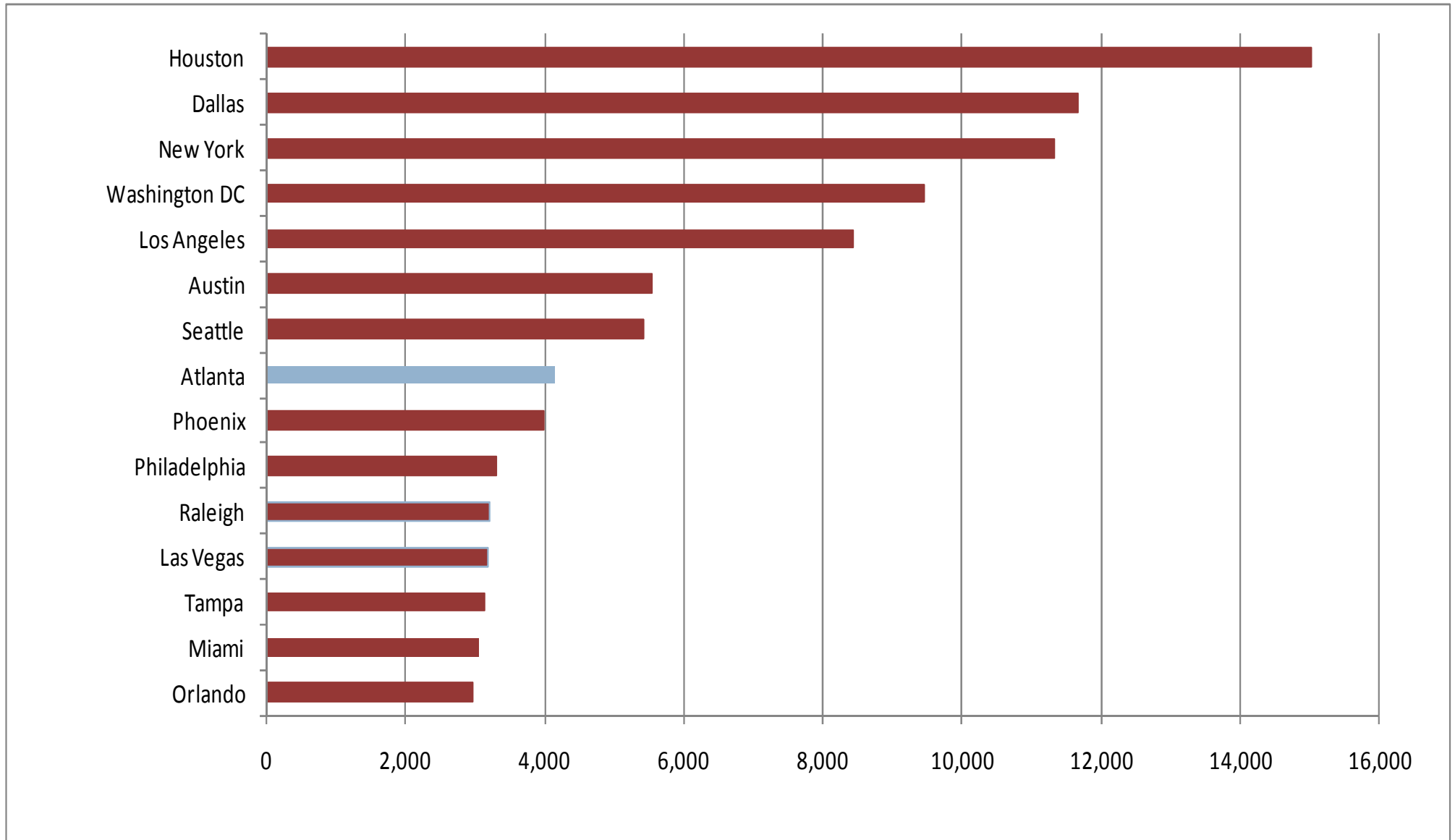
**Before and After: Average Monthly Building Permits Issued
Selected Metros
2004-2007 & 2008 – Current
(Ranks among selected areas in parentheses)**



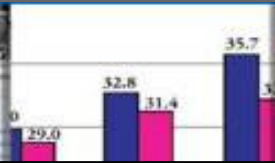
Source: SOCDS



Building Permits 2011 (Thru June)



Source: SOCDS



GLOBAL ATLANTA SHIPS
 A LARGE BUSINESS COMMUNITY USES ATLANTA

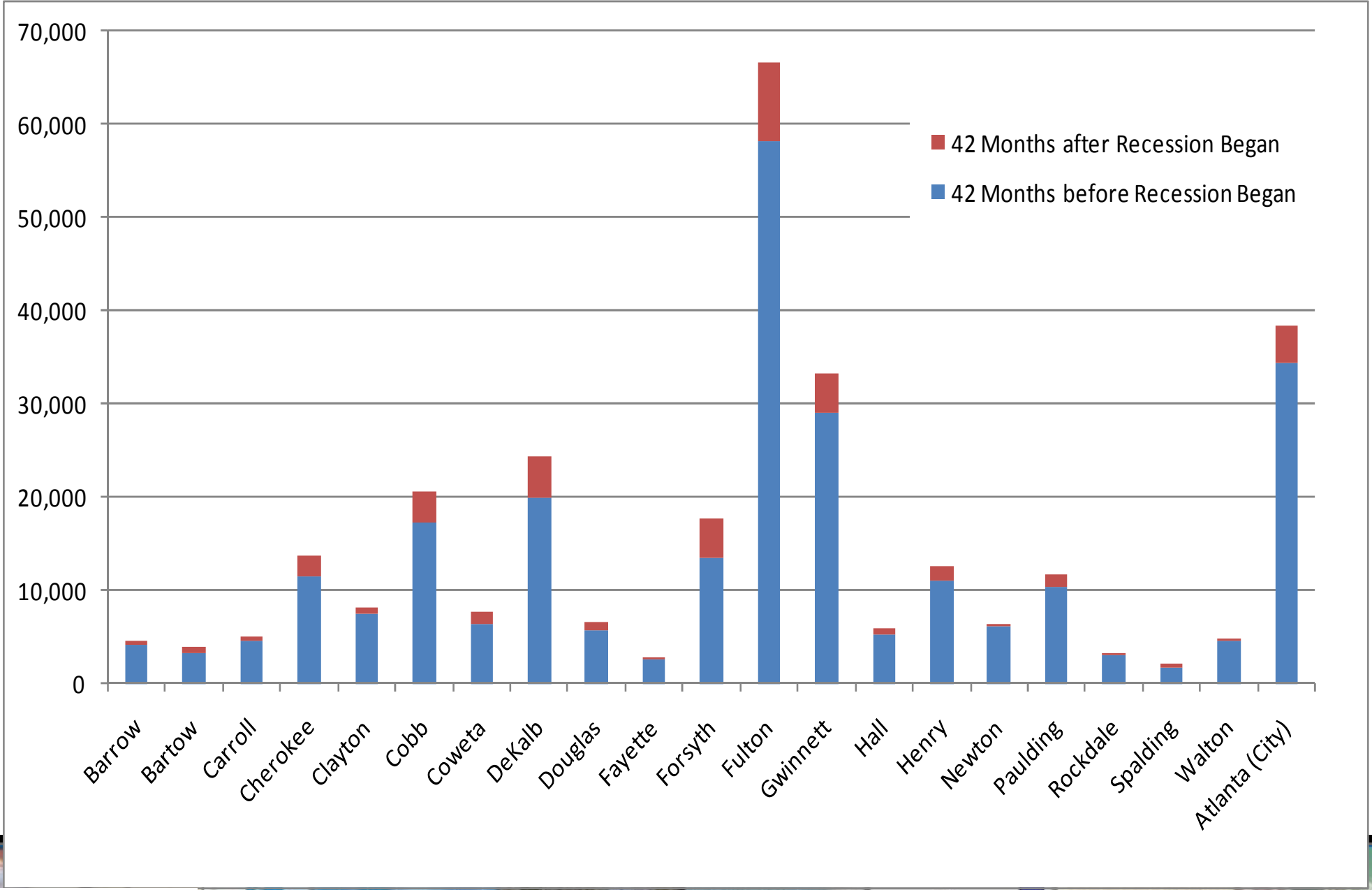
GLOBAL

Who are the Cuban Americans?





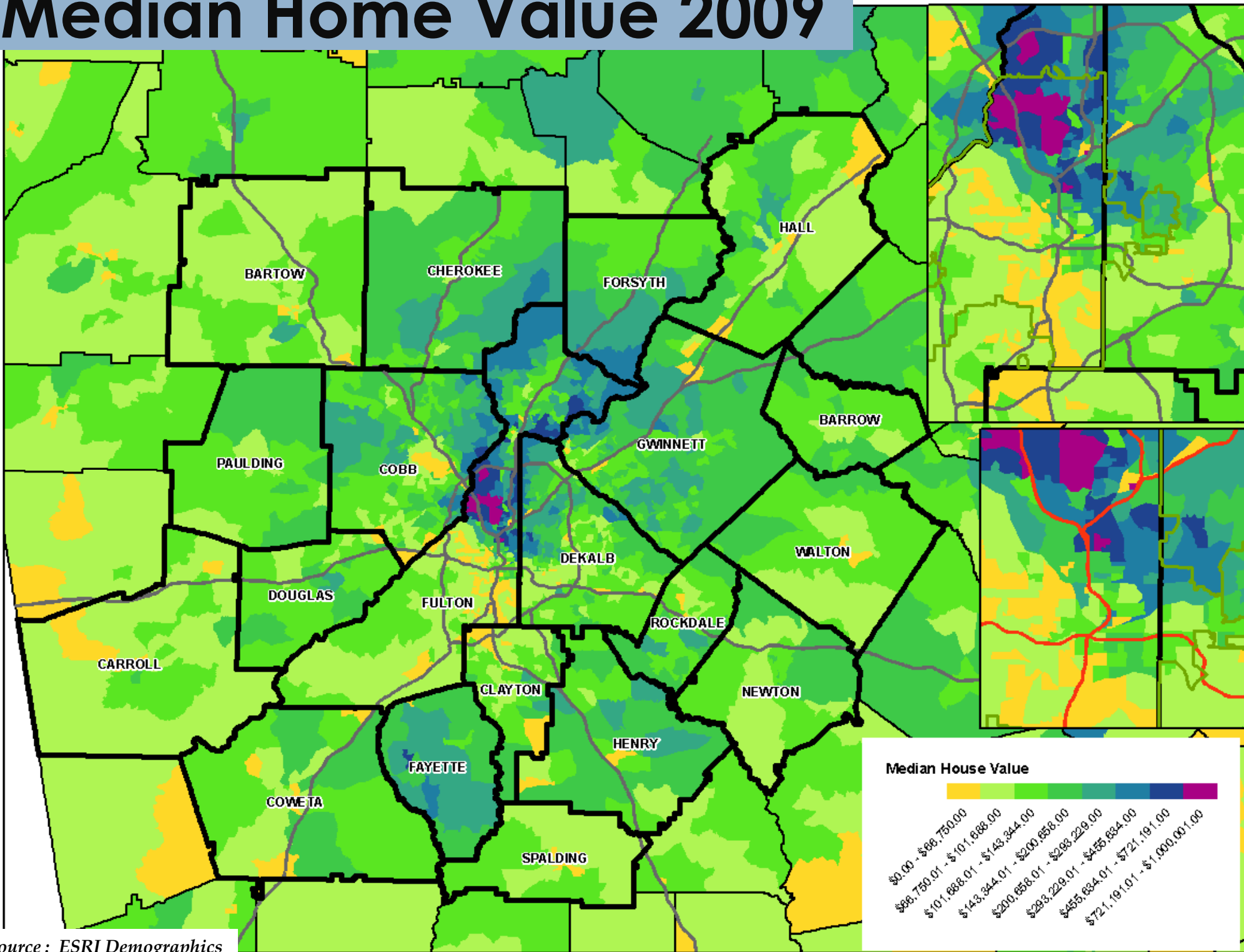
Building Permits



Source: Census Bureau



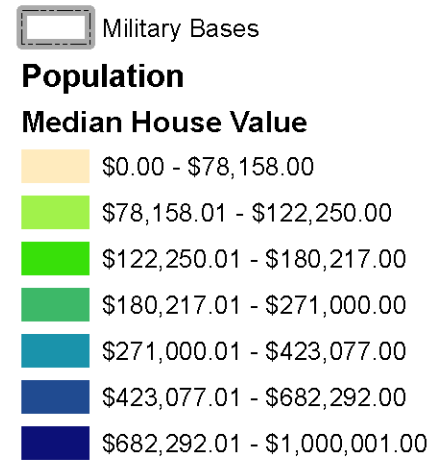
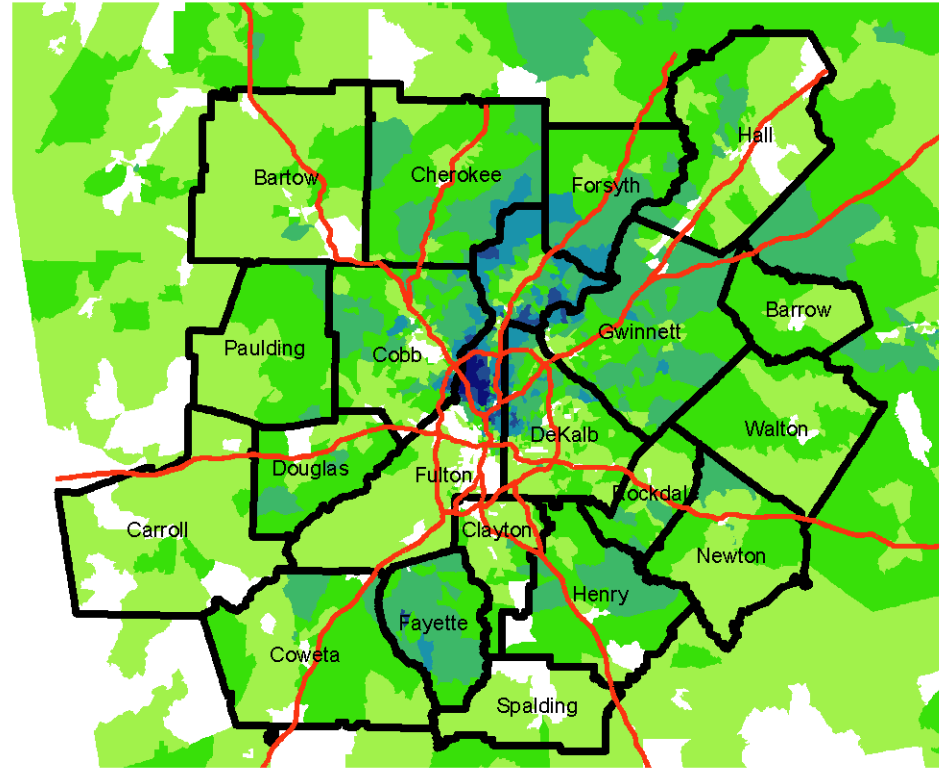
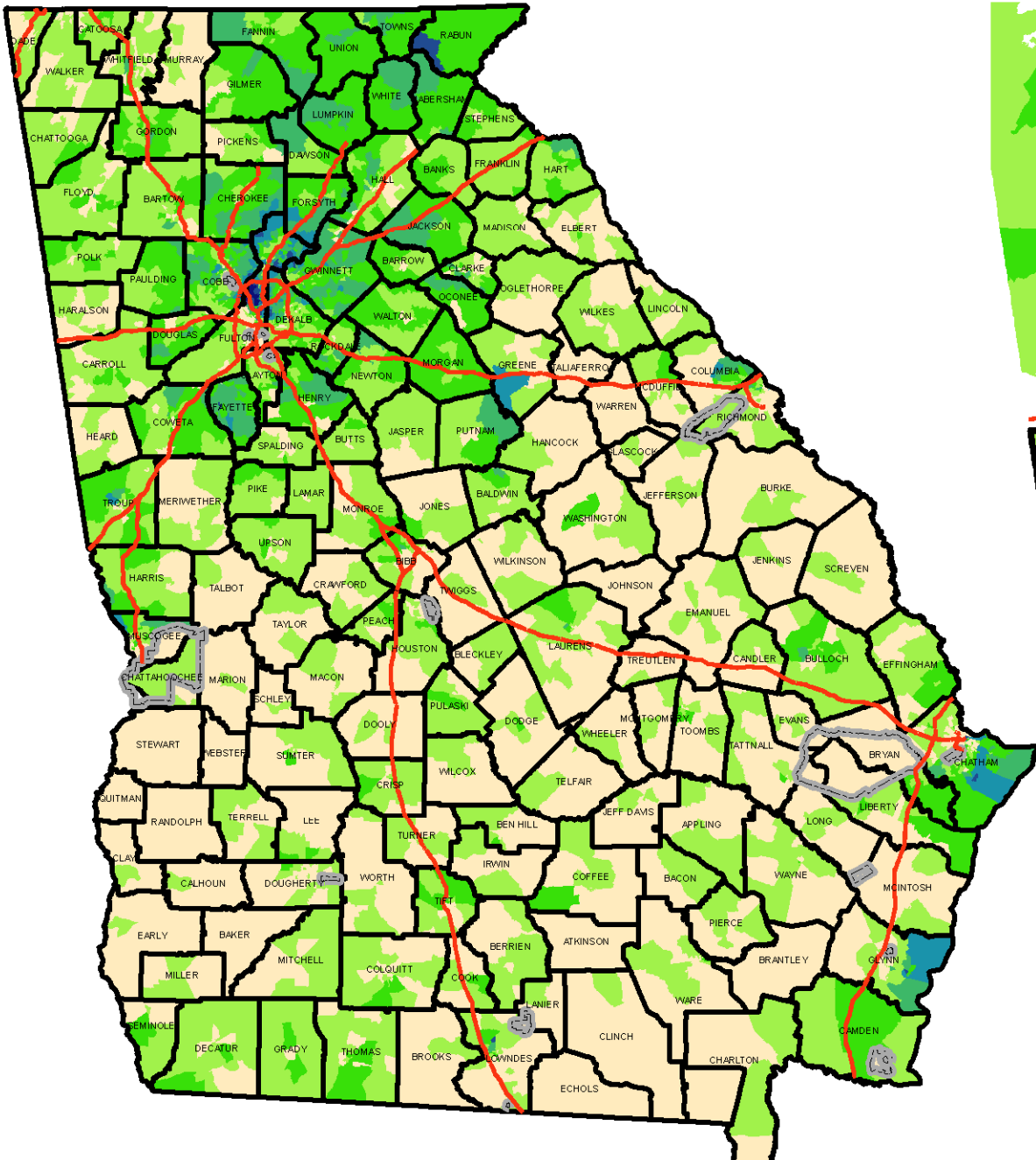
Median Home Value 2009



Source: ESRI Demographics



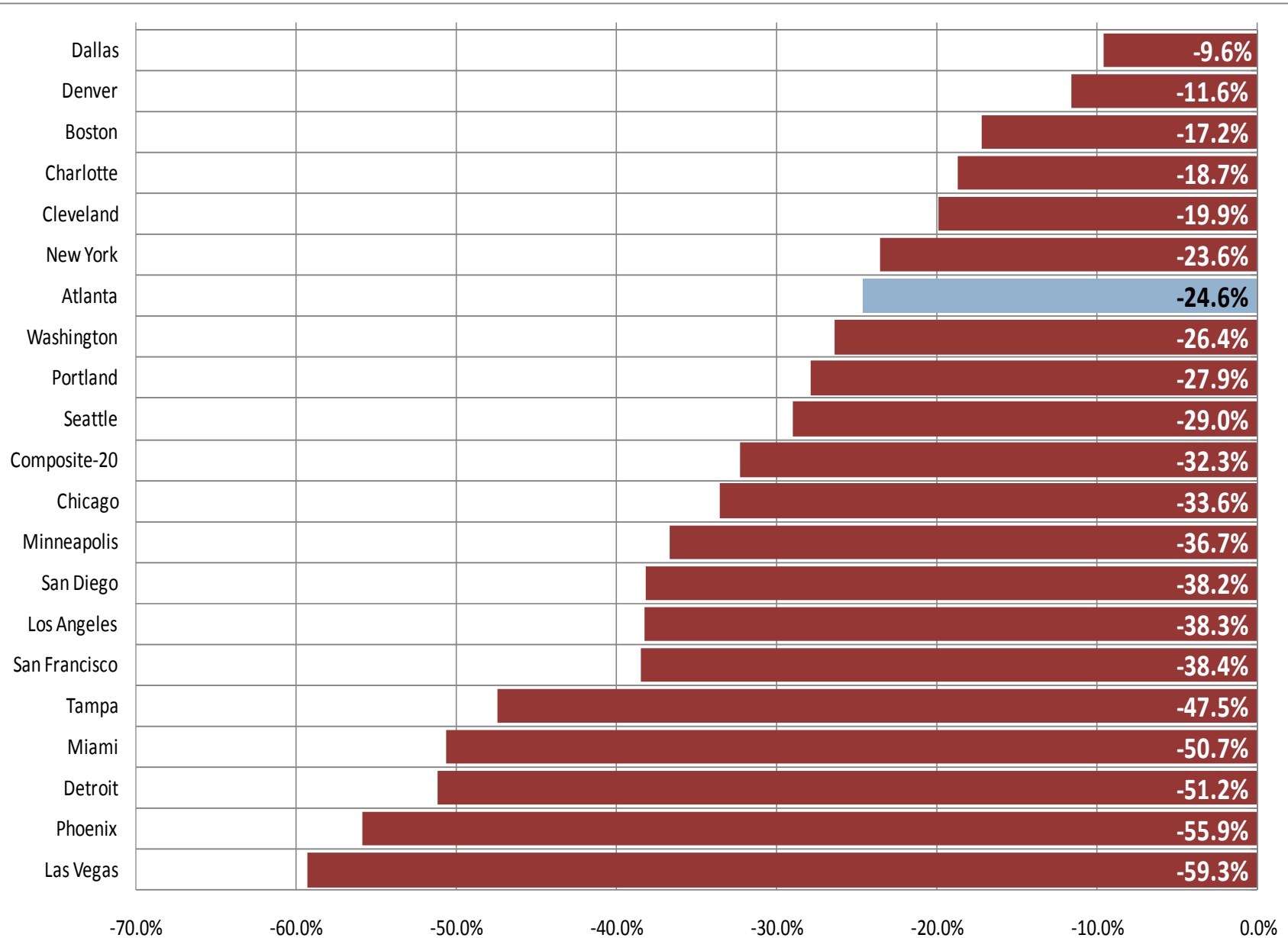
Median Home Value 2009



Source: ESRI Demographics 2009



Home Prices (Case-Shiller) Since Peak May 2011

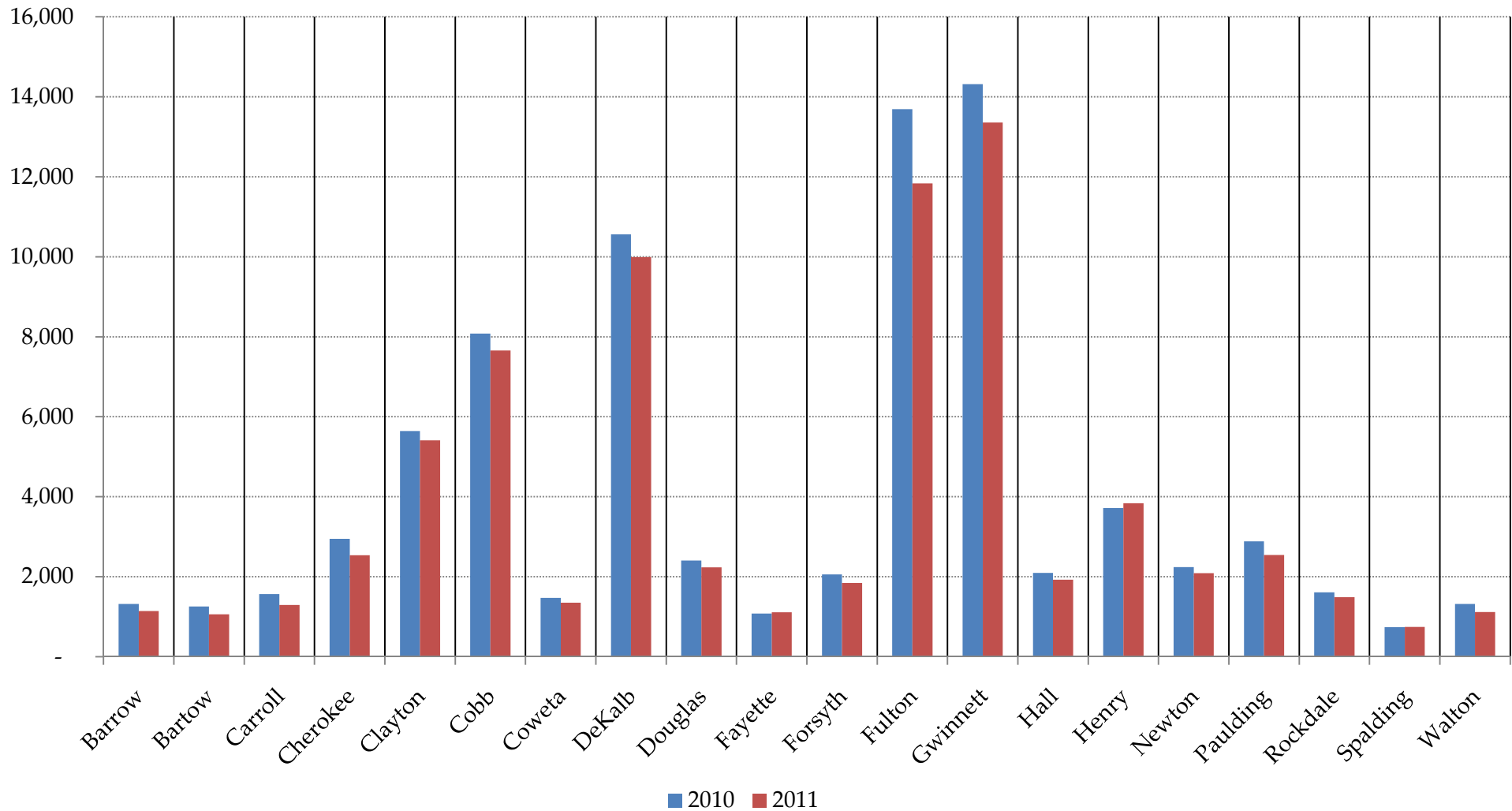




Foreclosures NOT Going Away



Number of Foreclosure Filings Through July (2010 & 2011)

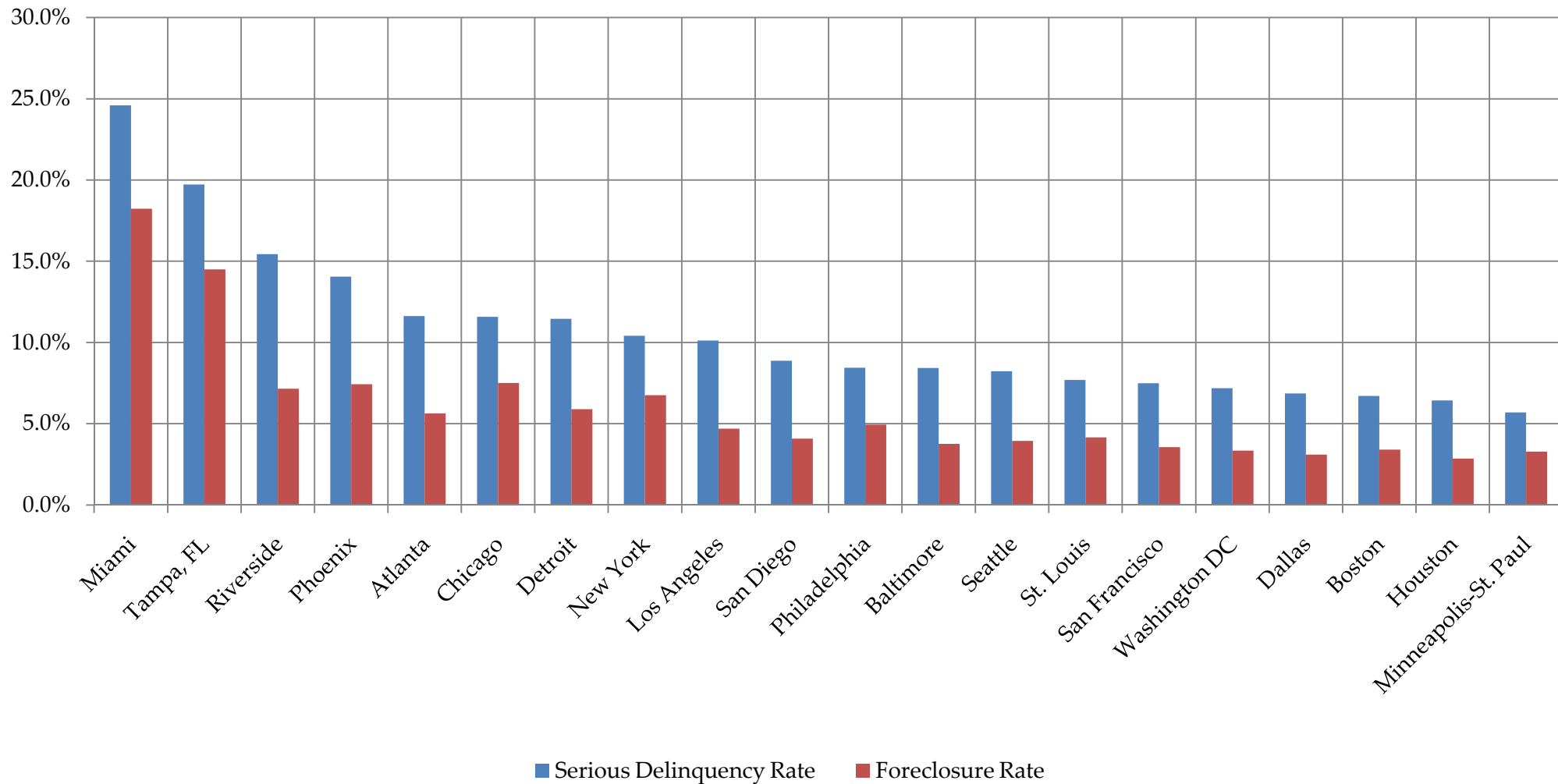




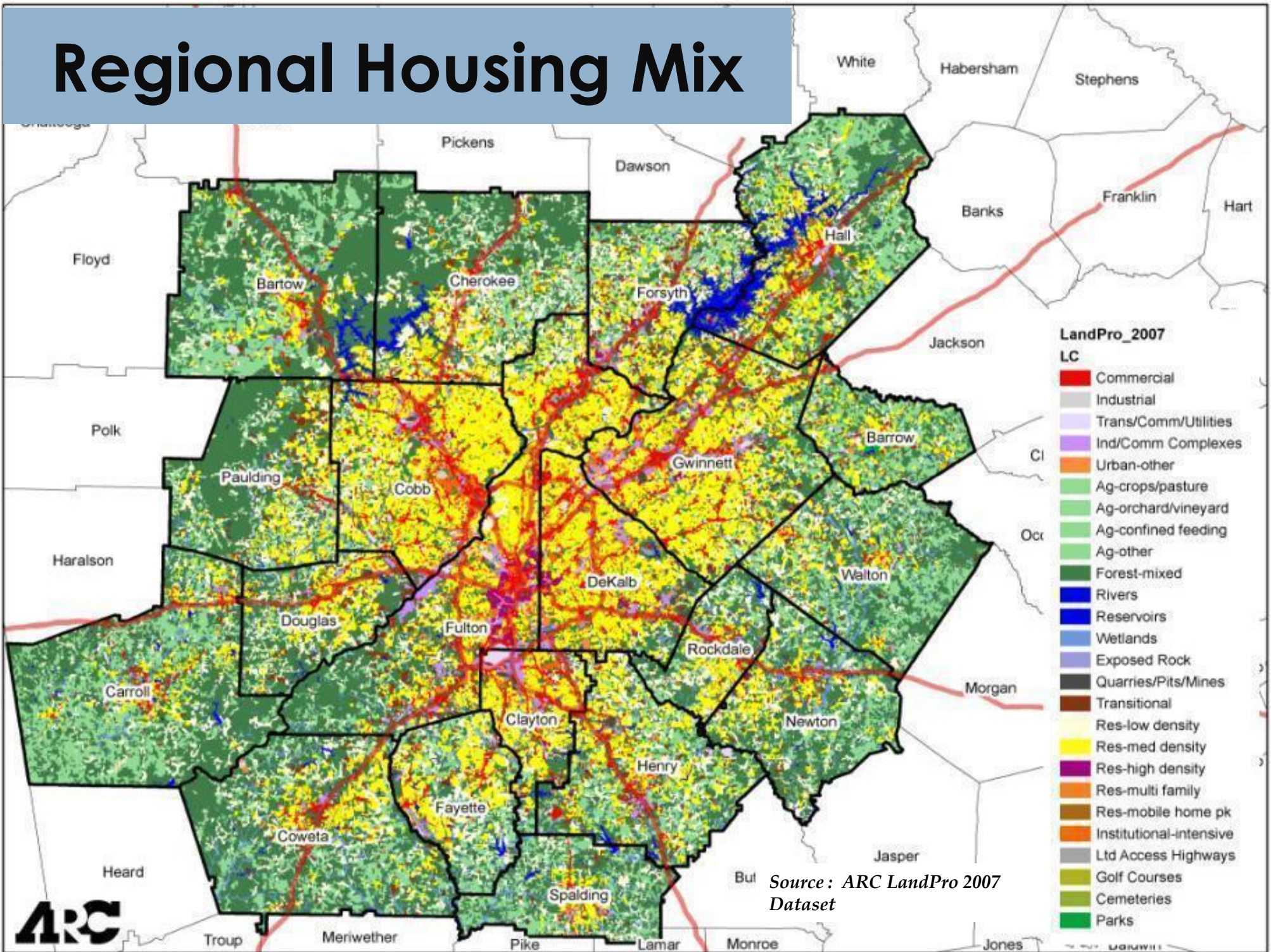
Still Significant "Pipeline"



Serious Delinquency and Foreclosure Rate, December 2010



Regional Housing Mix



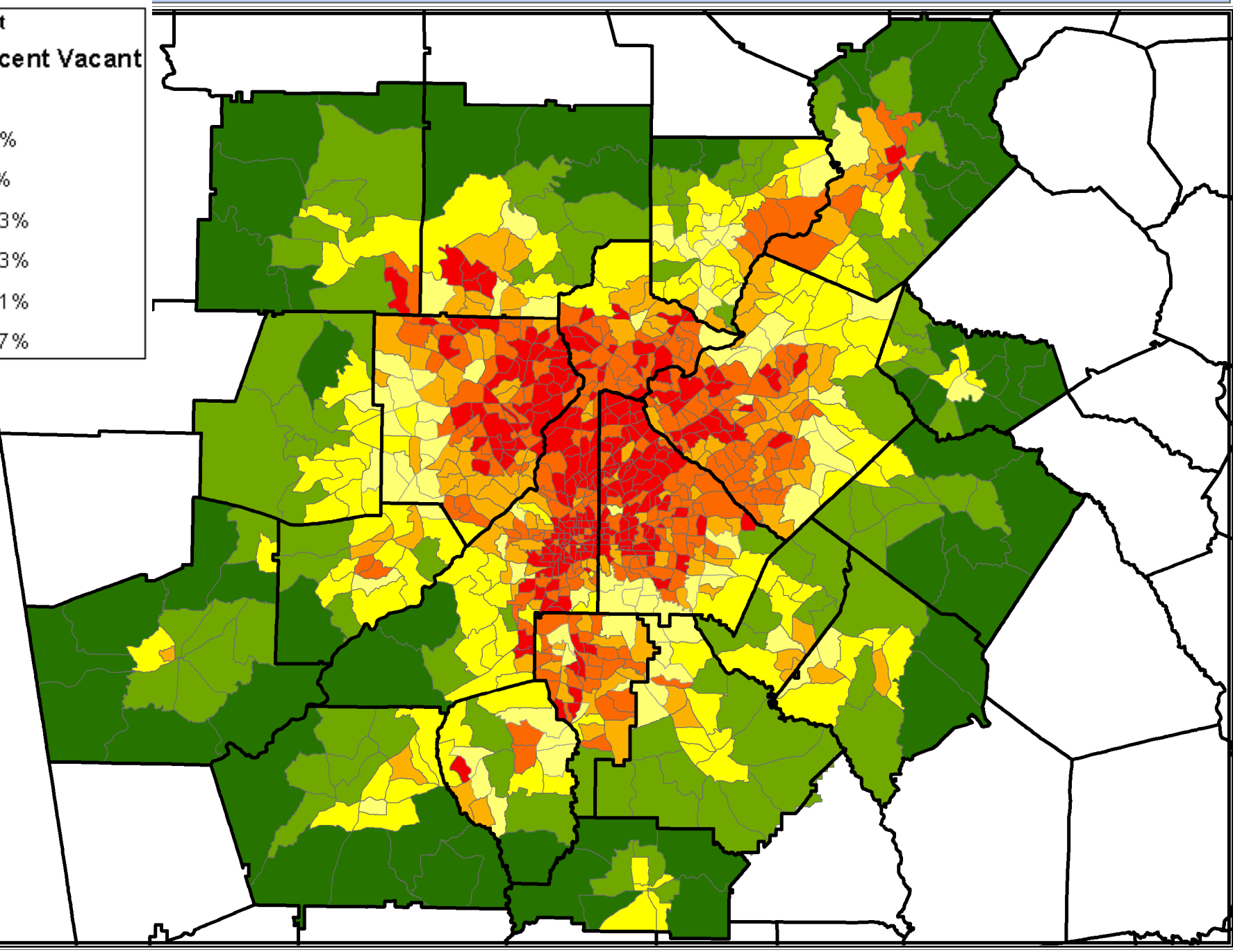
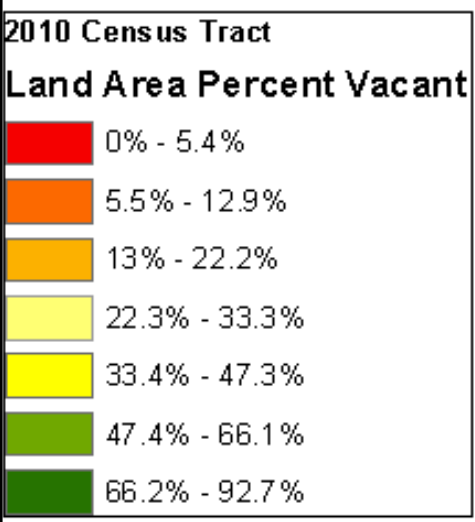
- LandPro_2007
LC**
- Commercial
 - Industrial
 - Trans/Comm/Utilities
 - Ind/Comm Complexes
 - Urban-other
 - Ag-crops/pasture
 - Ag-orchard/vineyard
 - Ag-confined feeding
 - Ag-other
 - Forest-mixed
 - Rivers
 - Reservoirs
 - Wetlands
 - Exposed Rock
 - Quarries/Pits/Mines
 - Transitional
 - Res-low density
 - Res-med density
 - Res-high density
 - Res-multi family
 - Res-mobile home pk
 - Institutional-intensive
 - Ltd Access Highways
 - Golf Courses
 - Cemeteries
 - Parks

Source : ARC LandPro 2007 Dataset





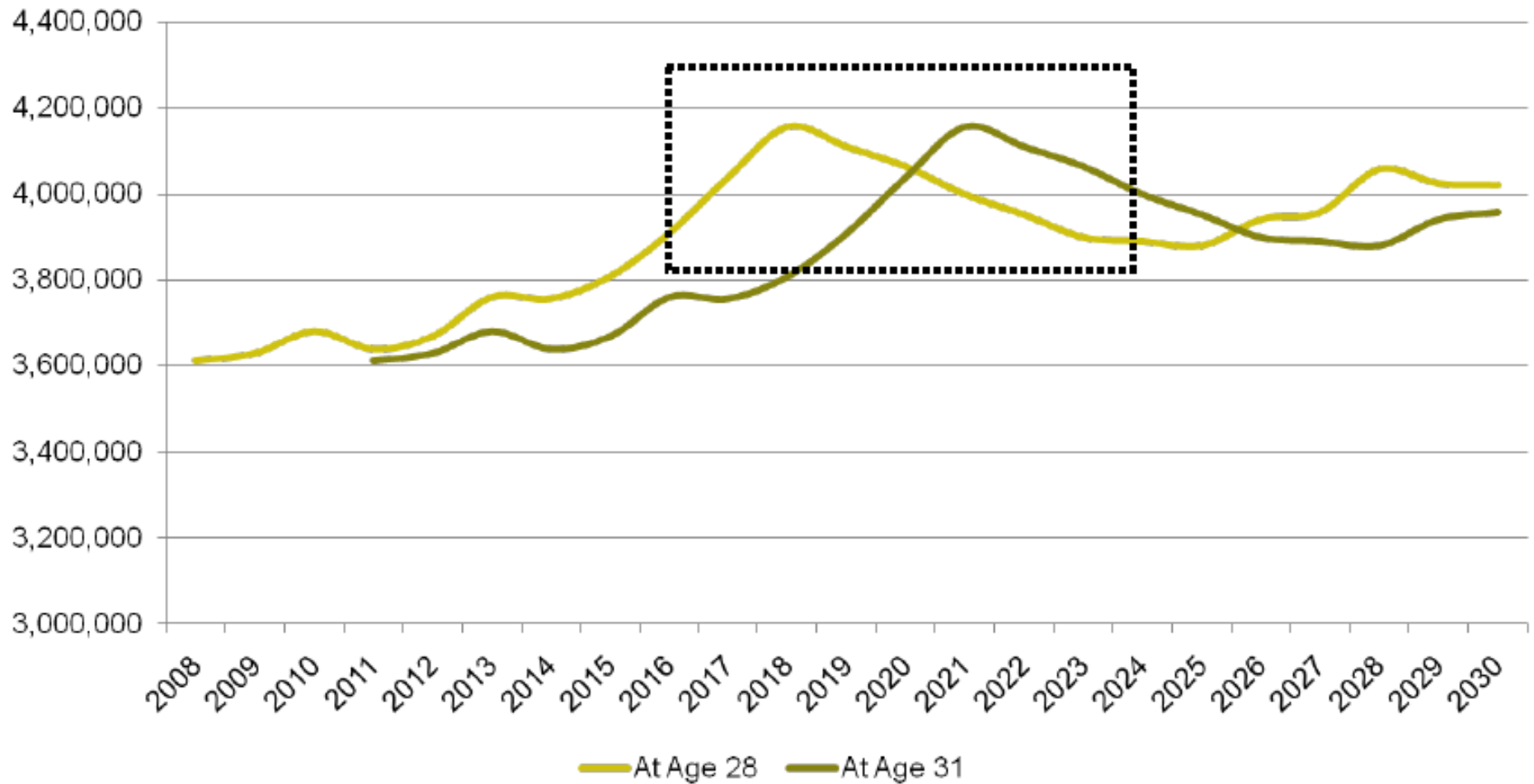
Vacant Land 2010



GEN Y – THE PANACEA?

BIG NUMBERS, BENEFITING MULTIFAMILY FOR NOW

Gen Y Estimated at Home Buying Age
2008 to 2030

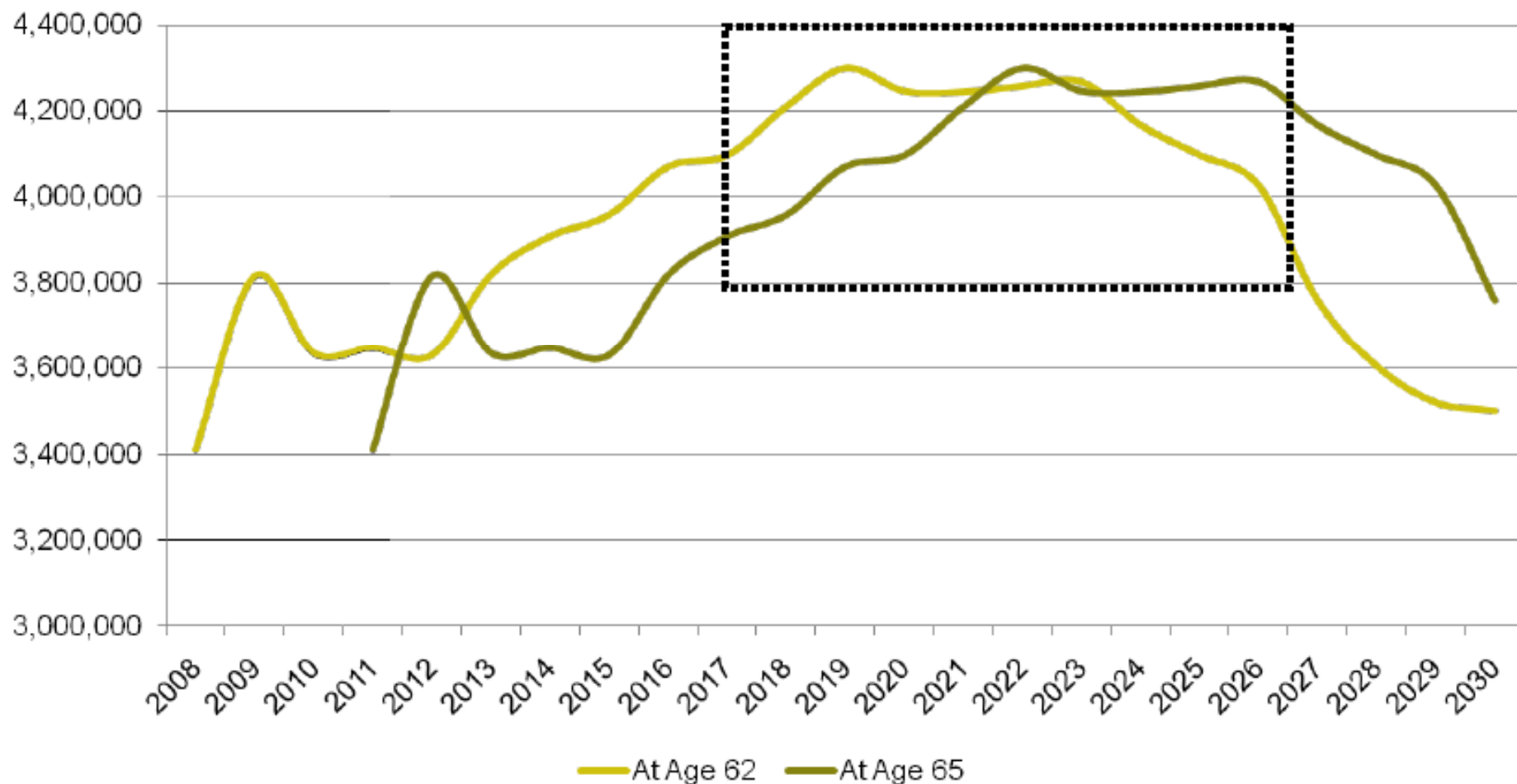


SOURCE: National Center for Health Services

SENIOR HOUSING

DELAY LIKELY IN DEMAND FOR RETIREMENT HOUSING

Baby Boomers Estimated Rate of Retirement
2008 to 2030



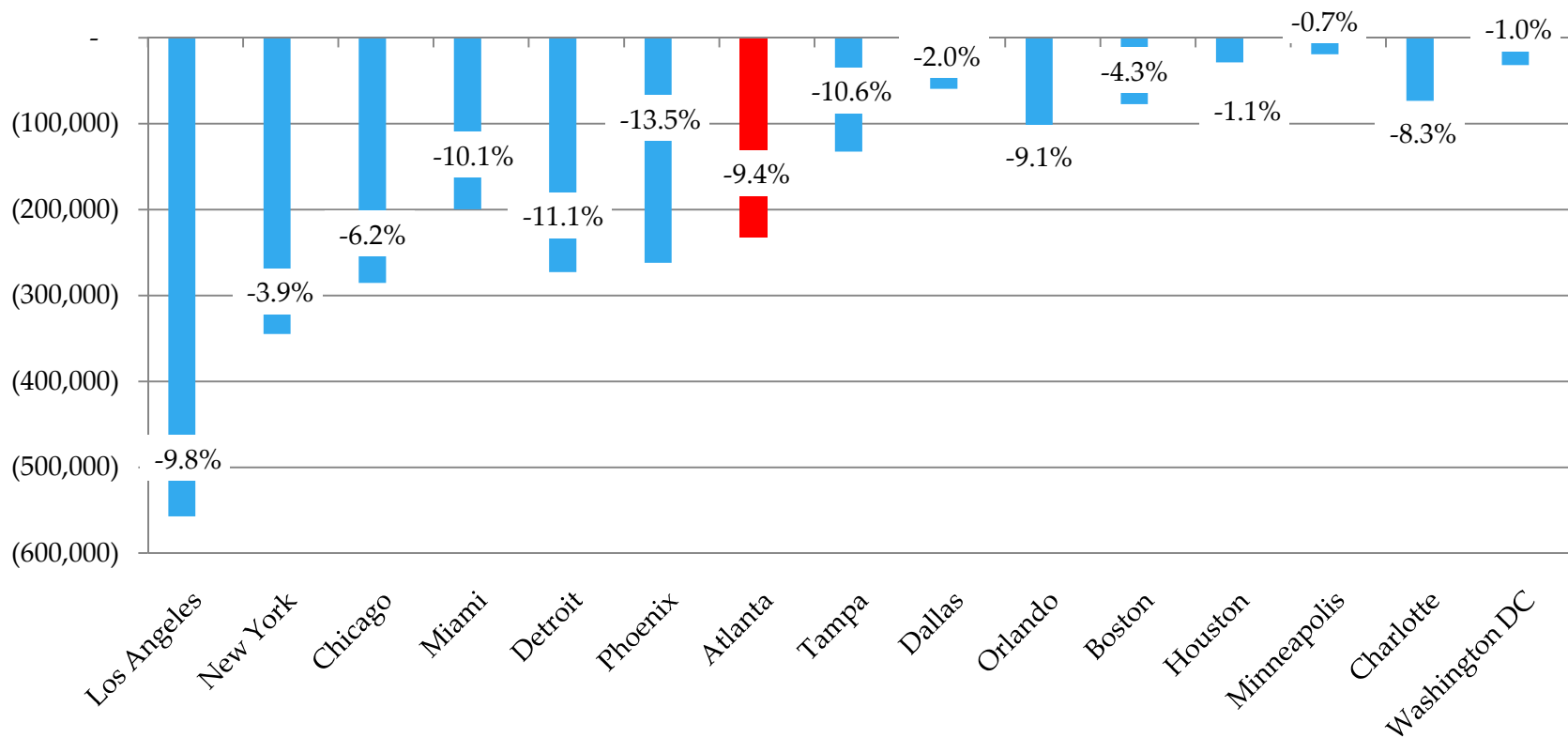
SOURCE: National Center for Health Services,

NOTE: Based on an average retirement age of 62 according to the U.S. Census, Age 65 based on Metlife Middle Boomers Survey

Our Fair Share of Troubles



Job Losses
December 2007 (recession onset) - June 2011 (prelim)

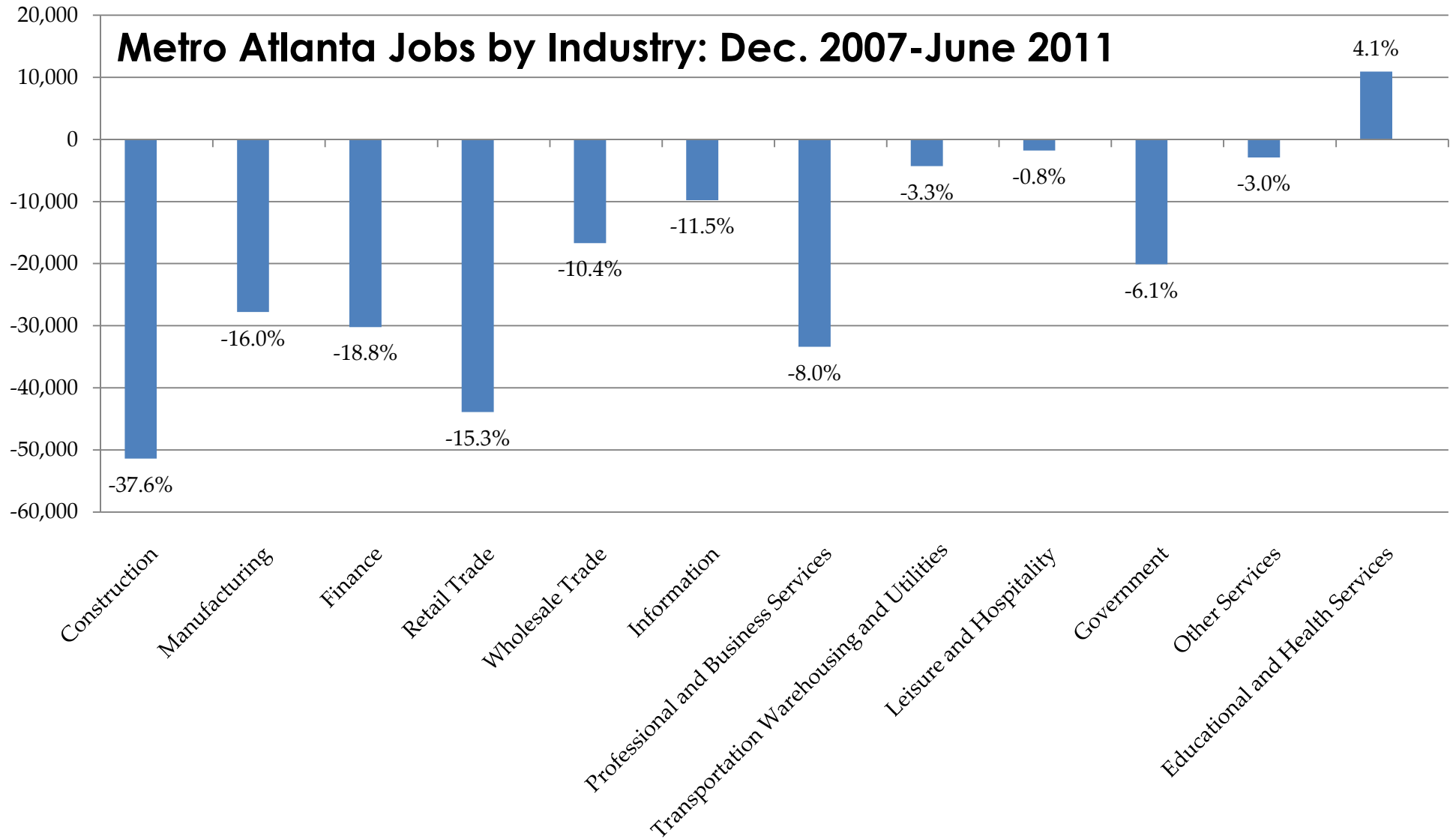


Source : BLS





Atlanta MSA Job Change



Source: BLS

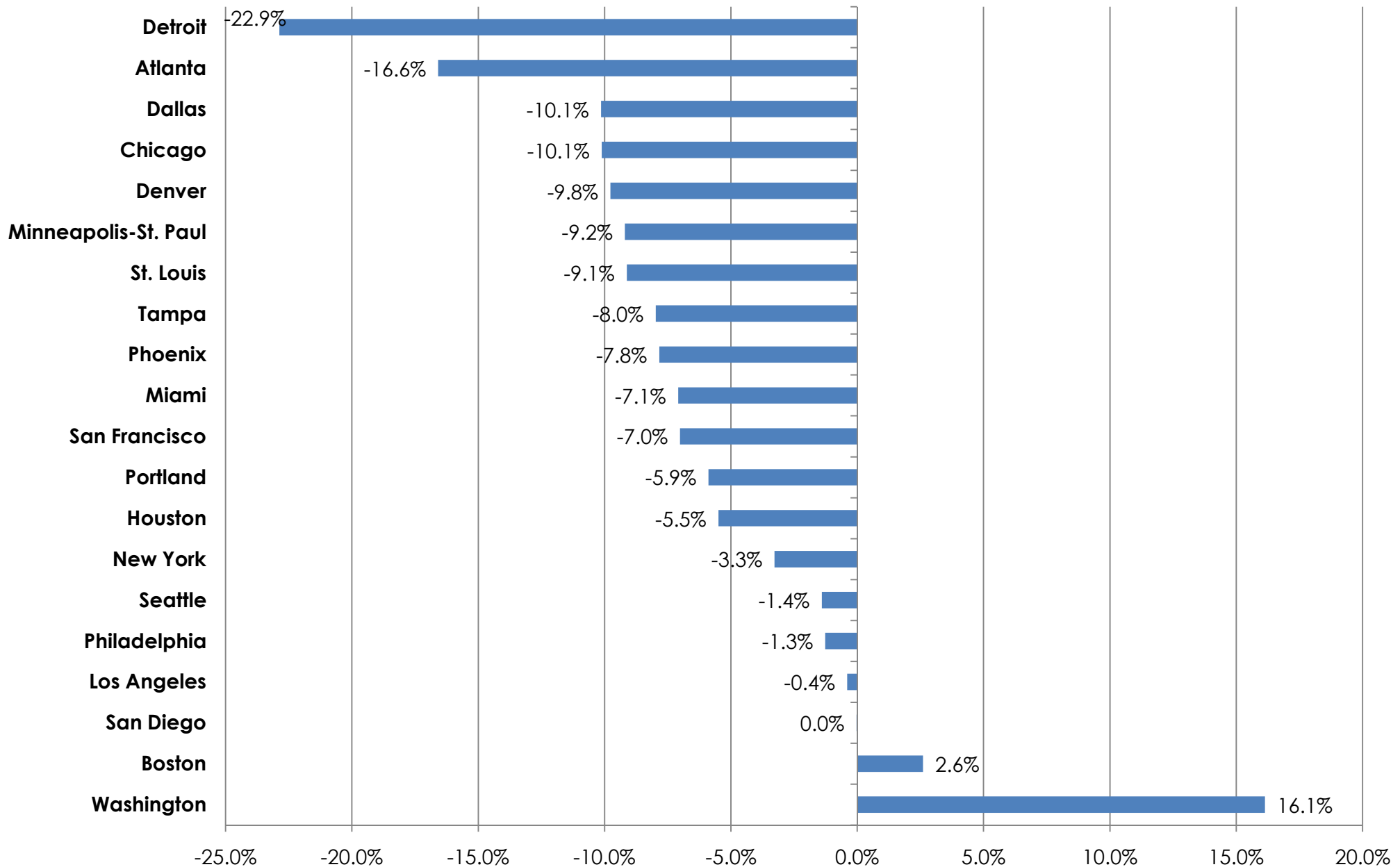


Median Household Income

Source: 2000 Census; 2005 and 2009 ACS



Percent Change in Inflation-Adjusted Median HH Income, 2000-2009

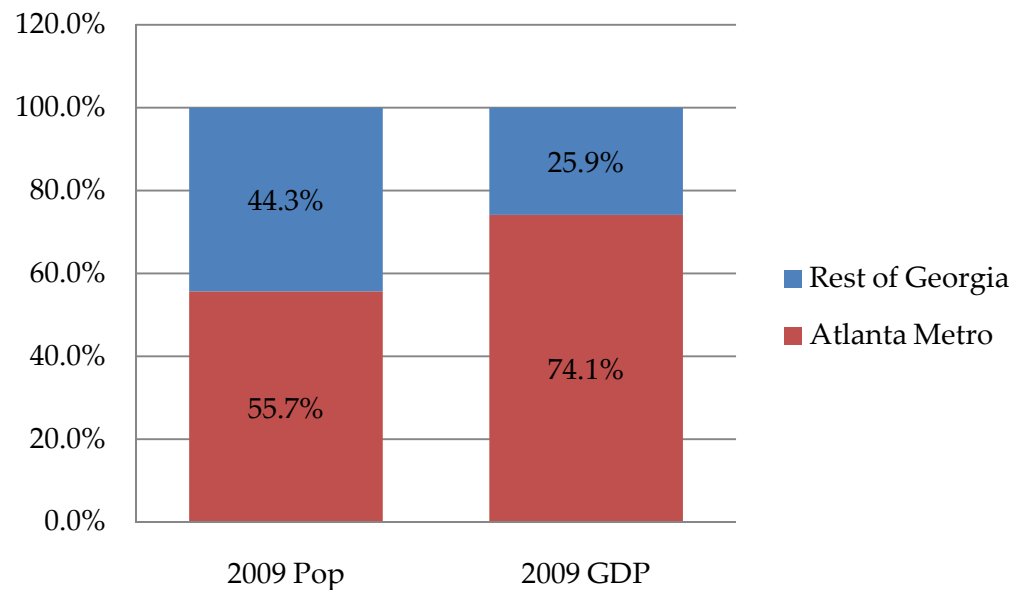




Gross Domestic Product



Gross Domestic Product (Mill Current Dollars)						
	2001	2004	2006	2007	2008	2009
Atlanta	202,783	228,611	257,748	271,590	272,056	264,700
Georgia	299,442	338,470	375,641	378,722	375,473	357,160
Atlanta as a Percentage of the State	67.72%	67.54%	68.62%	71.71%	72.46%	74.11%

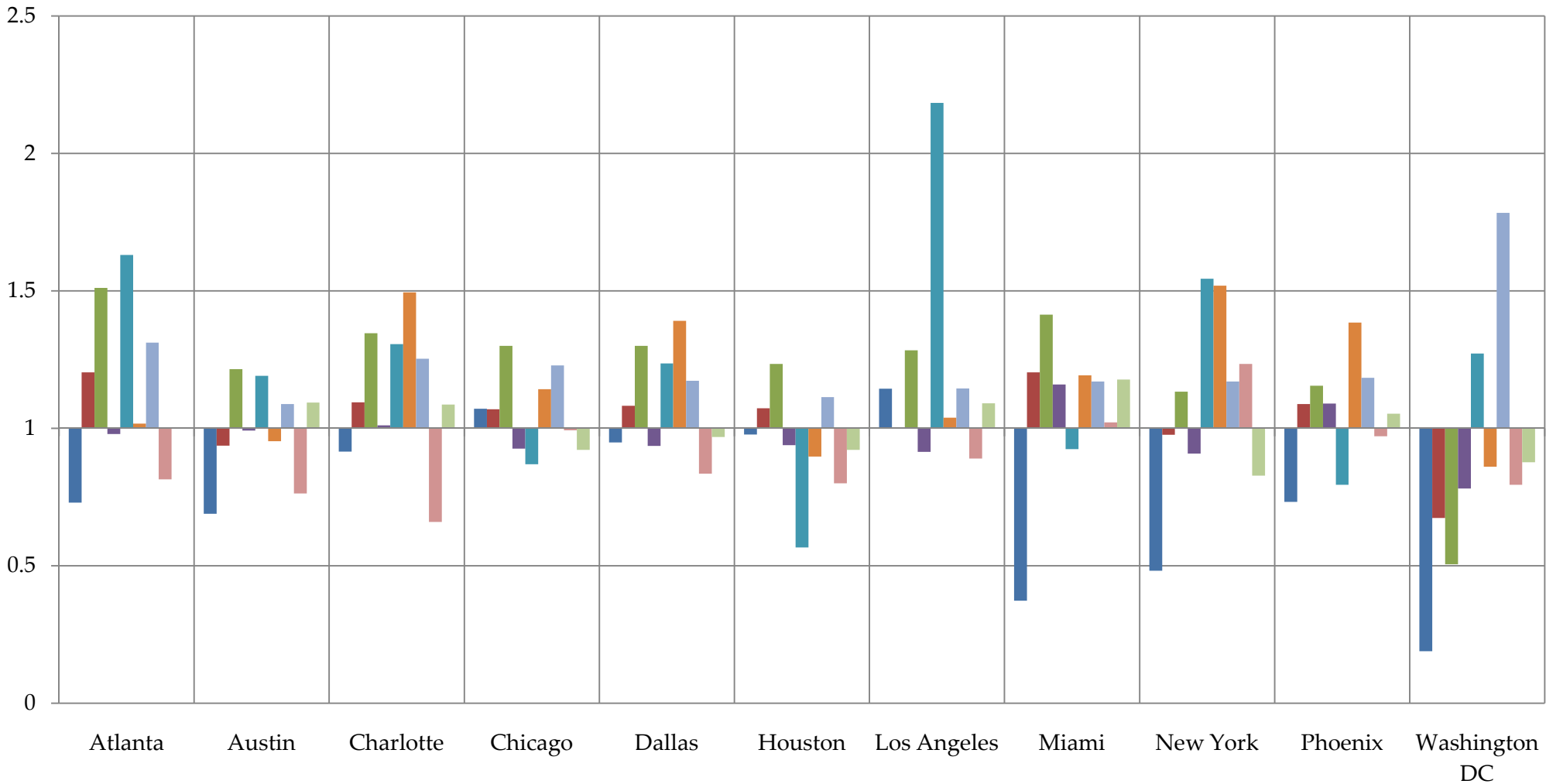


Source: Bureau of Economic Analysis





Atlanta's Relative Strengths Information, Wholesale Trade

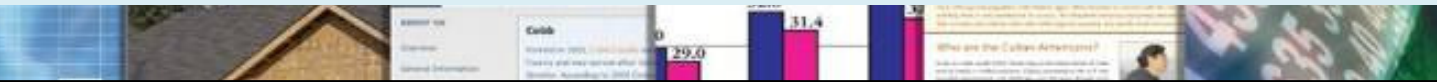


■ Manu. ■ TTU ■ Wholesale ■ Retail ■ Info ■ Fin ■ Pro/Bus ■ Edu/Health ■ Leisure

	Manu.	TTU	Wholesale	Retail	Info	Fin	Pro/Bus	Edu/Health	Leisure
Atlanta	0.73	1.20	1.51	0.98	1.63	1.02	1.31	0.81	1.00

Value of greater than 1 shows a stronger share of jobs in that sector than the national average

Source: Bureau of Labor Statistics 2011

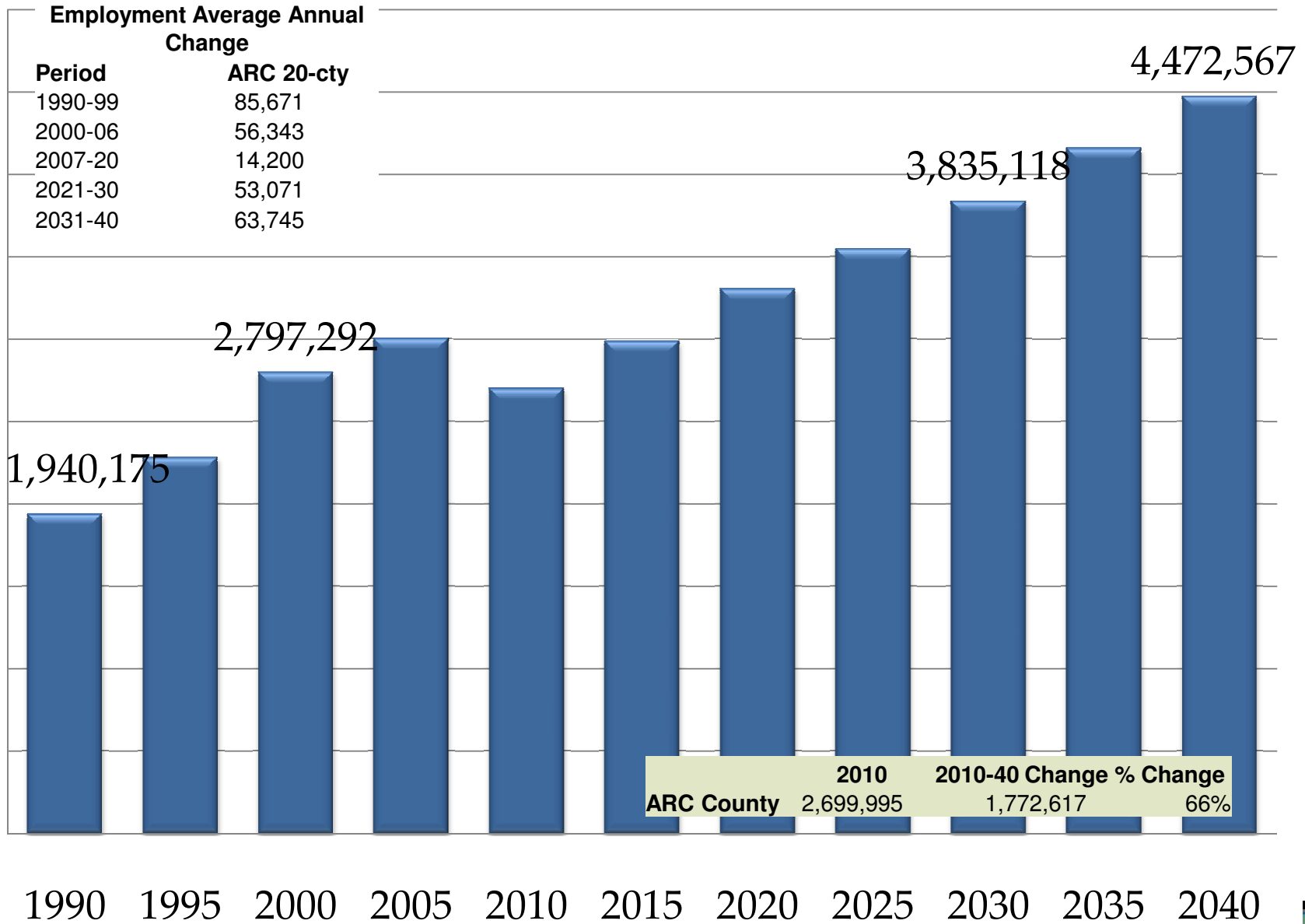


Employment Forecast Growth:

20-County Area: Plan 2040



5,000,000
4,500,000
4,000,000
3,500,000
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0



■ ARC 20-Cty Employment



Employment Comparison Top Twenty Growth Sectors



1990 to 2010



2010 to 2040

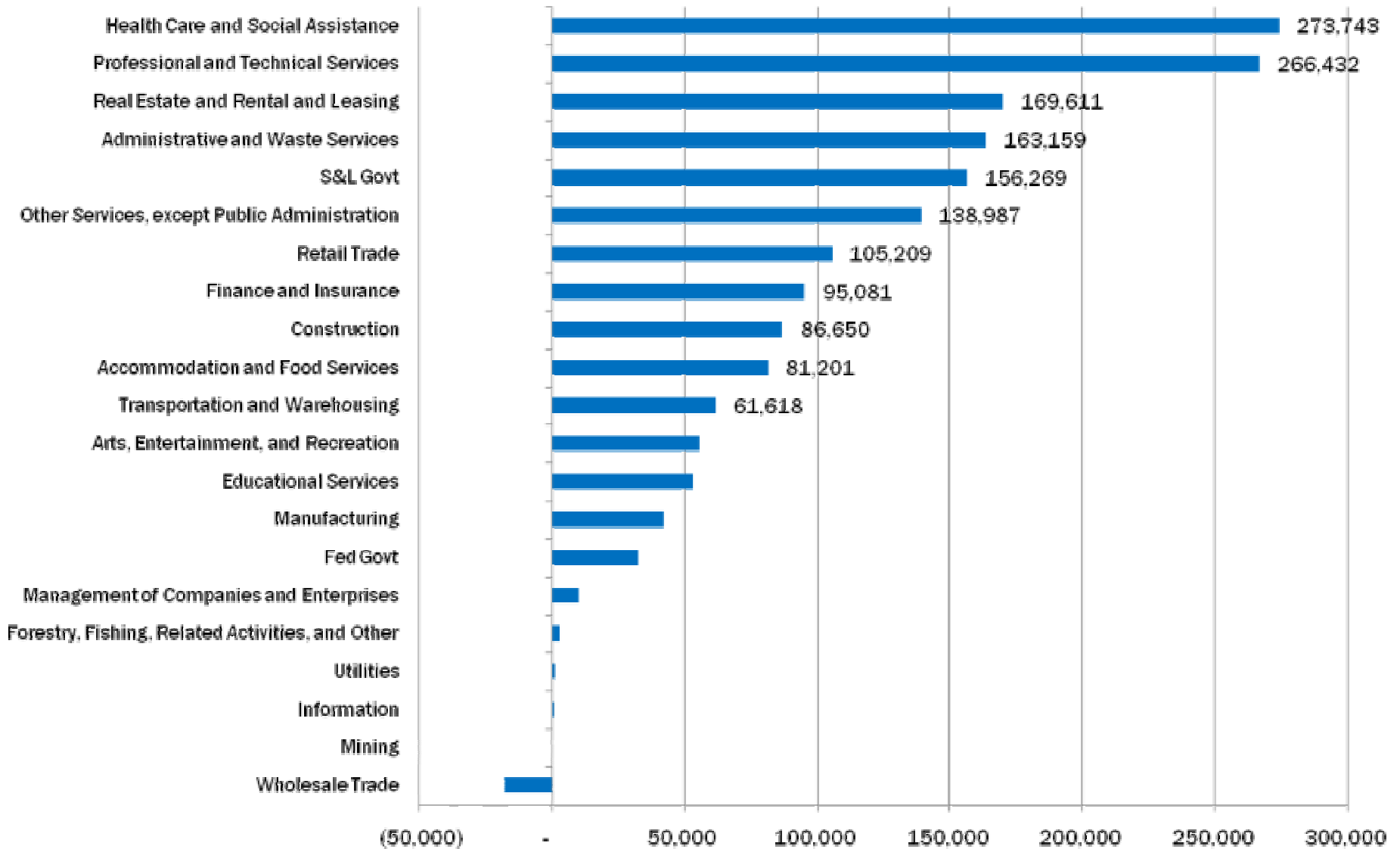
- 1 Administrative and support services
- 2 Real estate
- 3 Food services and drinking places
- 4 Professional and technical services
- 5 Retail trade
- 6 Ambulatory health care services
- 7 Social assistance
- 8 Hospitals
- 9 Educational services
- 10 Construction
- 11 Membership associations and organizations
- 12 Truck transportation; Couriers and messengers
- 13 Repair and maintenance
- 14 Nursing and residential care facilities
- 15 Wholesale trade
- 16 Insurance carriers and related activities
- 17 Amusement, gambling, and recreation
- 18 Broadcasting, except Internet; Telecommunications
Monetary authorities - central bank; Credit intermediation
and related activities; Funds, trusts, & other financial
vehicles
- 19 vehicles
- 20 Personal and laundry services

- 1 Social assistance (NURSING HOMES)
- 2 Real estate
- 3 Professional and technical services
- 4 Ambulatory health care services
- 5 Membership associations and organizations
- 6 Retail trade
- 7 Educational services
- 8 Hospitals
- 9 Food services and drinking places
- 10 Administrative and support services
- 11 Amusement, gambling, and recreation
- 12 Nursing and residential care facilities
- 13 Truck transportation; Couriers and messengers
- 14 Construction
- 15 Food manufacturing
- 16 Accommodation
- 17 Personal and laundry services
- 18 Repair and maintenance
- 19 Insurance carriers and related activities
- 20 Scenic and sightseeing transportation; support activities





Forecasted Employment Change 2010- 2040 20-County Forecast Area





Forecast Employment Change

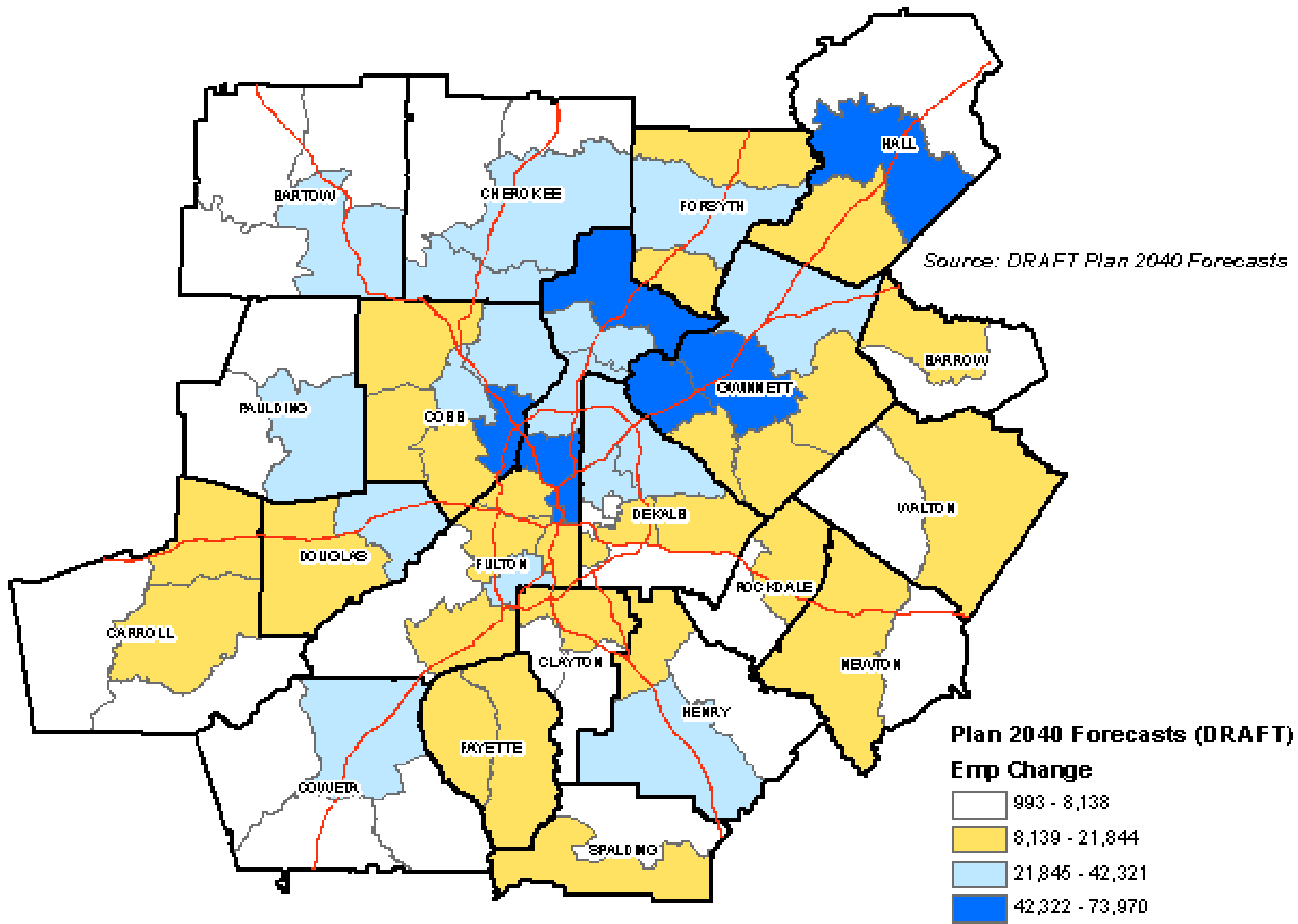


County	2010 Employment	2040 Employment	Total Change	Percent Change
Cherokee	43,620	115,985	72,365	165.9%
Clayton	113,850	157,968	44,118	38.8%
Cobb	304,696	457,799	153,103	50.2%
DeKalb	289,686	424,975	135,289	46.7%
Douglas	37,620	75,423	37,803	100.5%
Fayette	35,854	72,988	37,134	103.6%
Fulton	671,998	1,031,749	359,751	53.5%
Gwinnett	288,930	508,845	219,915	76.1%
Henry	45,153	108,971	63,818	141.3%
Newton	19,636	38,975	19,339	98.5%
Rockdale	28,660	46,998	18,338	64.0%
20 -County	2,173,573	3,648,455	1,474,882	67.9%



Source : ARC's DRAFT Plan 2040 Forecasts.

Forecast Employment Change, 2010 - 2040





Conclusion

- Atlanta Metro will dominate growth in the State for both Population and Employment.
- Population growth will be strong, but the share of population in working age groups will fall.
- Employment growth will be slower than in the previous forecast; this will reduce the demand for new space.
- Atlanta, very young now, will look more like the nation in older age groups by 2040 but will be less like the nation in younger age groups.
- By 2040, there will be almost 500,000 people over the age of 80 and 1.4 million children in our school systems.
- Demographic change will be most apparent in younger age groups, but almost all major age groups will be evenly composited among ethnicities.
- The Atlanta economy will be driven by National trends. These trends present challenges and opportunities.
- Substantial employment growth will occur in sectors that are directly driven by population growth.
- There will be significant growth in occupations that require greater levels of education.



Want More Information?



ARC Data Dashboard

The screenshot shows the ARC Data Dashboard interface. It features a navigation menu on the left with options like 'Info Center', '2010 Census', 'ARC Region', and 'GIS Data and Maps'. The main content area displays '2010 Census Data' with a summary of the U.S. Census Bureau's release of 2010 population, race, and housing unit totals for the state of Georgia. Below the text are several maps of Georgia showing population density and other data. At the bottom, there are download links for census summary files, Georgia data, and Atlanta summary data.

Neighborhood Nexus Weave Analysis Tool

The screenshot displays the Neighborhood Nexus Weave Analysis Tool. It features a map of population change per square mile from 2000 to 2010, with a color legend ranging from -41,464 to 328 to 7,871. A scatter plot on the right shows the relationship between the percentage of Black population in 2010 (x-axis) and the percentage of White population (y-axis). The scatter plot includes a regression line with a slope of -0.8424 and an intercept of 76.97. Below the map and plot is a data table with columns for SD_NAME, 2010 Population, 2000 Population, Population Change, % Population Change, Population Change per Square Mile, and 2010 White Pop.

Key	SD_NAME	2010 Population	2000 Population	Population Change, 2000-2010	% Population Change, 2000-2010	Population Change per Square Mile, 2000-2010	Population per Sq Mile, 2000	2010 White Pop
13117130600	S Forsyth	53,346	27,065	26,281	97.1	594	1,205	38,692
13121011608	N Fulton	41,168	29,341	11,827	40.3	747	2,599	21,535
13135050202	N Gwinnett	35,157	18,593	16,564	89.1	802	1,702	20,548
13223120100	N Paulding	35,071	14,393	20,678	143.7	206	350	28,591

<http://www.atlantaregional.com/info-center/2010-census>

http://www.weaveatlanta.org/weave.html?defaults=/census2010_ct.xml

Census Query Tool

Census Website

CENSUS.IRE.ORG

The screenshot shows the Census Website interface. It features a map of population density with a color legend ranging from 0 to 3,000 to 6,201 to 38,000. The website includes a search bar for city and state, a 'FIND' button, and a 'GEOGRAPHIC LEVELS' dropdown menu with options like 'National View', 'American Indian and Alaskan Native Areas', 'Congressional District', 'County / Municipio', 'County Subdivision', 'Place', 'Census Tract', 'Census Block Group', and 'Census Block'. The 'TOTAL POPULATION' legend is also visible.

<http://census.ire.org>

<http://2010.census.gov/2010census/popmap/>

RELATIONSHIP FOR THE POPULATION UNDER 18 YEARS (SOME OTHER RACE ALONE)

P31G. HOUSEHOLD TYPE BY RELATIONSHIP FOR THE POPULATION UNDER 18 YEARS (TWO OR MORE RACES)

P31H. HOUSEHOLD TYPE BY RELATIONSHIP FOR THE POPULATION UNDER 18 YEARS (HISPANIC OR LATINO)

P31I. HOUSEHOLD TYPE BY RELATIONSHIP FOR THE POPULATION UNDER 18 YEARS (WHITE ALONE, NOT HISPANIC OR LATINO)

P32. HOUSEHOLD TYPE BY RELATIONSHIP BY AGE FOR THE POPULATION UNDER 18 YEARS

P33. HOUSEHOLD TYPE BY RELATIONSHIP FOR THE POPULATION UNDER 18 YEARS IN HOUSEHOLDS (EXCLUDING HOUSEHOLDERS, SPOUSES, AND UNMARRIED PARTNERS)

P34. HOUSEHOLD TYPE BY RELATIONSHIP FOR THE POPULATION 65 YEARS AND OVER

P34A. HOUSEHOLD TYPE BY RELATIONSHIP FOR THE POPULATION 65 YEARS AND OVER (WHITE ALONE)

P34B. HOUSEHOLD TYPE BY RELATIONSHIP FOR THE POPULATION 65 YEARS AND OVER (OTHER RACES)

Hide table browser Reset to default tables

Add another geography to compare or download as CSV JSON

P1. TOTAL POPULATION		DeKalb County, Georgia			
Universe: Total population		Add state >			
		2000	2010	Delta	% change
Total	P001001	665,865	691,893	26,028.00	3.91

P2. URBAN AND RURAL		DeKalb County, Georgia			
Universe: Total population		Add state >			
		2000	2010	Delta	% change
Total:	P002001	665,865	691,893	26,028.00	3.91
Urban:	P002002	0	0		
Inside urbanized areas	P002003	0	0		
Inside urban clusters	P002004	0	0		
Rural	P002005	0	0		
Not defined for this file	P002006	665,865	691,893	26,028.00	3.91