

# *Demographics and Economics Metro Atlanta and Dunwoody*

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Atlanta Regional Commission [malexander@atlantaregional.com](mailto:malexander@atlantaregional.com)



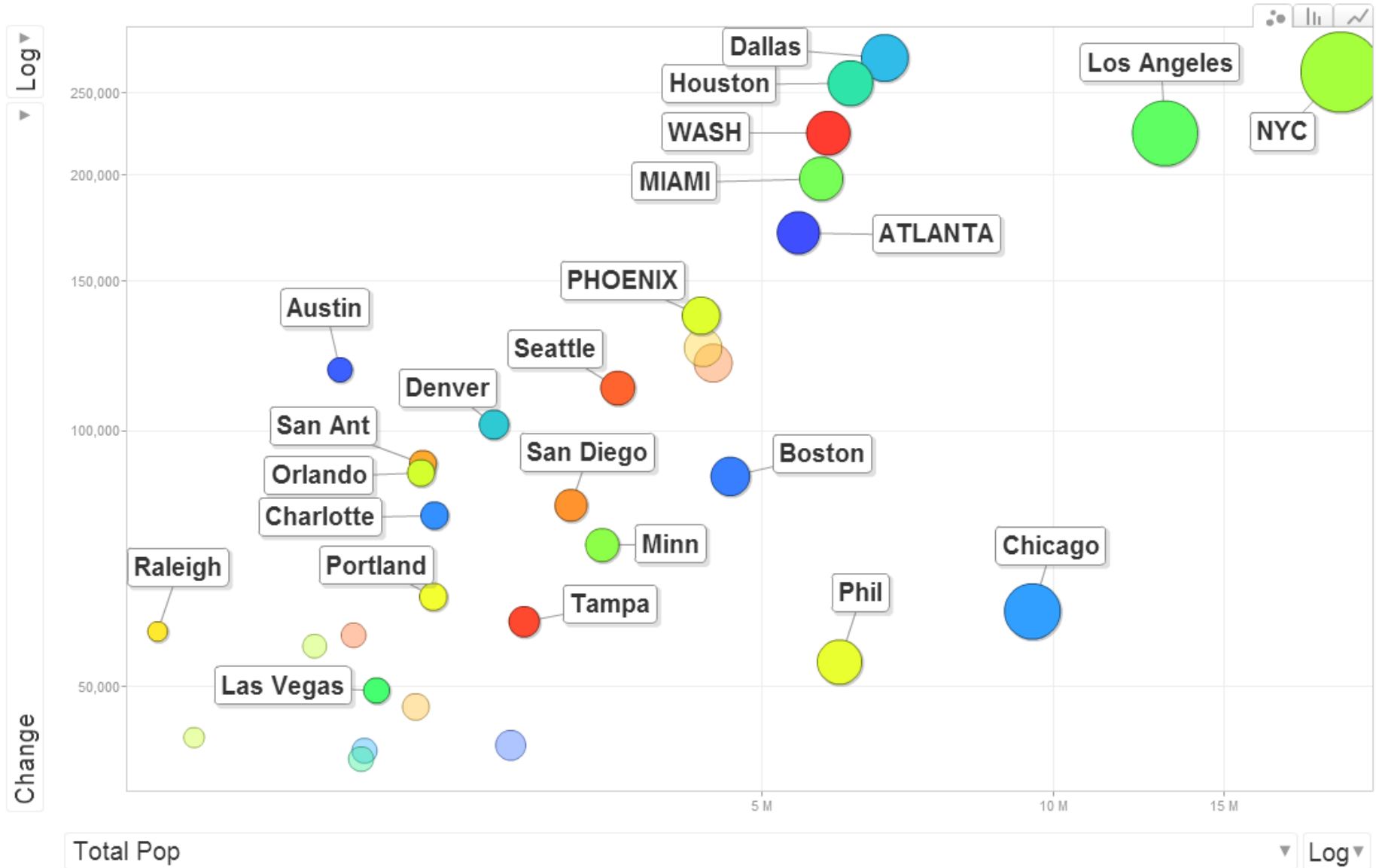
regional impact + local relevance



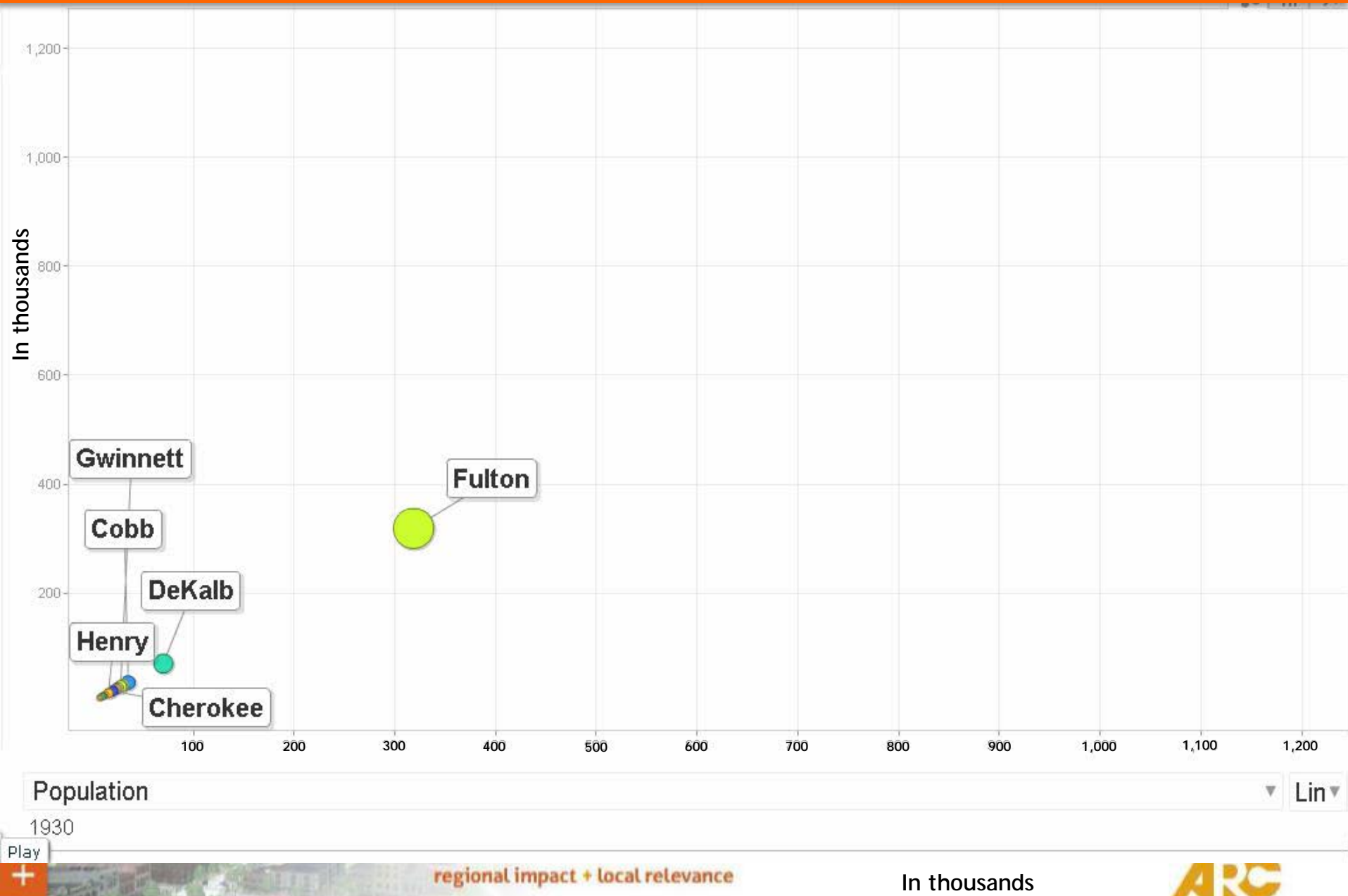
# How Have Metropolitan Atlanta and Dunwoody Grown?



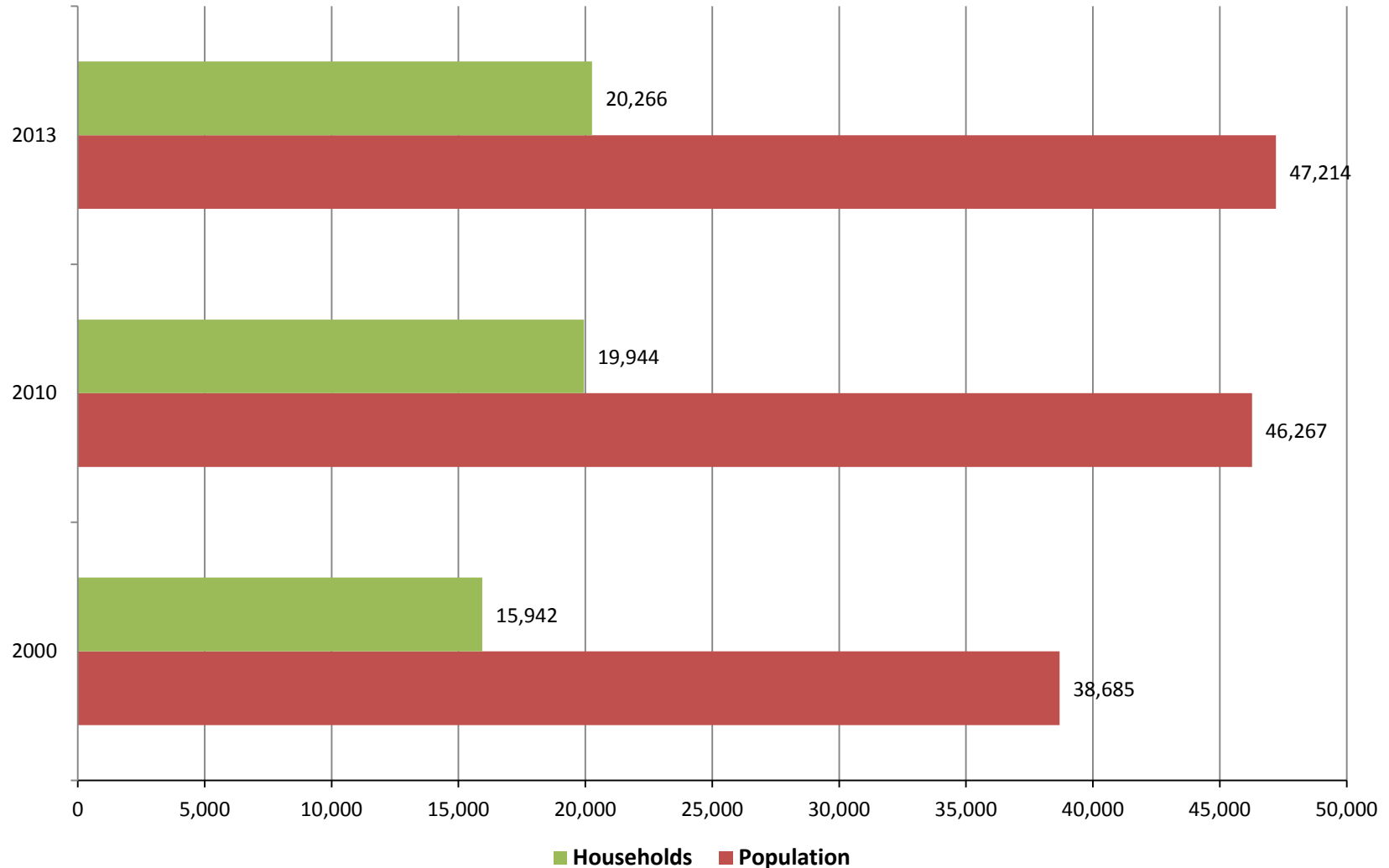
# Since 2010



# 110 Years of Growth in 50 Seconds



# Dunwoody Population Growth



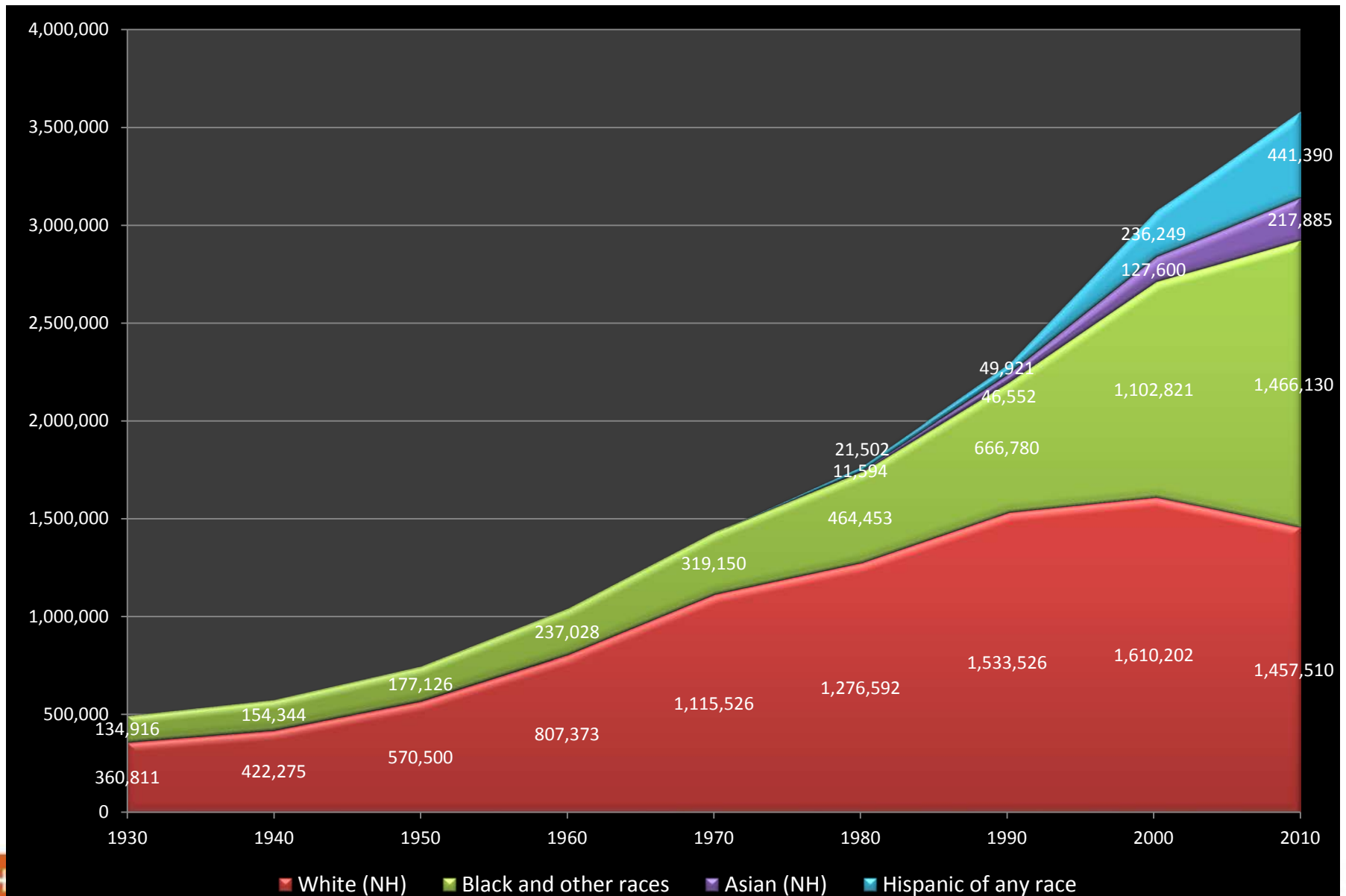
Source: ESRI Demographics

# Diversity

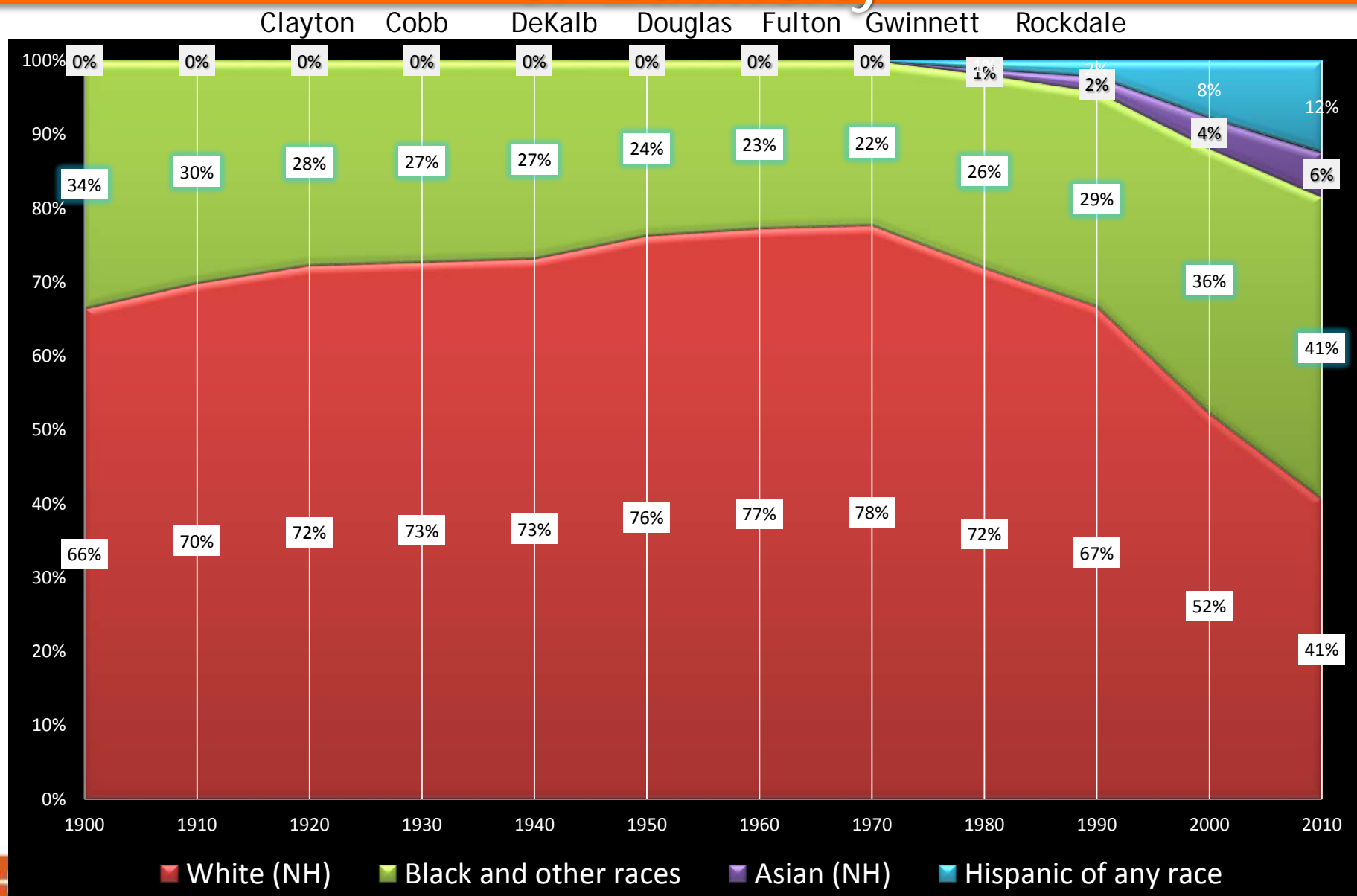


# 7-County Population Growth

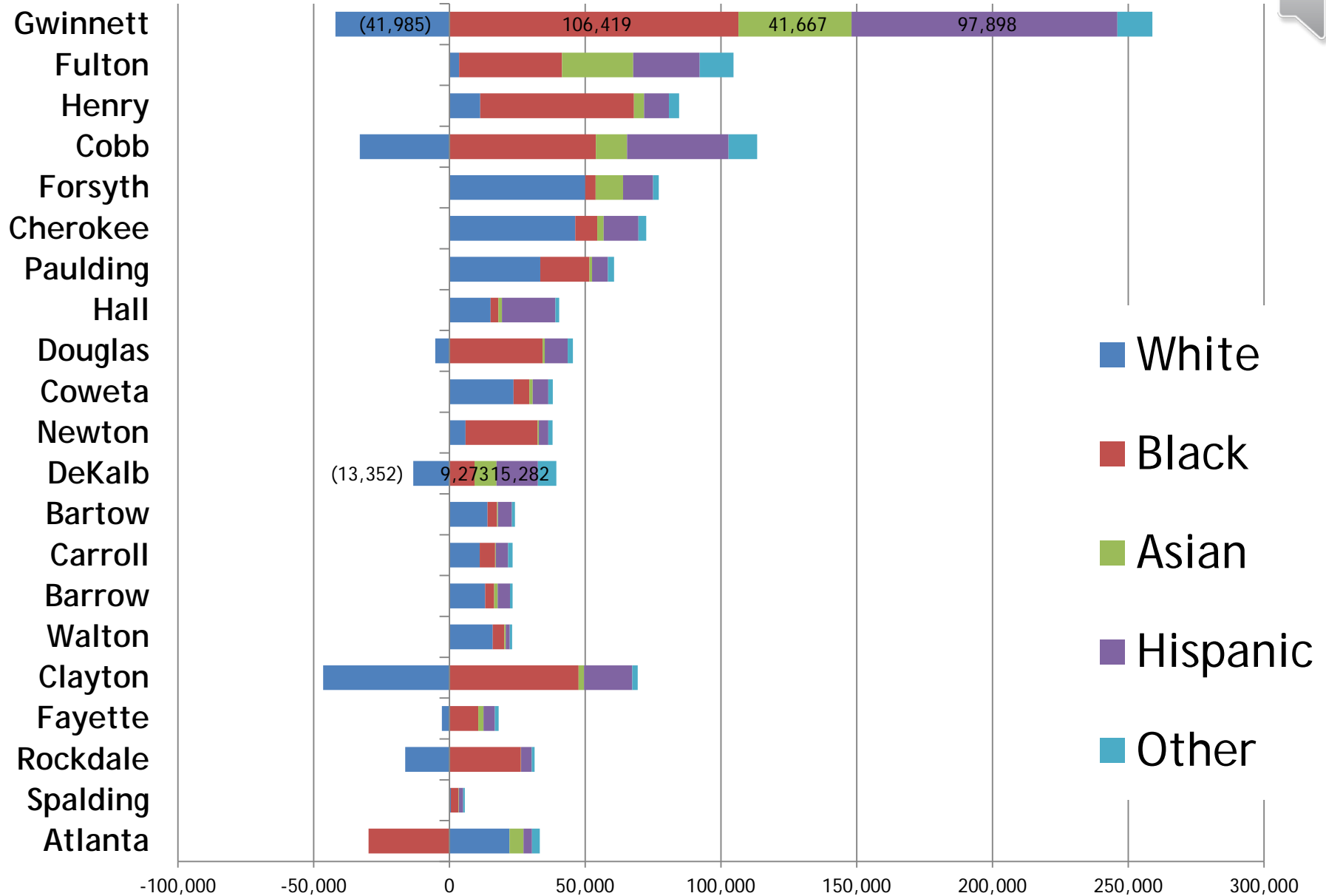
Clayton Cobb DeKalb Douglas Fulton Gwinnett Rockdale



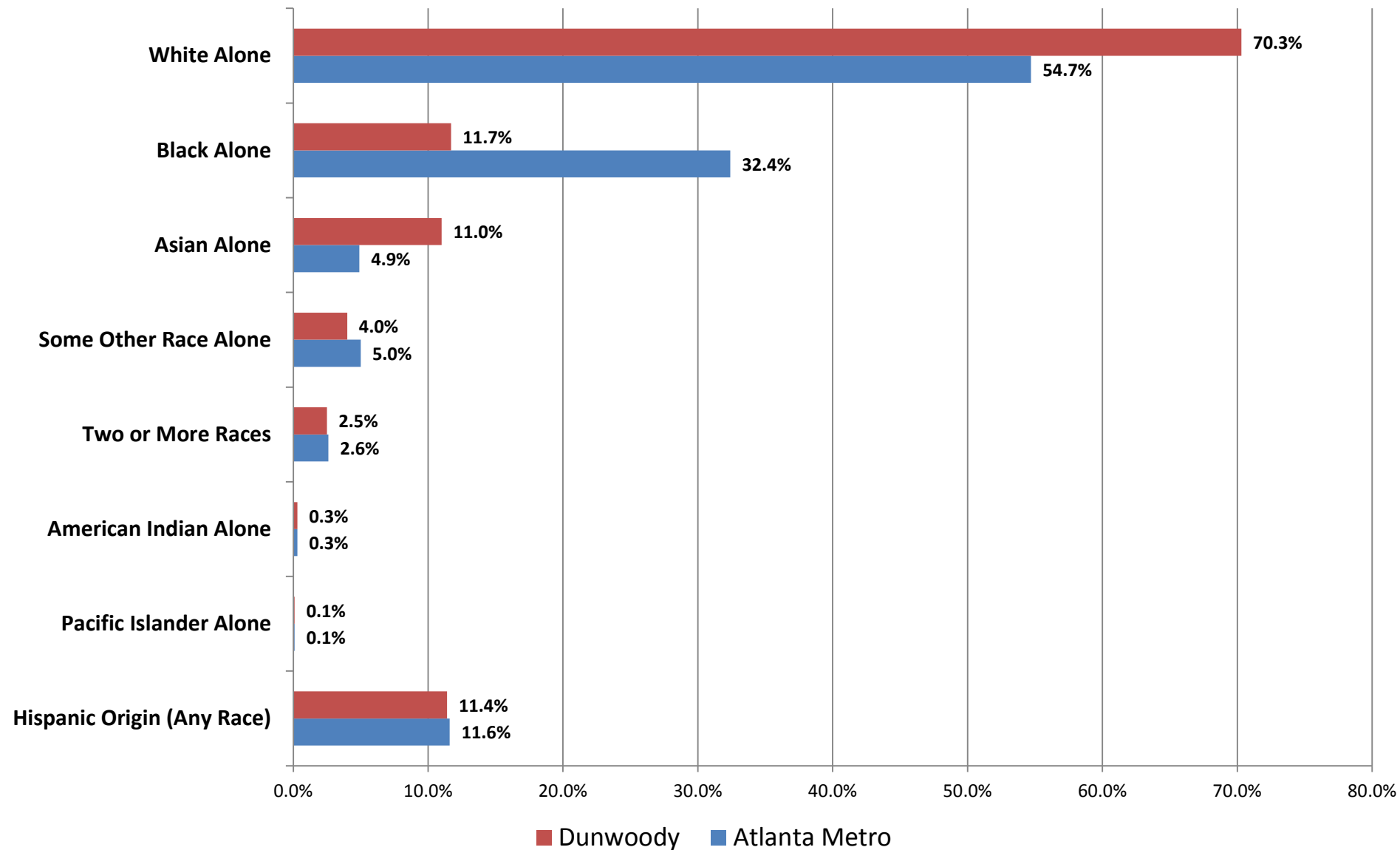
# 7-County Population Share of Total by Race or Ethnicity



# County Race & Ethnicity Change, 2000 - 2010

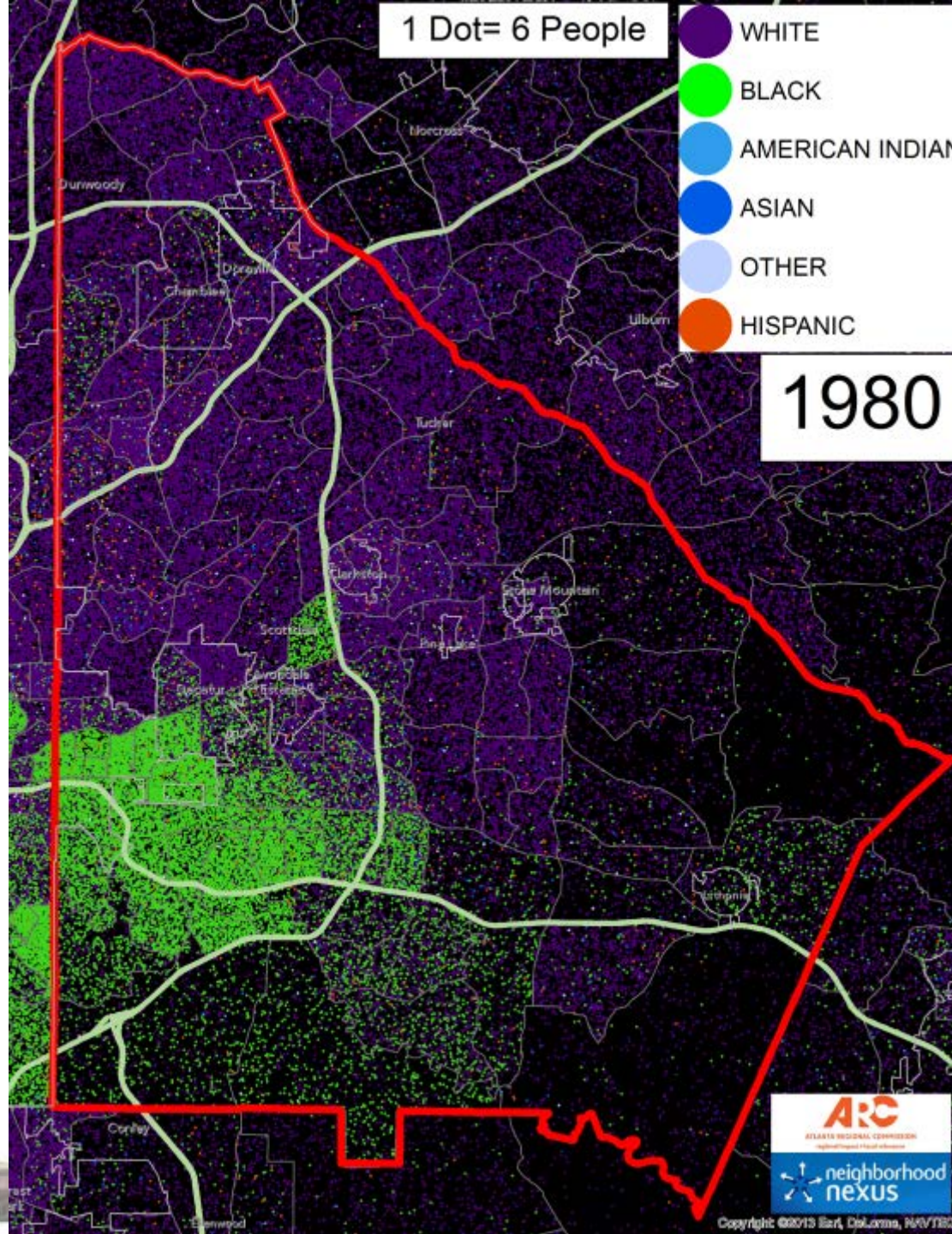


# 2013 Population by Race Comparison

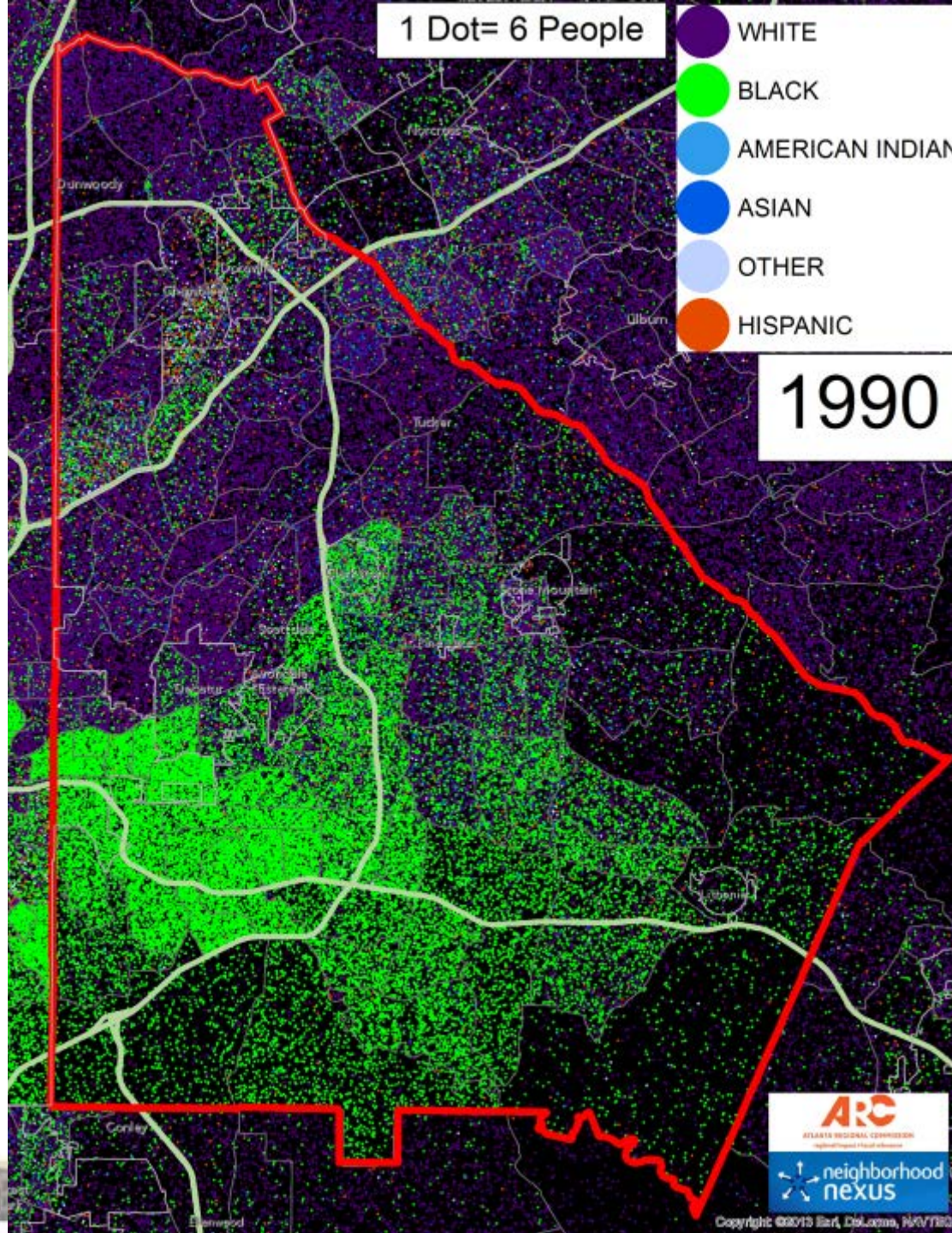




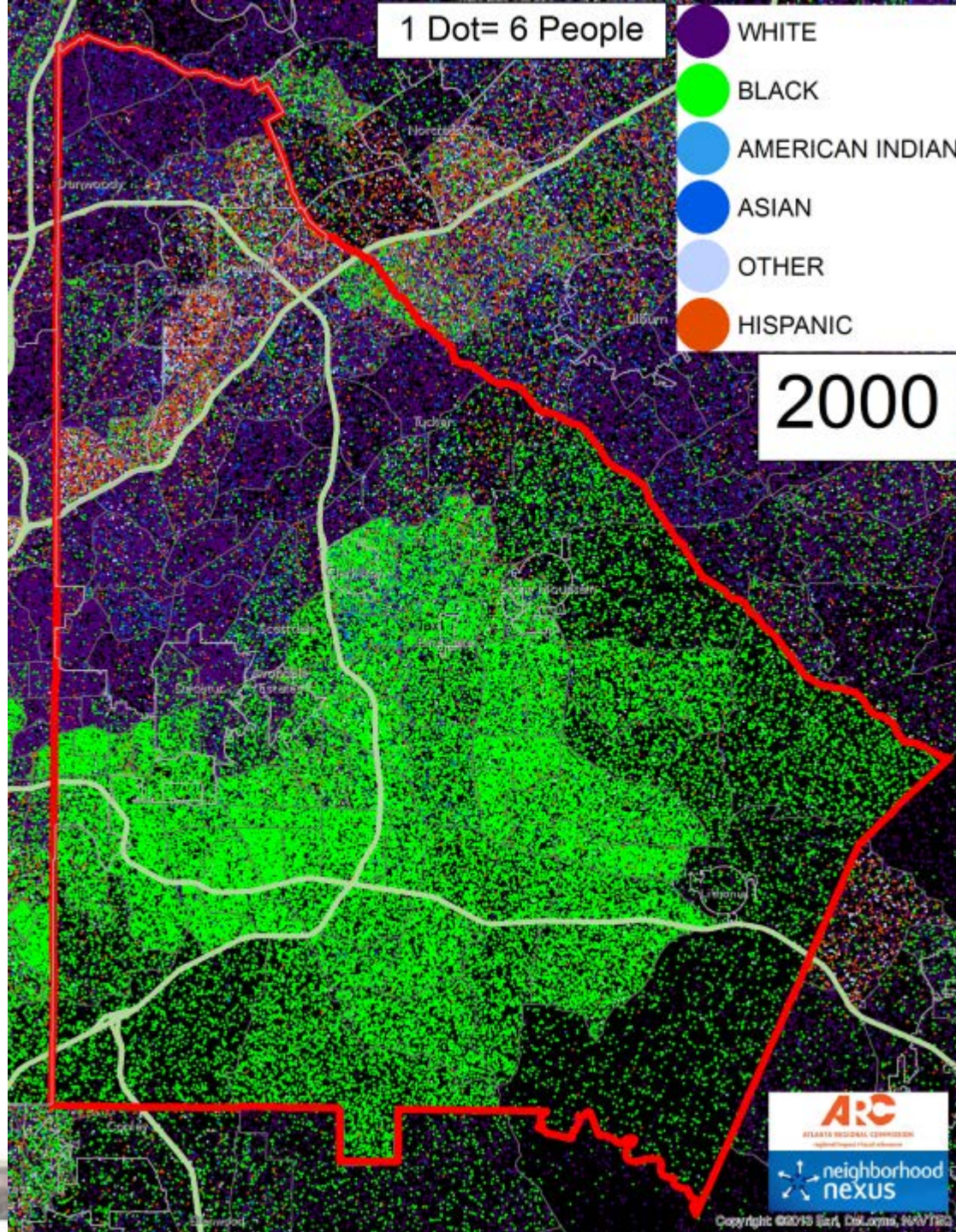
# Race and Ethnicity Change 1980



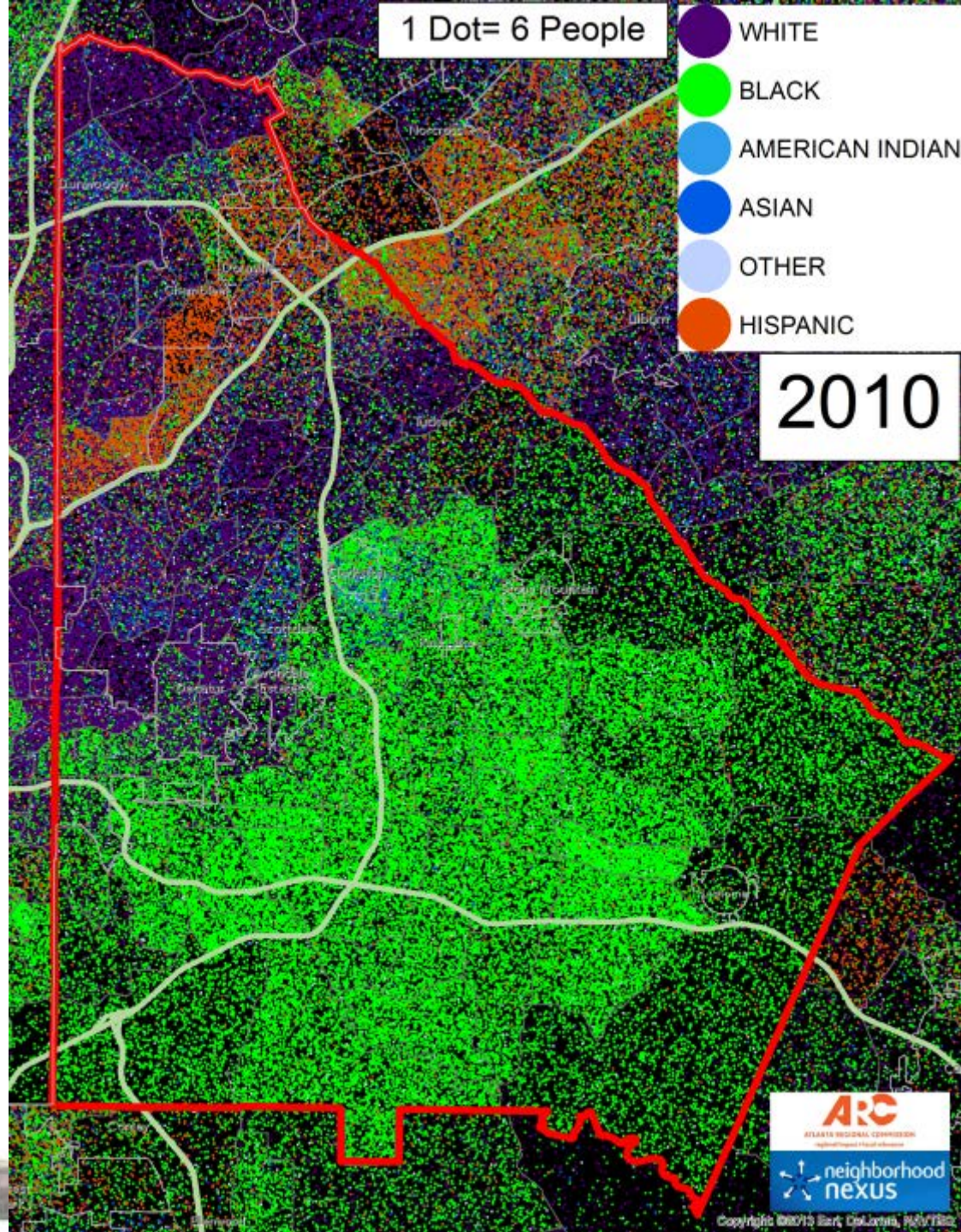
# Race and Ethnicity Change 1990



# Race and Ethnicity Change 2000



# Race and Ethnicity Change 2010



# Places that added White and Black Population

This map was made using Weave via



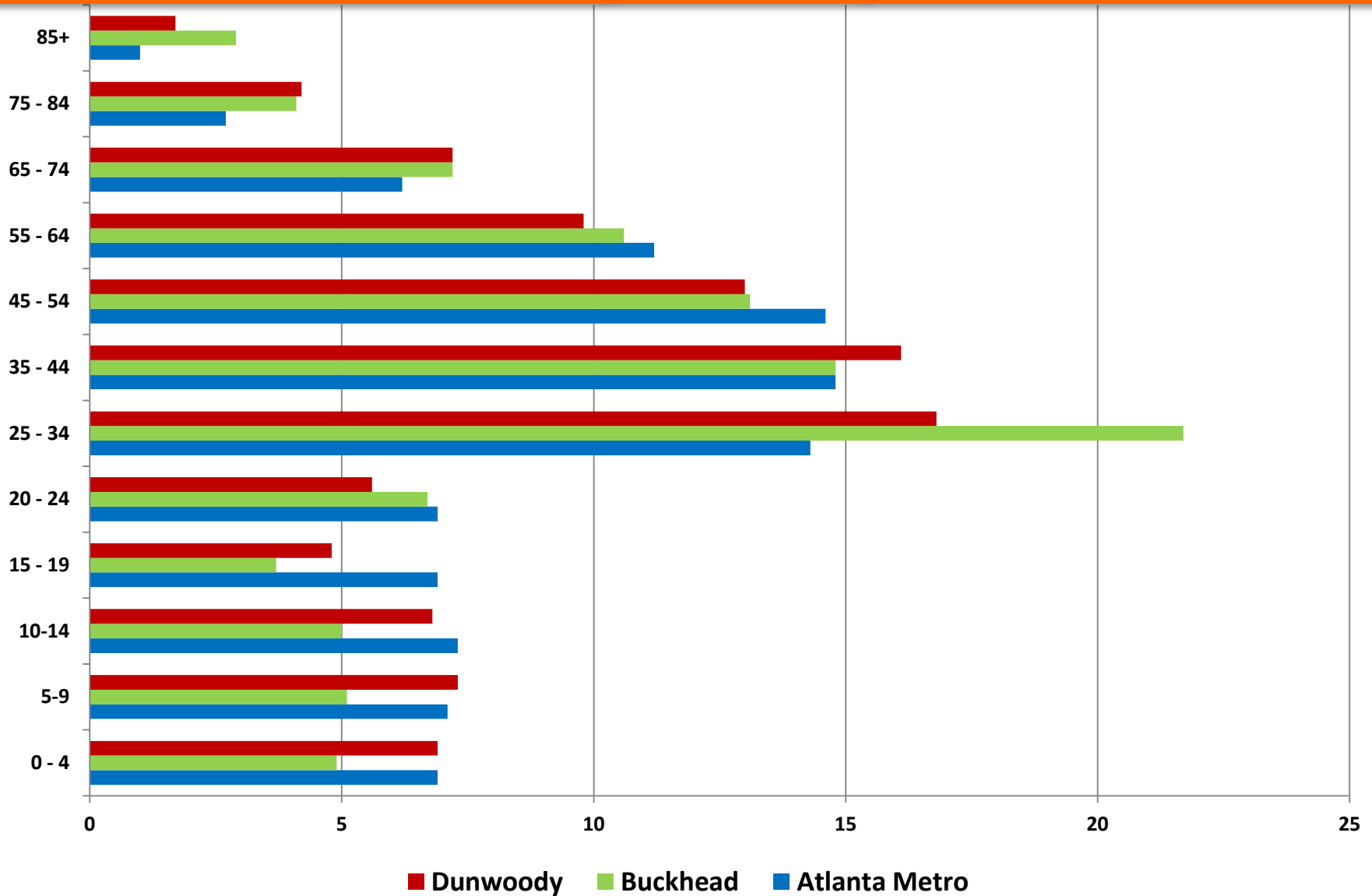
**ARC**  
ATLANTA REGIONAL COMMISSION  
regional impact • local relevance



# Age

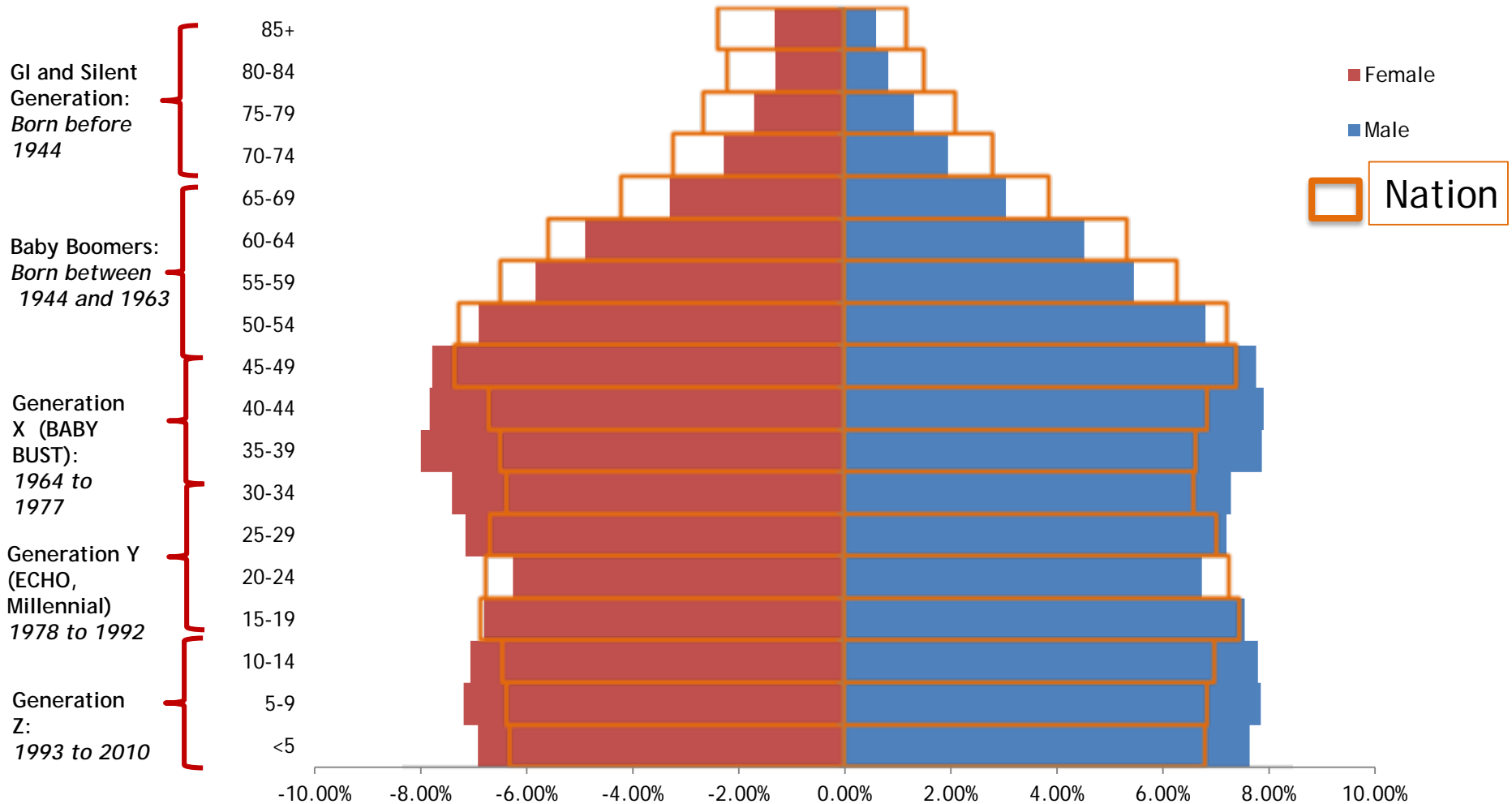


# 2013 Age Comparison

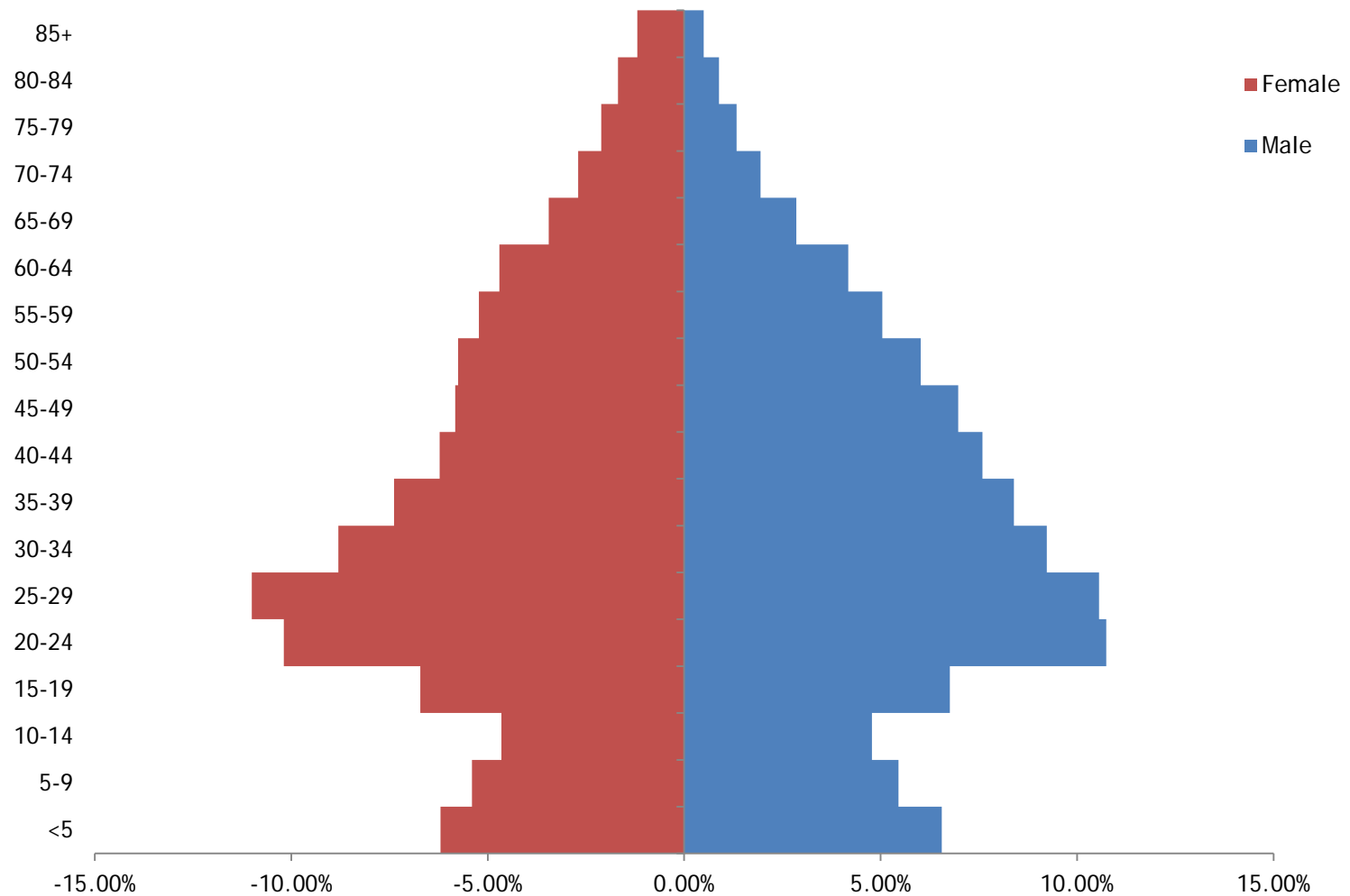


Source: ESRI Demographics

# 20 County Area Compared to Nation

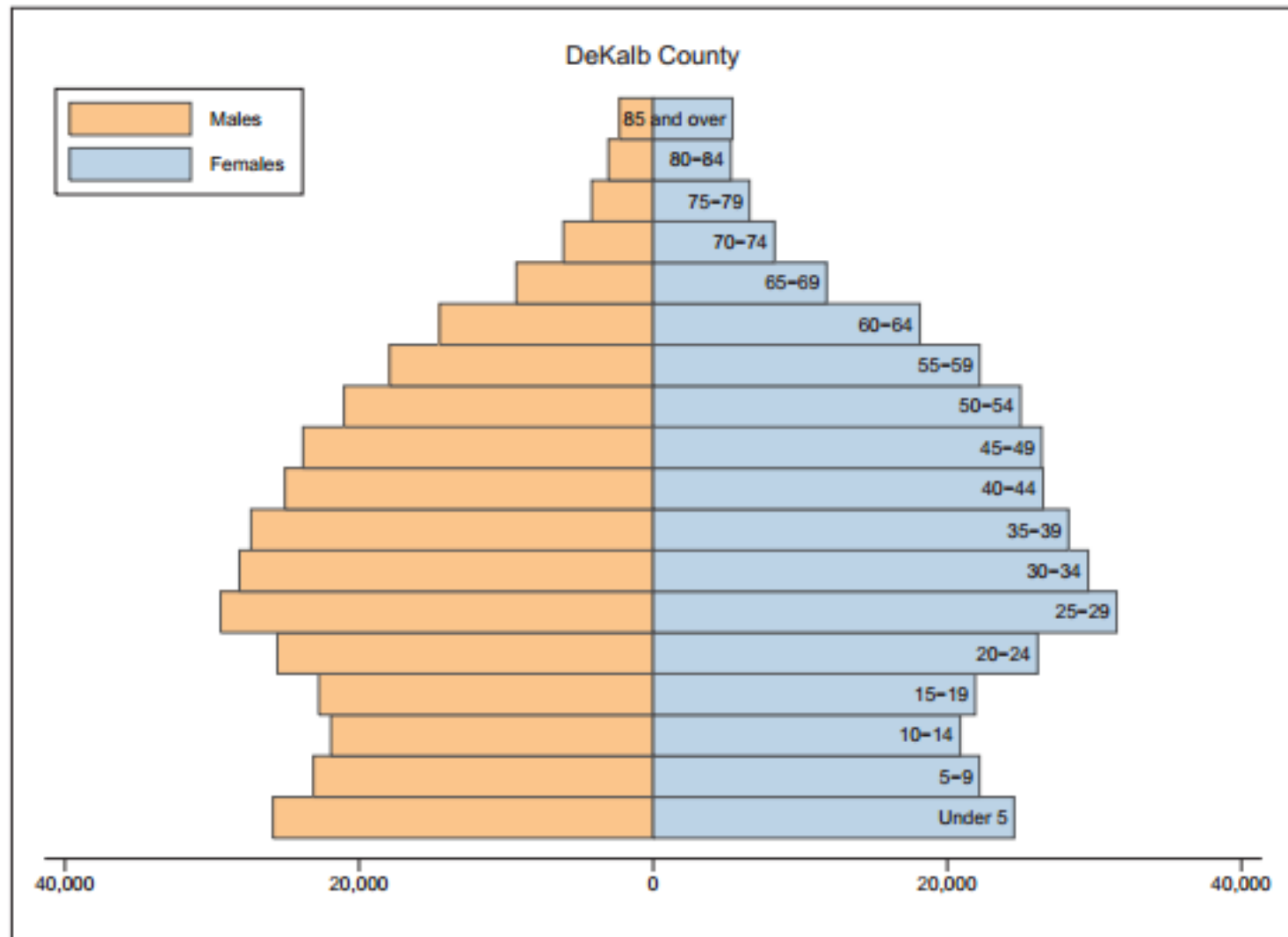


# 2010 Age City of Atlanta



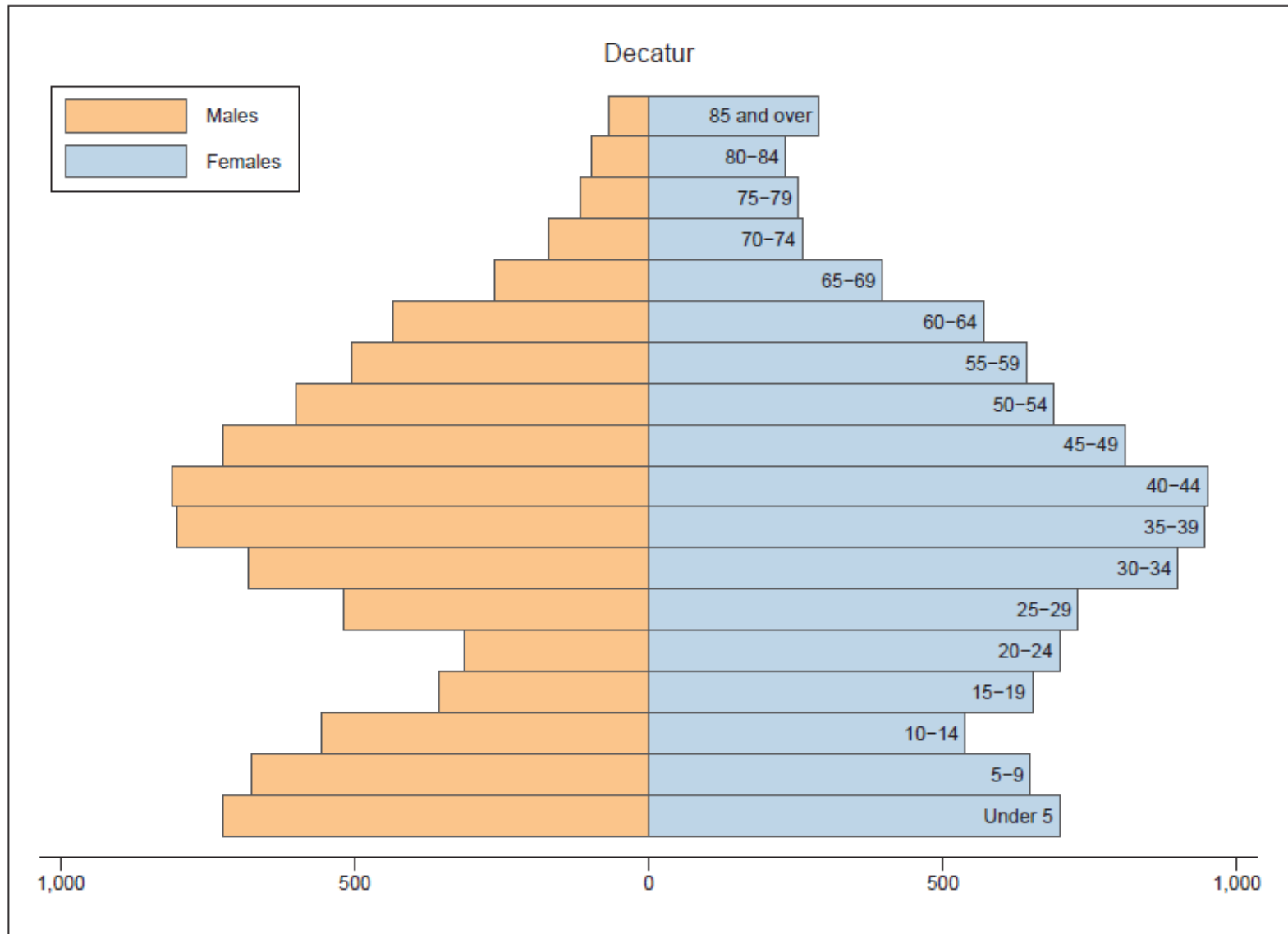
# 2010 Age DeKalb County

## Sex and Age



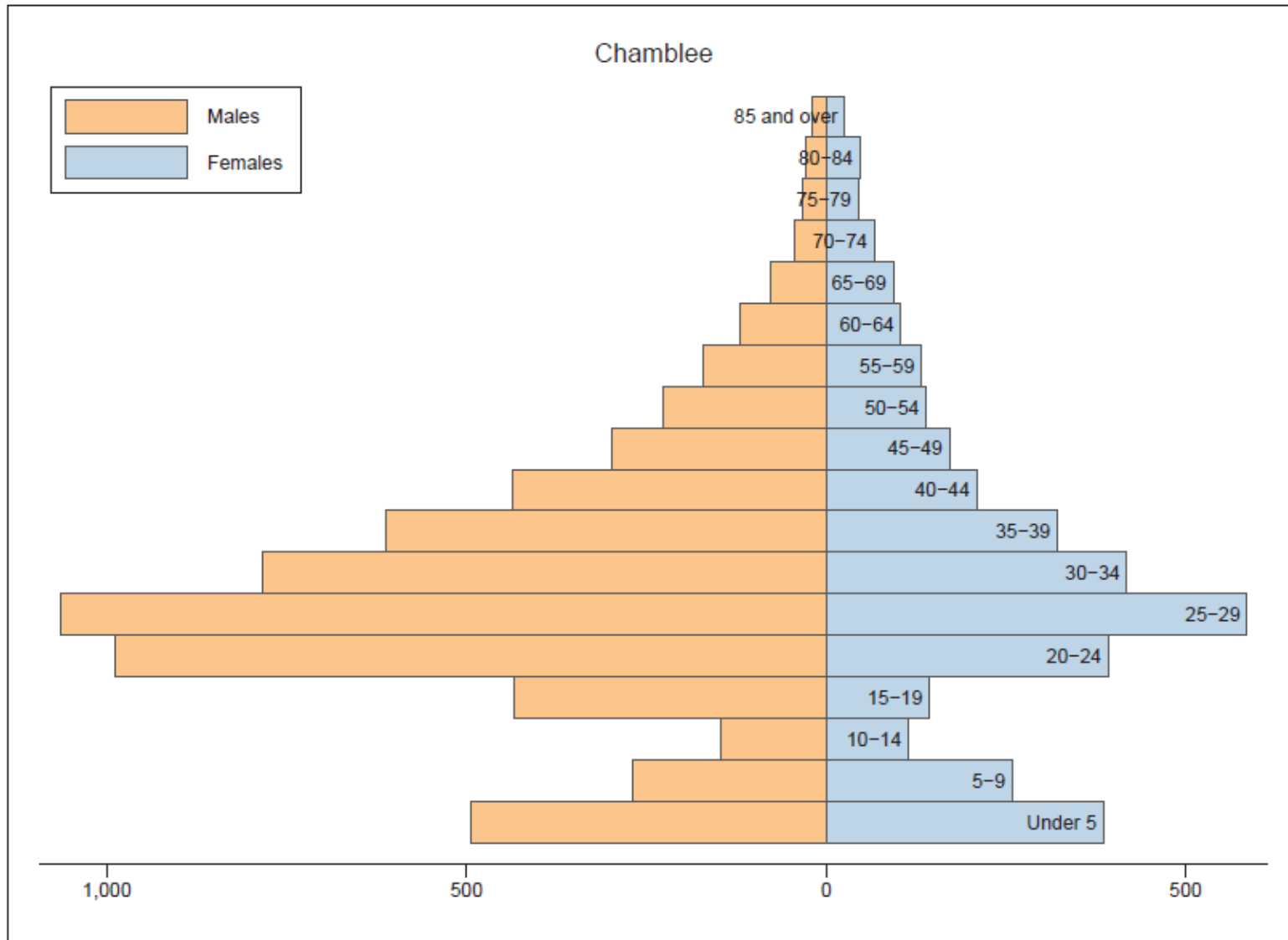
# 2010 Age Decatur

## Sex and Age



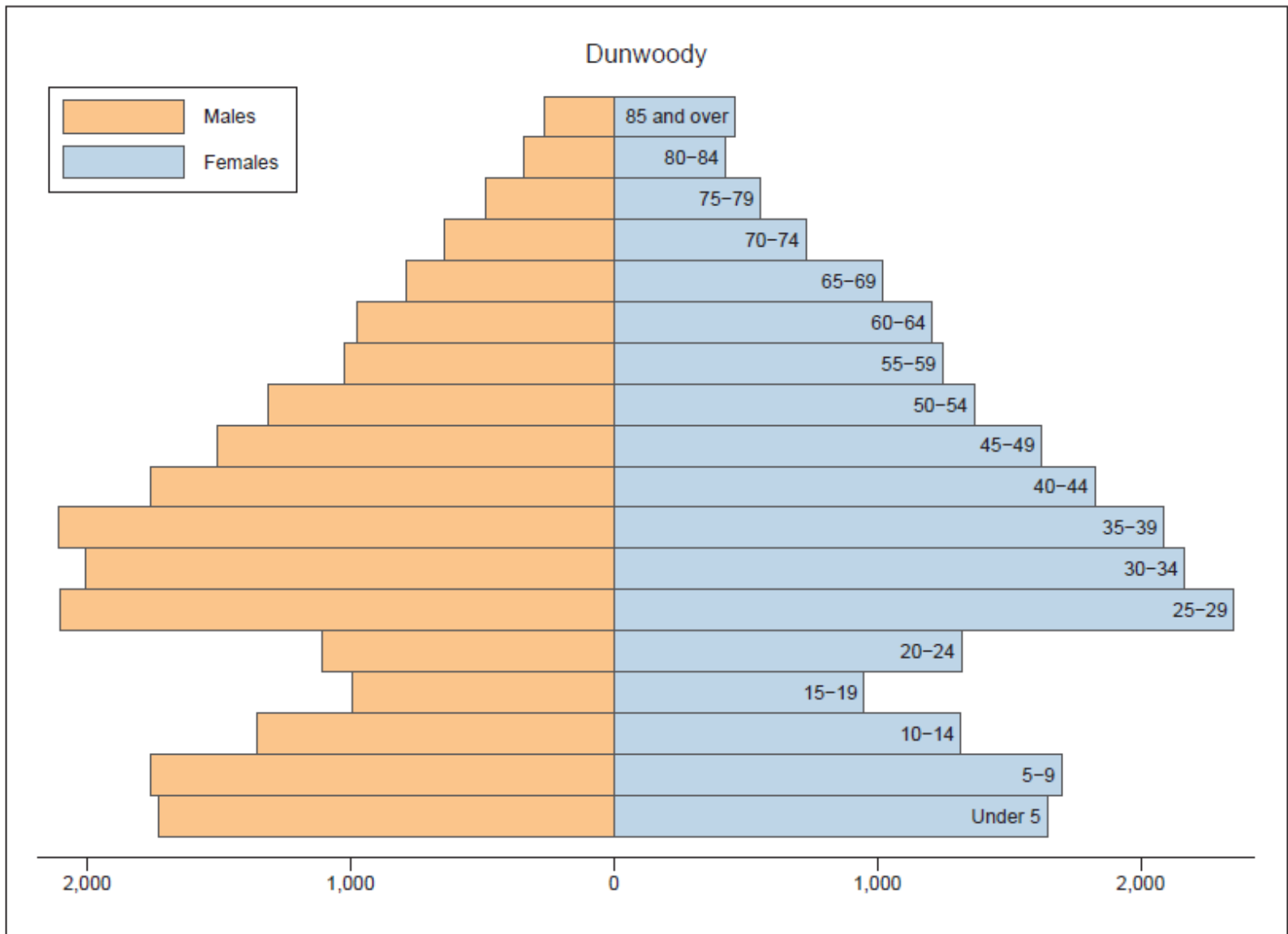
# 2010 Age Chamblee

## Sex and Age

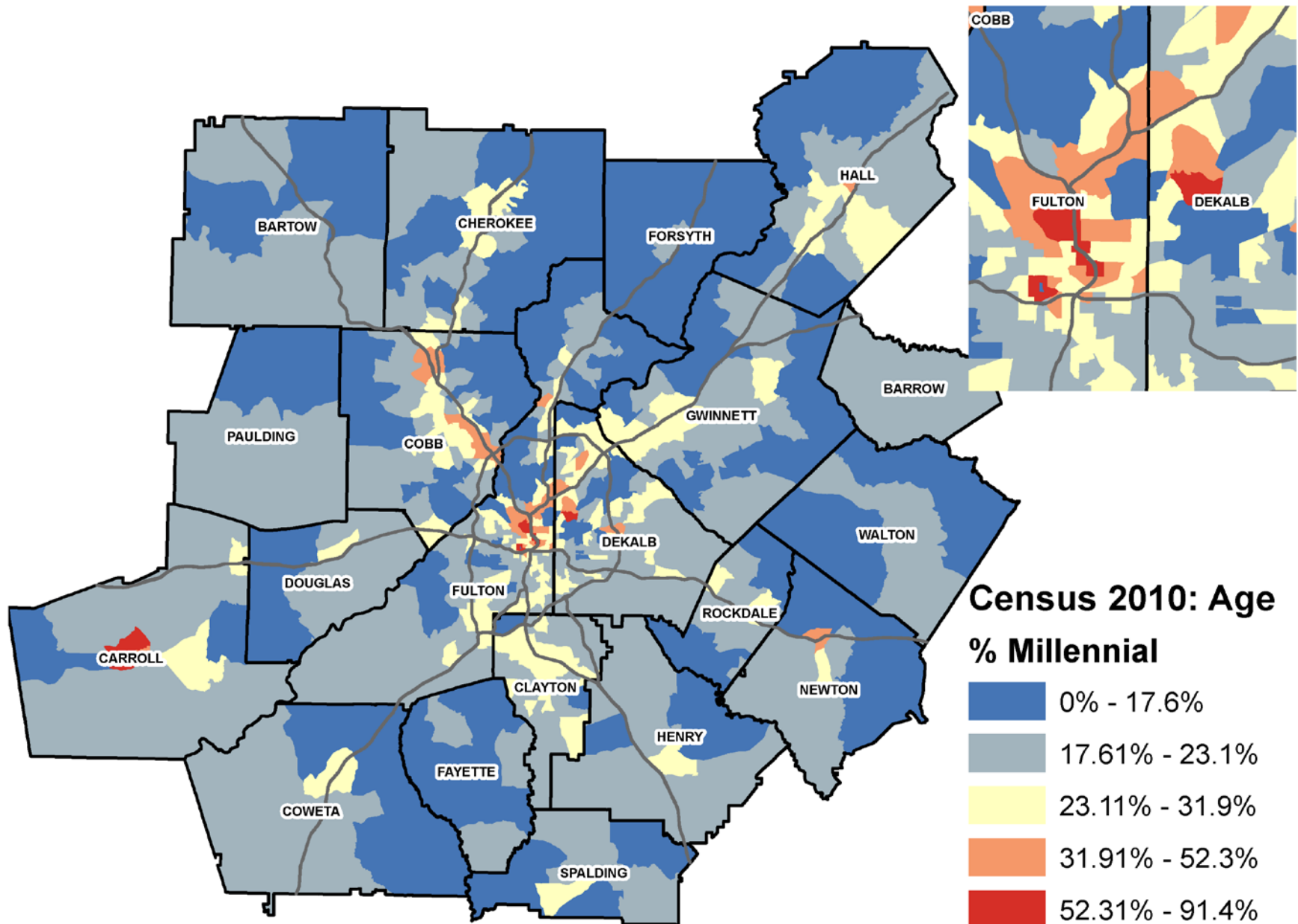


# 2010 Age Dunwoody

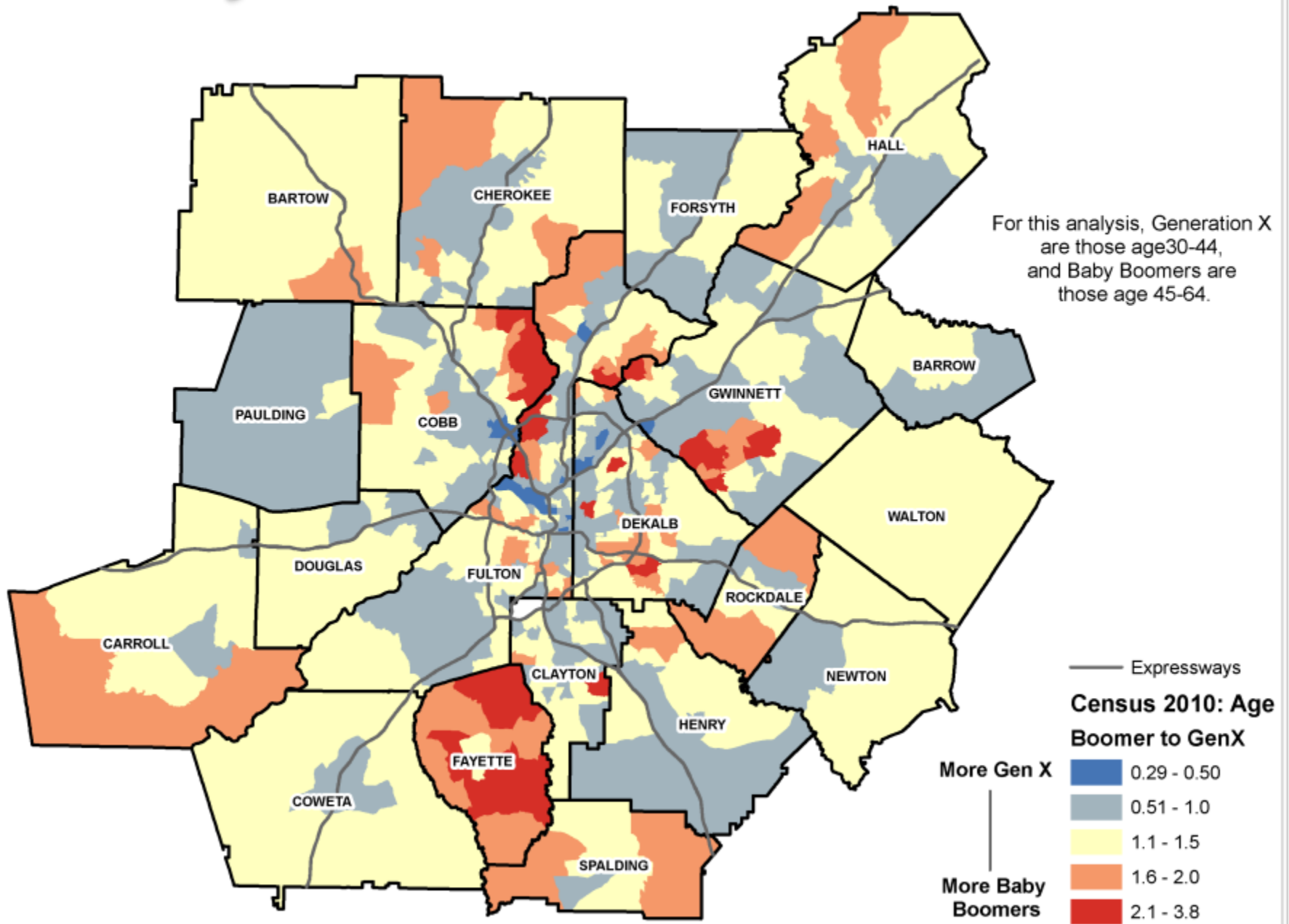
## Sex and Age



# Where Millennials Live 2010 (AGE 15-30)



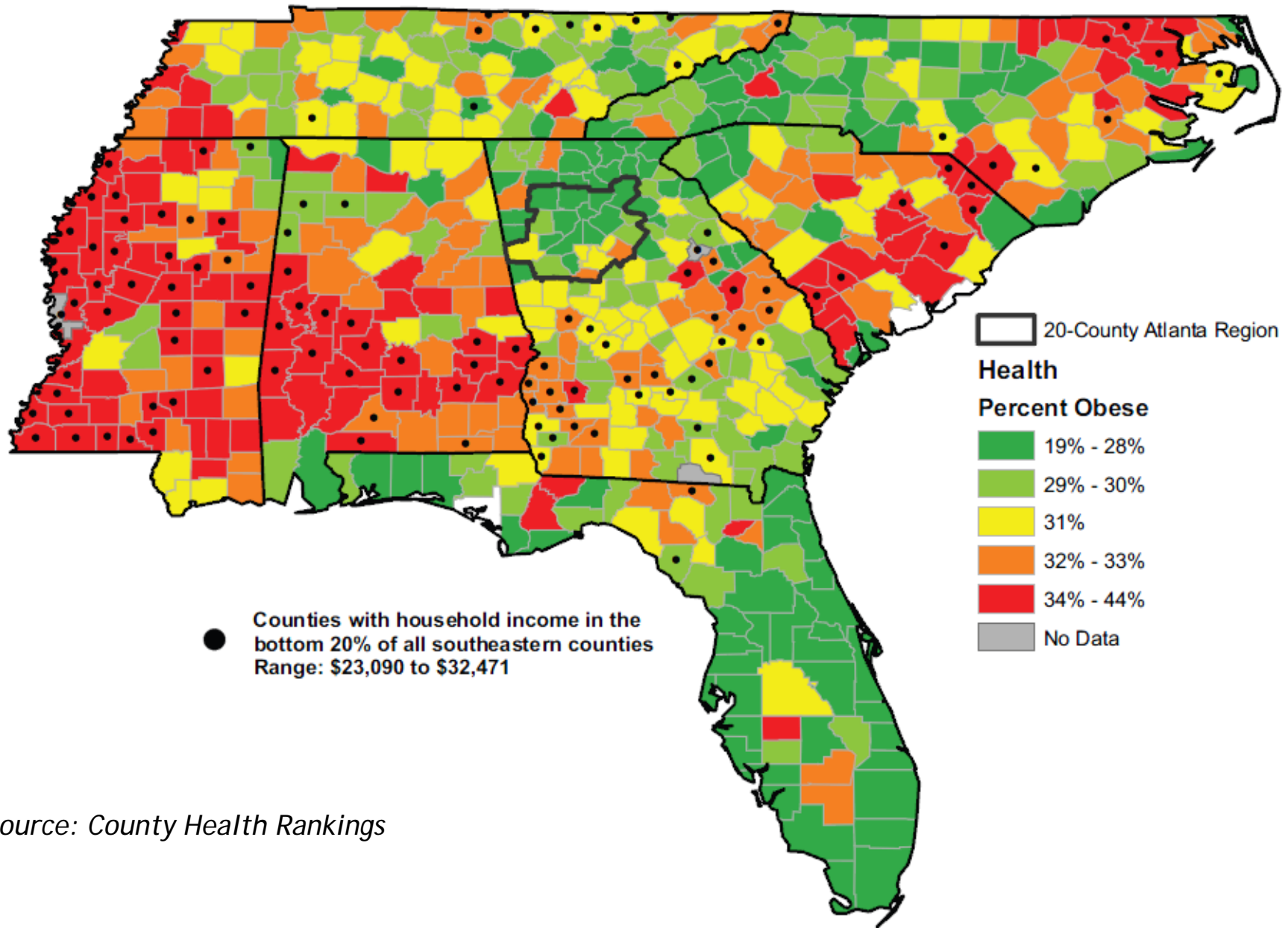
# Baby Boomer and Generation X



# Health



# Oh Yeah... Place Matters!

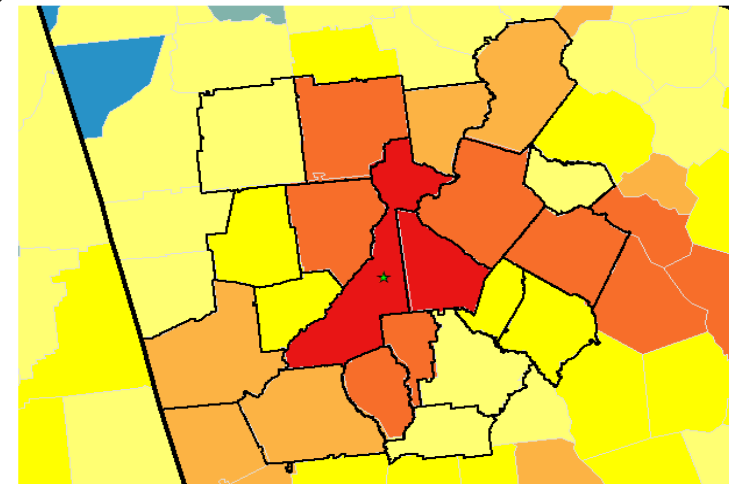
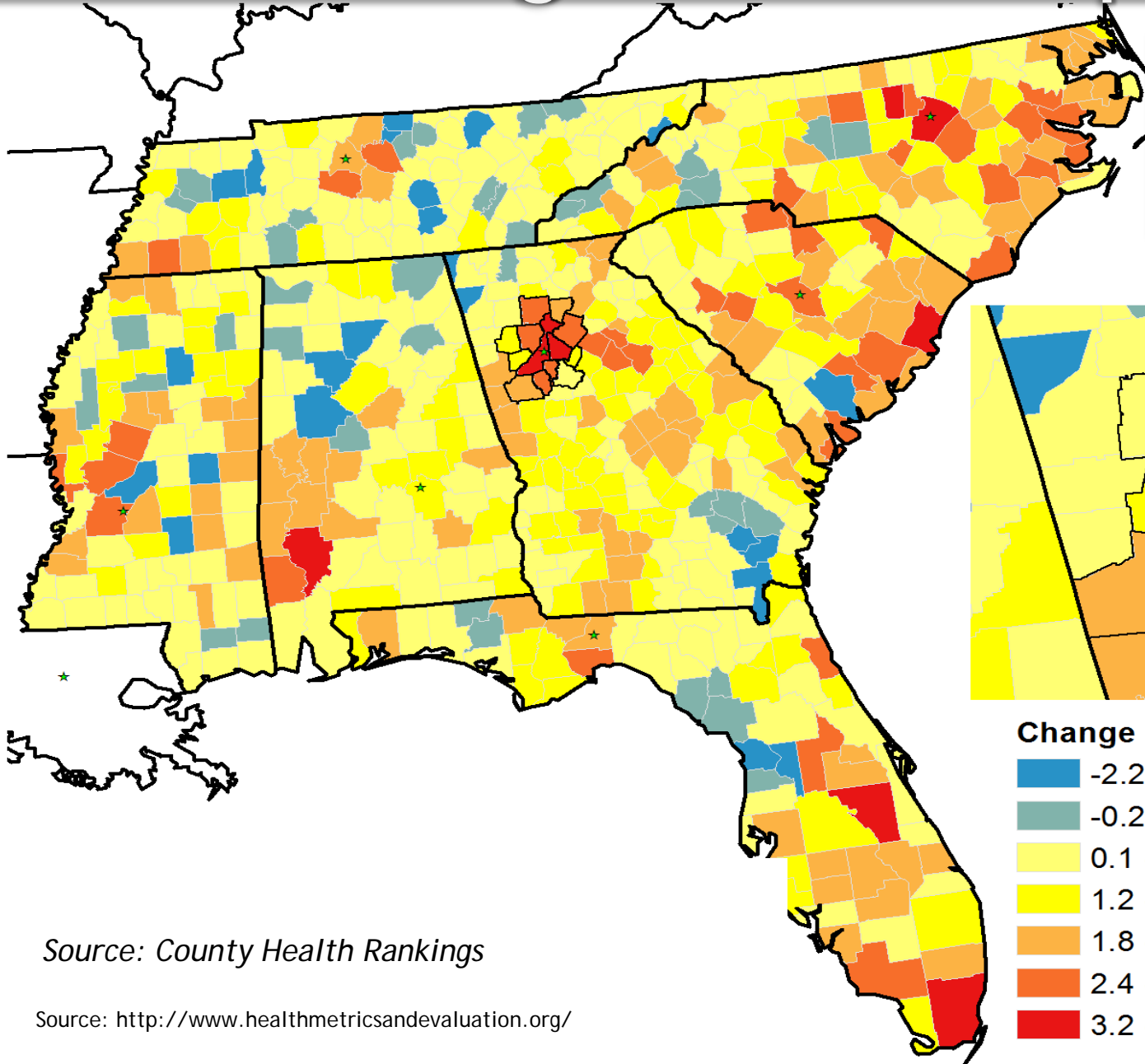


Source: County Health Rankings

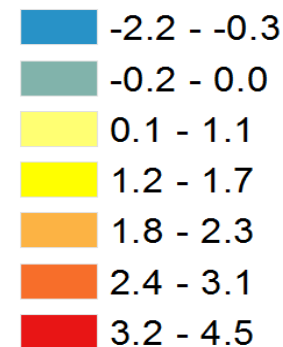


# Male Change in Life Expectancy

1999 to  
2009



**Change in Male LE 1999 to 2009**

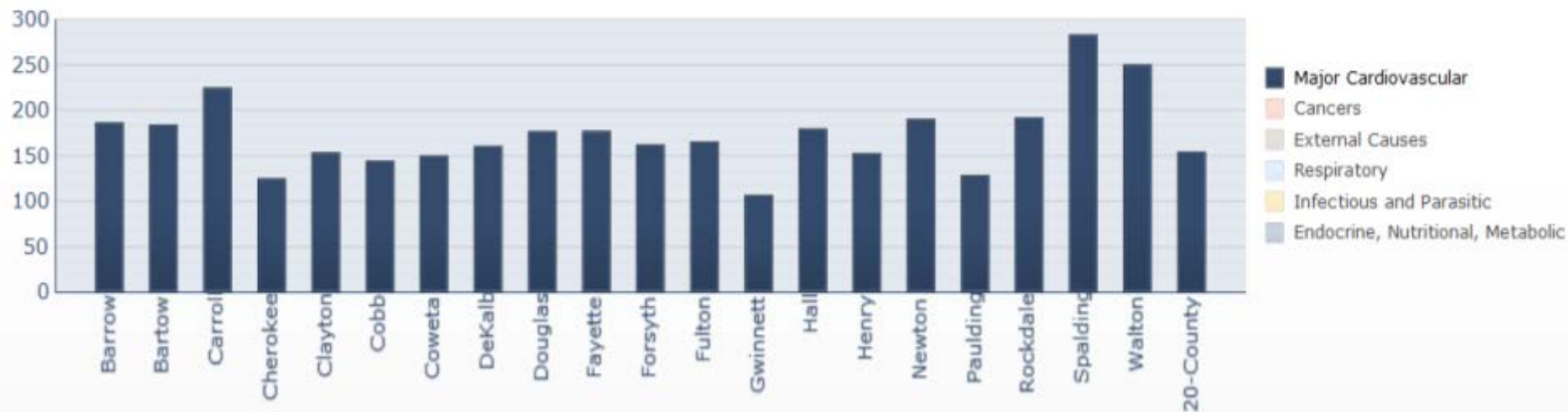


*Source: County Health Rankings*

Source: <http://www.healthmetricsandevaluation.org/>

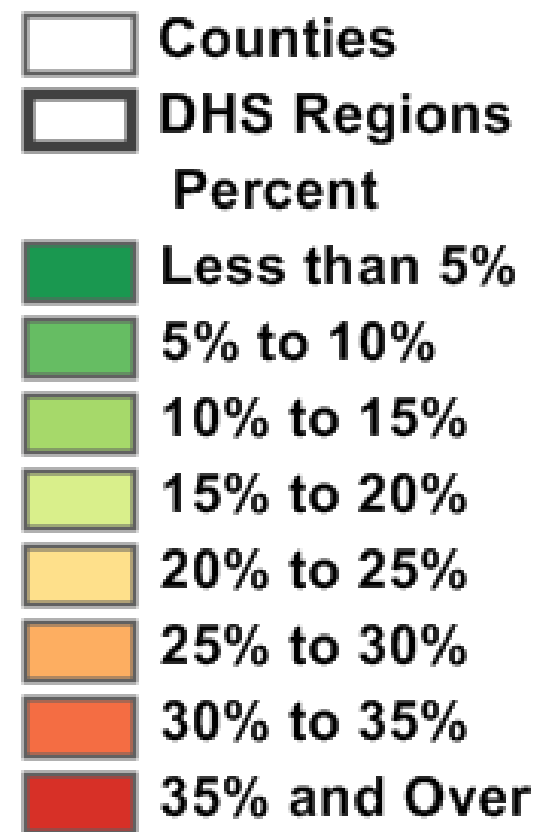
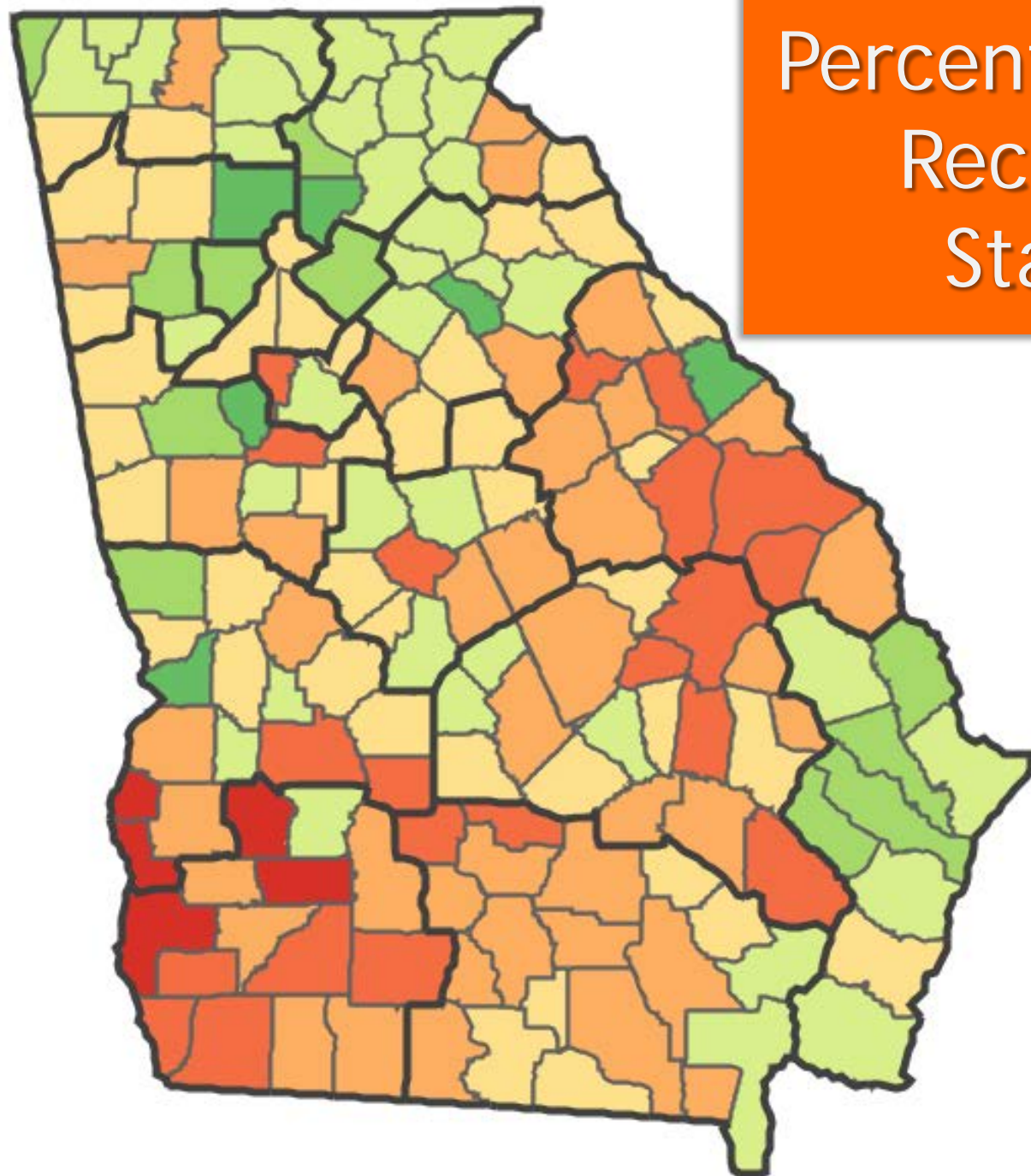
# Death Rates: Major Cardiovascular Diseases

Mortality Rates by Category  
Rate (per 100,000)



Source: GA Dept. of Health (OASIS)

# Percent of Population Receiving Food Stamps 2012



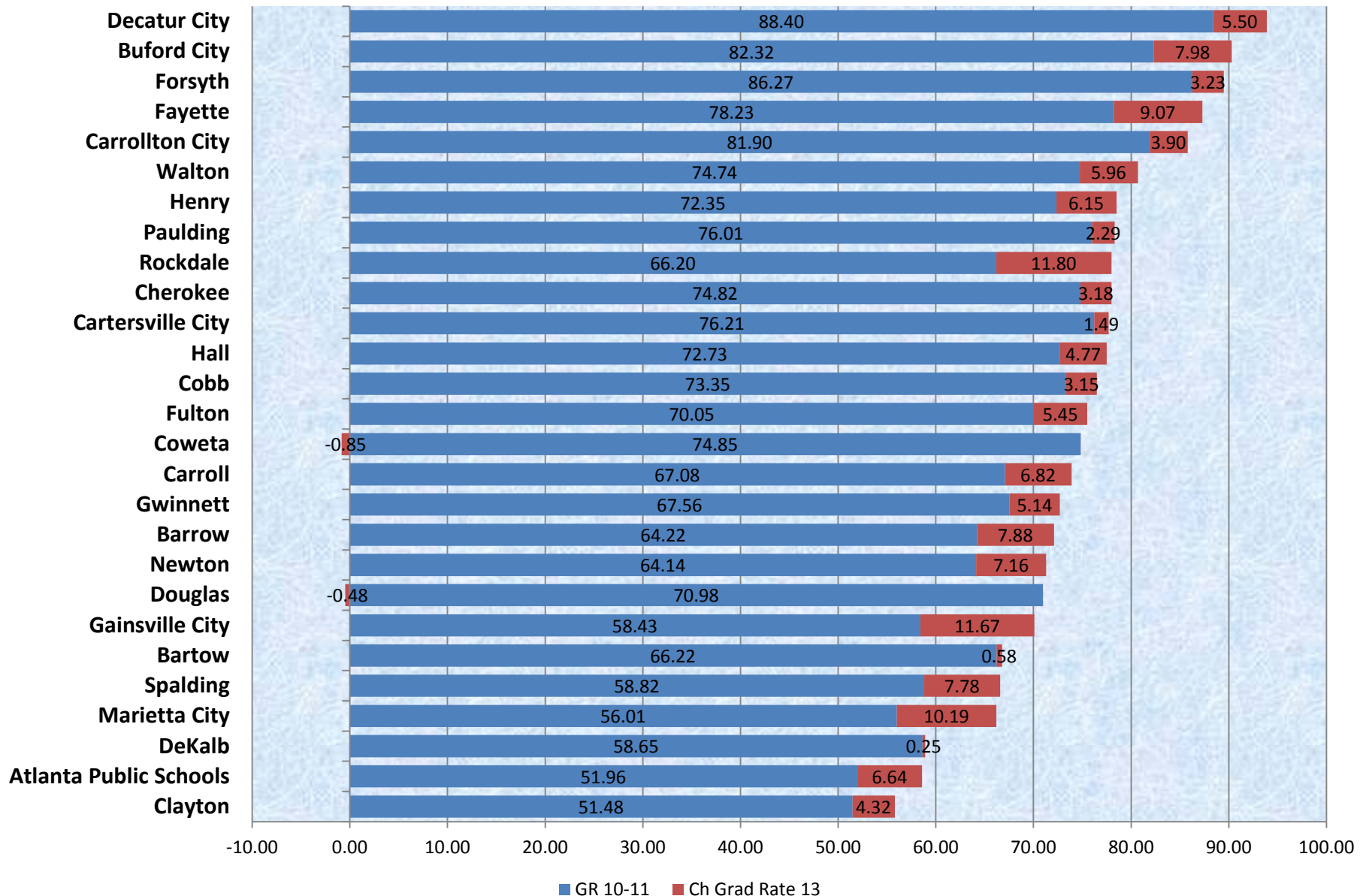
0 25 50 75

Miles

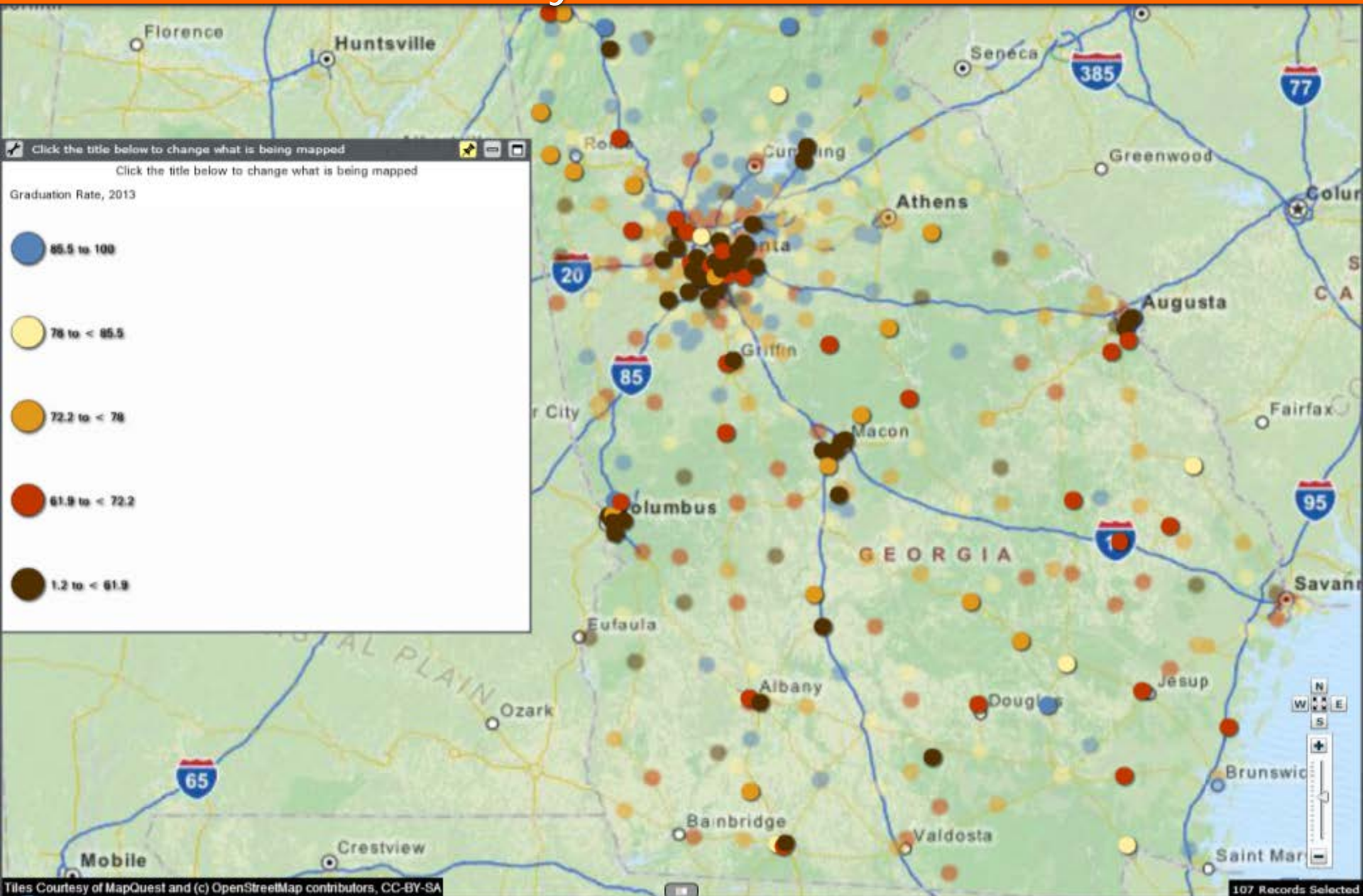
# Education



# Graduation Rates 2010-11 and 12to13



# Schools where more than 20% of students miss more than 15 days & Graduation rates



## Georgia 8<sup>th</sup> Grade Student Absences and Graduation Rate (within four years)

Days Absent	Graduation Rate
0 Days	81.89%
1 to 5 Days	80.17%
6 to 10 Days	71.91%
11 to 14 Days	61.08%
15 or More Days	38.09%

**20%**

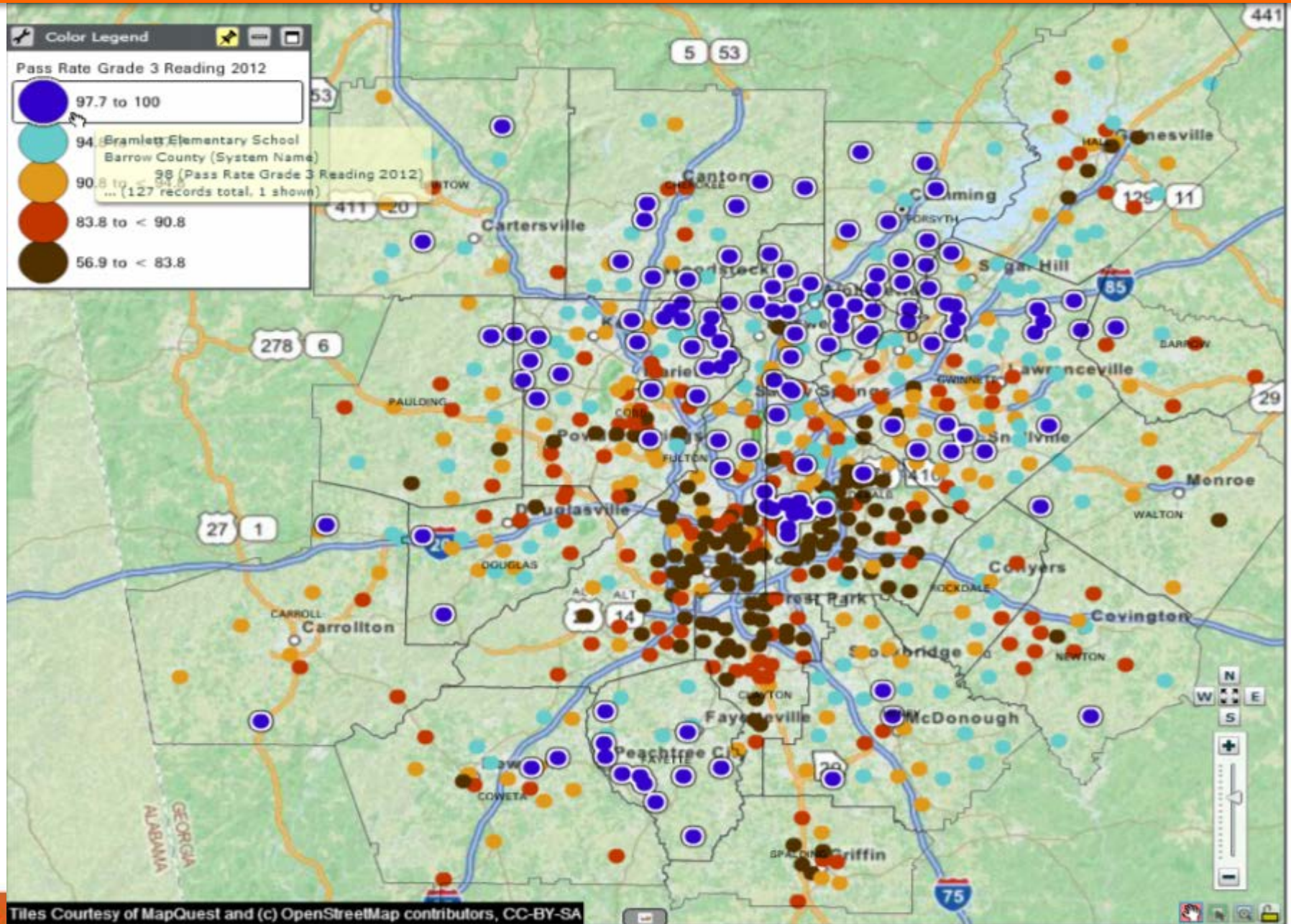


Dr. John D. Barge, State School Superintendent  
"Making Education Work for All Georgians"  
[www.gadoe.org](http://www.gadoe.org)

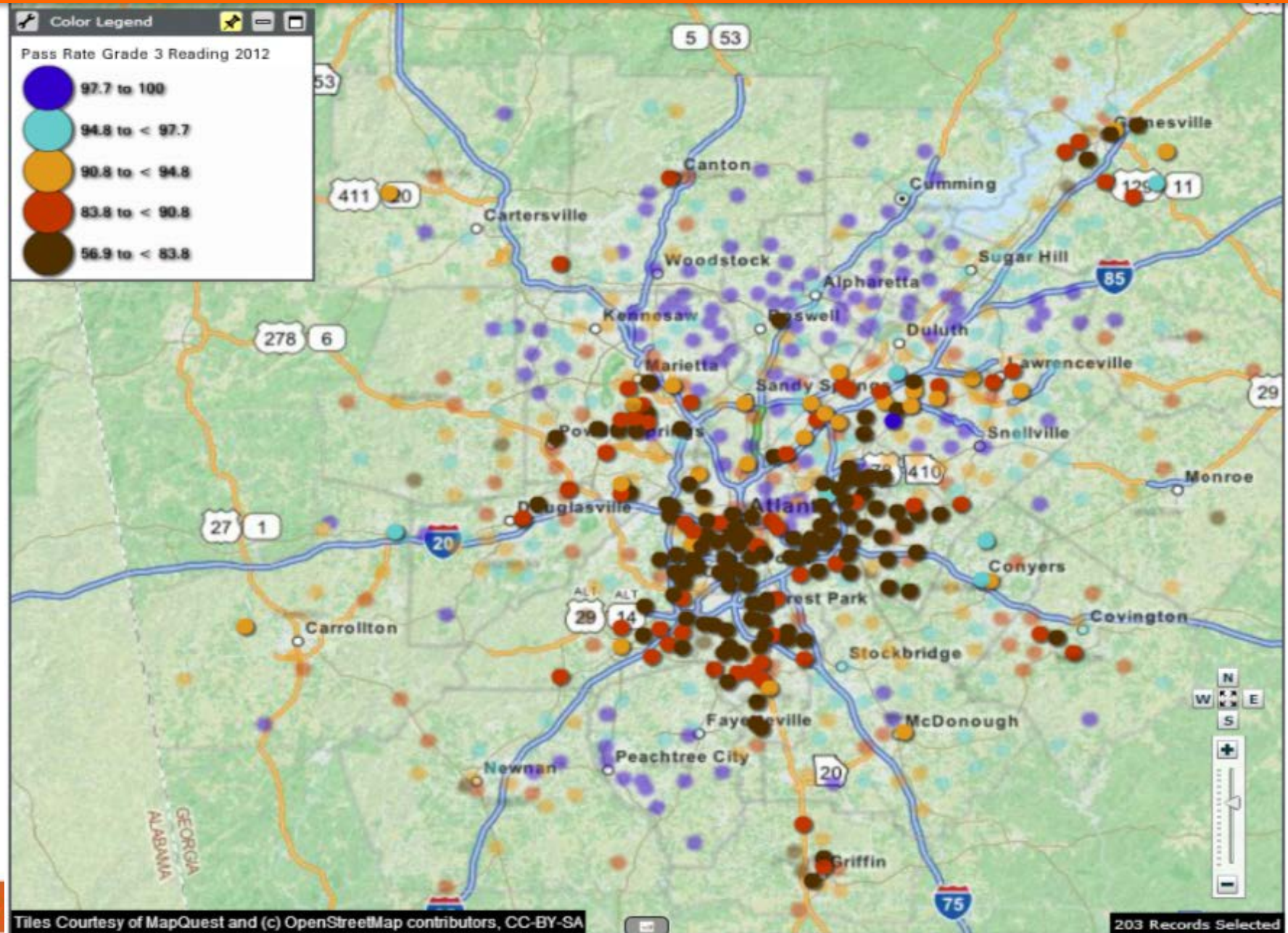
9/9/2013

27

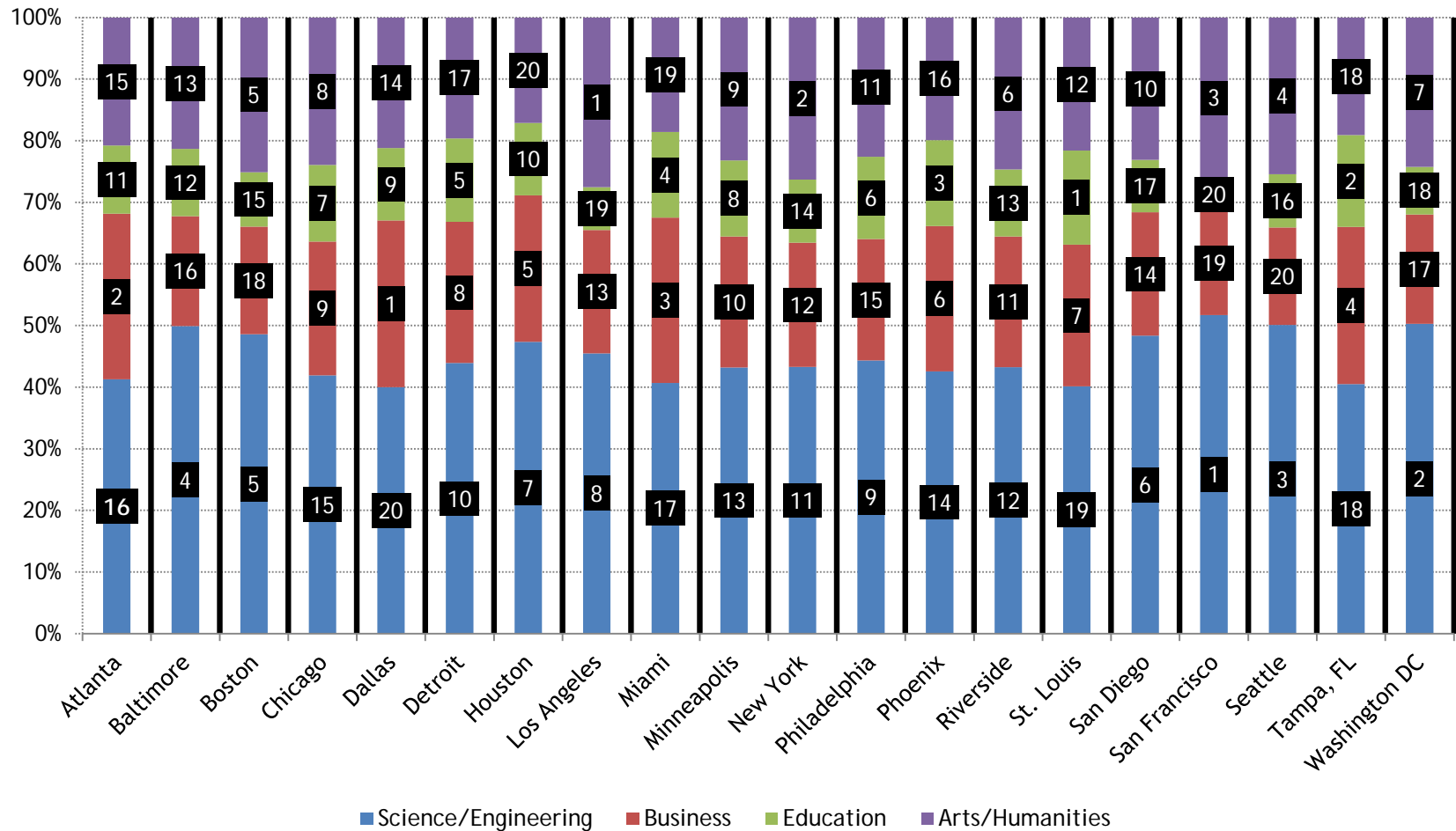
# Pass Rates for 3rd Grade CRCT (Reading), 2012



# Schools with more than 80% of students economically disadvantaged & 3rd Grade CRCT Reading pass rates



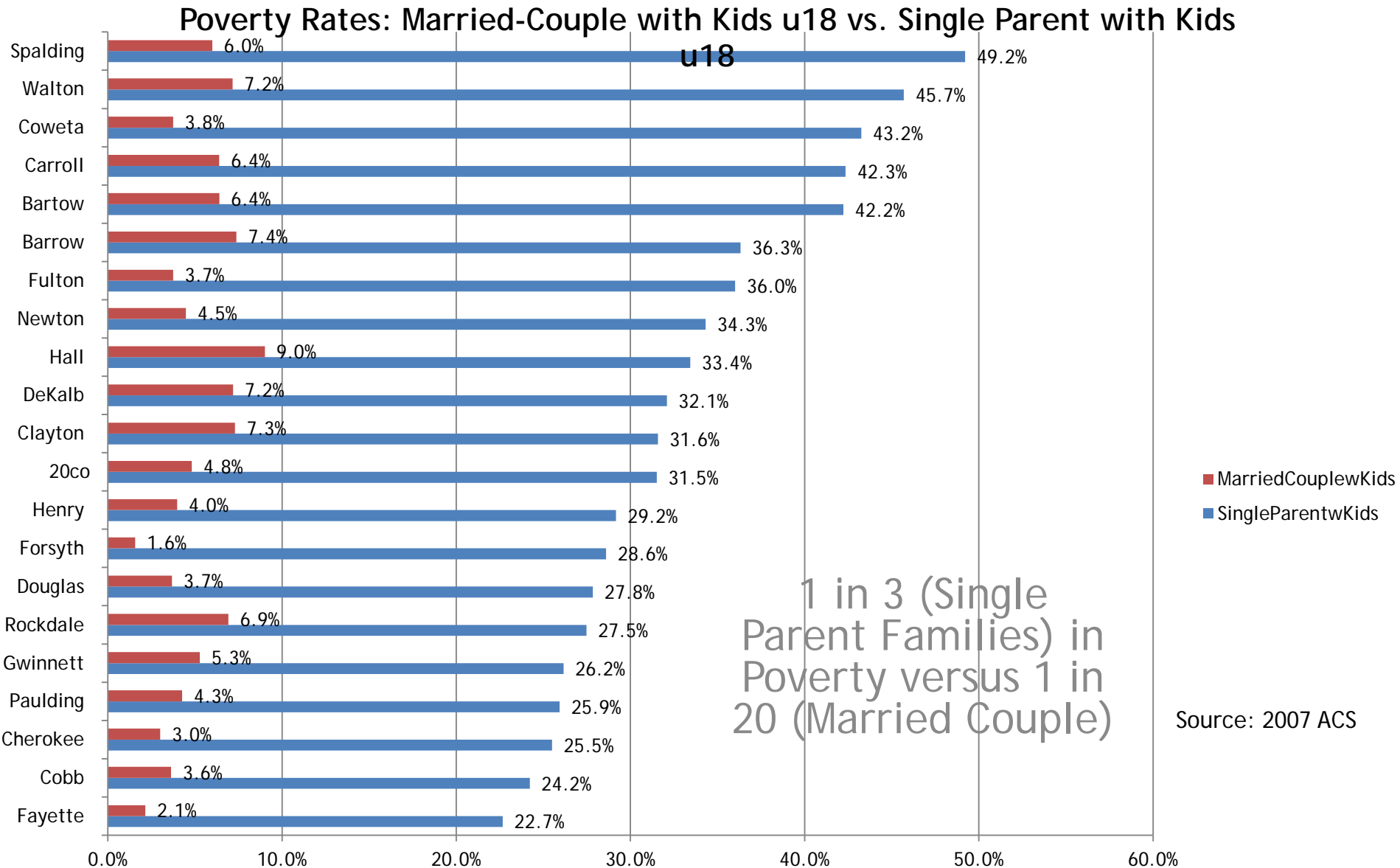
# Degree Type by Metro Area (Ranks for each degree on chart)



Source: 2009 American Community Survey

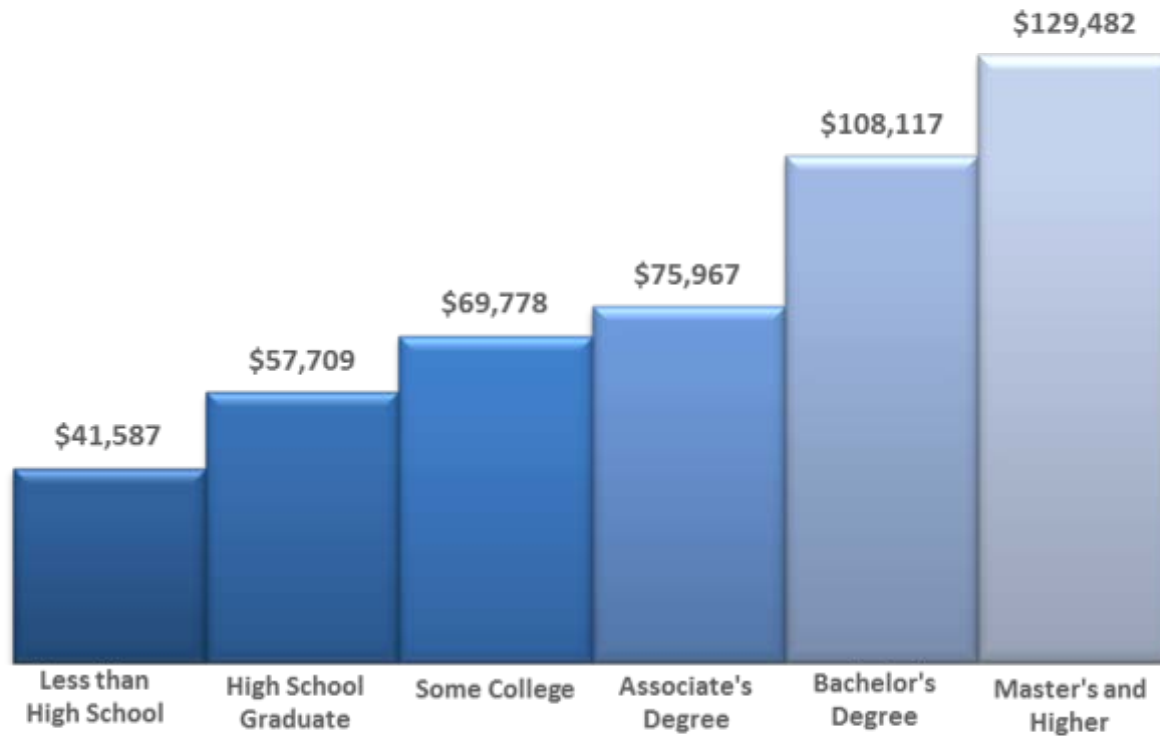
Note: The American Community Survey relies on sample data to develop estimates. The figures shown are the midpoint for a range of possible estimates at the 90 percent confidence level. Since a range of estimates is possible for each metro area, the ranks may not be exact.

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



# Income and Education

Georgia Average Household Income  
by Education Level



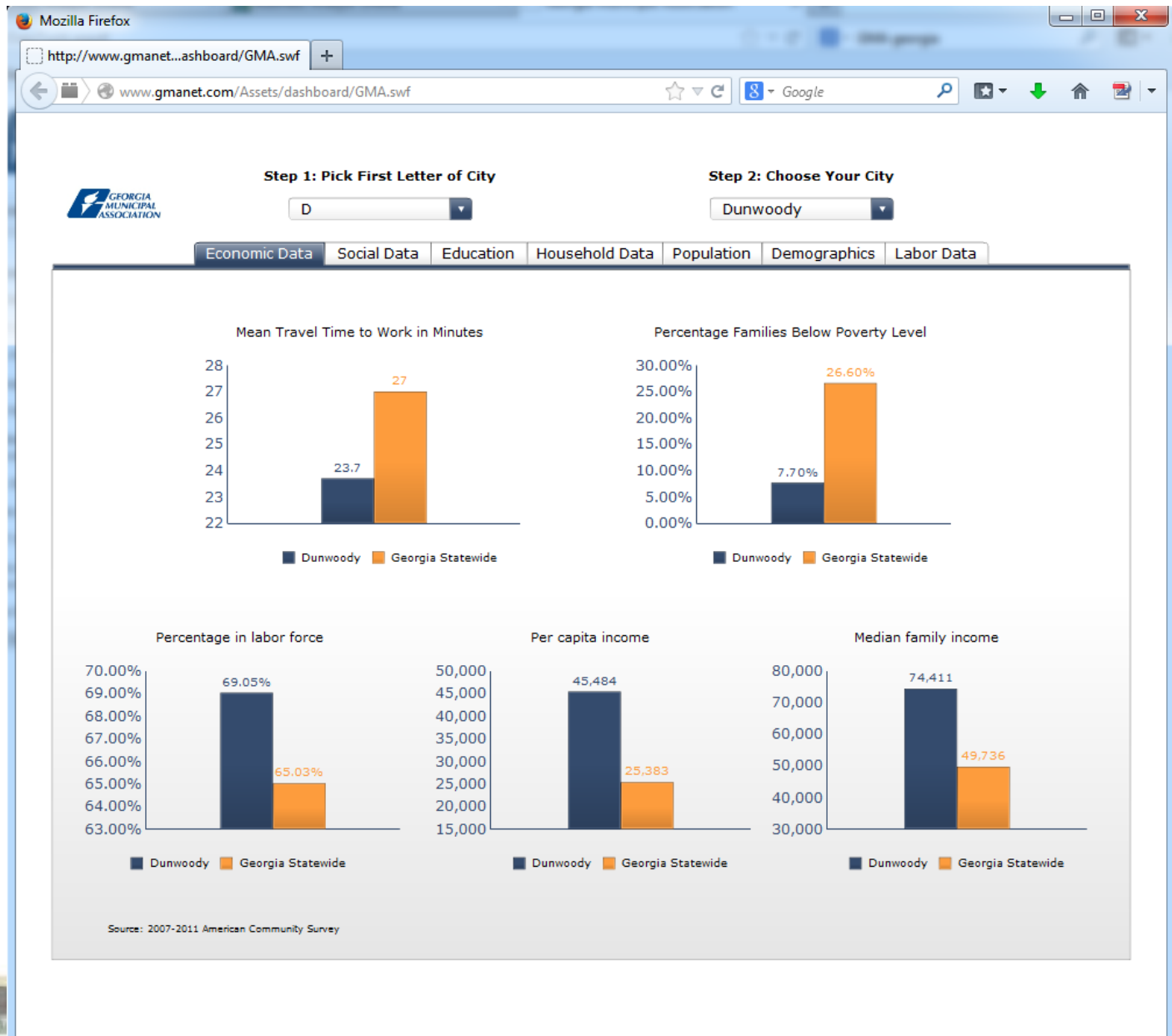
Note: All data used for calculations came from U.S. Census Bureau American Community Survey Public Use Microdata Sample 2008-10 for adults age 25-64.



# Socioeconomics



<http://www.gmanet.com/Assets/dashboard/GMA.swf>

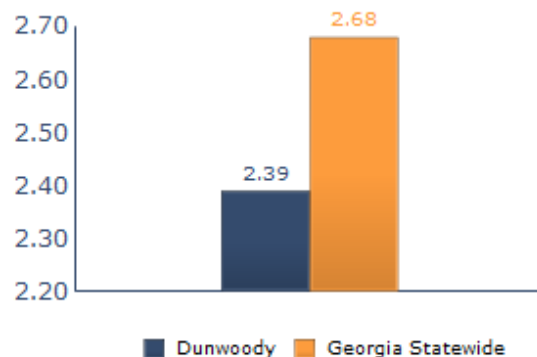


## Step 1: Pick First Letter of City

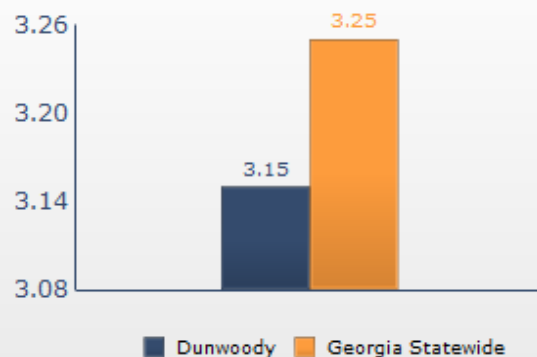
## Step 2: Choose Your City

[Economic Data](#)
[Social Data](#)
[Education](#)
[Household Data](#)
[Population](#)
[Demographics](#)
[Labor Data](#)

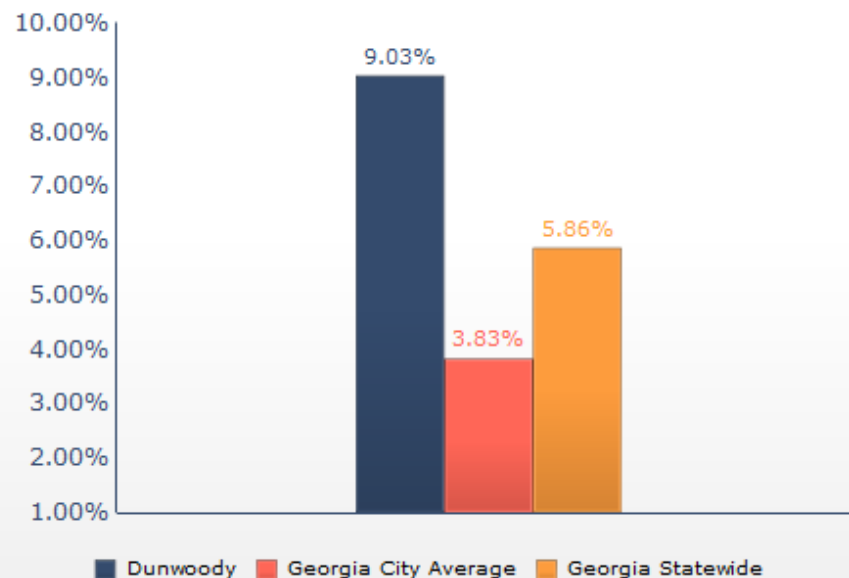
### Average Household Size



### Average Family Size



### Percentage of Households Responding That They Speak English Less Than Very Well

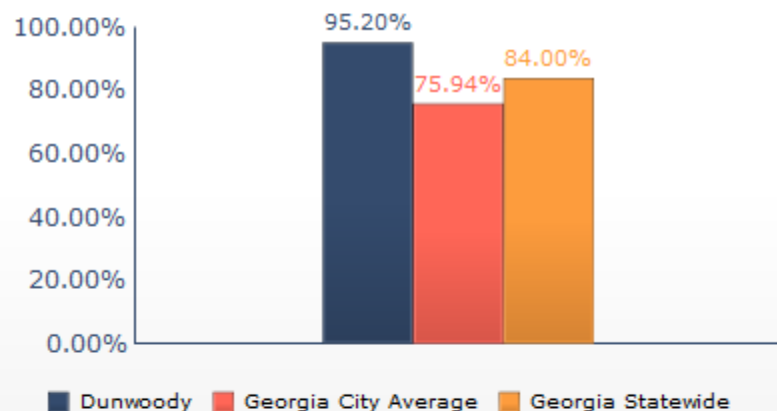


## Step 1: Pick First Letter of City

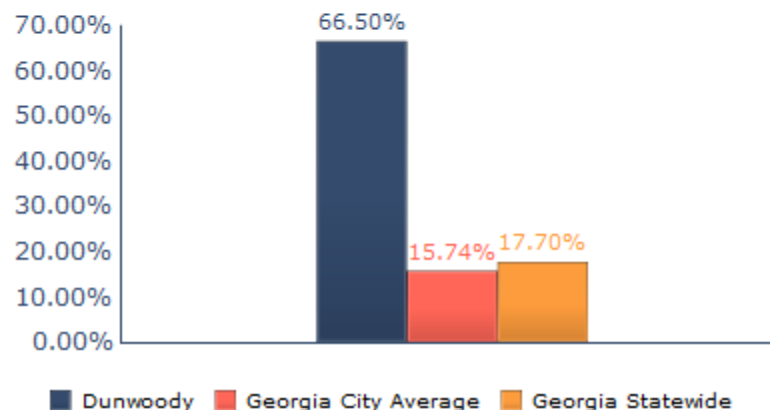
## Step 2: Choose Your City

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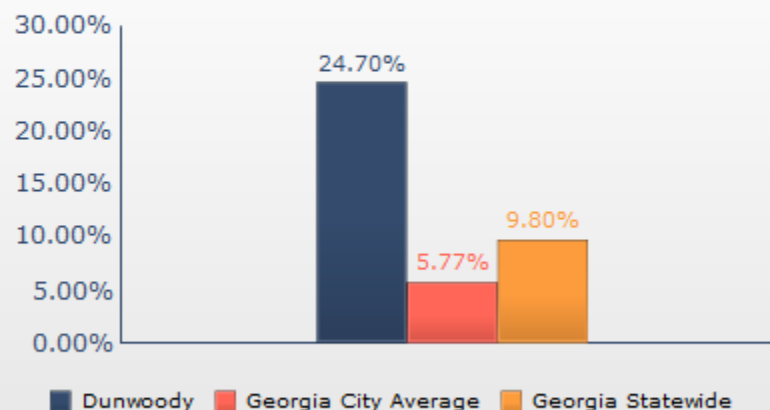
Percentage with a High School Degree/GED



Percentage with a Bachelor's Degree



Percentage with a Graduate or Professional Degree



Economic Data

Social Data

Education

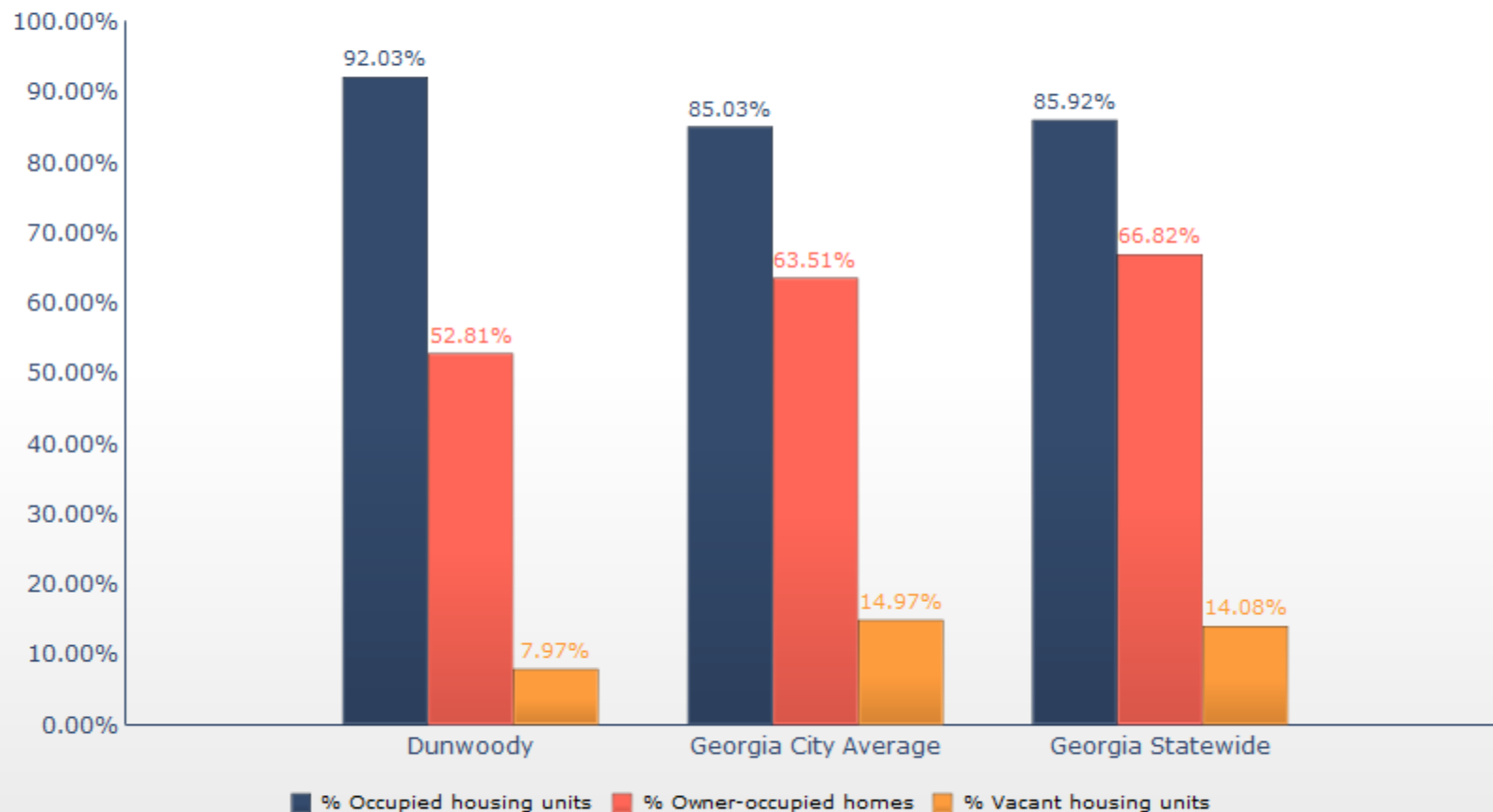
Household Data

Population

Demographics

Labor Data

### Percentage of Housing Occupancy



Step 1: Pick First Letter of City

D

Step 2: Choose Your City

Dunwoody

Economic Data

Social Data

Education

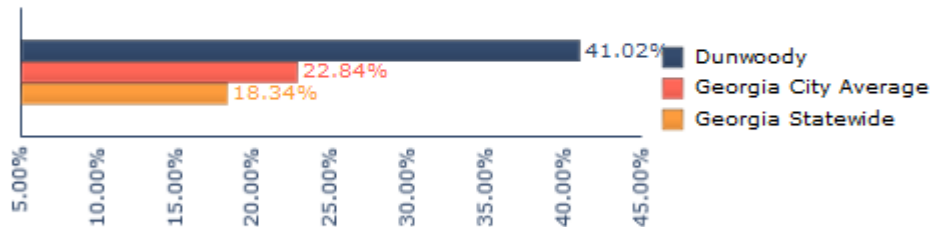
Household Data

Population

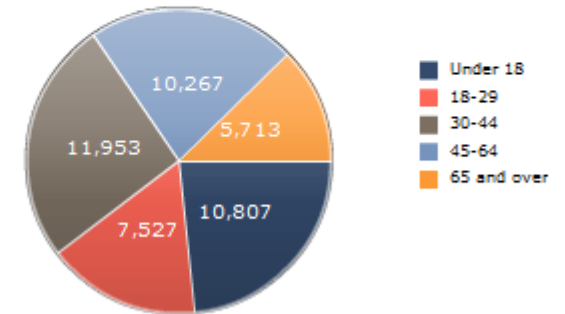
Demographics

Labor Data

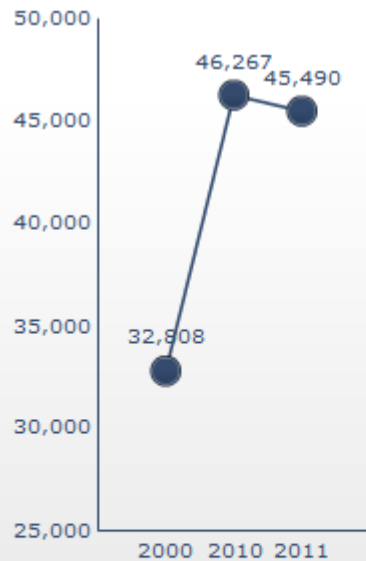
Population Percentage Change from 2000 to 2010



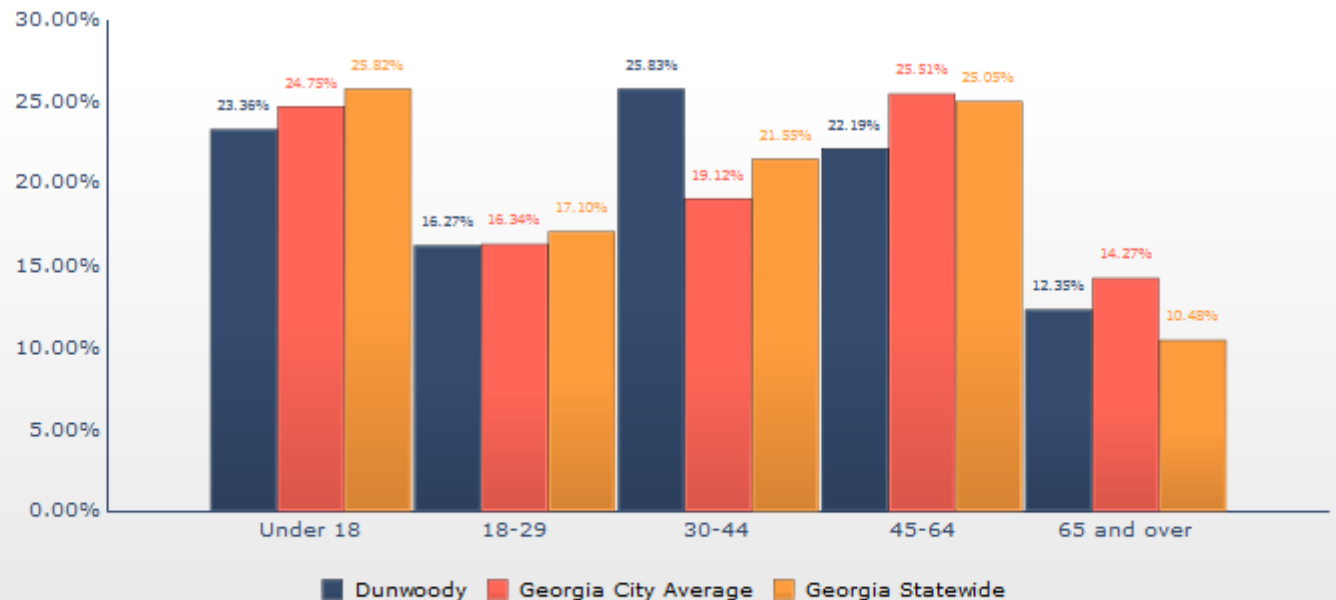
Dunwoody



Total Population



Age Group by Category



## Step 1: Pick First Letter of City

D

## Step 2: Choose Your City

Dunwoody

Economic Data

Social Data

Education

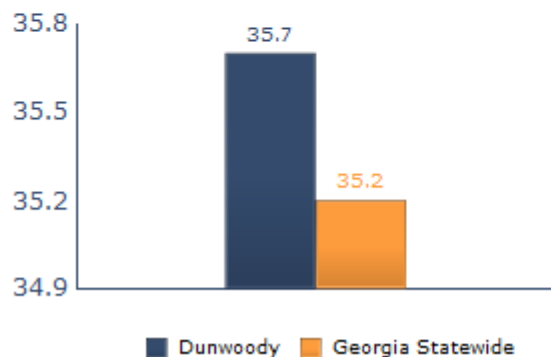
Household Data

Population

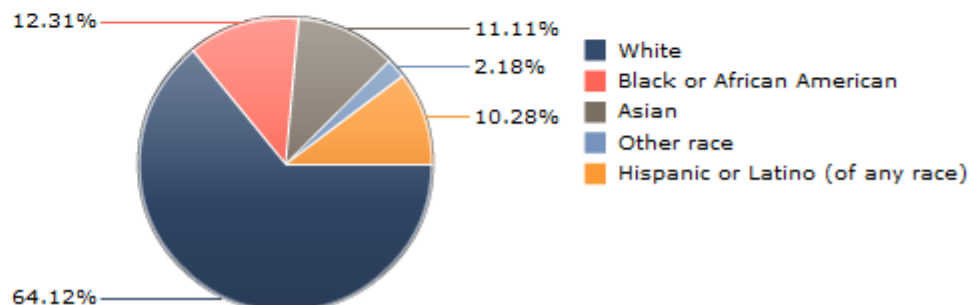
Demographics

Labor Data

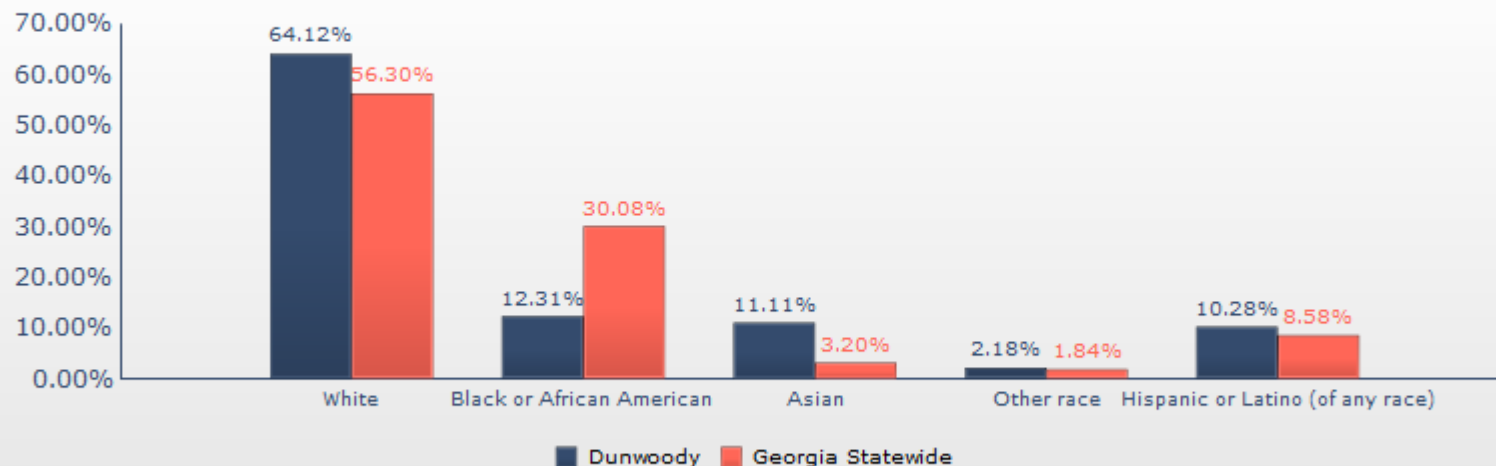
### Median Age



### Race and Ethnicity Dunwoody



### Percentage of Race and Ethnicity



Step 1: Pick First Letter of City

D

Step 2: Choose Your City

Dunwoody

Economic Data

Social Data

Education

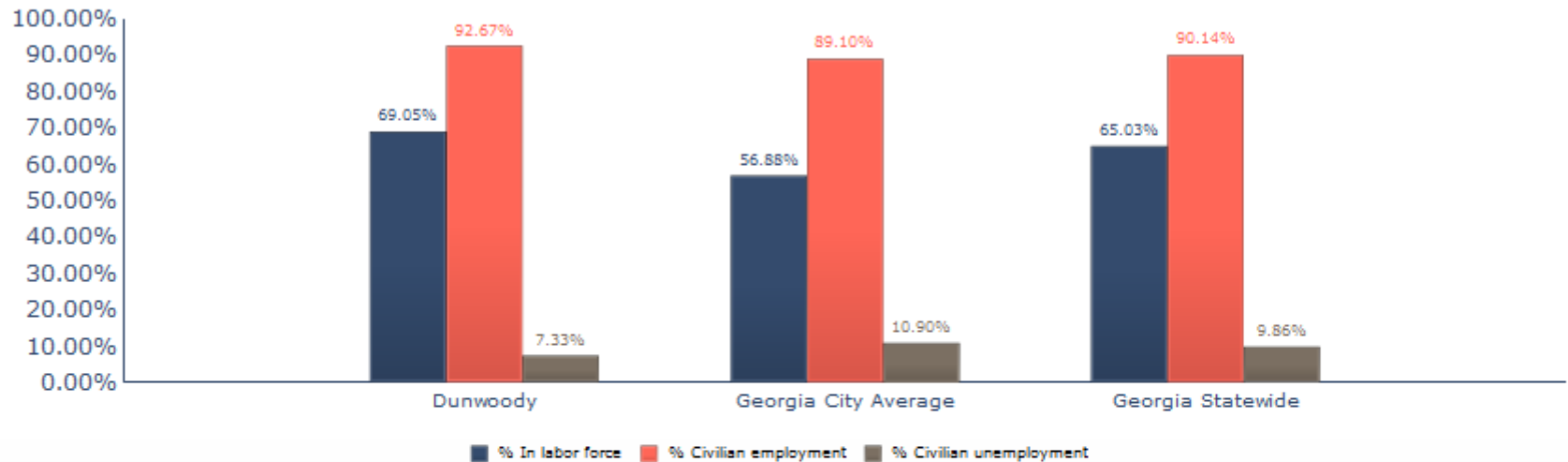
Household Data

Population

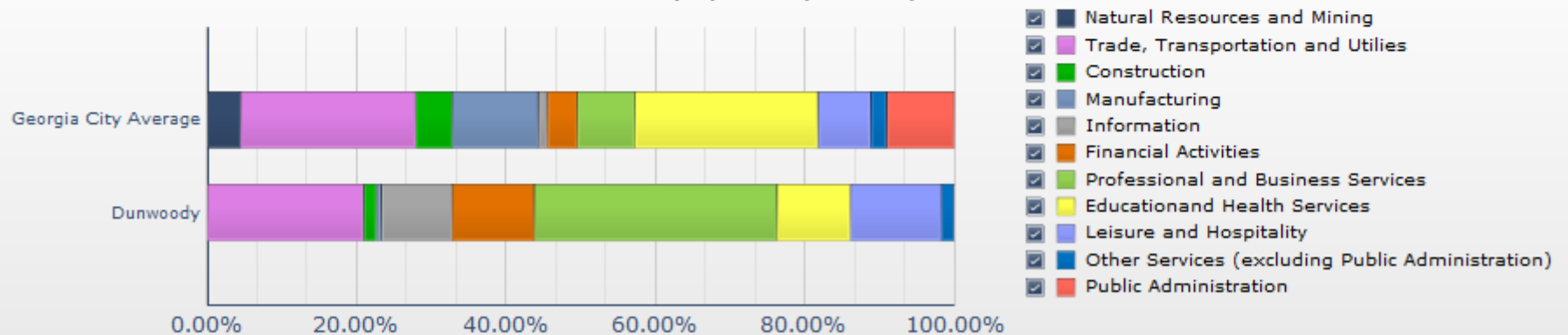
Demographics

Labor Data

Employment Characteristics (16 and older)

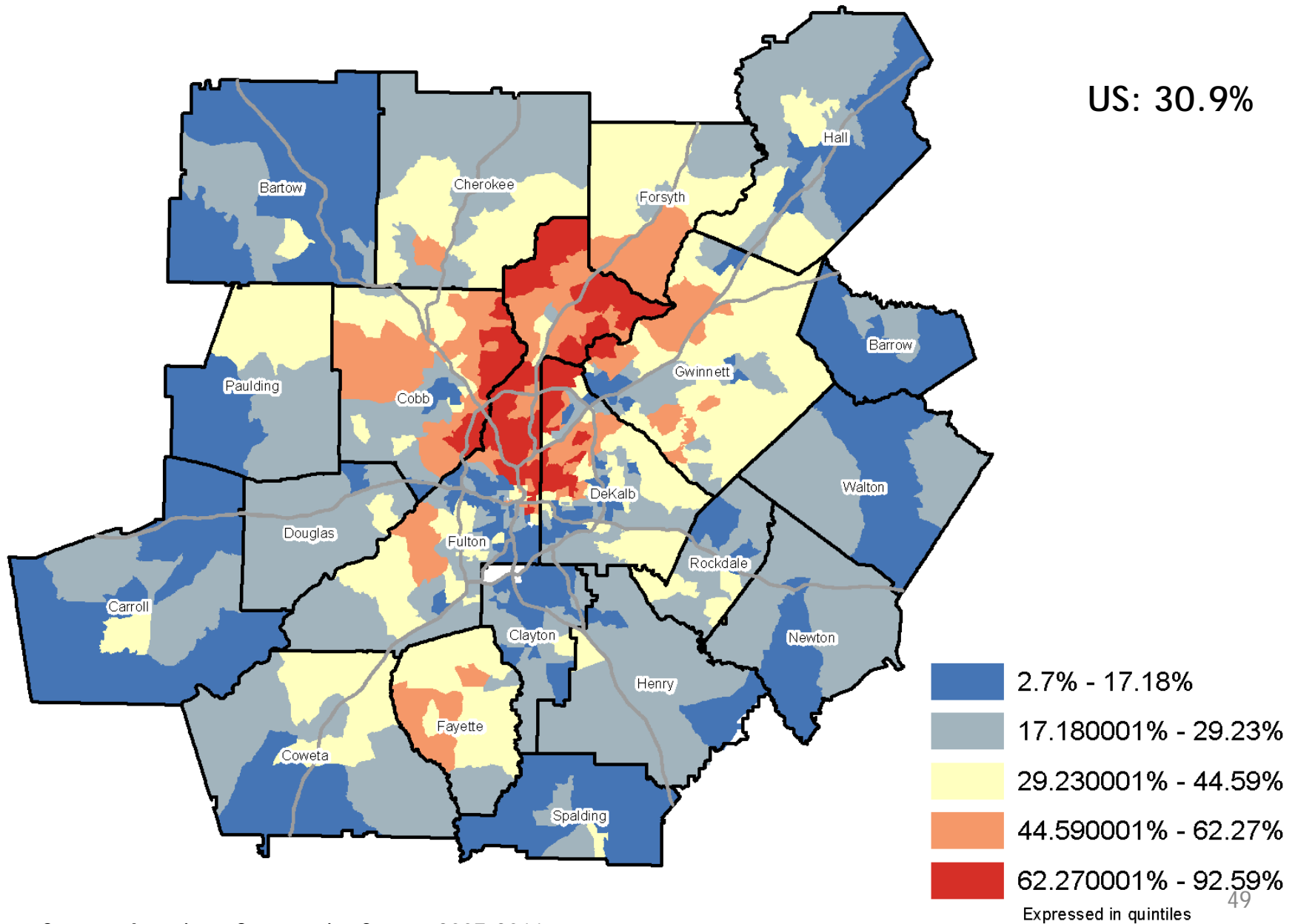


Employment by Industry



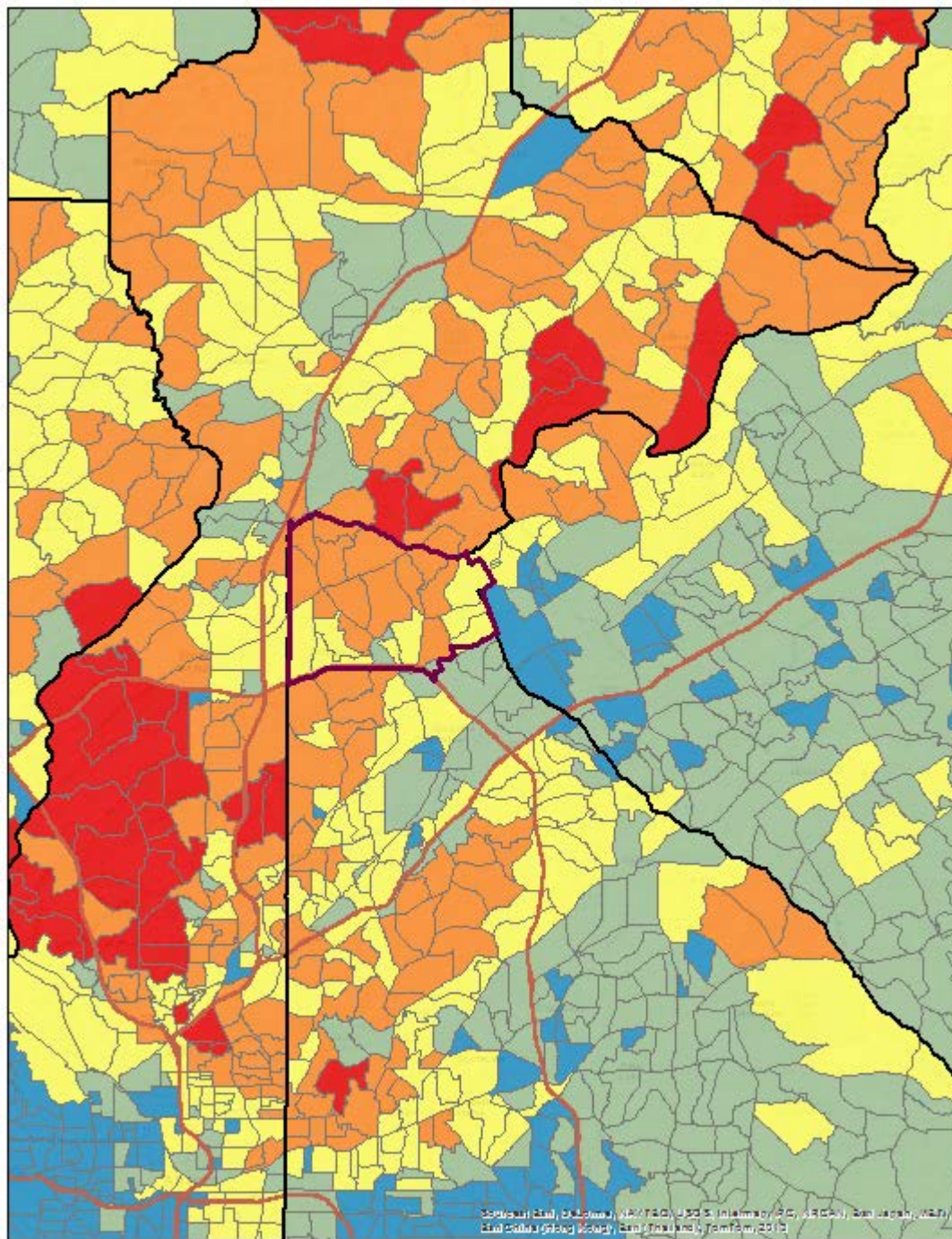
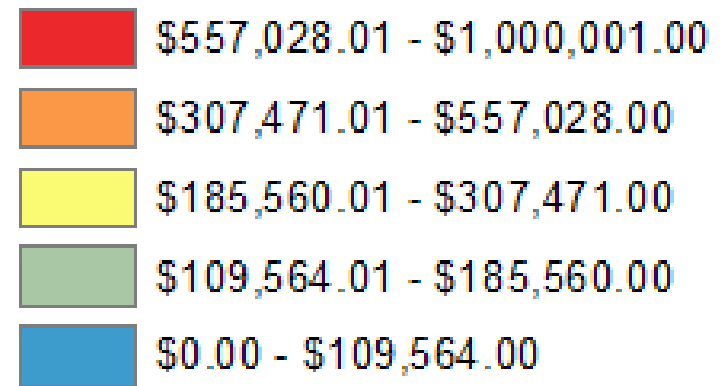
# Adults (25+\_ with A Bachelors Degree

US: 30.9%



Source: American Community Survey 2007-2011

# Median Home Value 2013



Source: ESRI Demographics  
Data: 2013 Census of Housing, Table B25003, Median Home Value  
Map Data: ESRI, DeLorme, USGS, Intermap, Inc., Swire, Japan, etc.

regional impact + local relevance

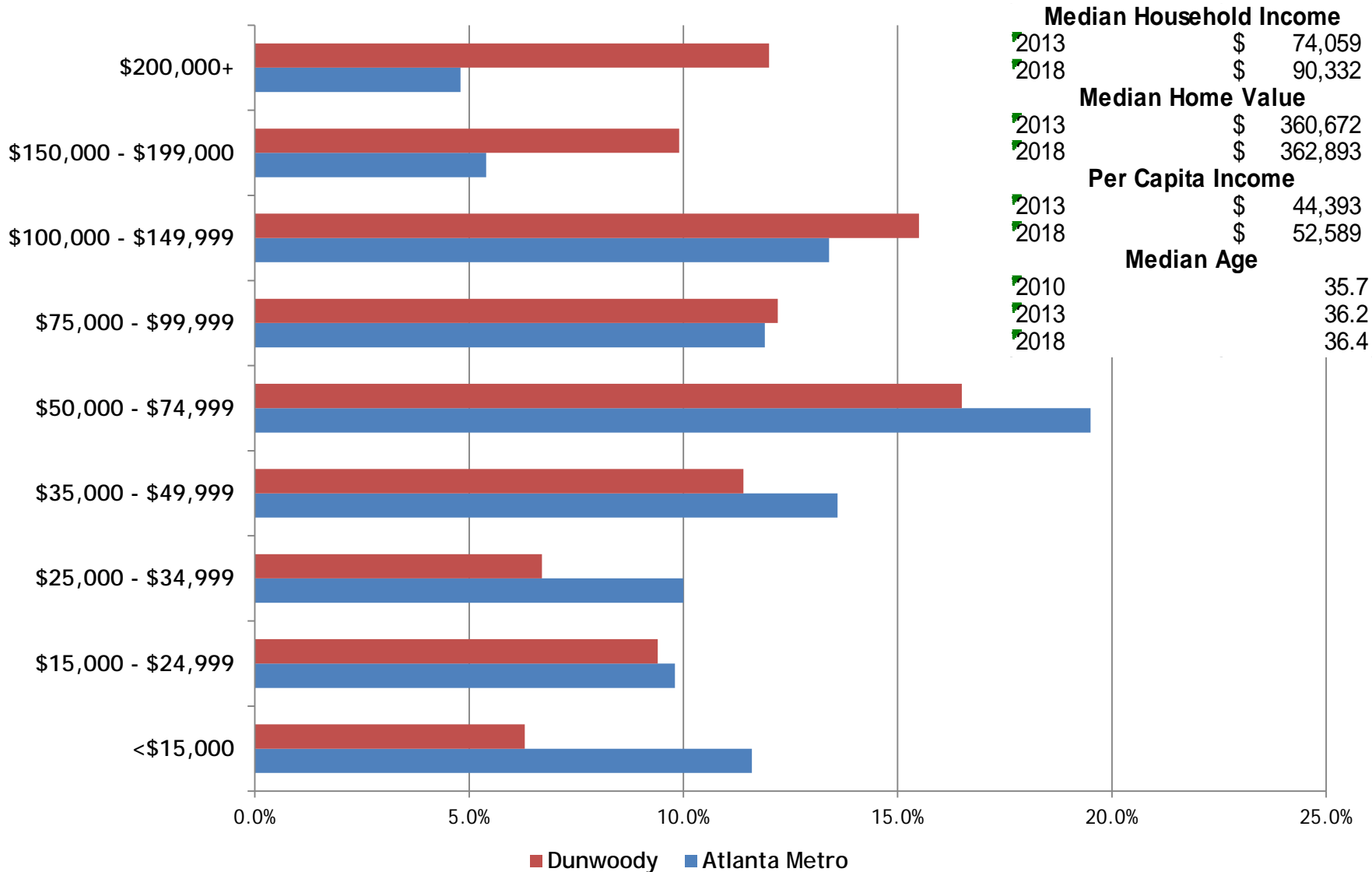
Source: ESRI Demographics



esri



# 2013 Income Comparison



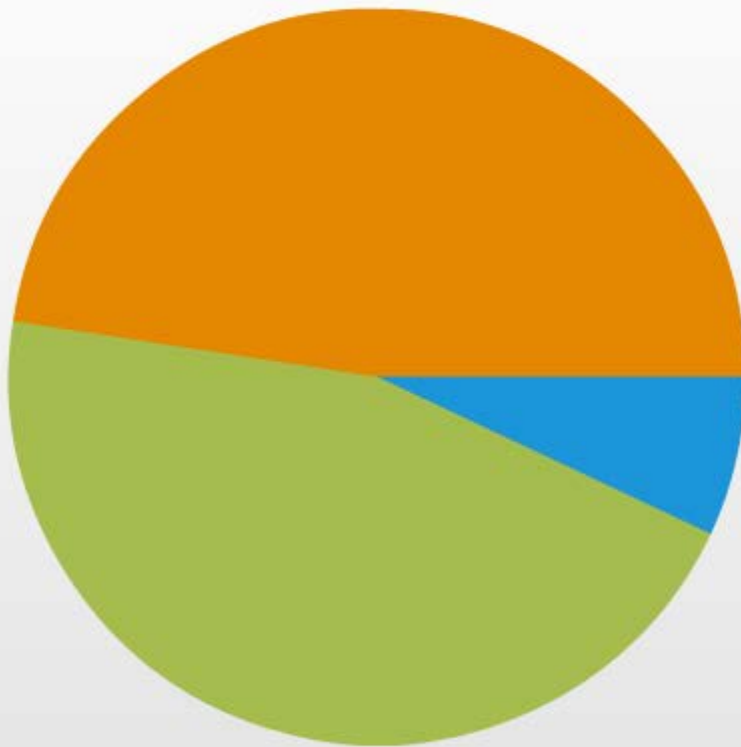
Source: ESRI Demographics

# Housing Comparison

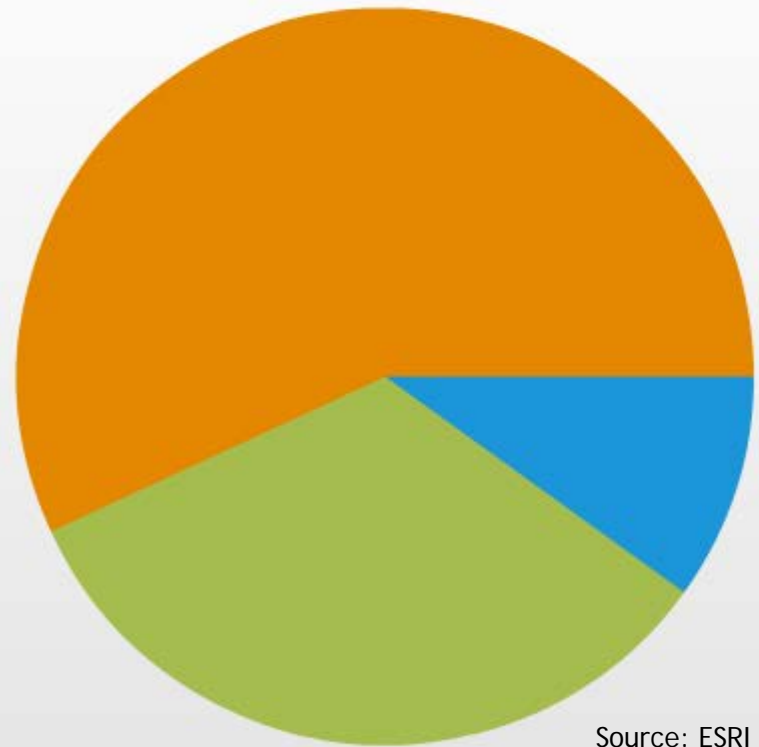
2013 Owner Occupied Housing Units

2013 Renter Occupied Housing Units

2013 Vacant Housing Units



Dunwoody City, GA 2  
Geography



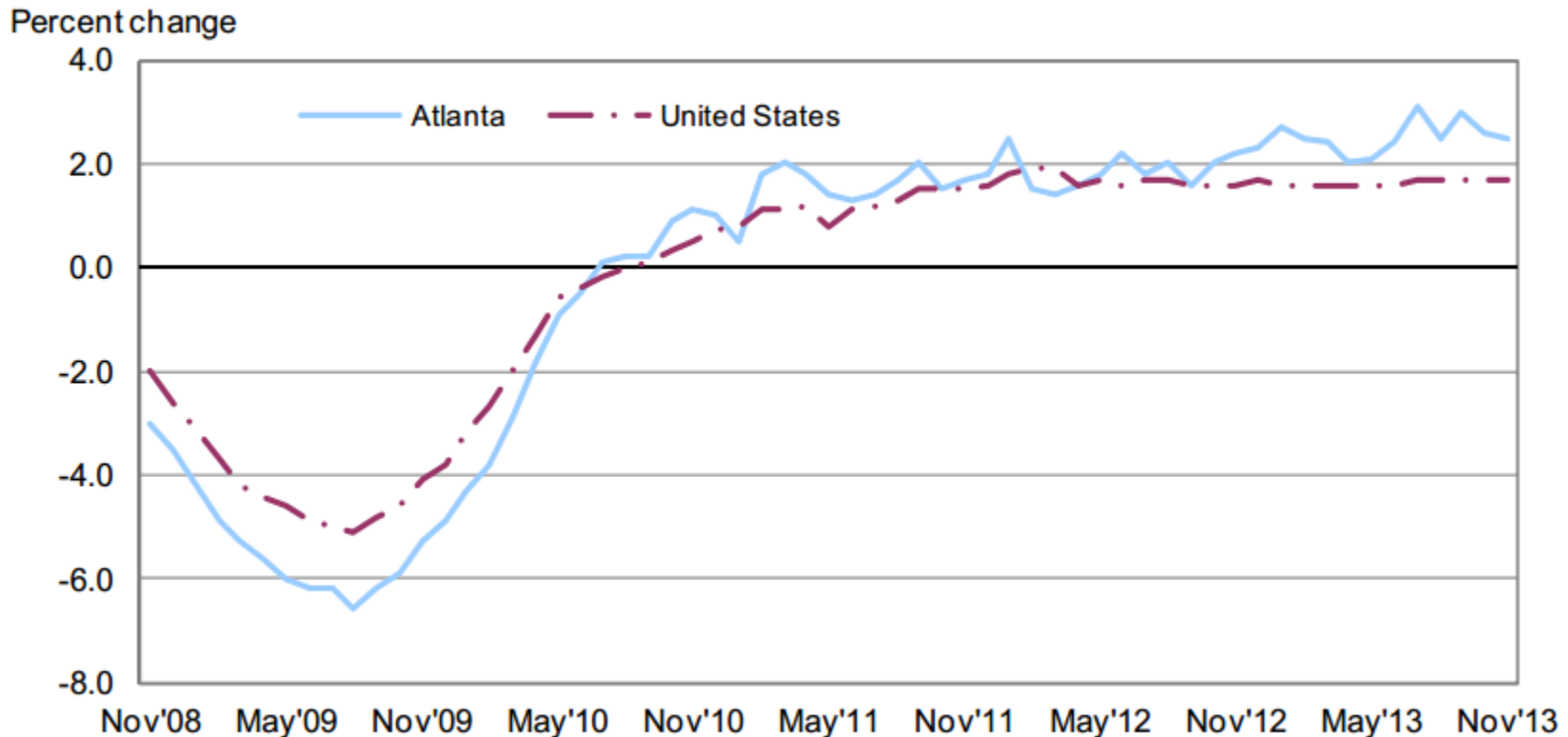
Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area 2  
Geography

Source: ESRI Demographics



# Atlanta MSA and the Nation

**Chart 1. Total nonfarm employment, over-the-year percent change in the United States and the Atlanta metropolitan area, November 2008–November 2013**



Source: U.S. Bureau of Labor Statistics.

Source: BLS, CES SAE series

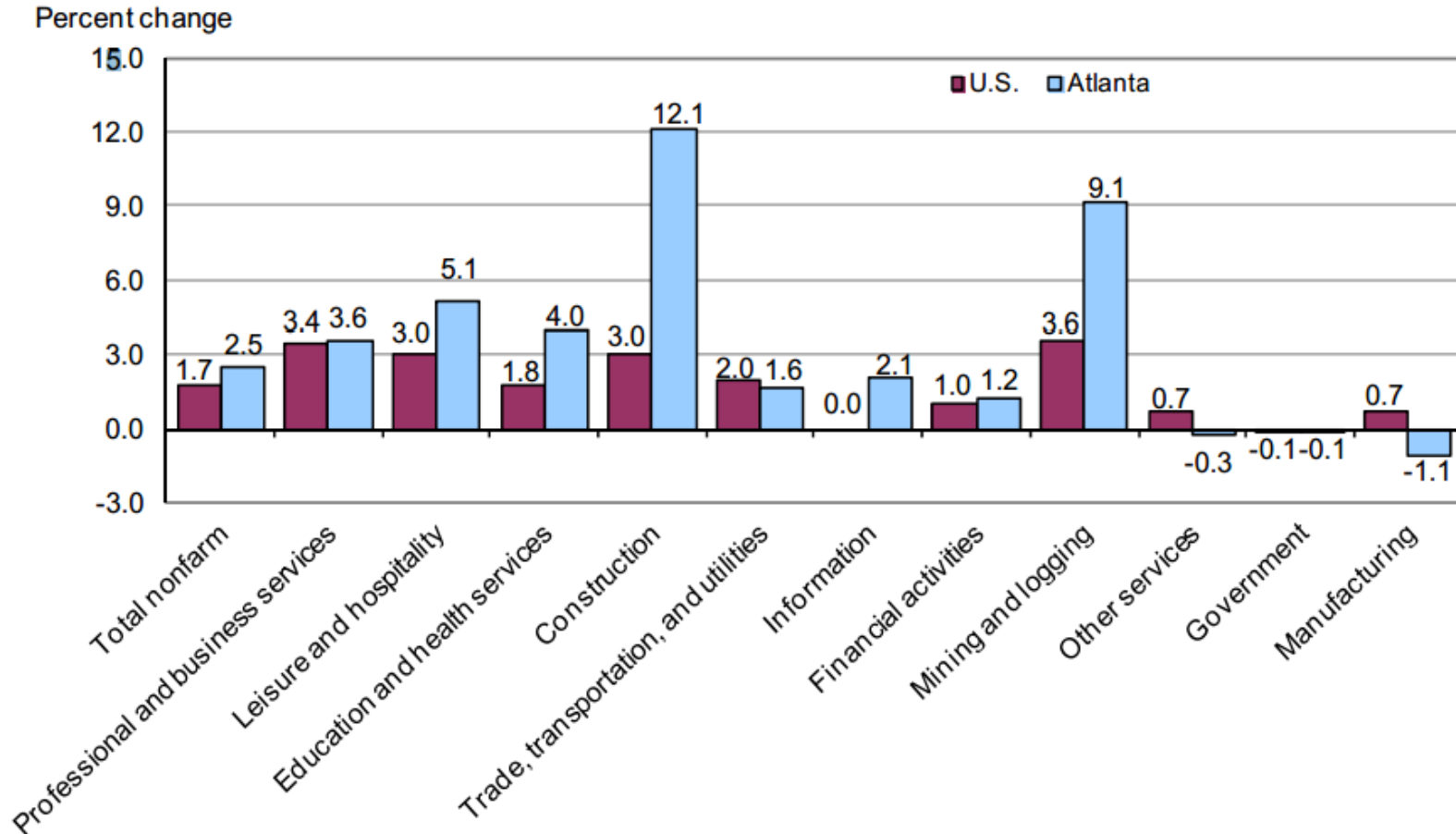
<http://www.bls.gov/ro4/cesatl.pdf>

regional impact + local relevance



# Recent Atlanta MSA Trends by Industry

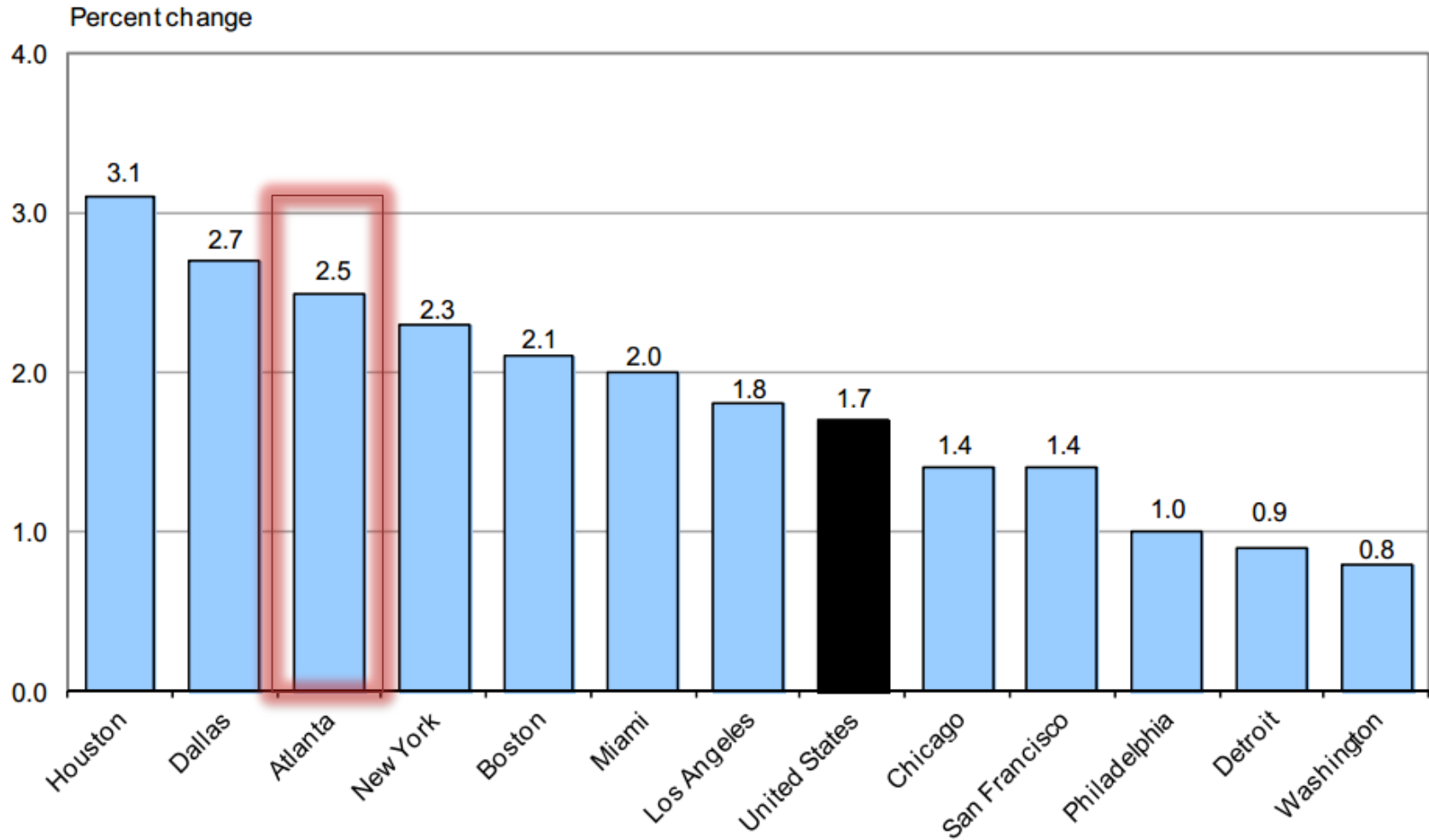
**Chart 2. Over-the-year percent change in employment by industry supersector, United States and the Atlanta metropolitan area, November 2013**



Source: U.S. Bureau of Labor Statistics.

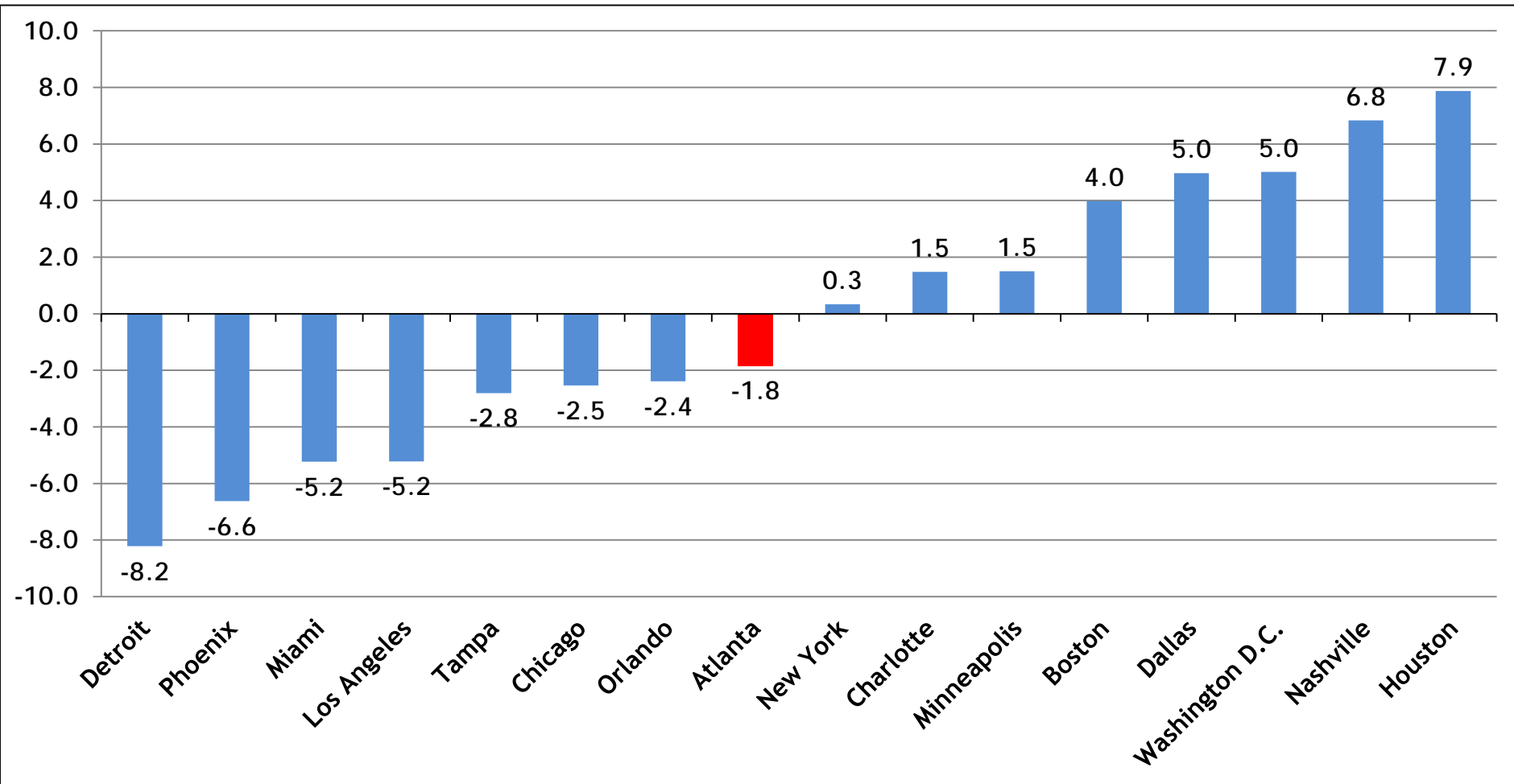
# Large Metros Employment Change

Chart 3. Over-the-year percent change in employment, United States and 12 largest areas, November 2013

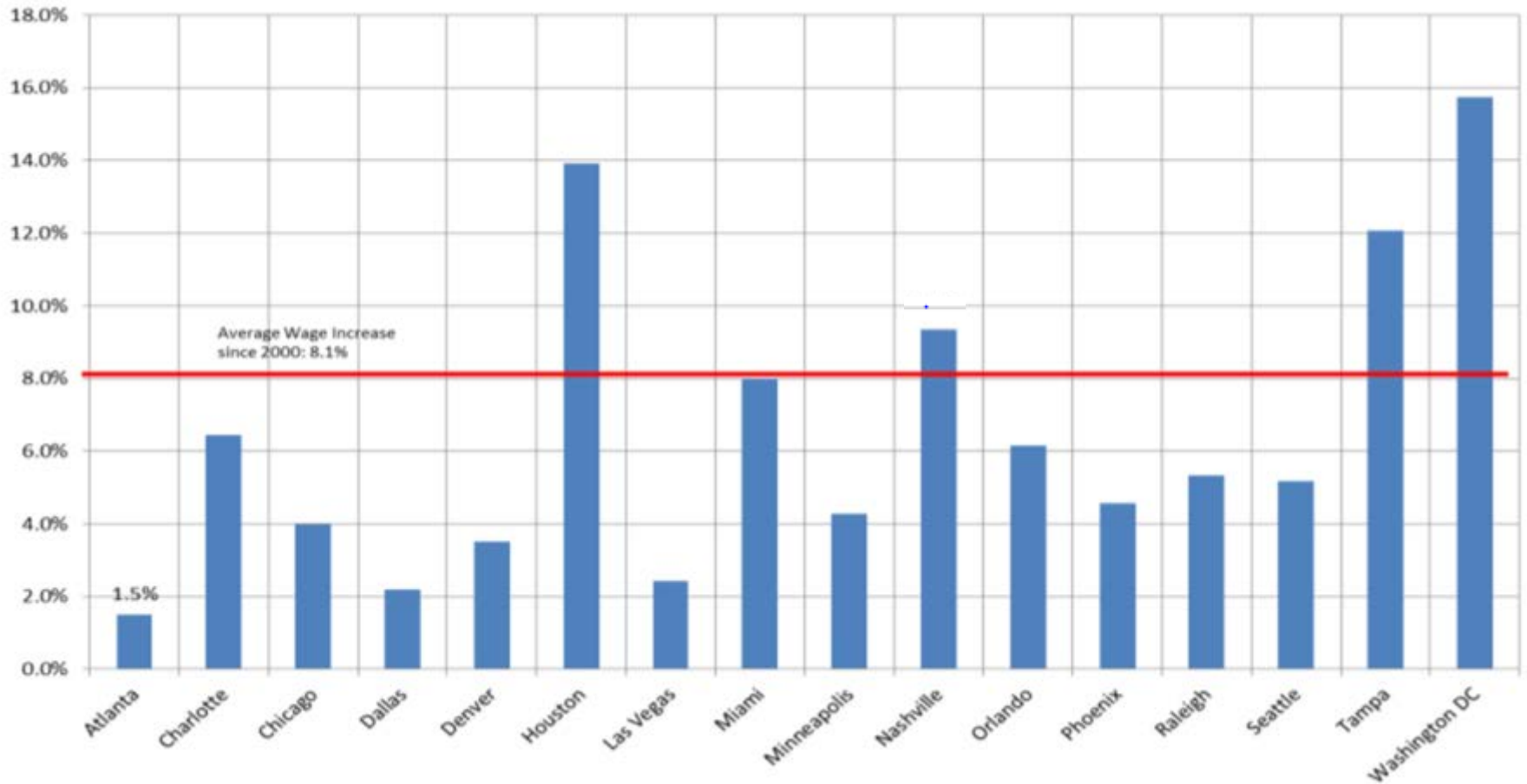


Source: U.S. Bureau of Labor Statistics.

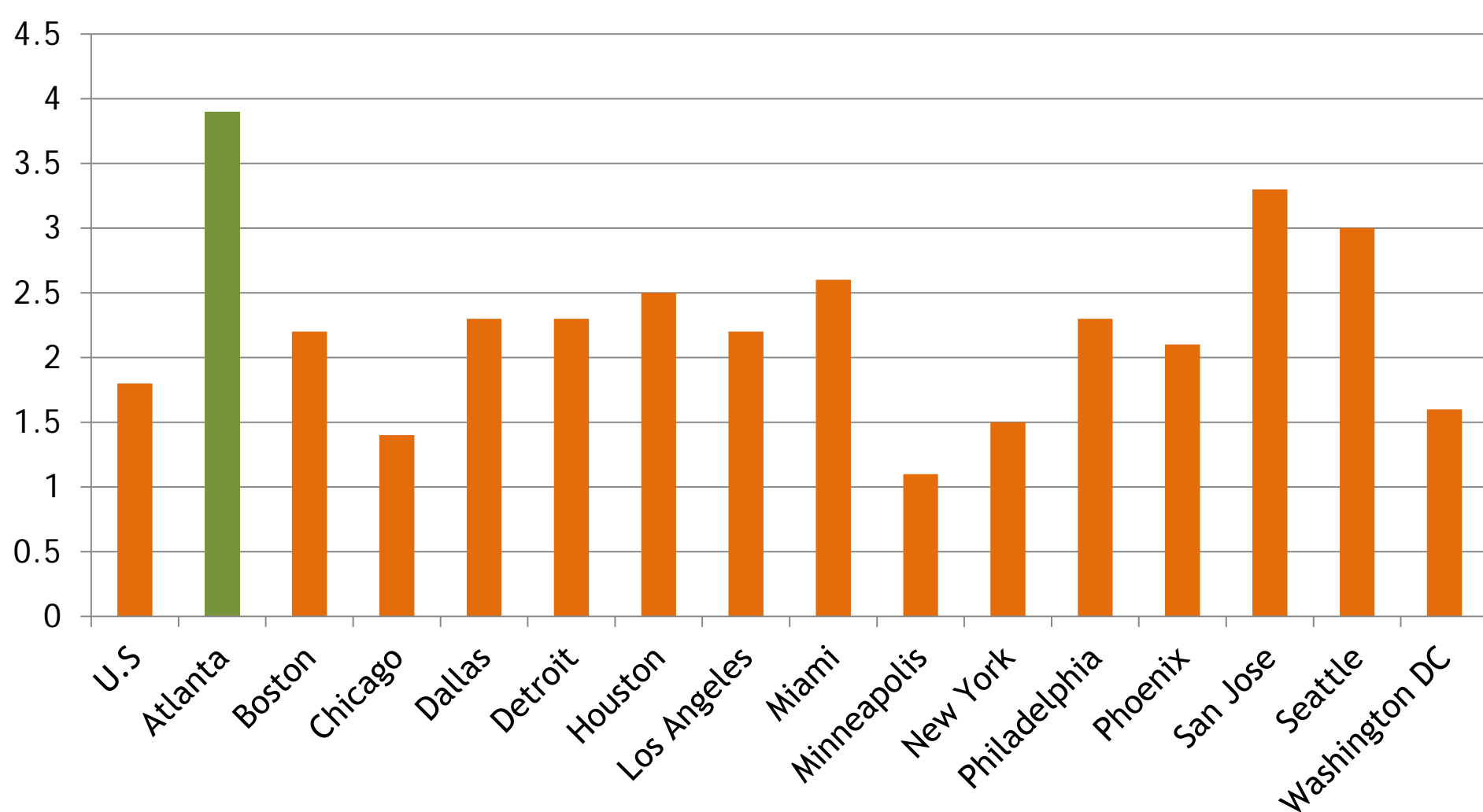
# Employment Change Since Recession, December 2007 - Oct. 2013 (year-over-year percent change)



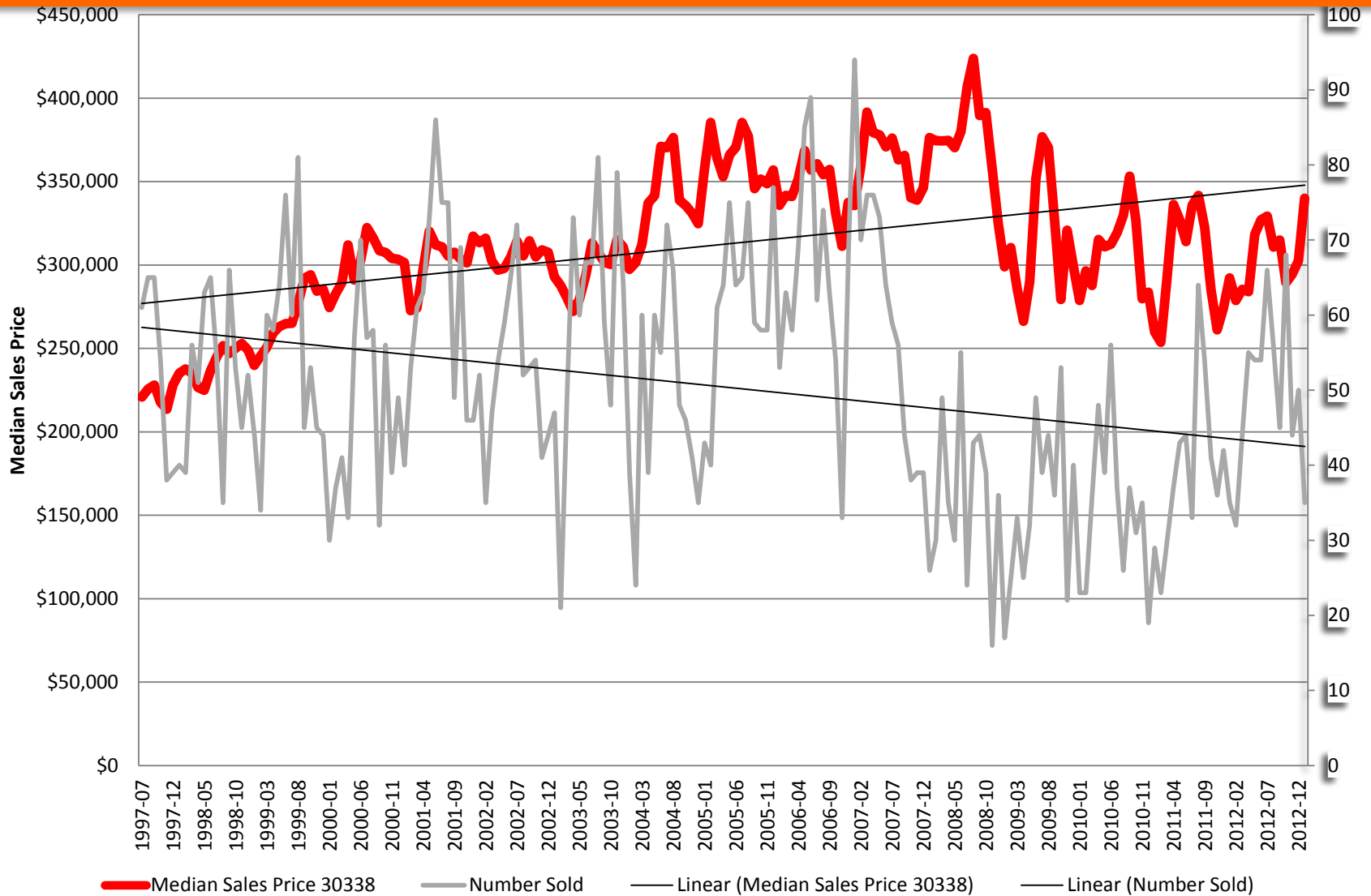
# Average Annual Wage Increases, 2000 - 2011 (in 2011 dollars)



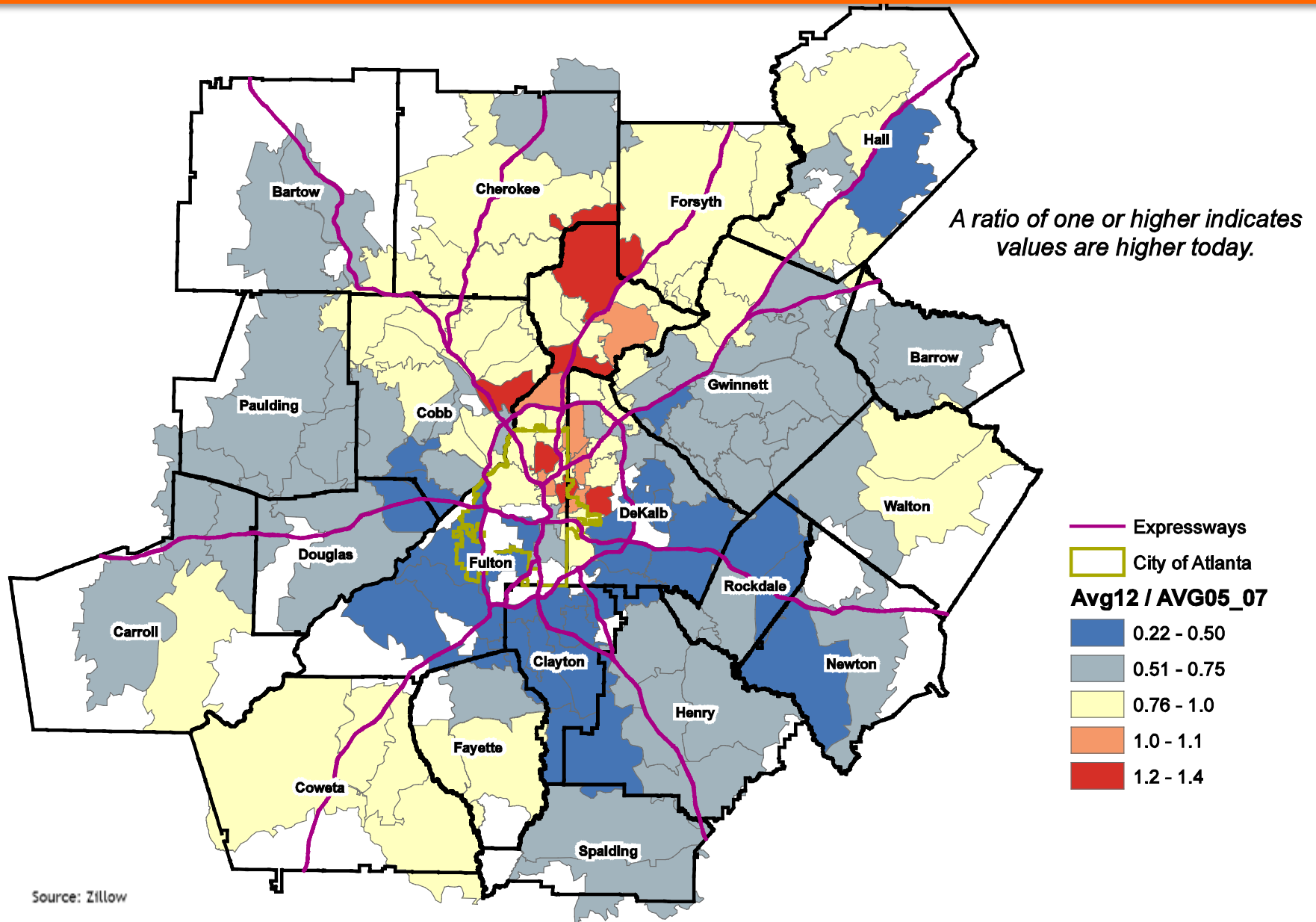
# Change in Wages and Salaries by Large Metro, Sept. 2012 - Sept. 2013 (year-over-year percent change)



# Dunwoody Home Price Changes with Monthly Sales Zip Code 30338

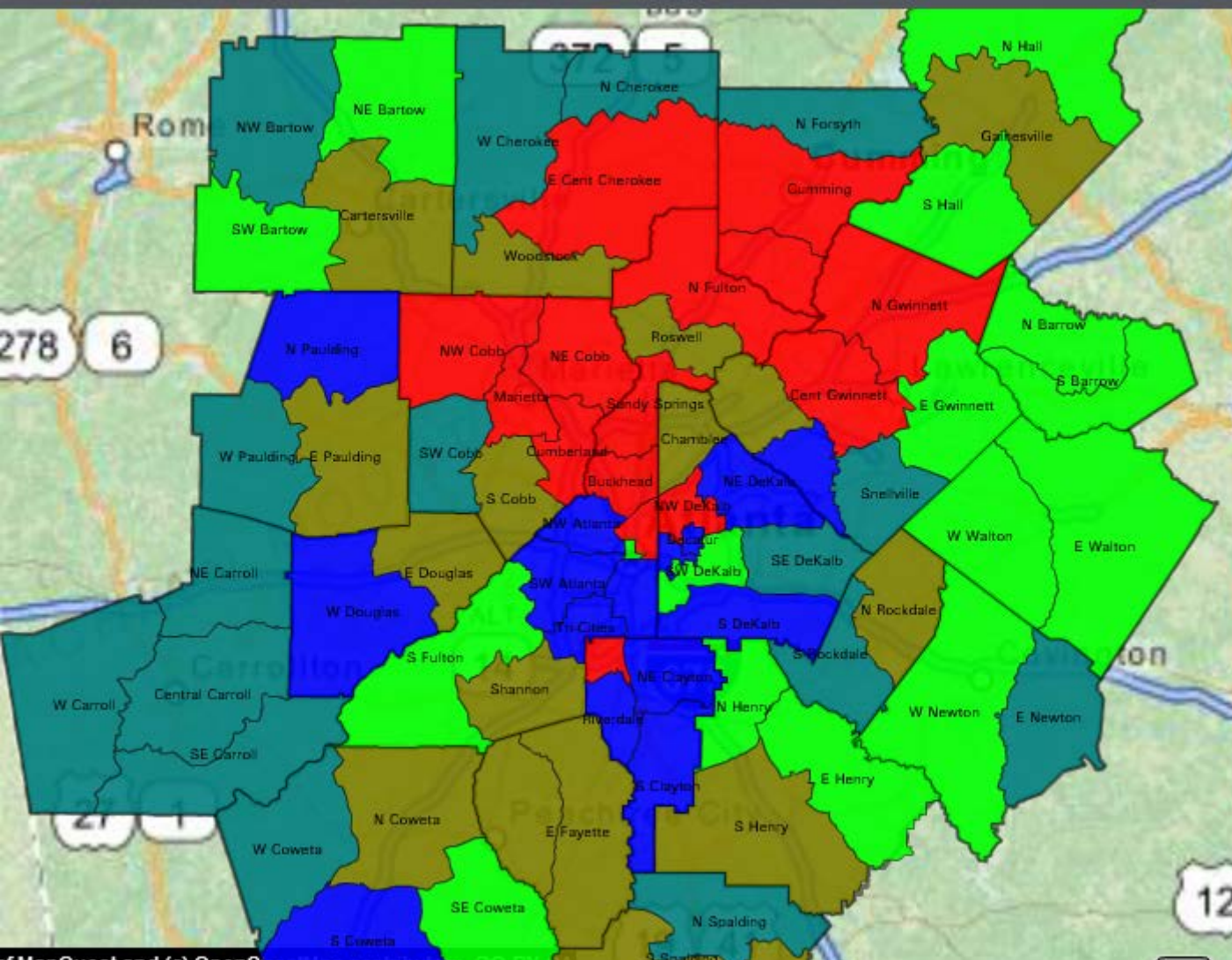


# Ratio of Sales Price 2012 to (2005-07)

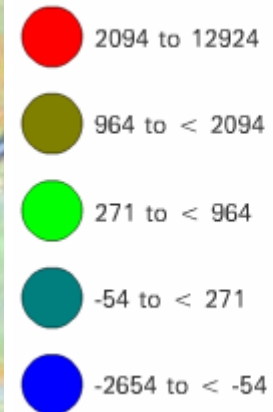


# Employment Change 2010 to 2012

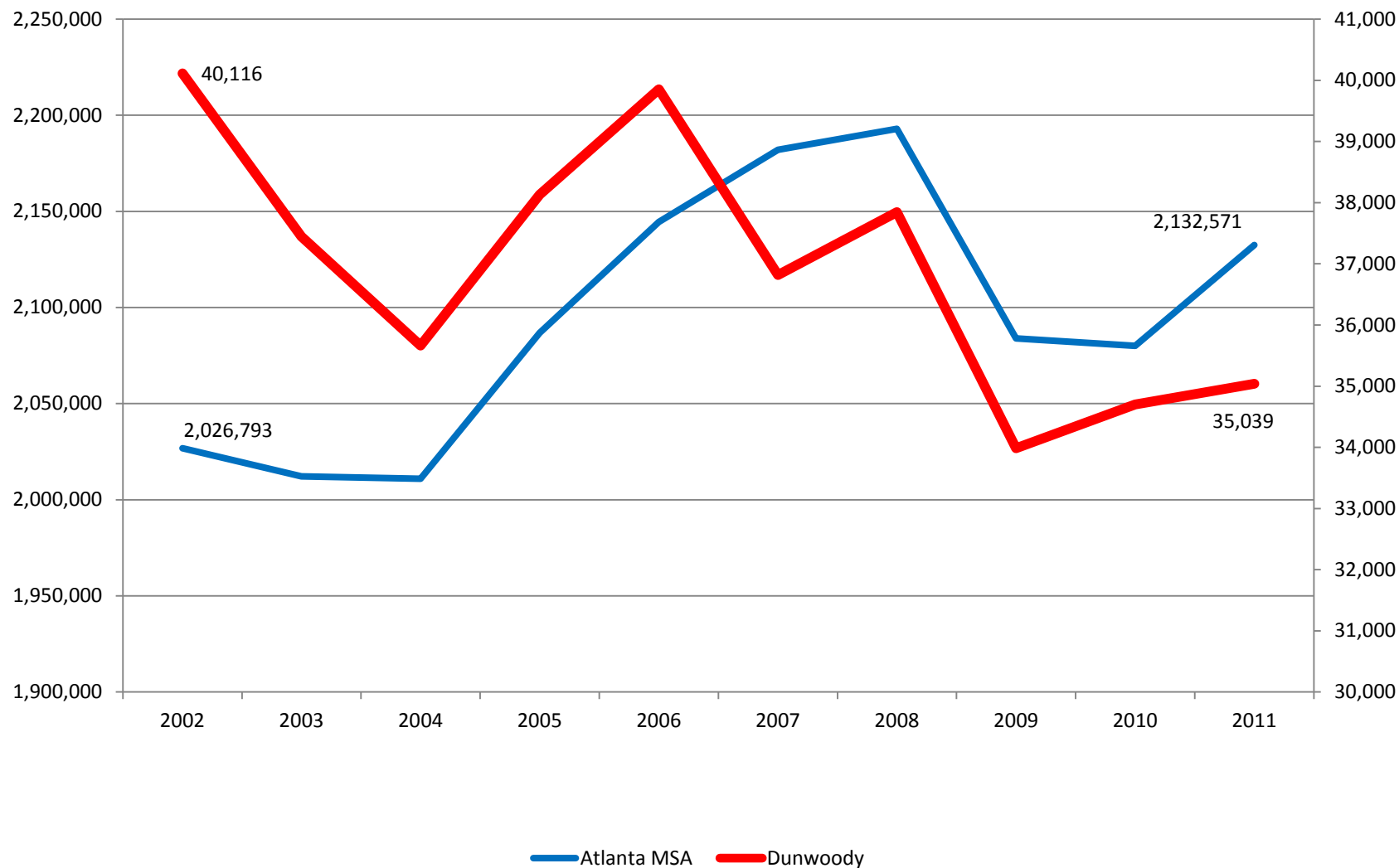
Change of Total Jobs, 2010-2012



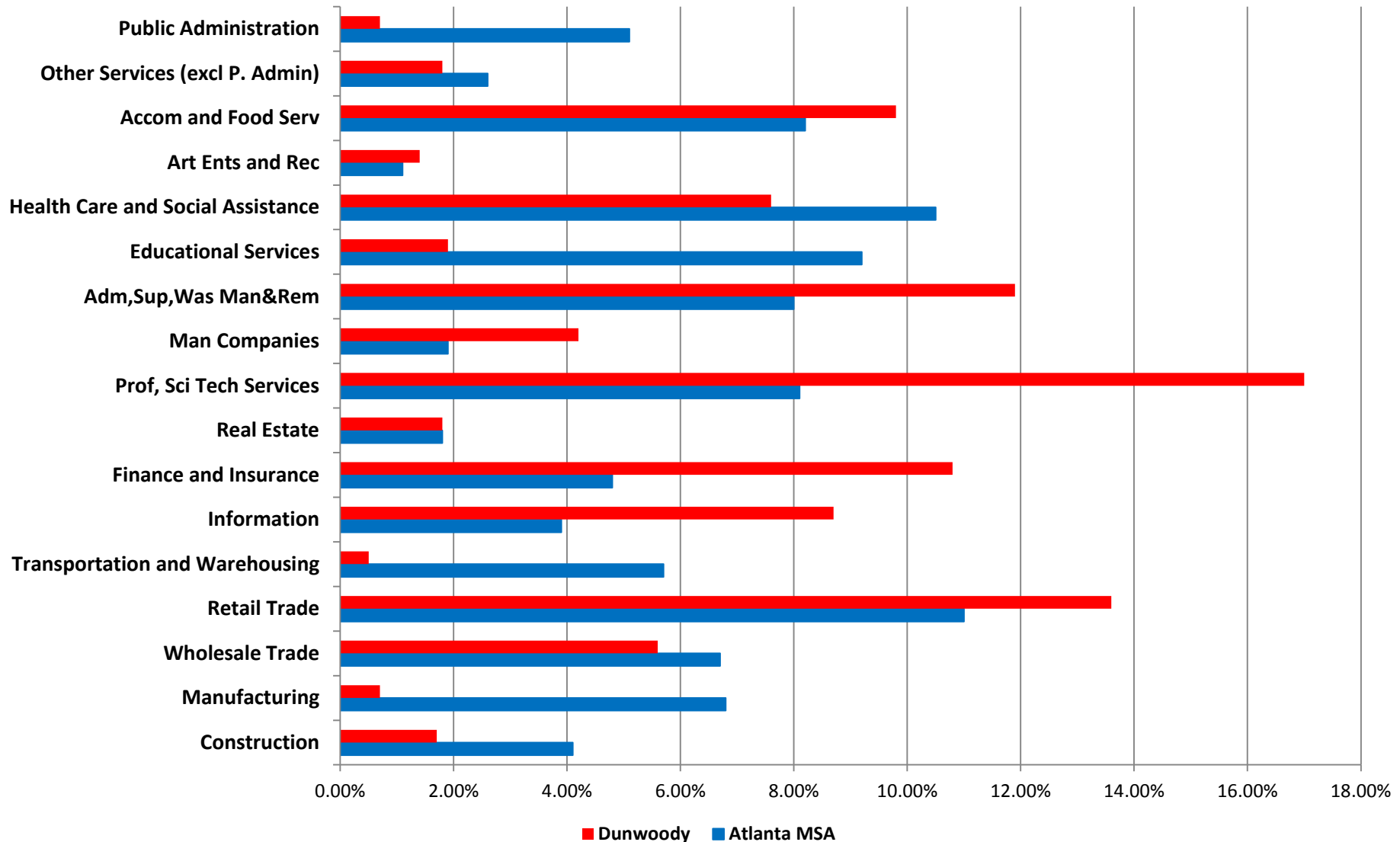
Change of Total Jobs, 2010-2012



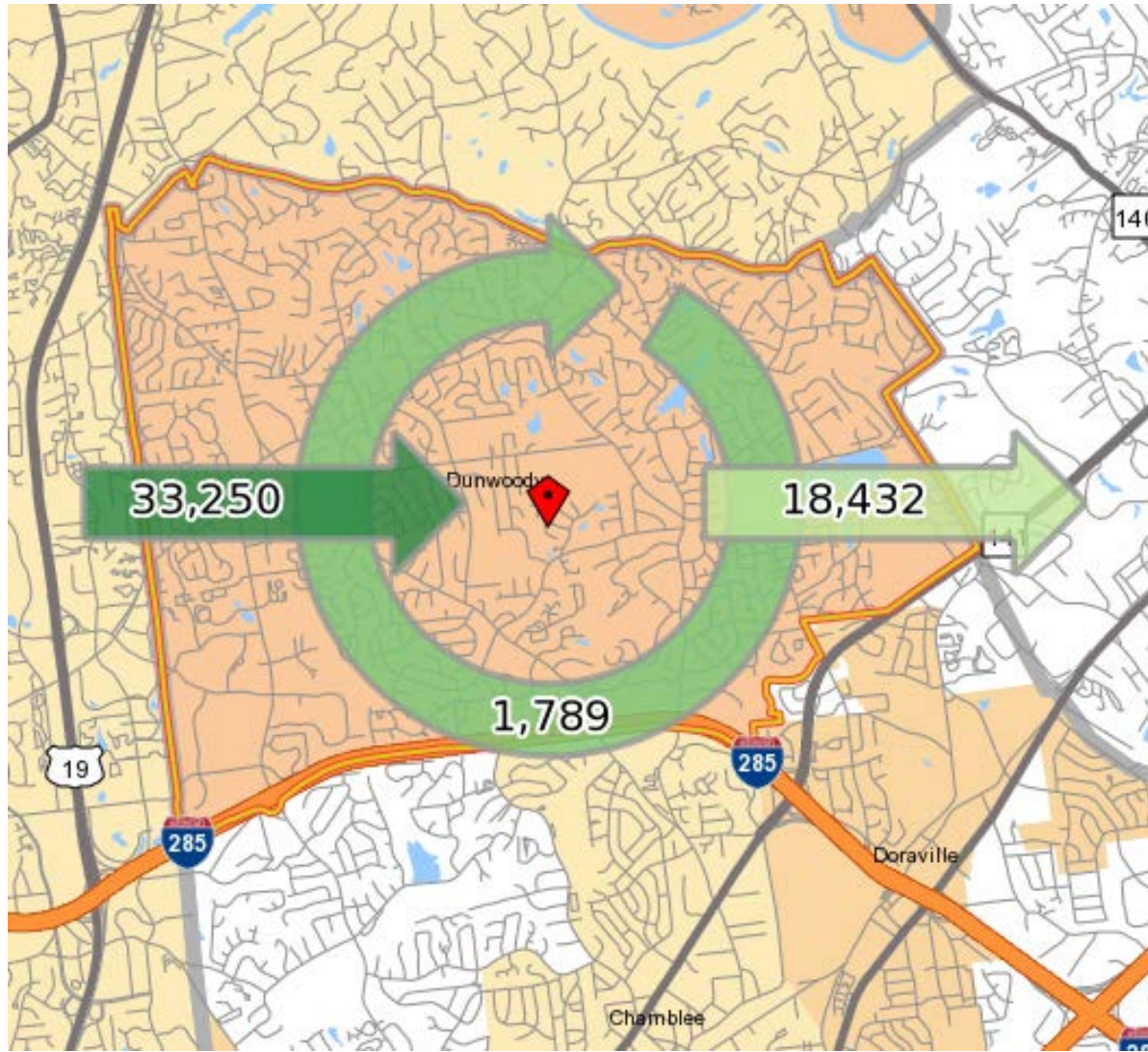
# Employment Performance Comparison



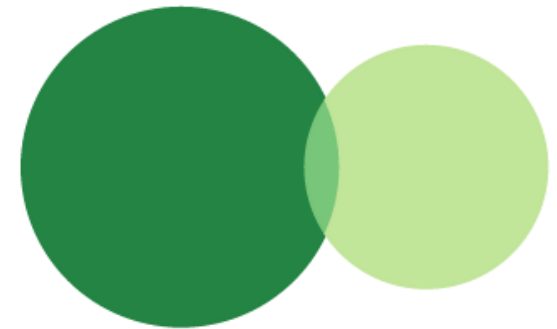
# Dunwoody Employment Sectors (2011)



# Commuting Patterns to work in Dunwoody



Inflow/Outflow Job Counts in 2011

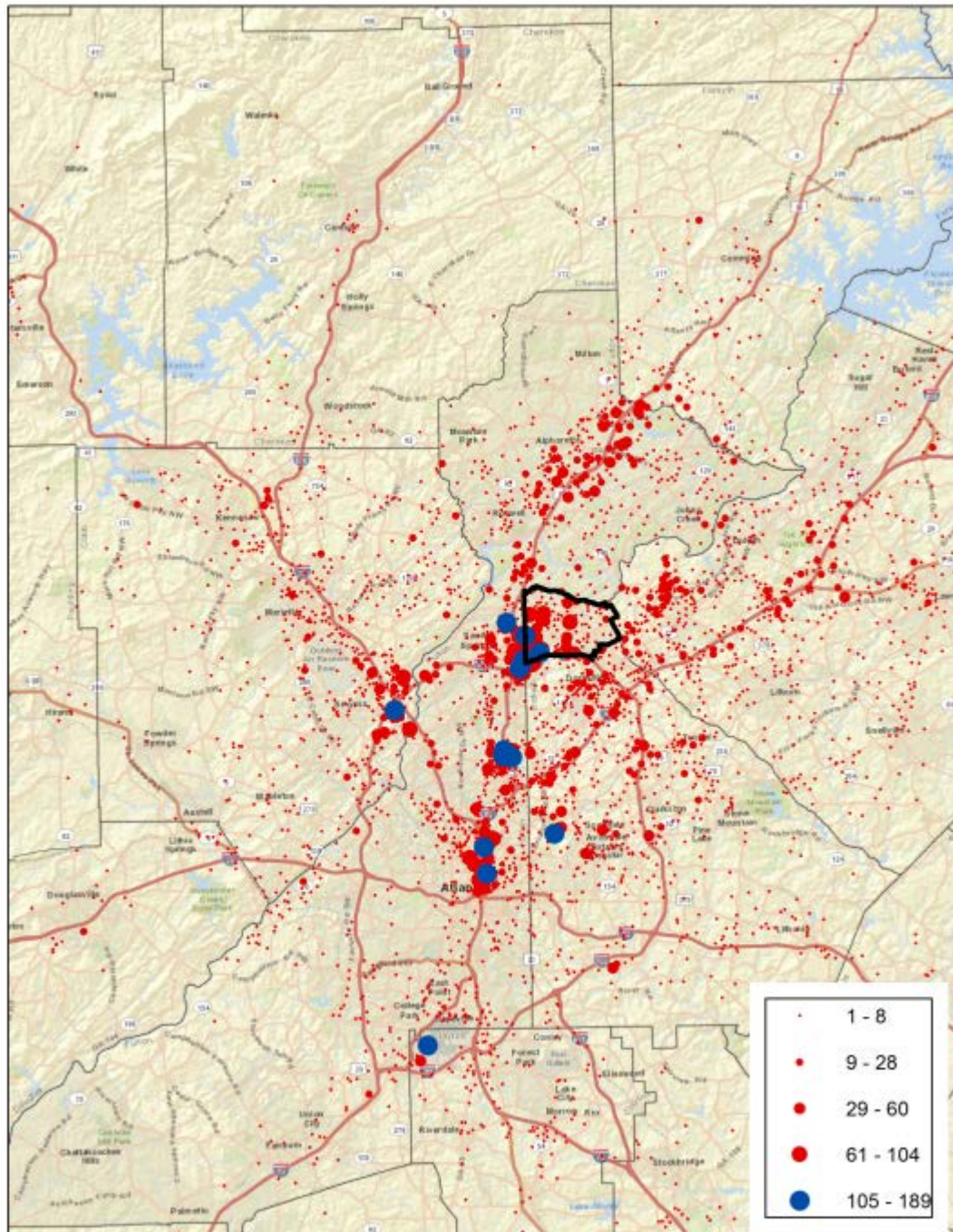


- 33,250 - Employed in Selection Area, Live Outside
- 18,432 - Live in Selection Area, Employed Outside
- 1,789 - Employed and Live in Selection Area

Inflow/Outflow Job Counts (Primary Jobs) 2011

	Count	Share
<a href="#">Employed in the Selection Area</a>	35,039	100.0%
<a href="#">Employed in the Selection Area but Living Outside</a>	33,250	94.9%
<a href="#">Employed and Living in the Selection Area</a>	1,789	5.1%
<a href="#">Living in the Selection Area</a>	20,221	100.0%
<a href="#">Living in the Selection Area but Employed Outside</a>	18,432	91.2%
<a href="#">Living and Employed in the Selection Area</a>	1,789	8.8%

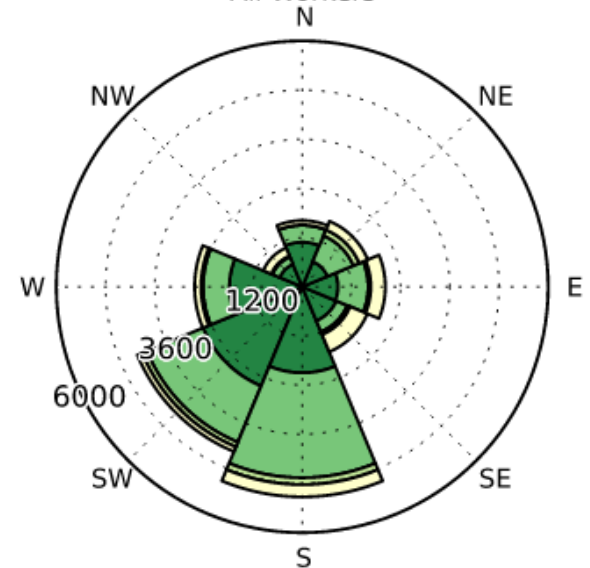
# Where Residents go to Work



Dunwoody: Where Workers go to Work 2011

Source: Census LEHD Data  
http://northmap.ces.census.gov/

Job Counts by Distance/Direction in 2011  
All Workers



View as

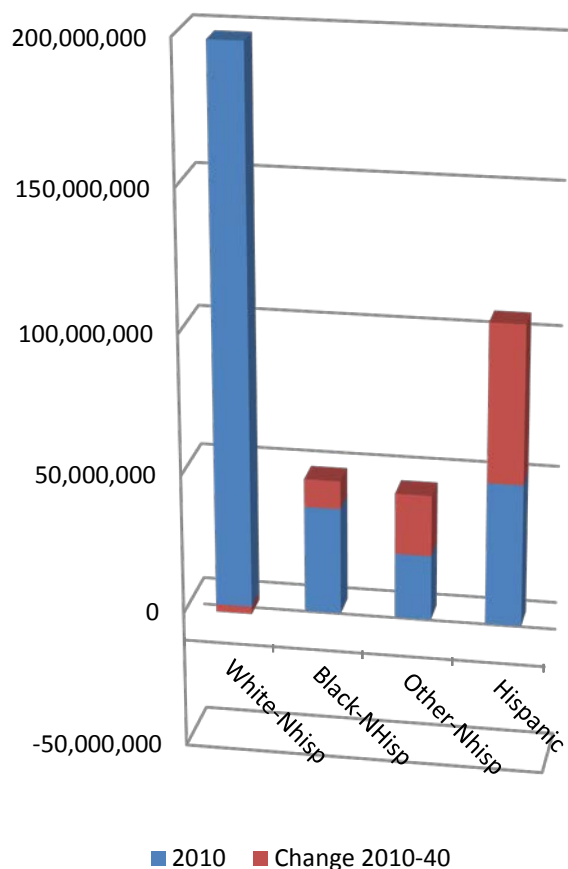
Jobs by Distance - Home Census Block to Work  
Census Block

	2011	
	Count	Share
Total Primary Jobs	20,221	100.0%
<span style="display:inline-block; width:10px; height:10px; background-color:darkgreen; border:1px solid black;"></span> <a href="#">Less than 10 miles</a>	10,618	52.5%
<span style="display:inline-block; width:10px; height:10px; background-color:mediumseagreen; border:1px solid black;"></span> <a href="#">10 to 24 miles</a>	7,004	34.6%
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> <a href="#">25 to 50 miles</a>	672	3.3%
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> <a href="#">Greater than 50 miles</a>	1,927	9.5%

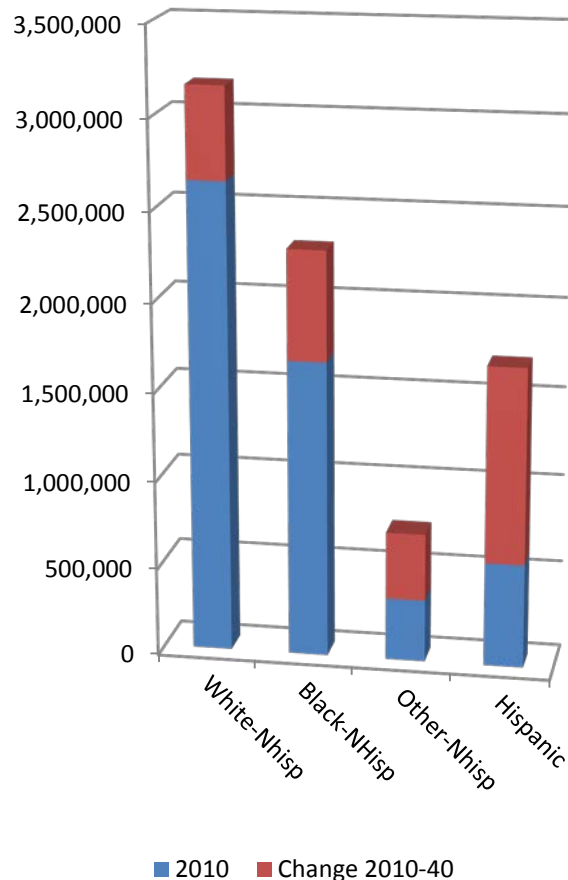
Source: Census LEHD On the Map

# How Will We Change?

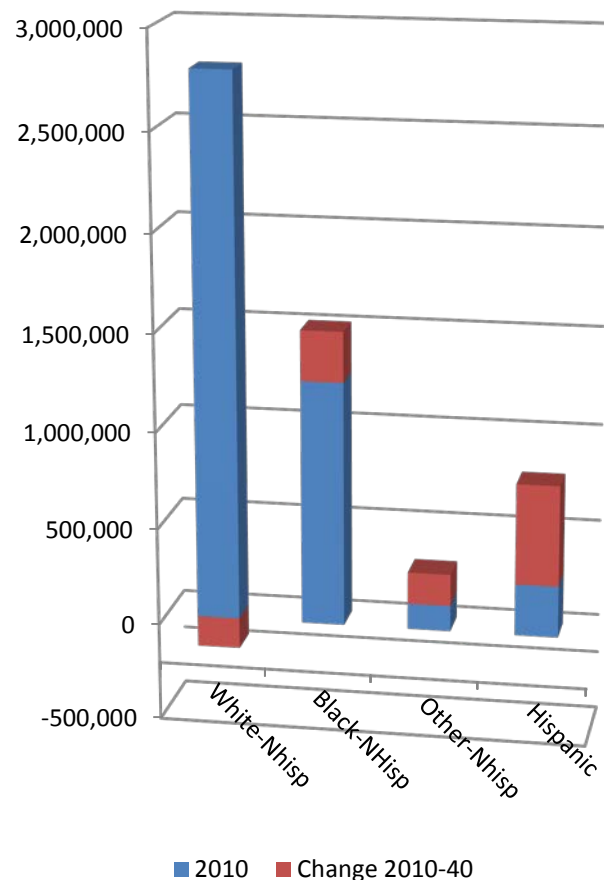
# Population Growth Comparison



United States



20-County Area

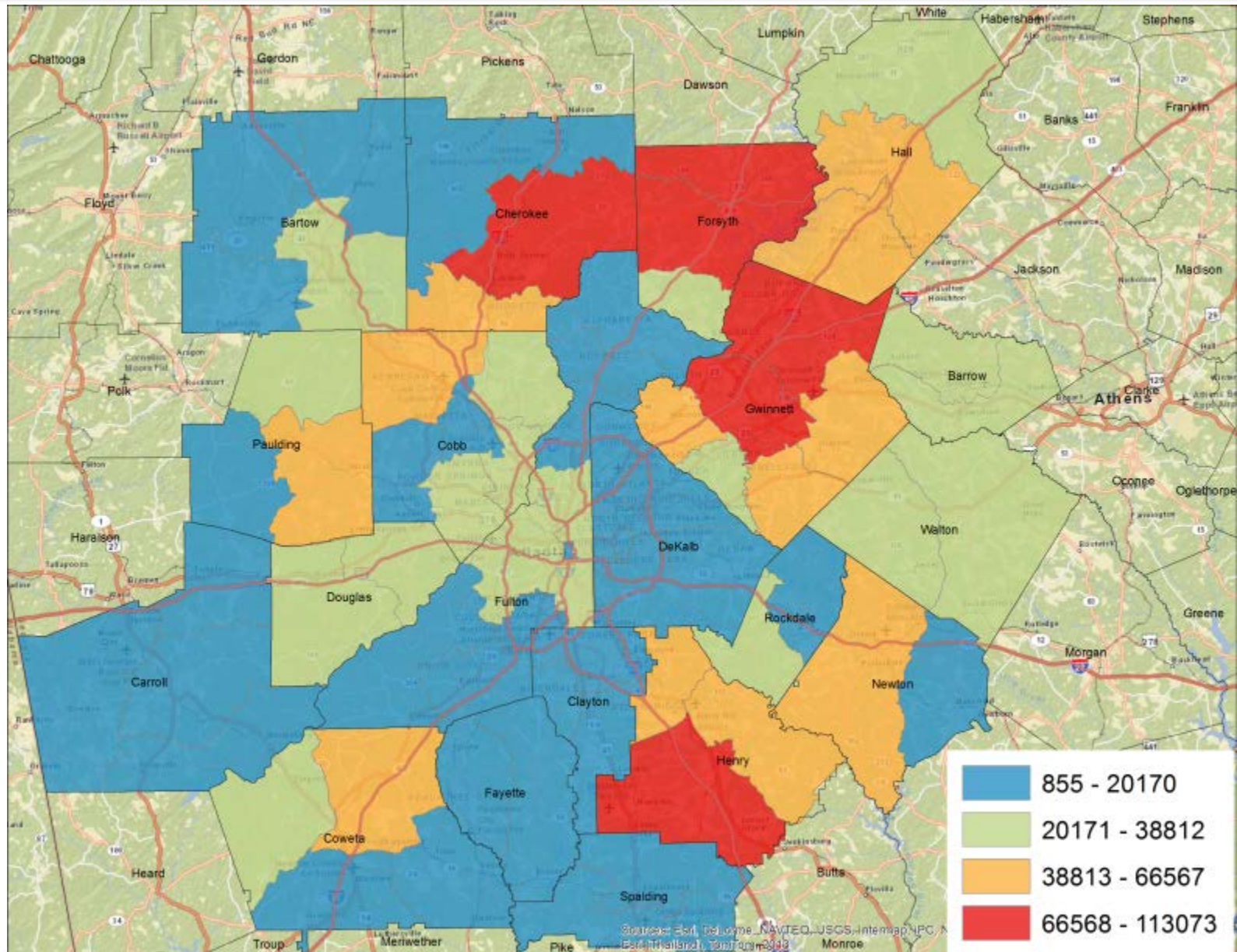


Rest of Georgia  
(139 Counties)

Source: Plan 2040 Transportation Update, 2013



# Forecast Population Growth 2015 to 2040

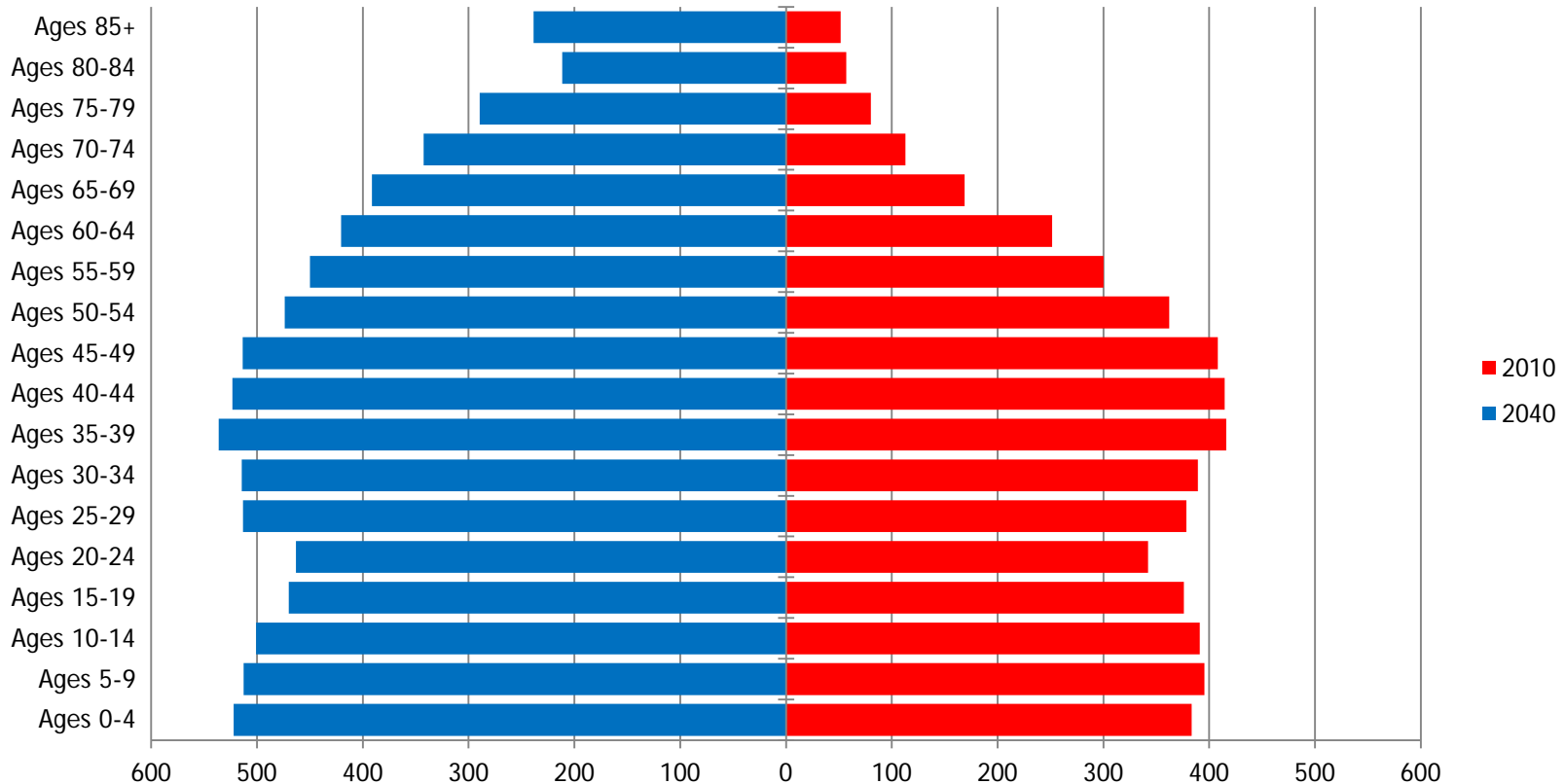


# Becoming More Diverse



# Region's Age Distribution

Age Pyramid



# The Cheapest Generation

Why Millennials aren't buying cars or houses, and what that means for the economy

By DEREK THOMPSON and JORDAN WEISSMANN

+1 144 Share 41 Recommend 1.6k



## GEN Y AND BABY BOOMERS: LARGEST COHORTS

Generation	Born	2010 Age	2010 Pop.	2010 % of Nation
Eisenhowers	Before 1946	64+	41M	13%
Baby Boomers	1946 – 1964	45 – 64	80M	26%
Gen X	1965 – 1980	29 – 45	62M	20%
Gen Y (Millenials)	1981 – 1999	10 – 29	85M	27%
Gen Z (?)	2000 and After	0 – 10	42M	14%

SOURCES: RCLCO, using Claritas, and National Center for Health Statistics

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

How Many?	Gen Y: 78 Million (Boomers: 75 Million)
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

# LIFE STAGE INFLUENCES HOUSING CHOICE

## GEN Y JUST STARTING TO IMPACT FOR-SALE

Year	Student Housing	Single & Roommate Rental	Rent as Couple / 1st Home	Young Family Own	Mature Family Own	Empty Nester Downsize Own	Retiree Senior Housing
2010	Gen Y	Gen Y	Gen Y	Gen X Gen Y	Baby B Gen X	Baby B	Eisen Baby B
2015	Gen Y	Gen Y	Gen Y	Gen Y	Gen X	Baby B Gen X	Eisen Baby B
2020	Gen Z	Gen Y	Gen Y	Gen Y	Gen X Gen Y	Gen X Baby B	Baby B
2025	Gen Z	Gen Z	Gen Y	Gen Y	Gen Y Gen X	Gen X	Baby B

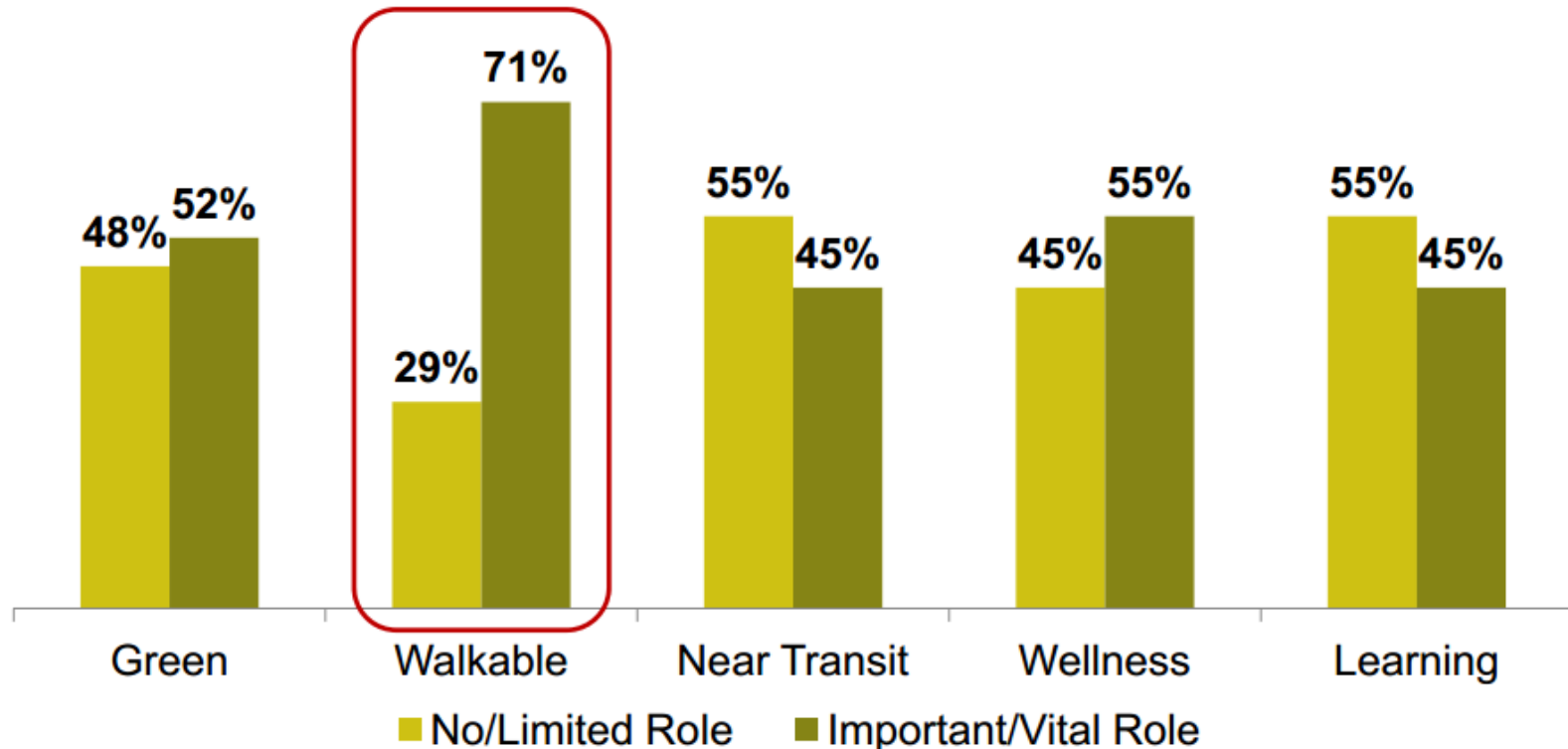
SOURCE: RCLCO

**RCLCO**  
ROBERT CHARLES LEBSEN & CO.

# WALKABLE MOST IMPORTANT COMMUNITY FEATURE TO GEN Y

## Survey Question:

How important are the following community features in your home or community selection process?



SOURCE: RCLCO Consumer Research, Fall 2007

# IMPORTANCE OF COMMUNITY DESIGN

- Restaurants, libraries, communal spaces
- Equal emphasis on home and community—need to sell both
- Mixture of housing styles and types
- Walking trails and sidewalks
- Neighborhood amenities



# GEN Y WILL PAY FOR WALKABLE, MIXED-USE CHALLENGE IS PROVIDING PRODUCT THEY CAN AFFORD



- ▶ In-town areas and inner suburbs will remain on an upward trajectory
- ▶ Diversity, walkability and proximity to jobs keys to attracting this segment—**1/3** will pay more
- ▶ Suburbs will need to evolve to remain attractive to Gen Y
  - More walkable areas
  - Town centers
  - Niche products and “village centers”
  - Affordability



SOURCE: RCLCO

**RCLCO**  
ROBERT CHARLES LESSER & CO.

# FINAL SUMMARY

## Rent or Own?

Gen Y will own when they can—  
many of them already do

## SFD or MF?

80% of owners choose SFD  
Renters willing to be in MF

## Location

1/3 in city  
1/3 in suburbs  
1/3 rural

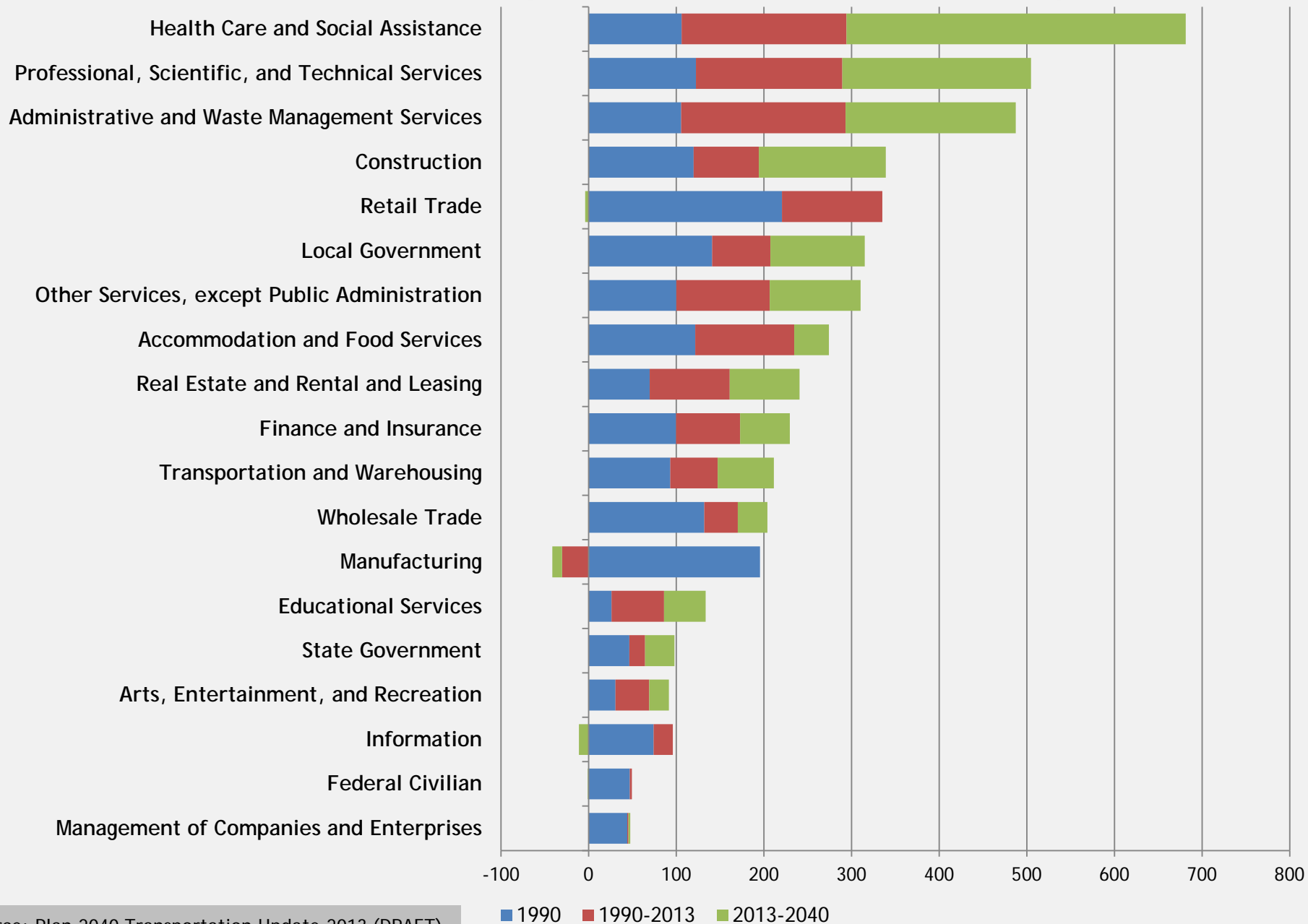
## Community Features/Amenities

Walkable with sidewalks  
Green  
Parks  
Main street village  
Fitness centers

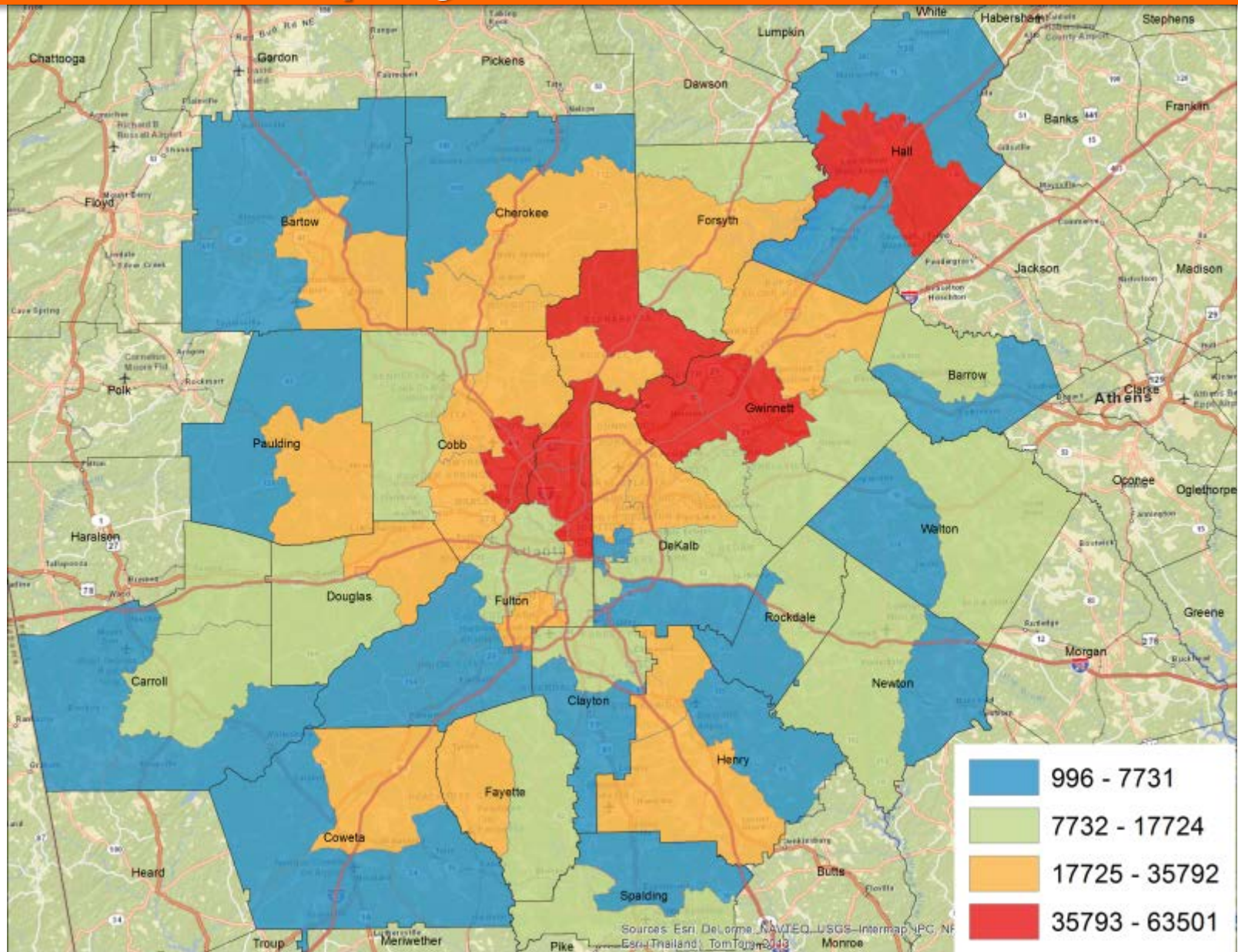
## Product

Smaller with higher level of finish  
Size of bedrooms & kitchen  
Outdoor spaces

# Sector Employment Change



# Forecast Employment Growth 2015 to 2040



# Questions?




<http://www.atlantaregional.com/>

<http://www.neighborhoodnexus.org/>

<http://www.gmanet.com/DataTools.aspx>

Mike Alexander, AICP  
Research and Analytics Division Manager  
Atlanta Regional Commission  
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# *Demographics and Economics Metro Atlanta and Dunwoody*

Mike Alexander, AICP Research and Analytics Division Manager  
Atlanta Regional Commission [malexander@atlantaregional.com](mailto:malexander@atlantaregional.com)

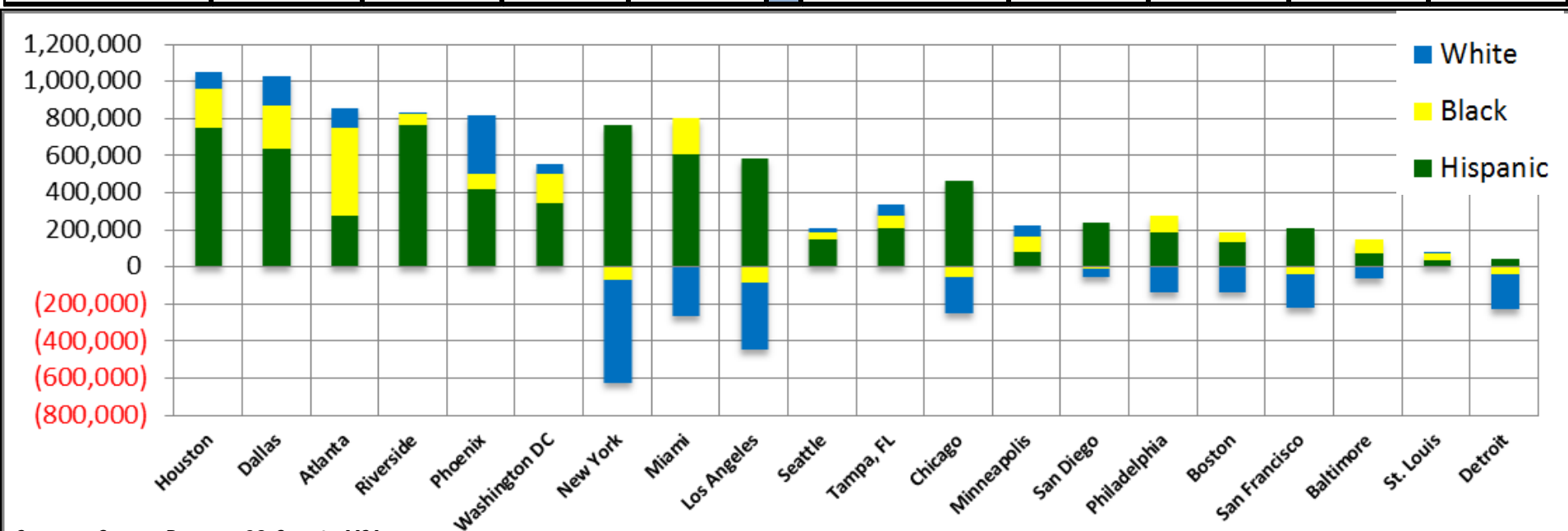


regional impact + local relevance



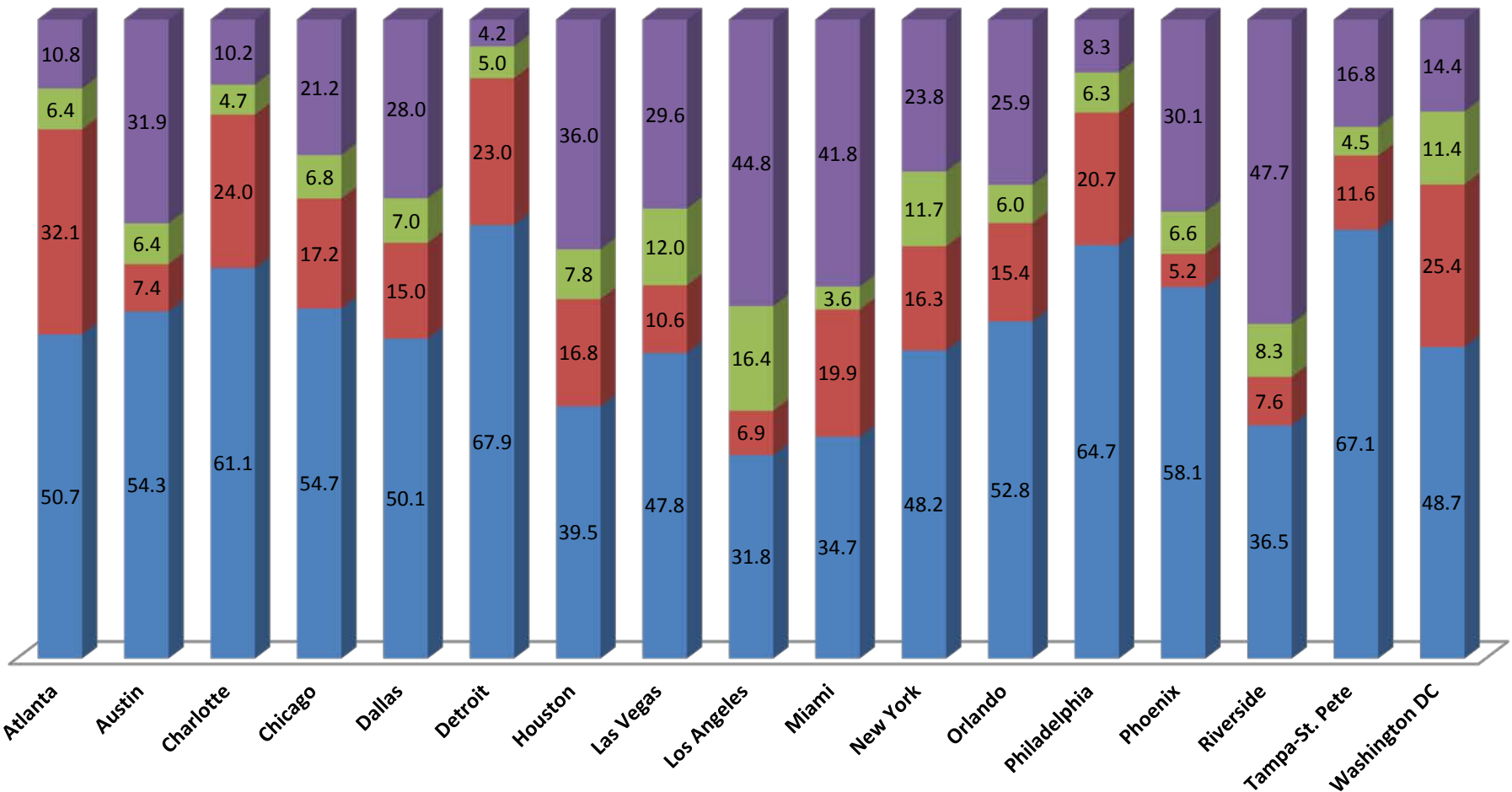
# Metropolitan Growth 2000 to 2010

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)
<b>Atlanta</b>	<b>1,020,879</b>	<b>276,993</b>	<b>473,493</b>	<b>106,267</b>	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	<b>320,370</b>	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	<b>760,983</b>	(67,709)	<b>(558,563)</b>	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	<b>(85,025)</b>	<b>(361,772)</b>	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)



# Metropolitan Ethnicity As a % of Total Population 2010 Census

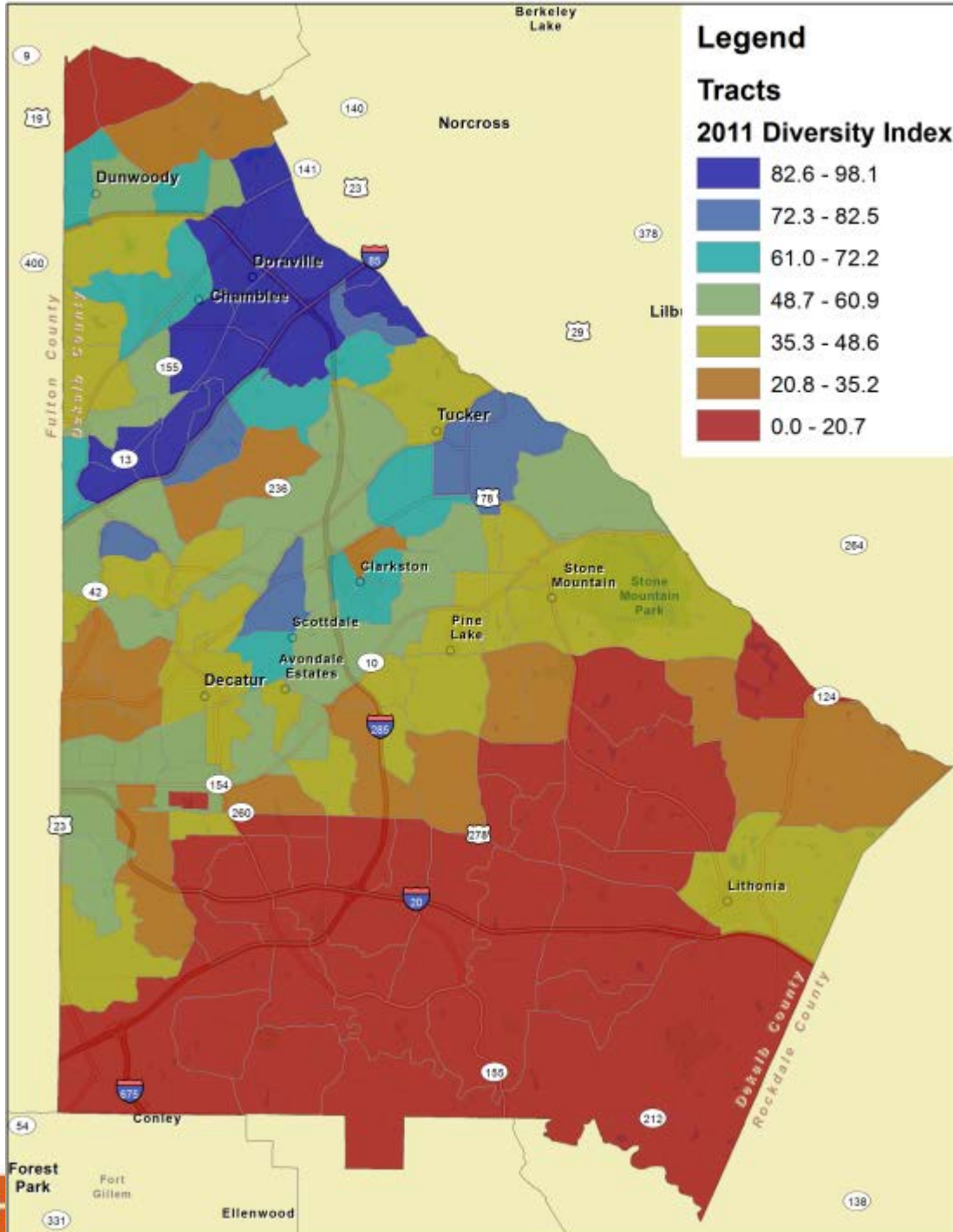
■ White ■ African American ■ Other ■ Hispanic



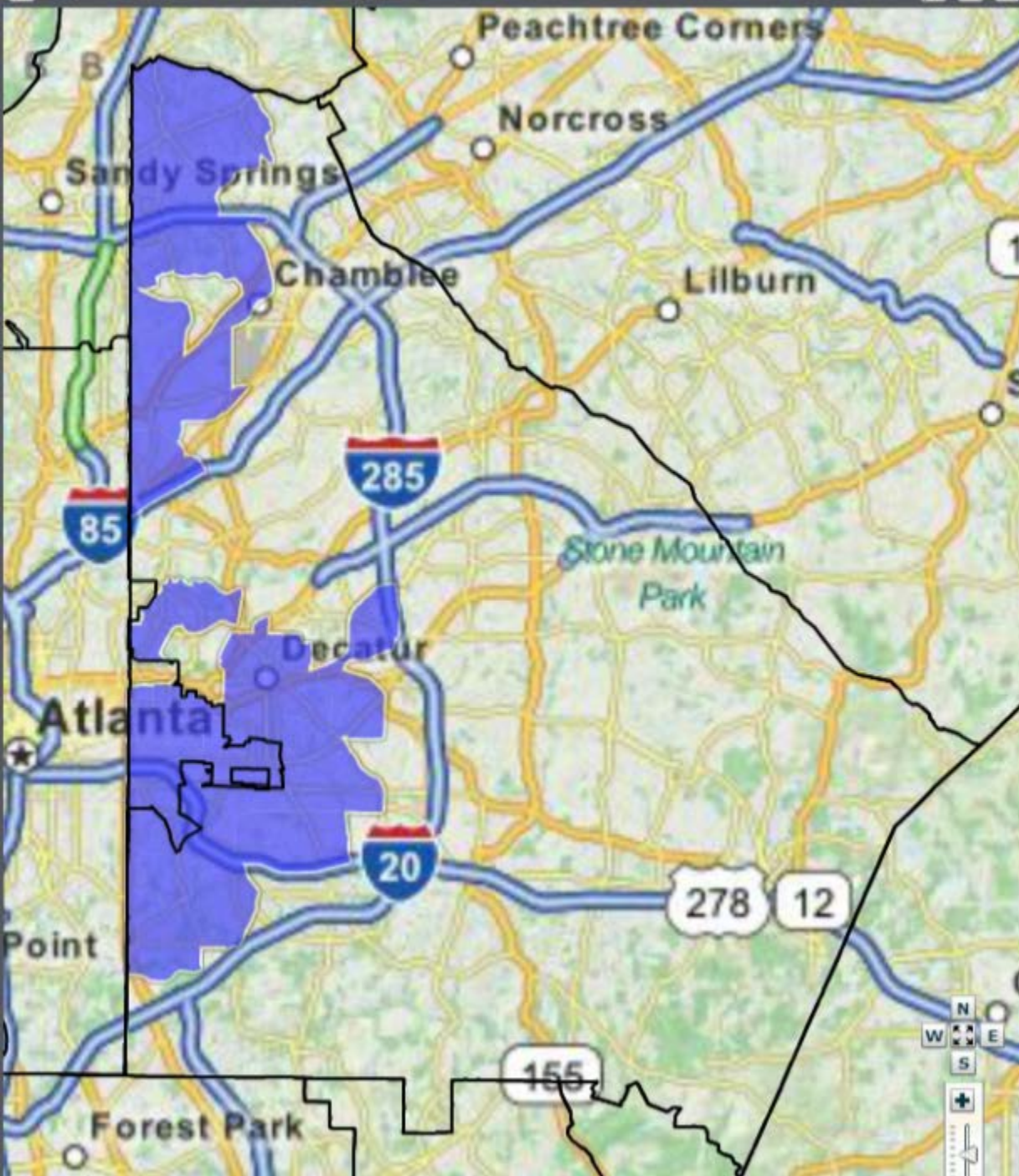
Source : Census Bureau 2010 Census

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

# Neighborhood Diversity

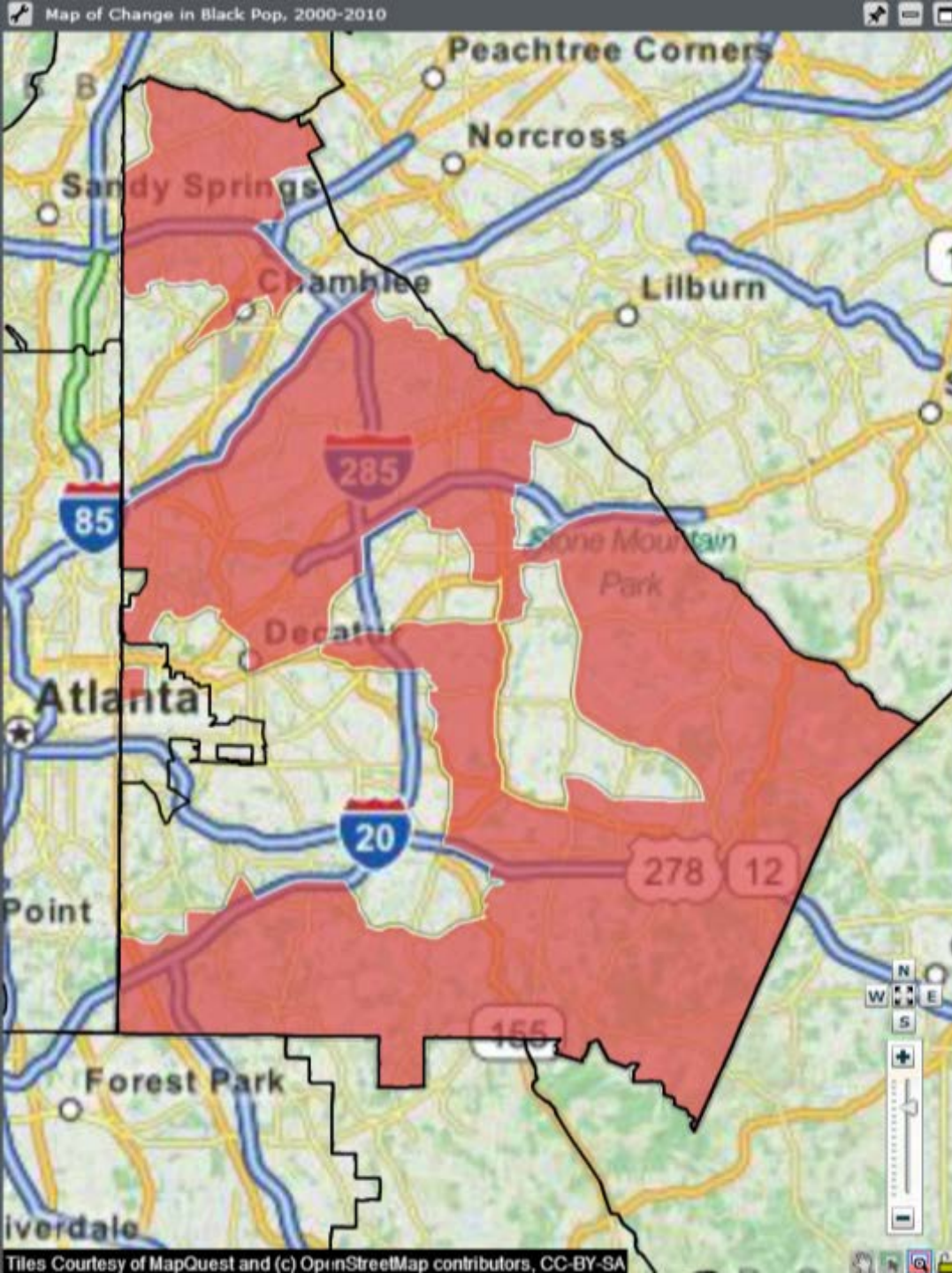


Name	%Black	%Hispanic	%White
Atlanta-DeKalb	41%	3%	52%
Chamblee	12%	29%	48%
Decatur	20%	3%	71%
NE DeKalb	45%	10%	34%
NW DeKalb	15%	7%	63%
S DeKalb	94%	2%	3%
SE DeKalb	90%	3%	4%
SW DeKalb	79%	3%	15%

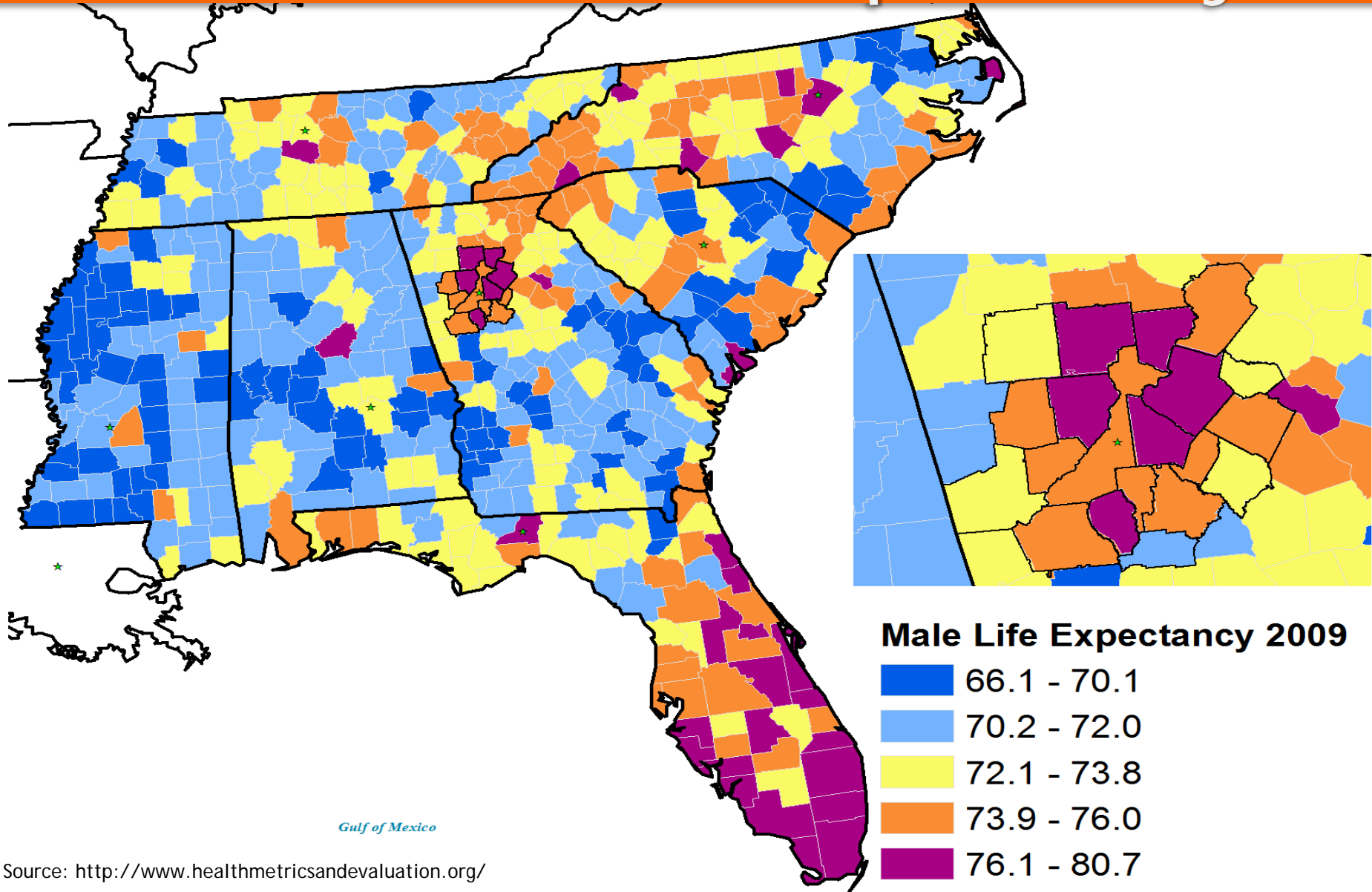


Places that  
added  
White  
Population

# Places that added Black Population

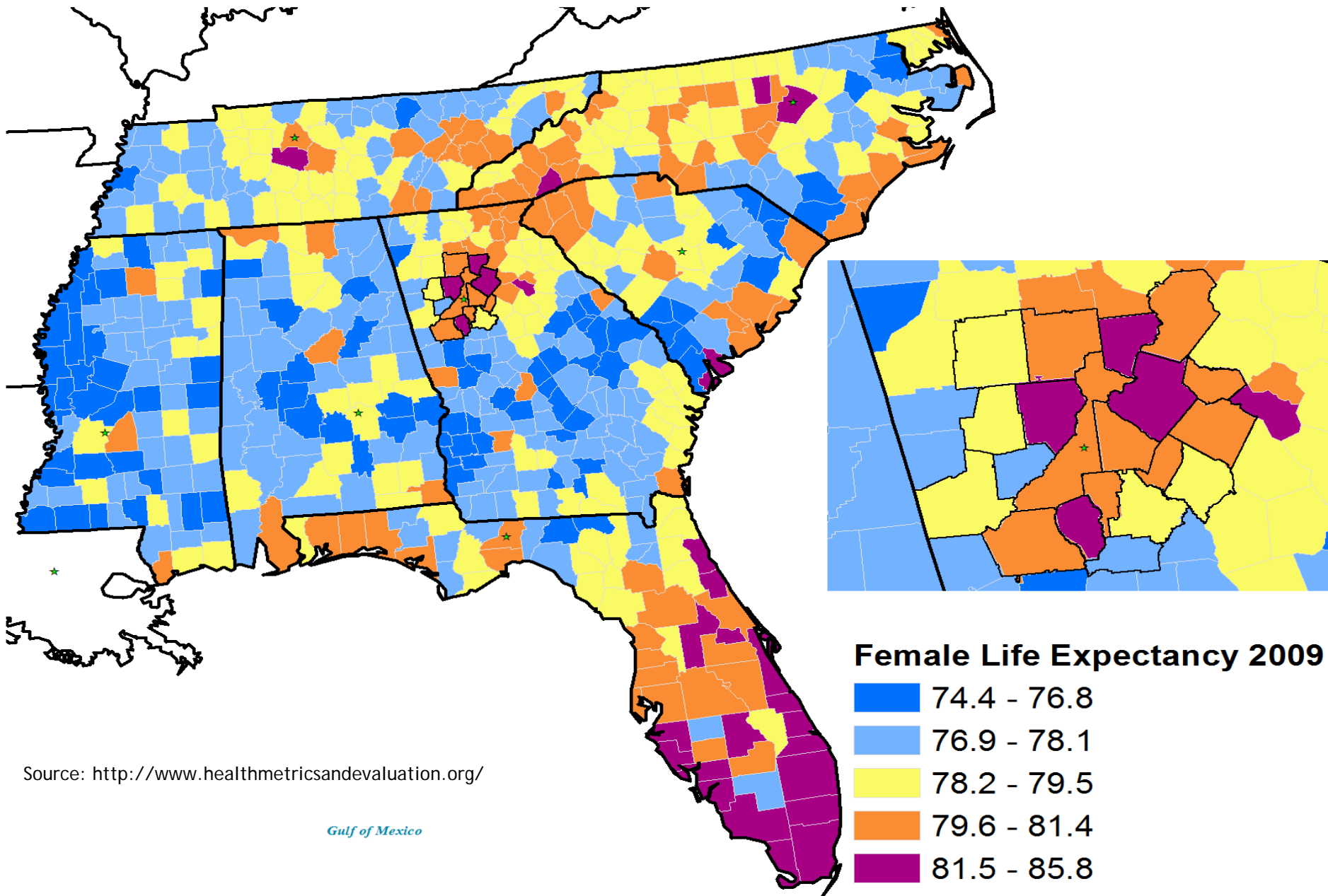


# 2009 Male Life Expectancy



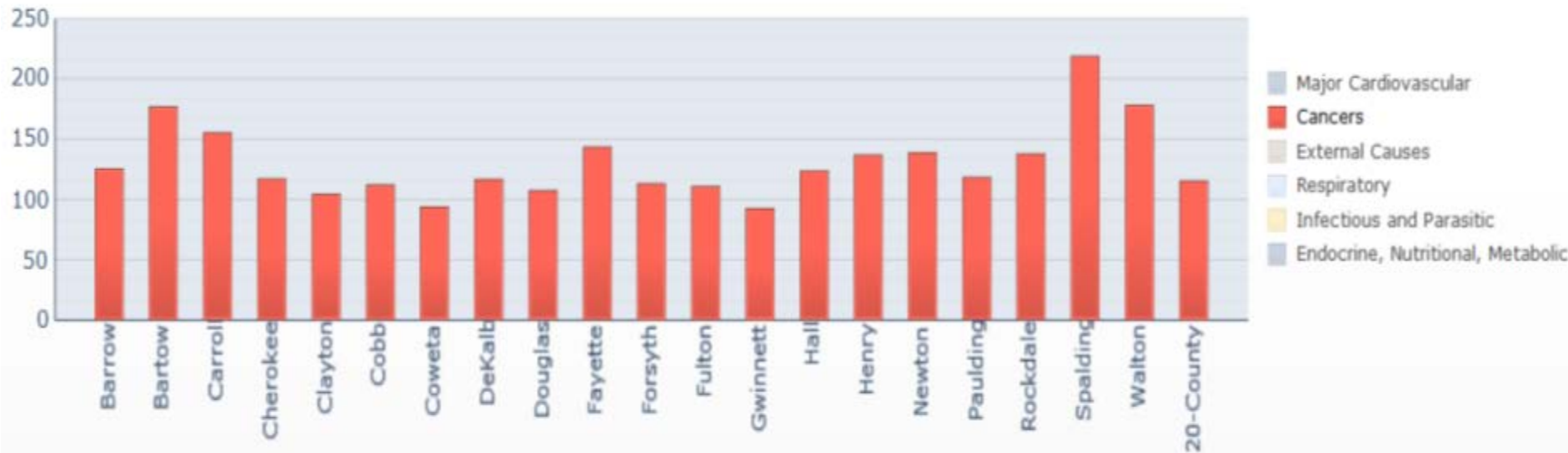
Source: <http://www.healthmetricsandevaluation.org/>

# 2009 Female Life Expectancy



# Death Rates: Cancers

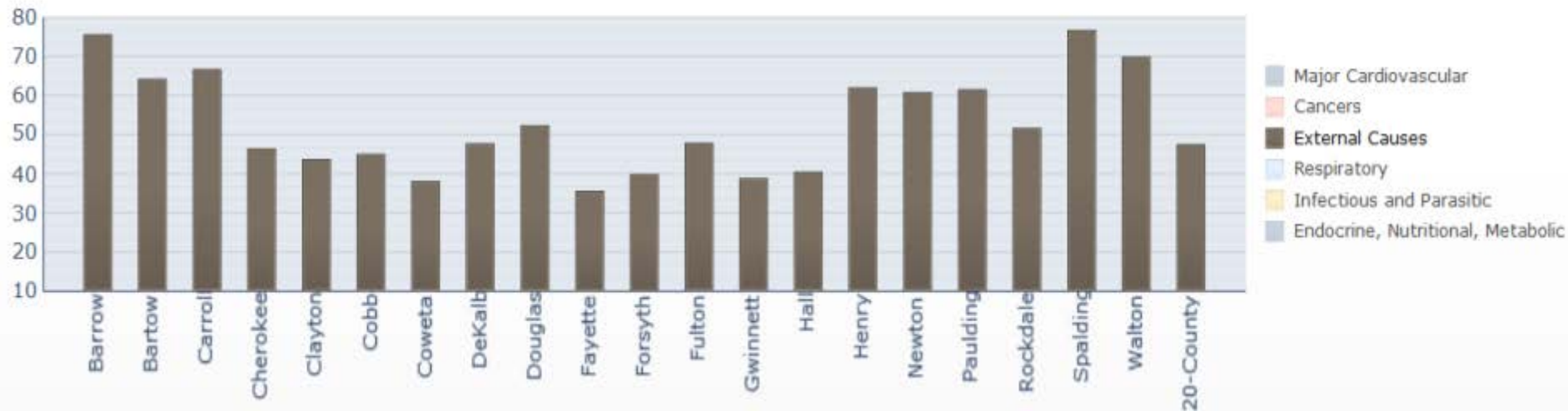
Mortality Rates by Category  
Rate (per 100,000)



Source: GA Dept. of Health (OASIS)

# Death Rates: External Causes

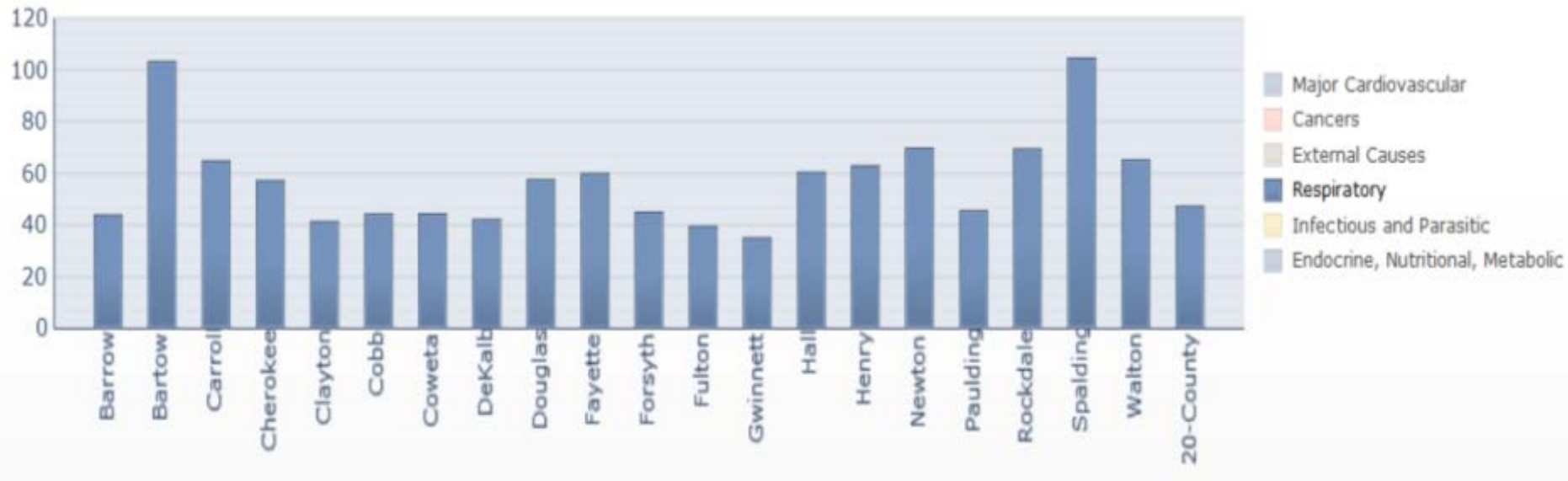
Mortality Rates by Category  
Rate (per 100,000)



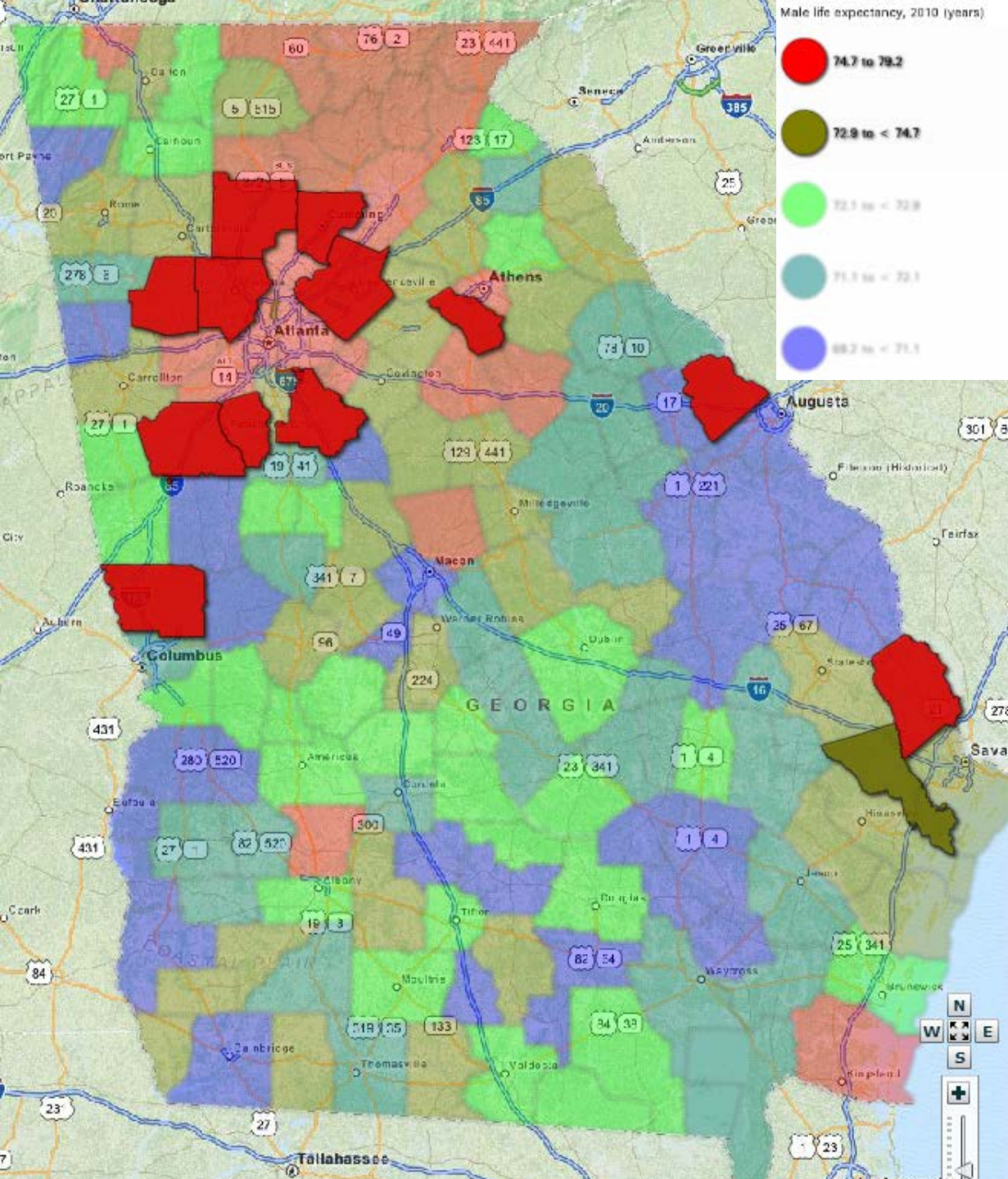
Source: GA Dept. of Health (OASIS)

# Death Rates: Respiratory

Mortality Rates by Category  
Rate (per 100,000)



Source: GA Dept. of Health (OASIS)



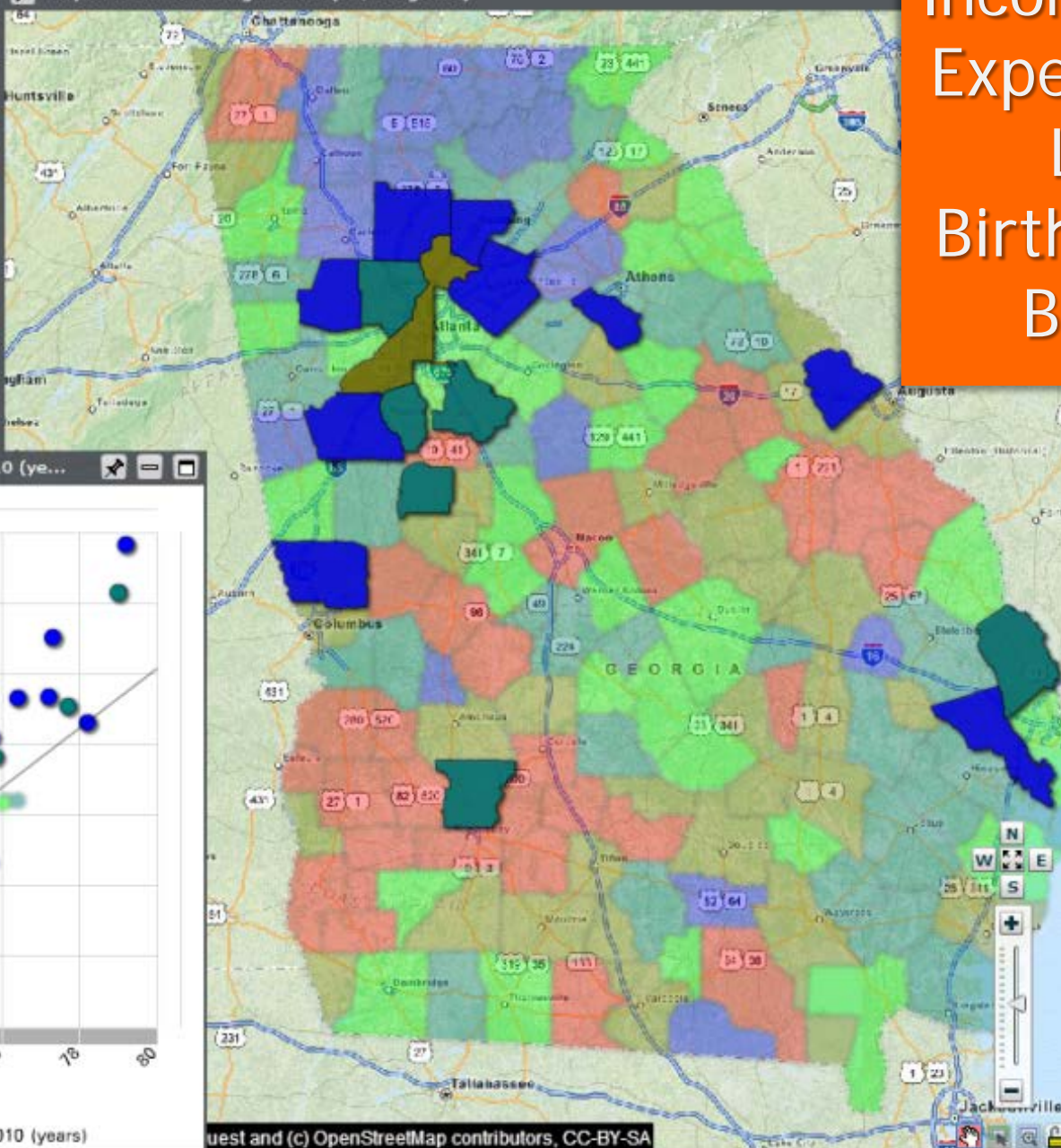
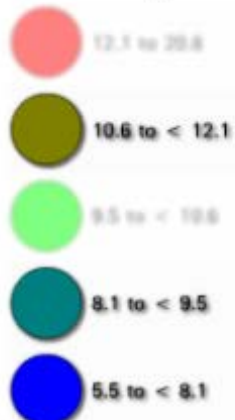
Counties with the  
Highest Household  
Incomes & Life  
Expectancy  
(Males)

## Color Legend



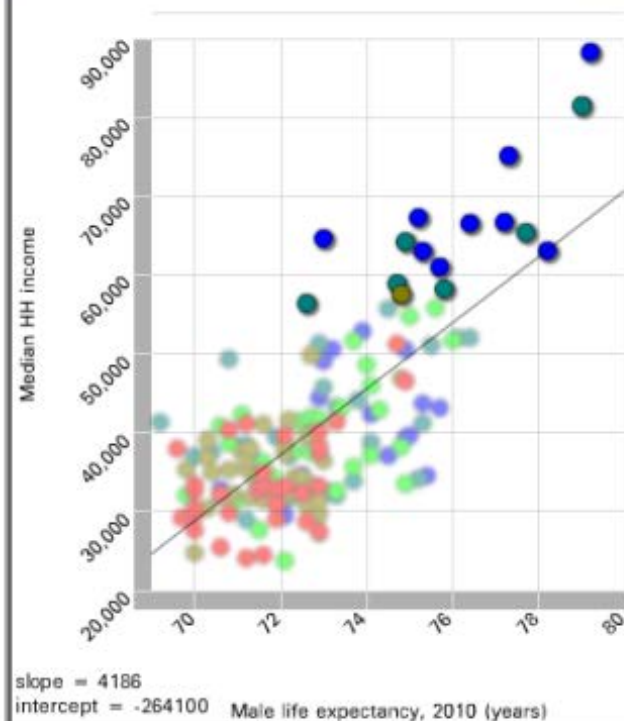
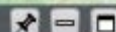
## Map of % Low birthweight births (&lt;2,500 grams)

% Low birthweight births (&lt;2,500 grams)



Income, Life  
Expectancy,  
Low  
Birthweight  
Births

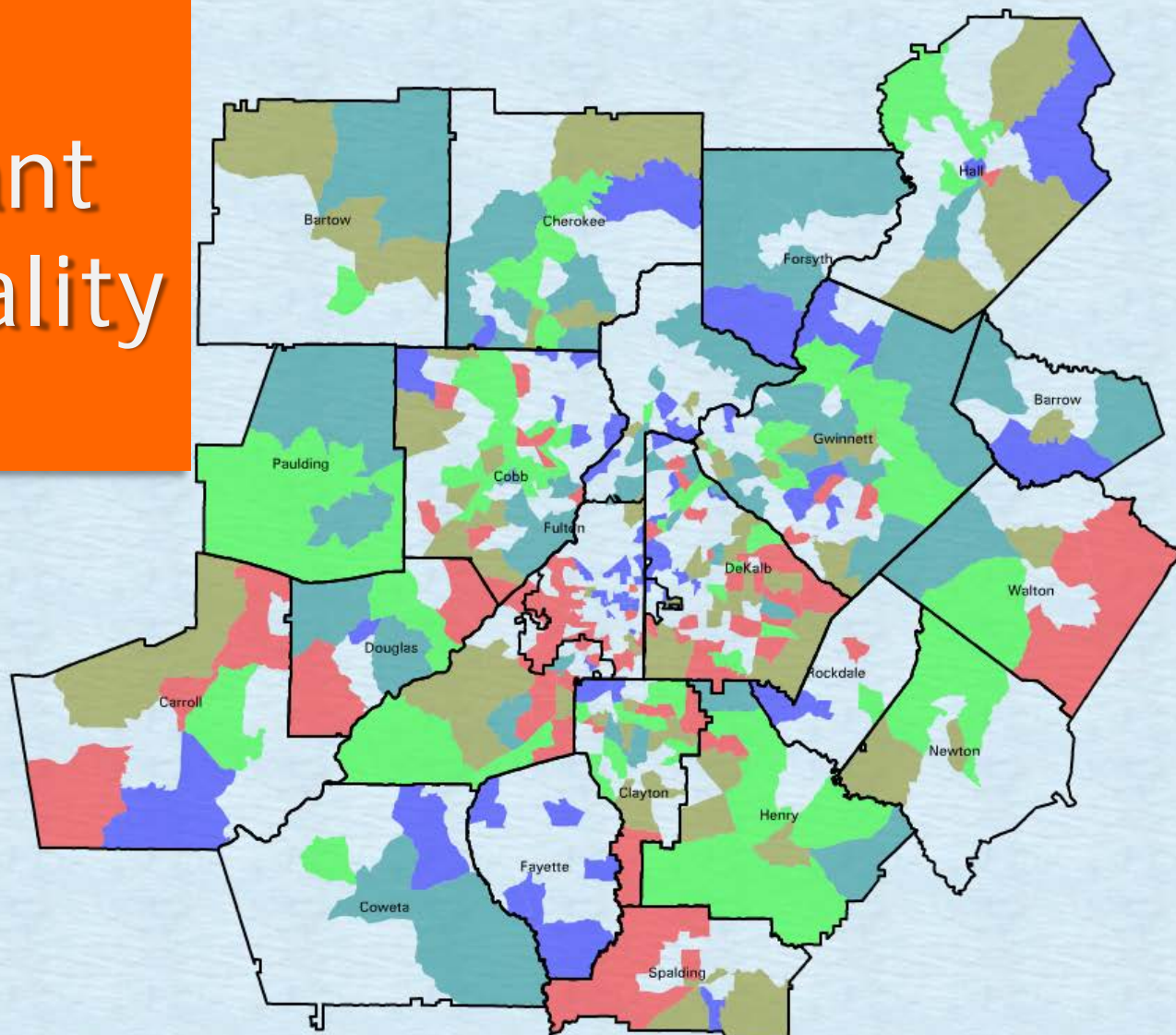
## Scatter Plot of Male life expectancy, 2010 (ye...



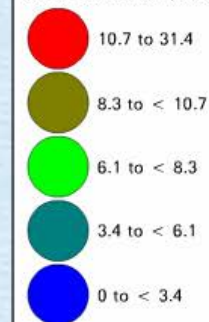
quest and (c) OpenStreetMap contributors, CC-BY-SA

16 Records Selected

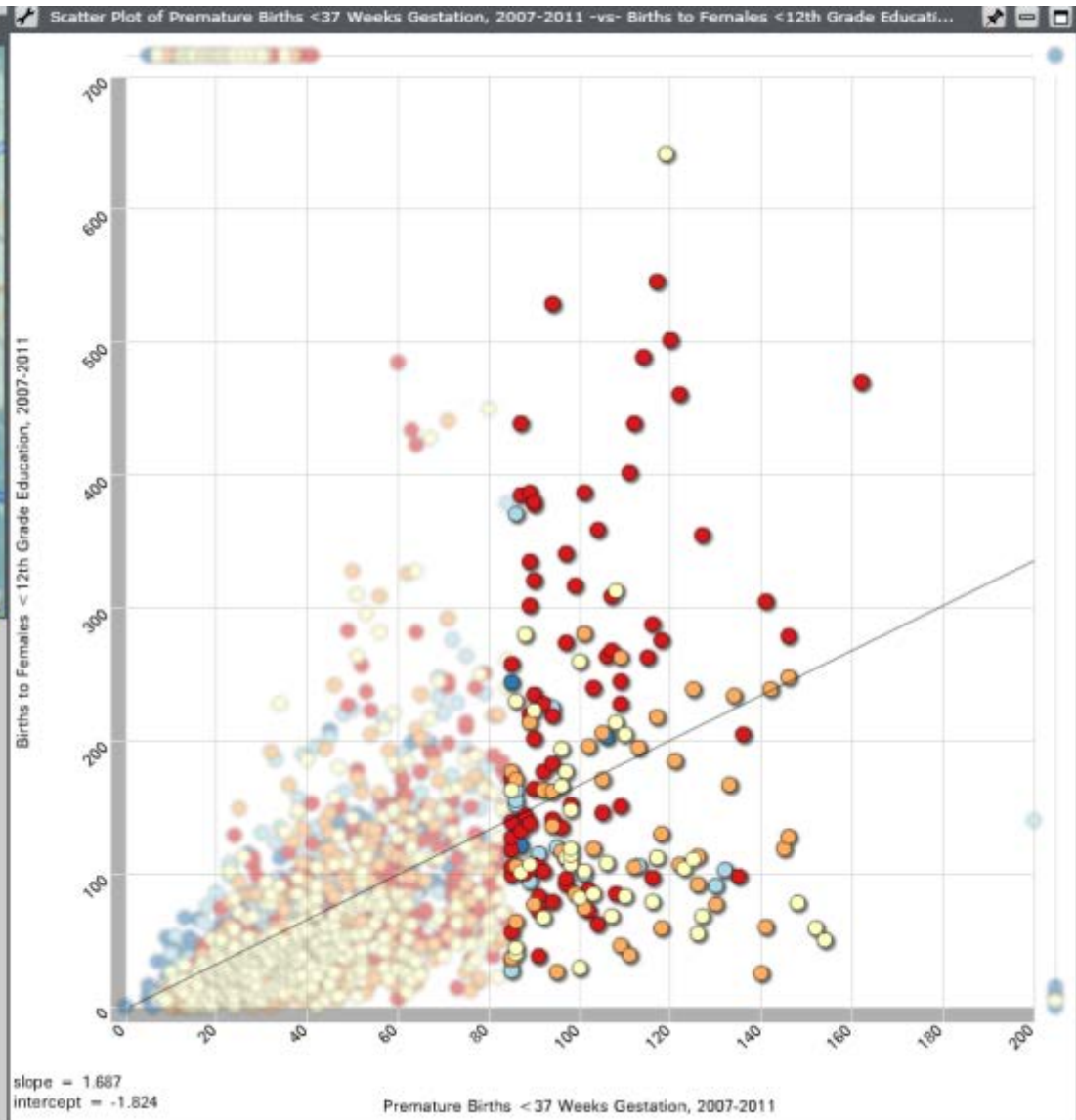
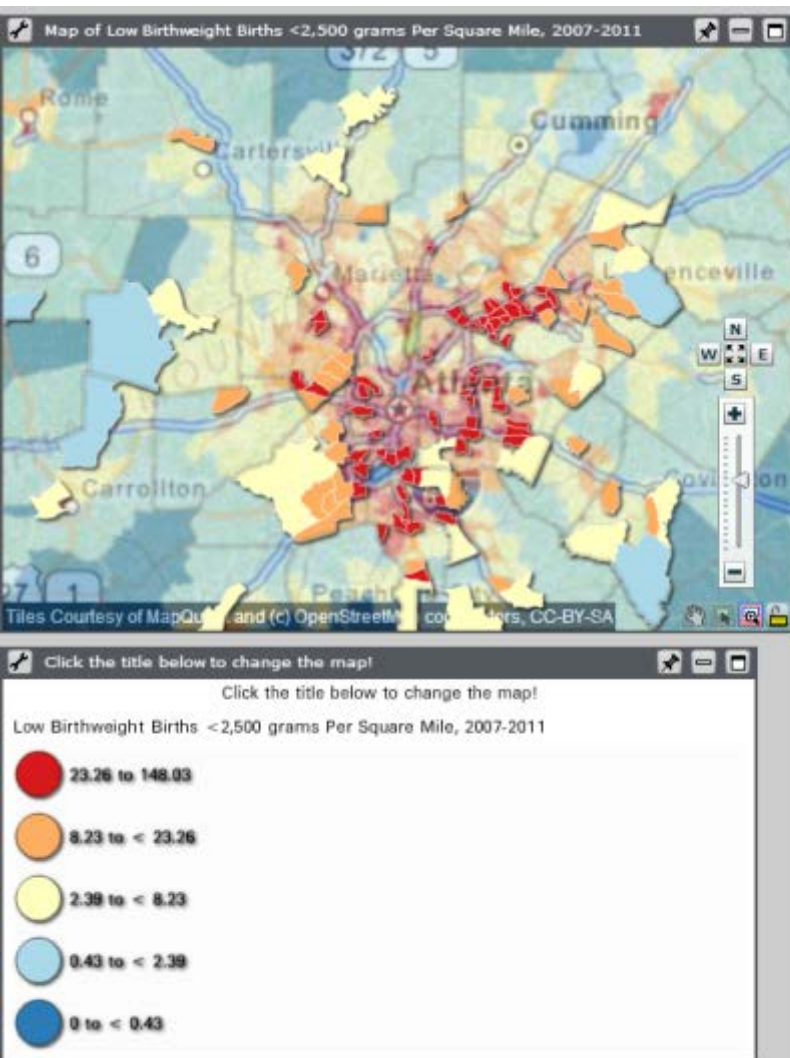
# Infant Mortality



Infant mortalities per 1,000 live births,

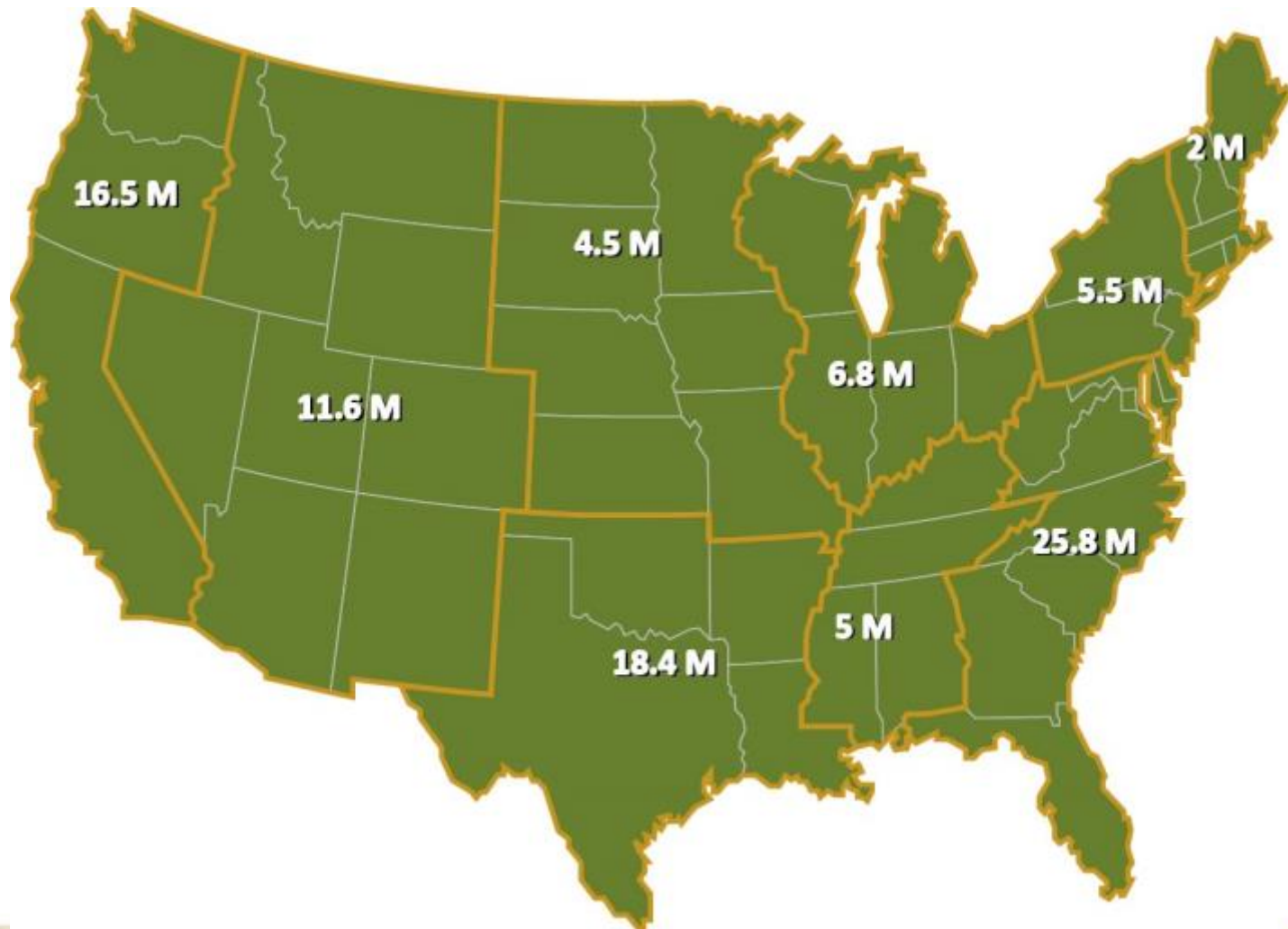


# Maternal Education and Health Outcomes

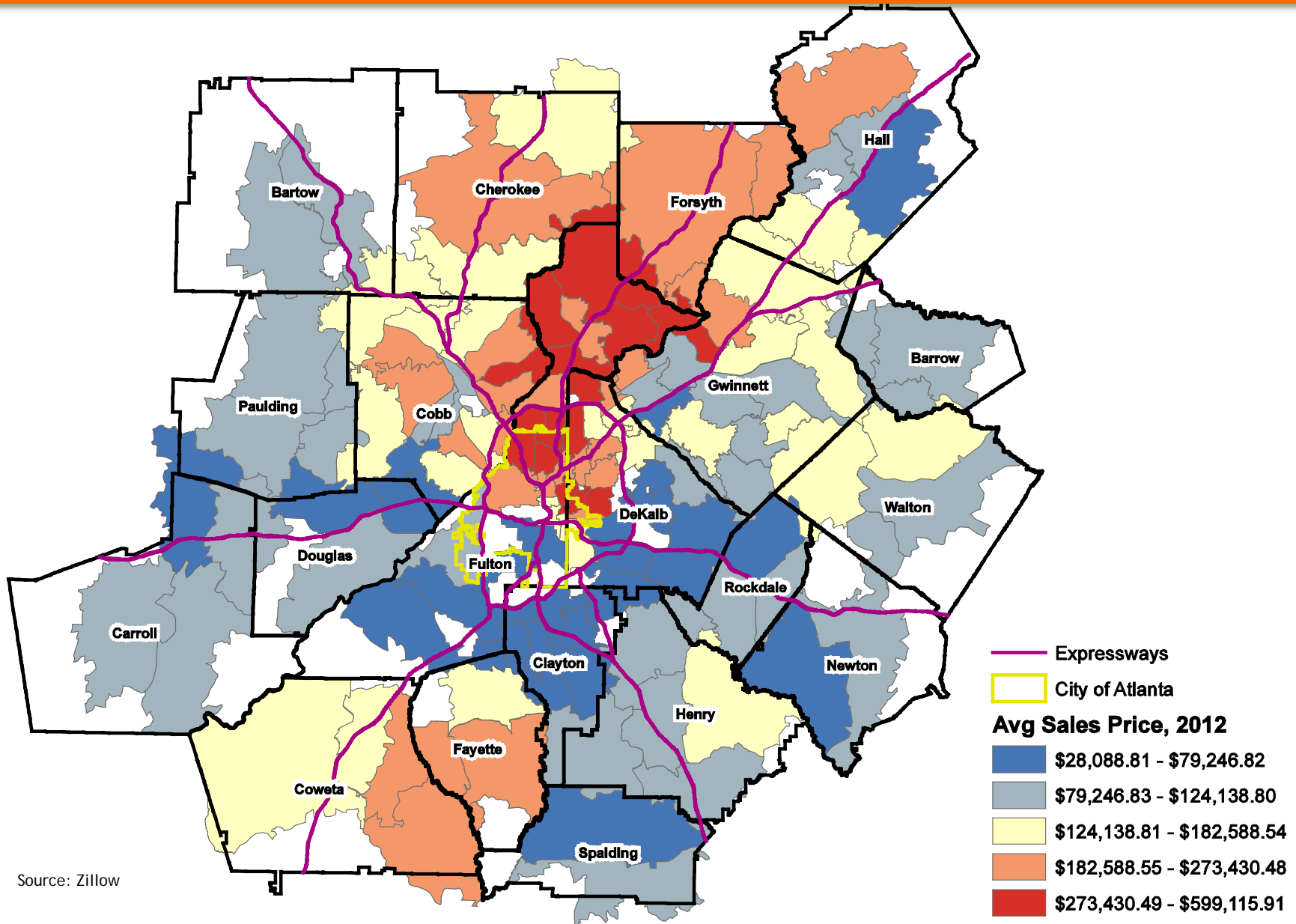


Tiles Courtesy of MapQuest and (c) OpenStreetMap contributors, CC-BY-SA

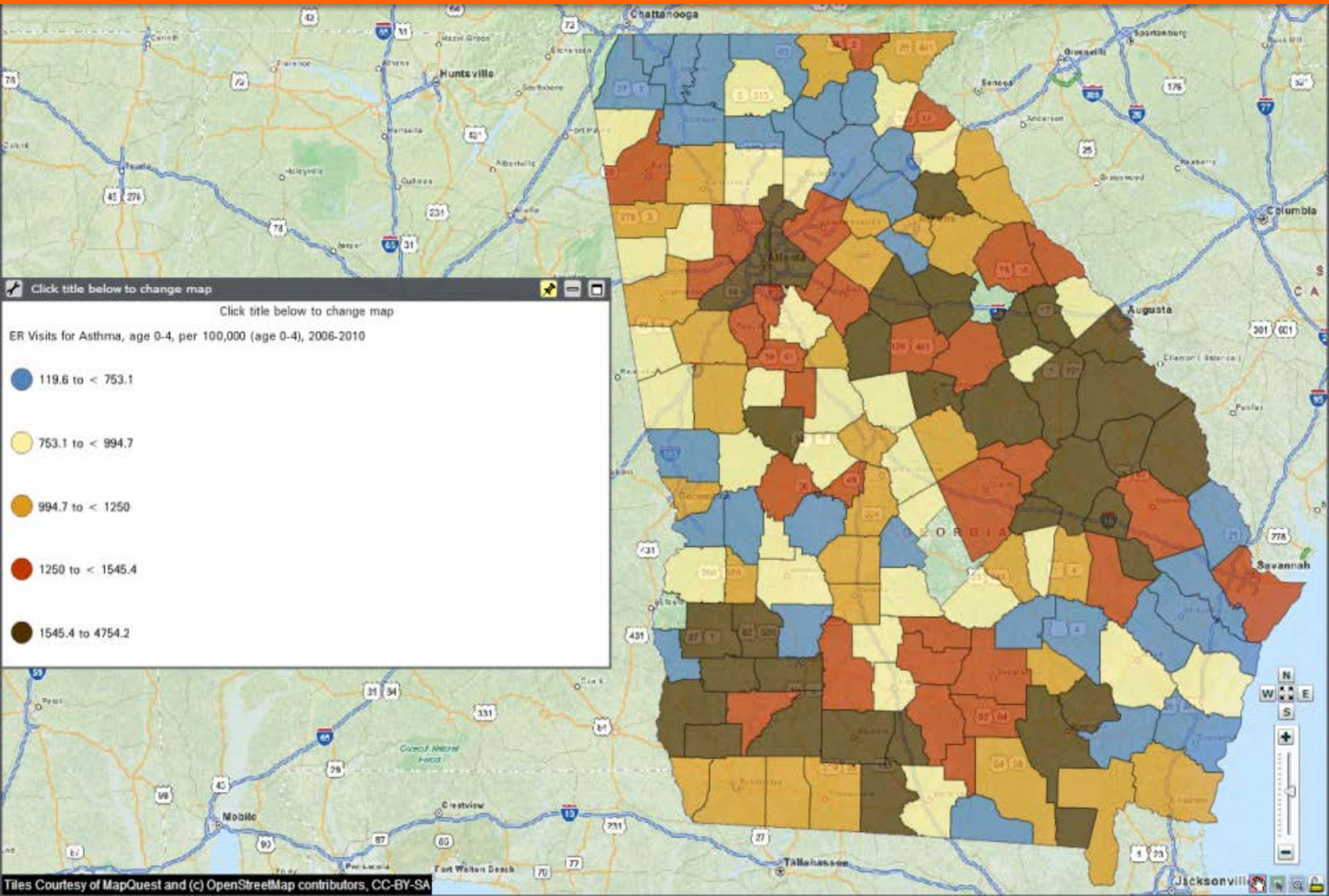
# South Atlantic (Georgia) forecast to grow the most.



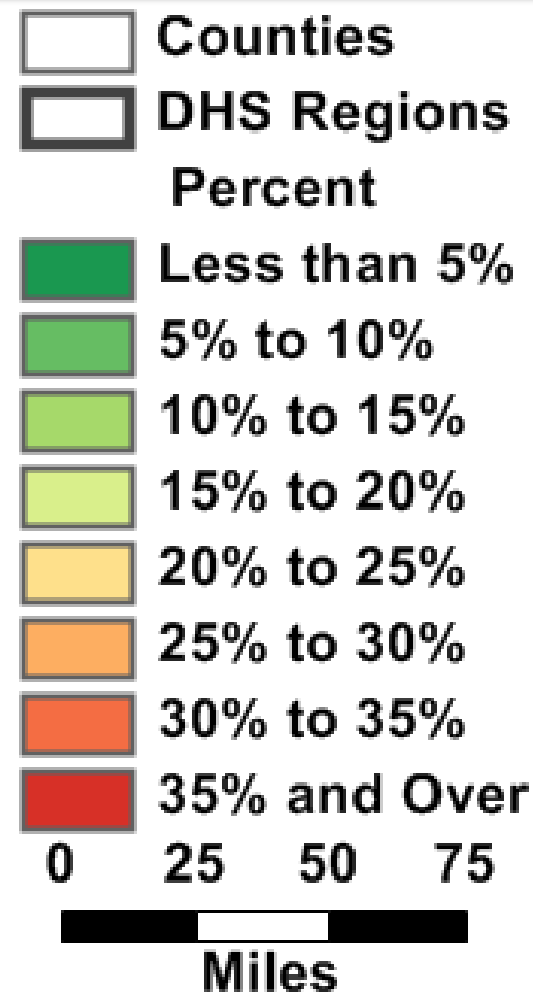
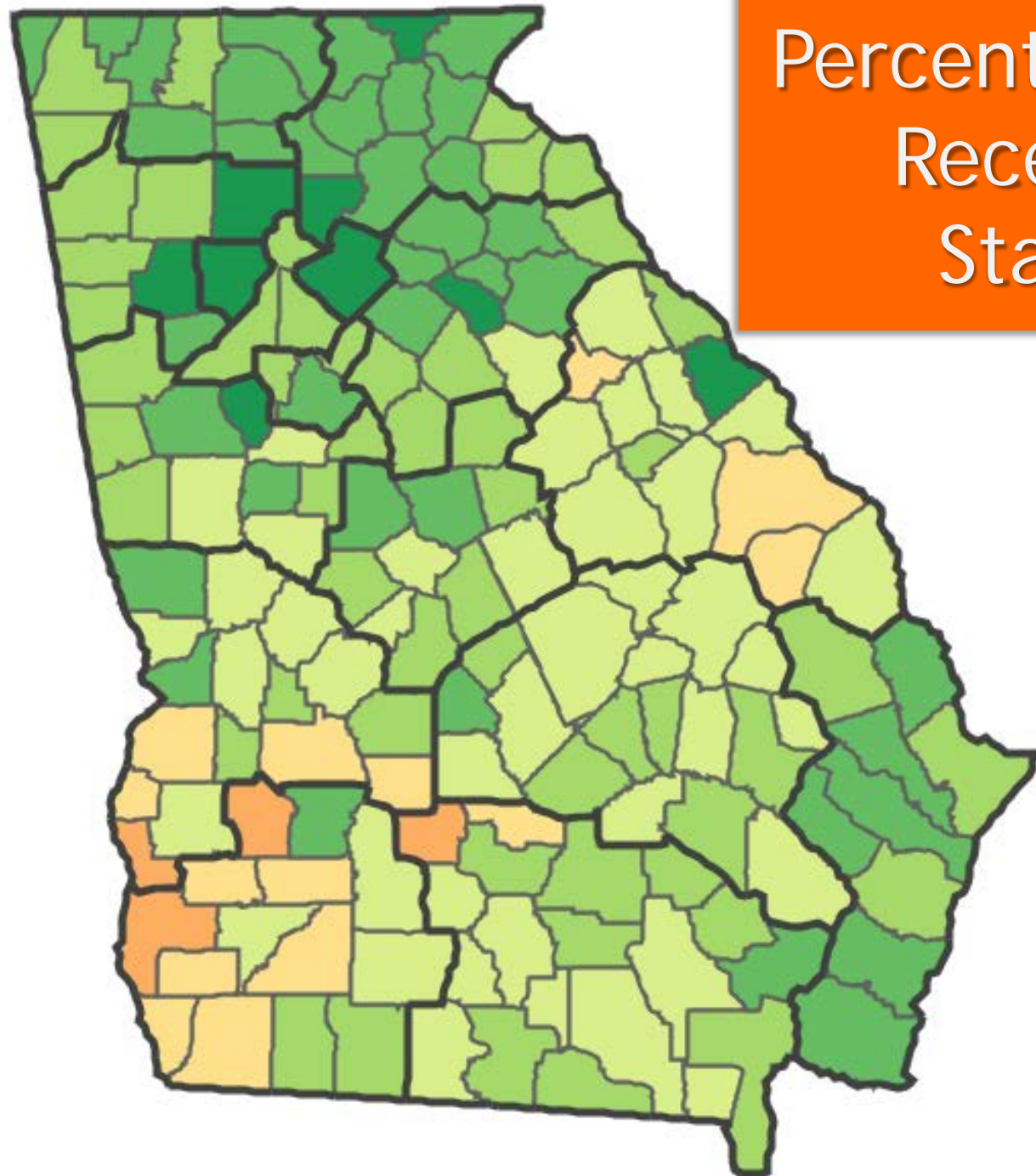
# Average Home Sales Price 2012



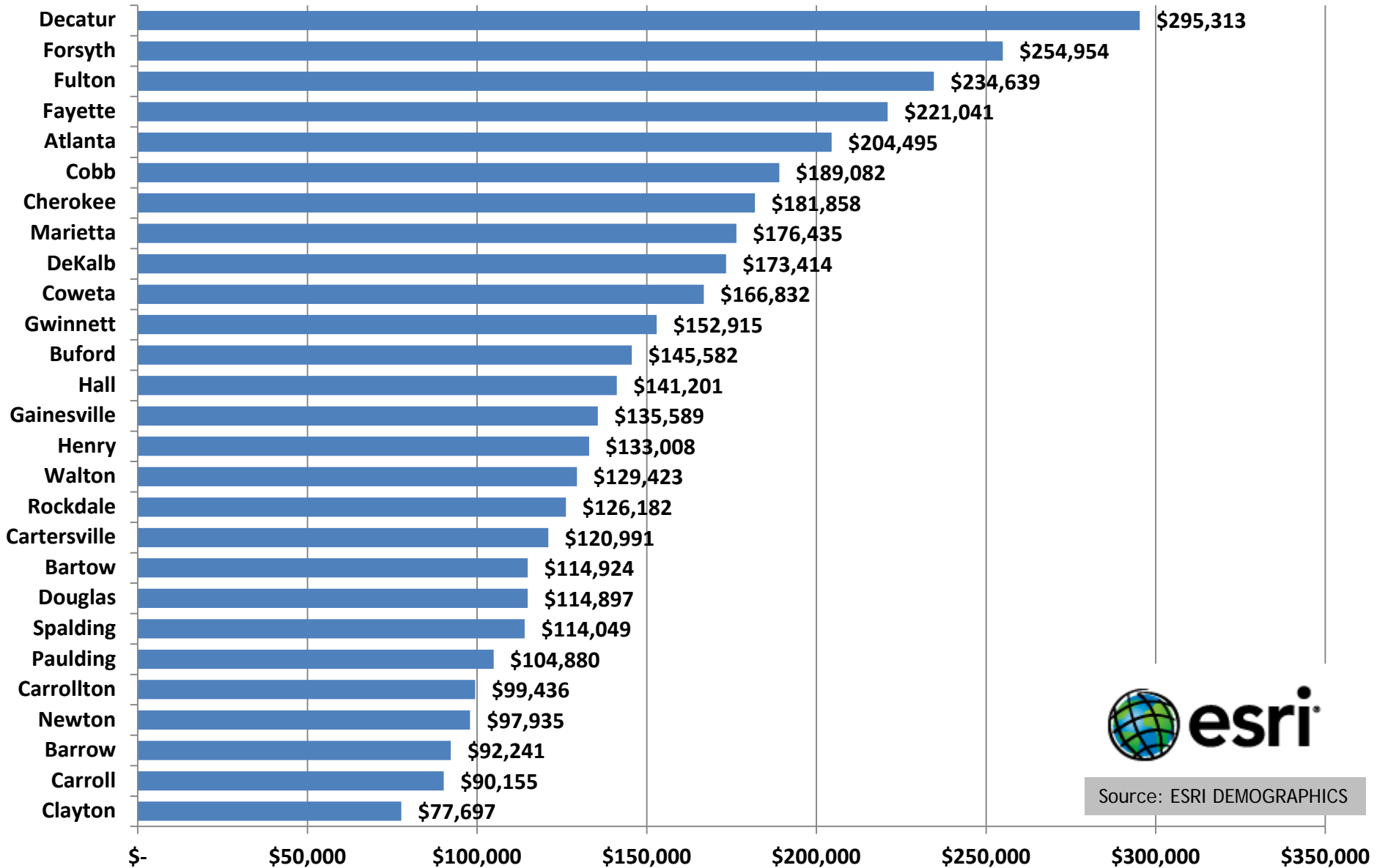
# Children with Asthma



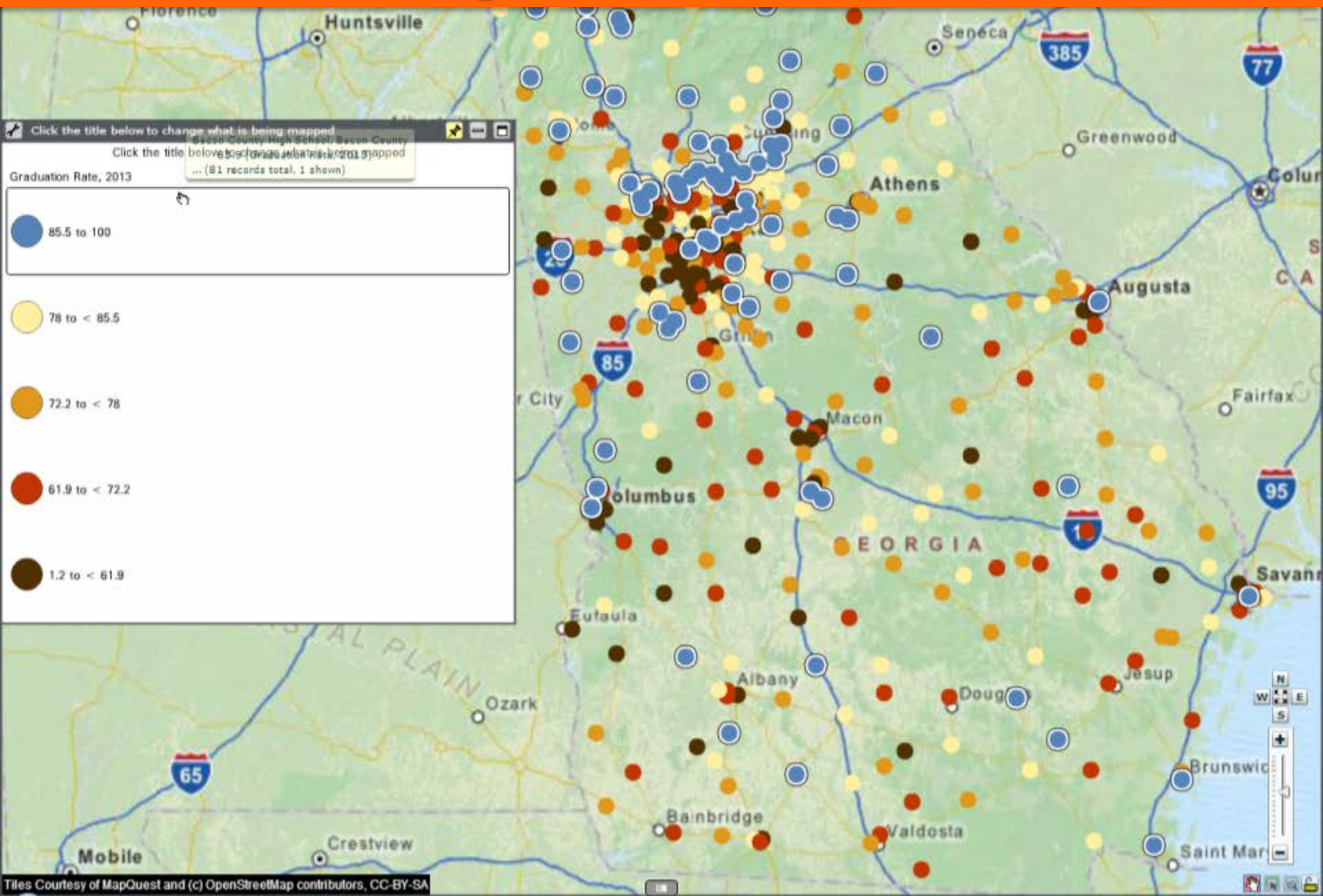
# Percent of Population Receiving Food Stamps 2007



# 2013 Median Home Value

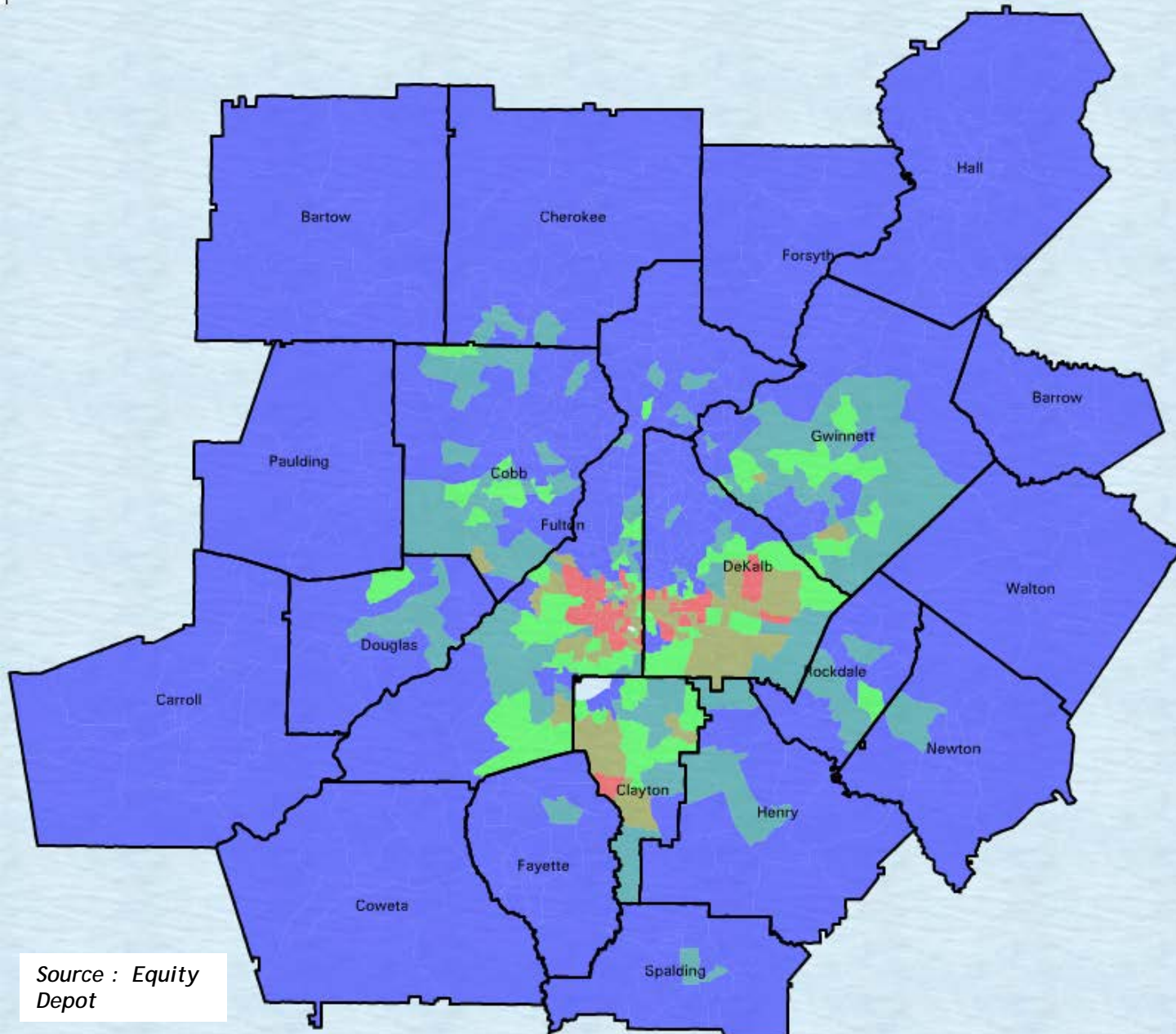
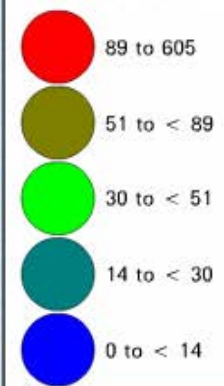


# Statewide graduation rates, 2013



# Foreclosures Shifting 2007 PSQM

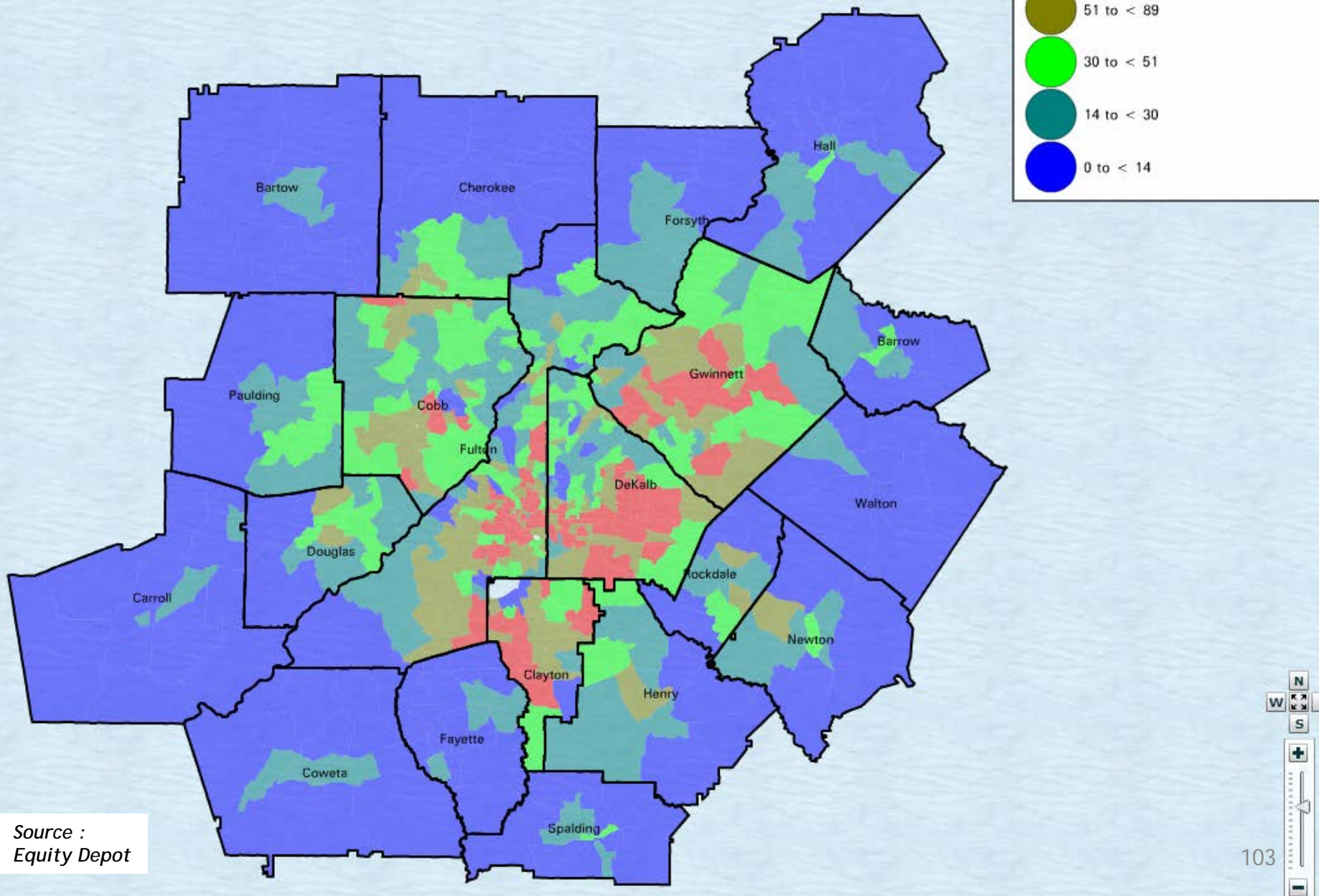
Number of Foreclosures per SQ Mile, 2007



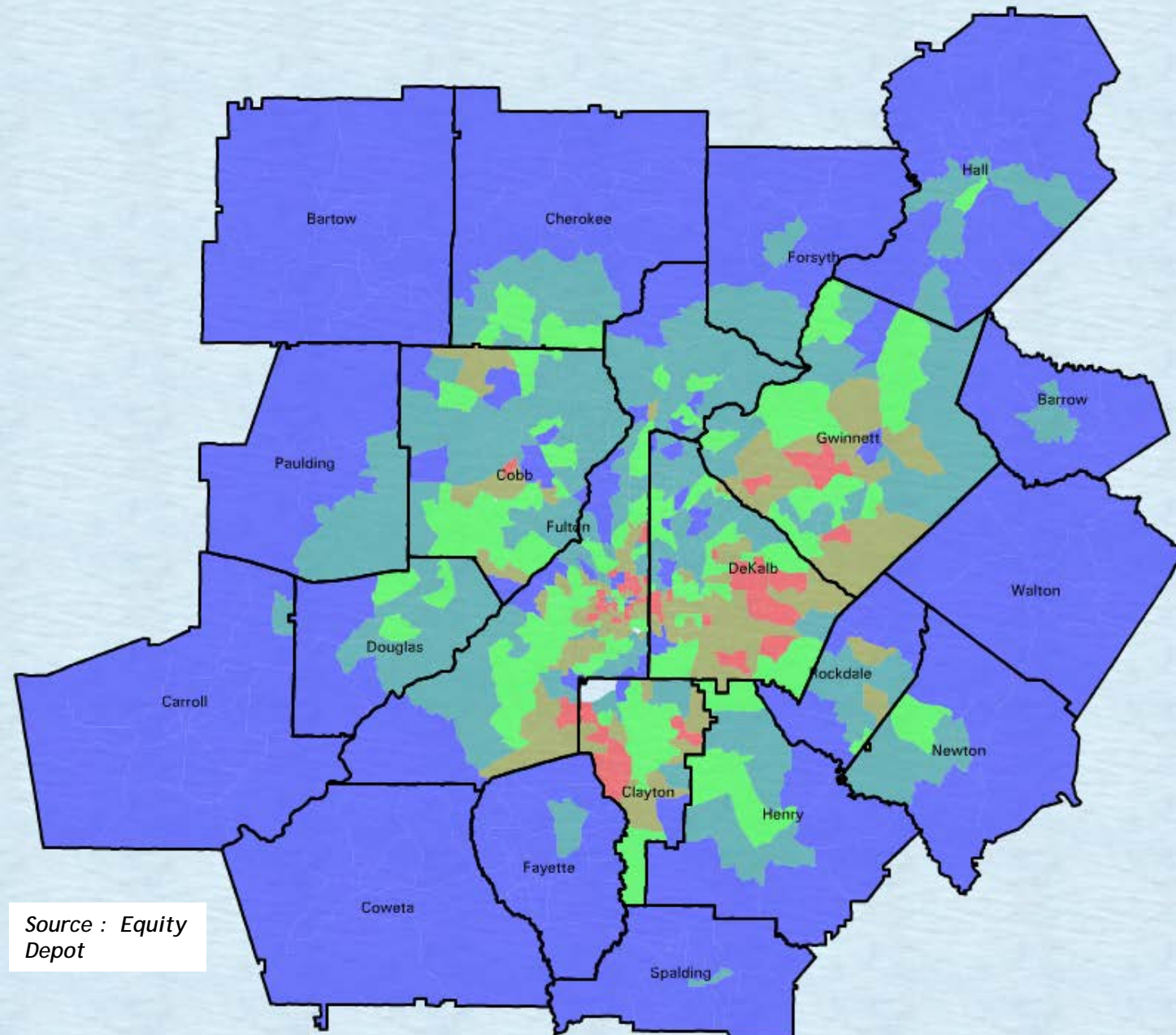
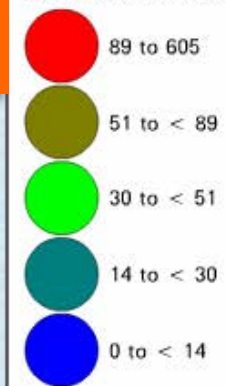
Source : Equity Depot



# Foreclosures Shifting 2010 PSQM

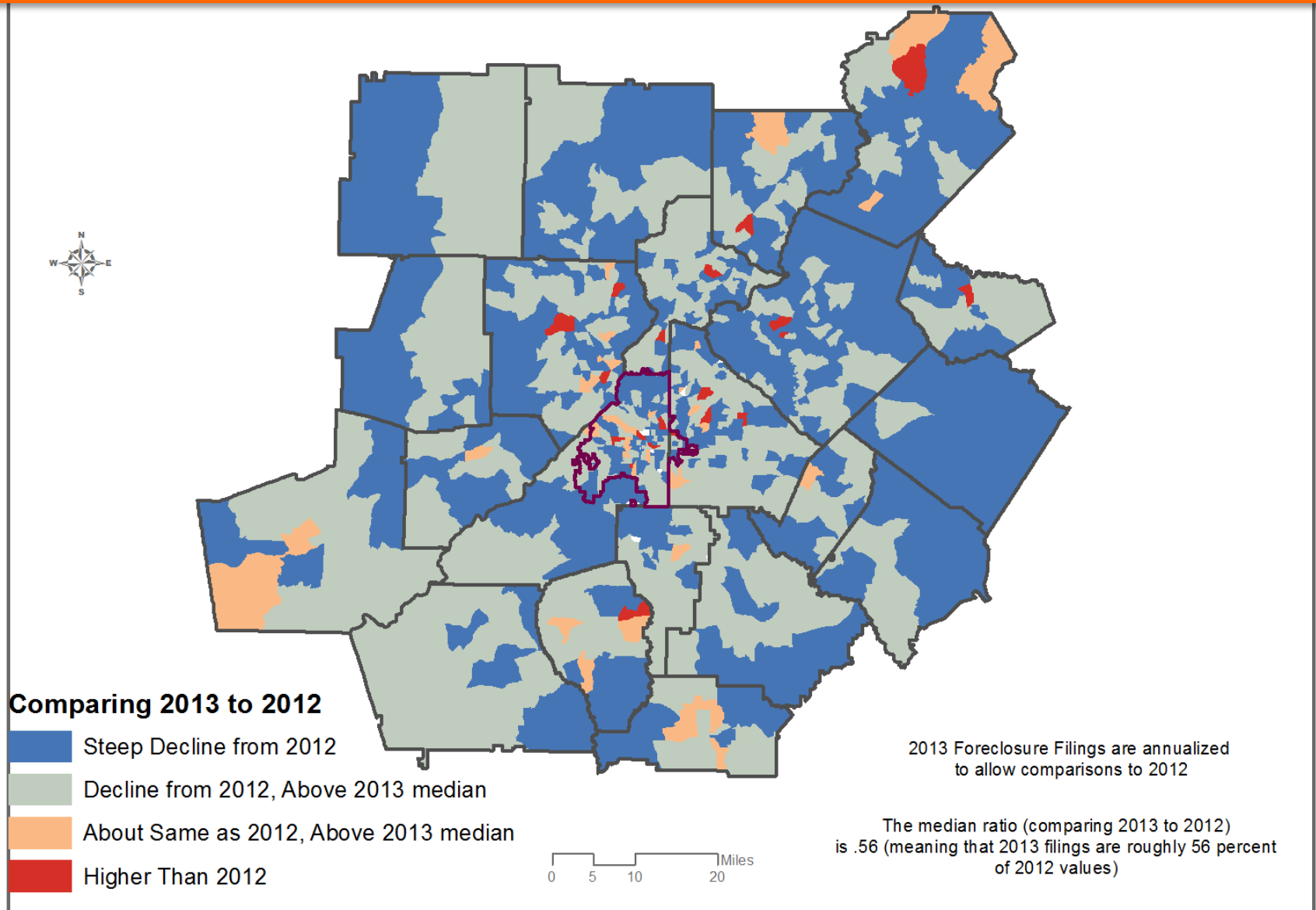


## Number of Foreclosures per SQ Mile, 2012



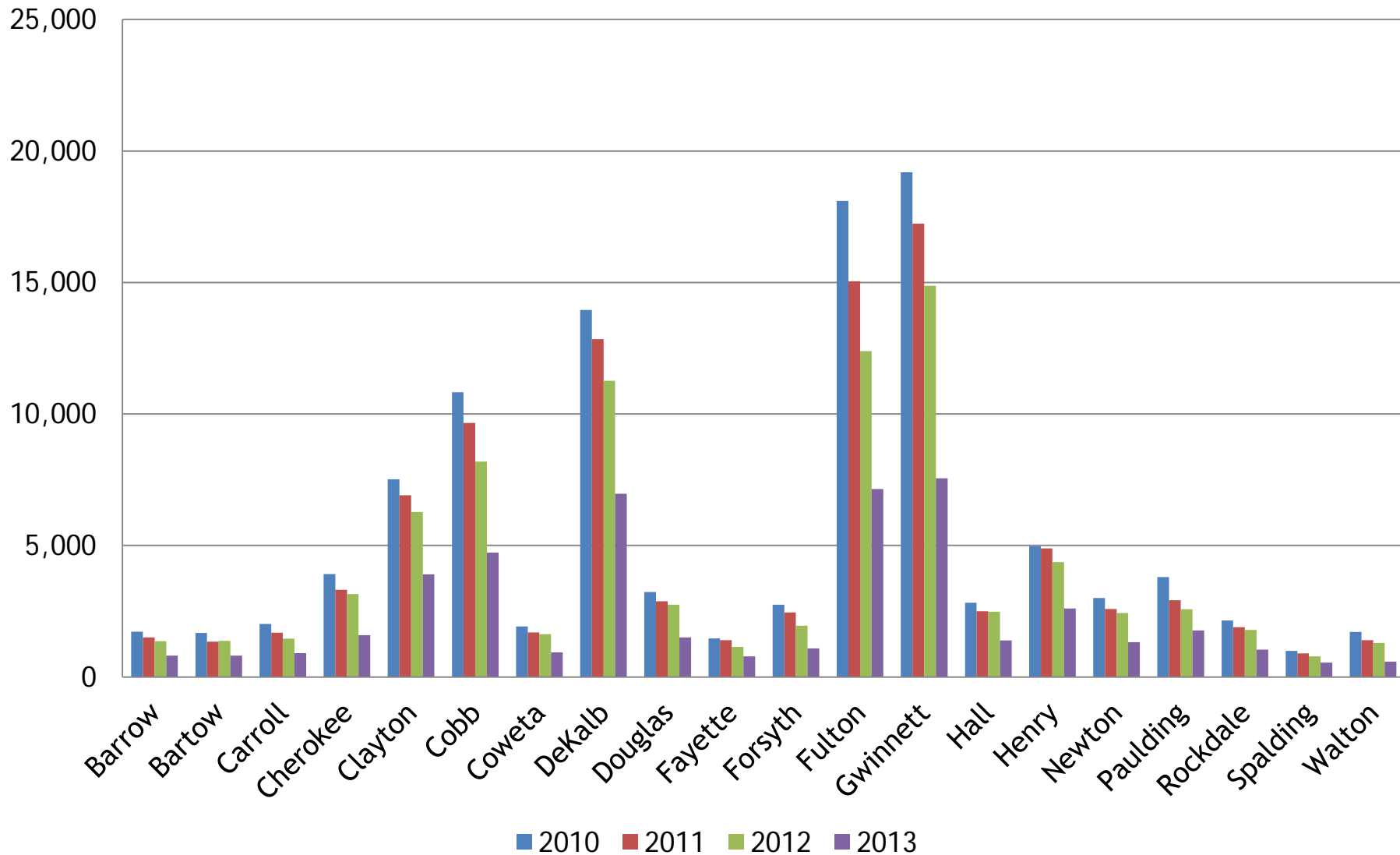
Source : Equity Depot

# Comparison of Foreclosure Filings 2013 to 2012

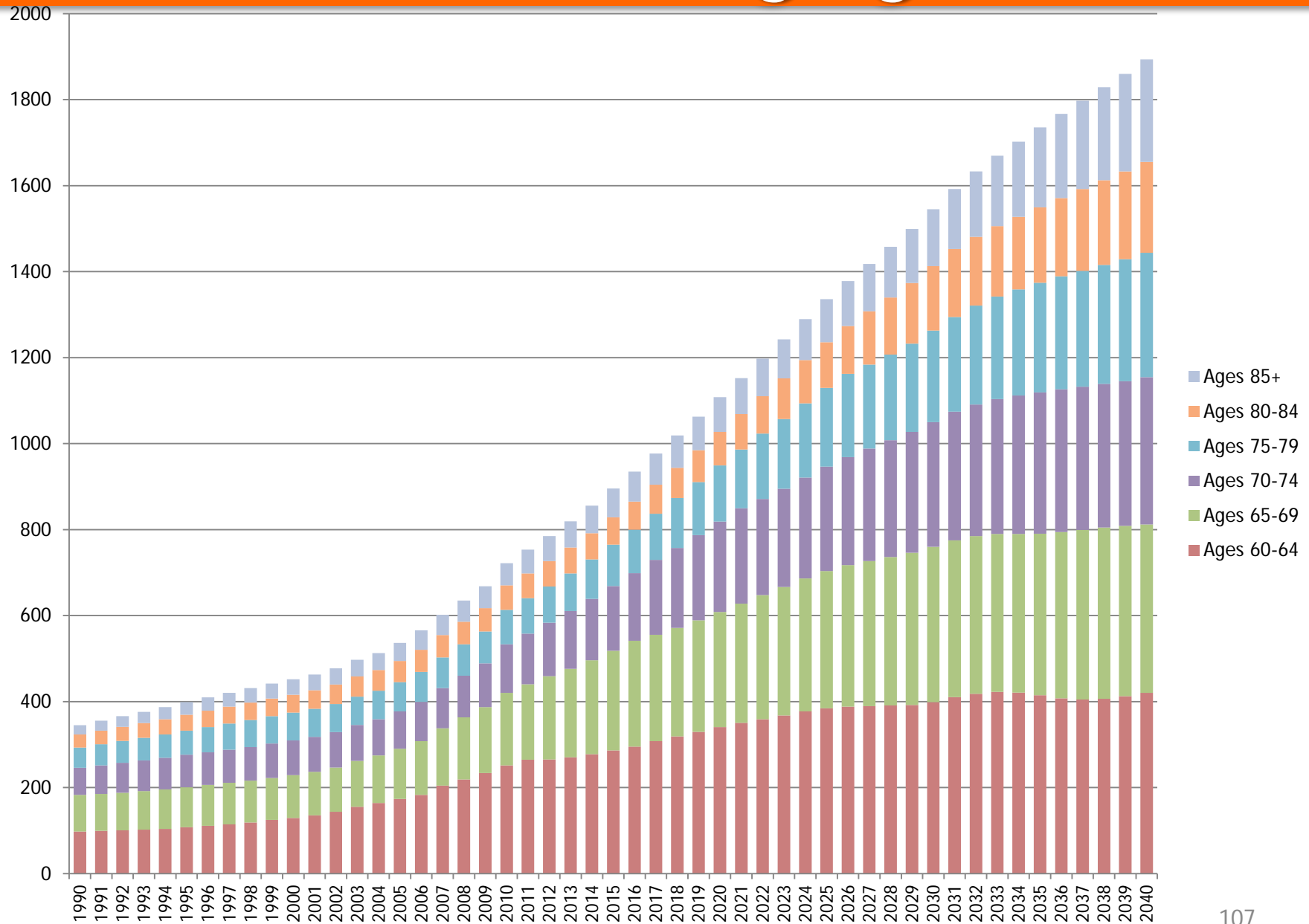


# Foreclosure Filings by County, 2010-Current

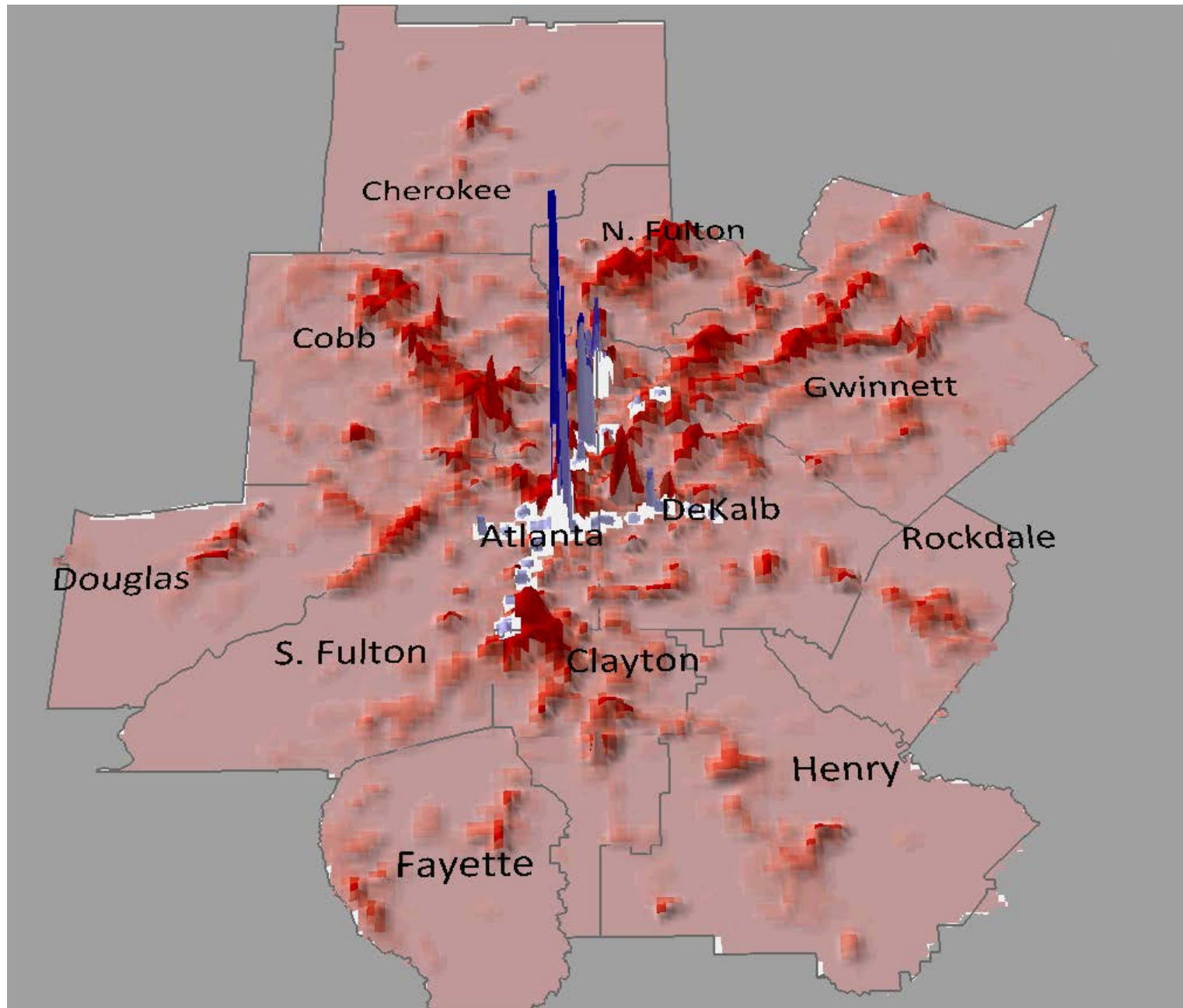
(through September 2013)



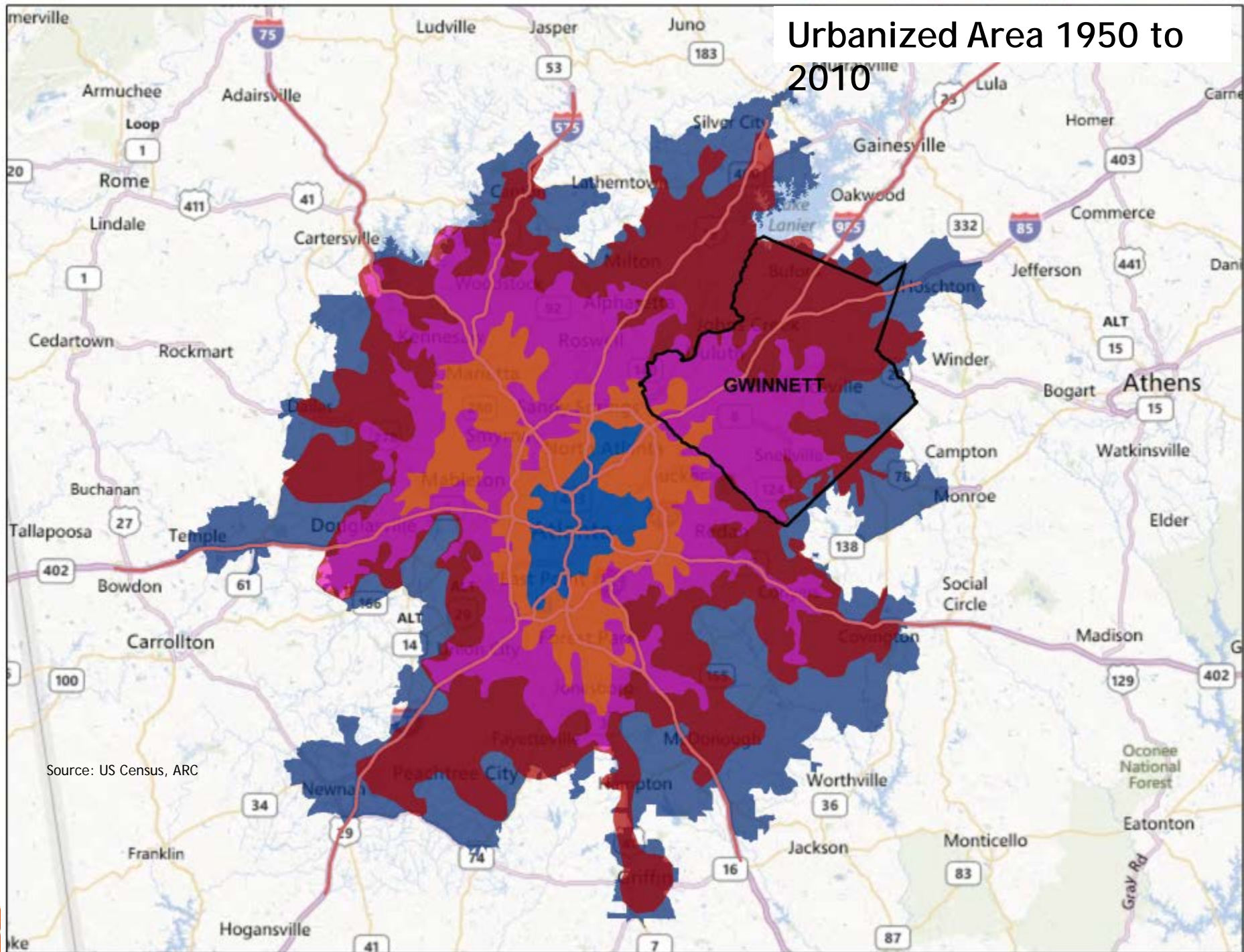
# Extreme Aging



THIS IS A  
VIDEO MAKE  
IT PLAY BY  
CLICKING  
Employment  
t  
Blue  
Served  
by Heavy  
Rail Transit



# Urbanized Area 1950 to 2010



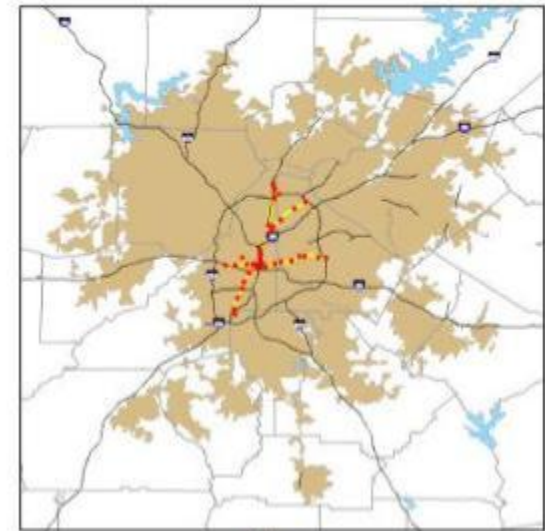
# Growth Creates Demand for Infrastructure: Are We Prepared? TRANSIT (same scale, yellow transit lines and red transit stops)



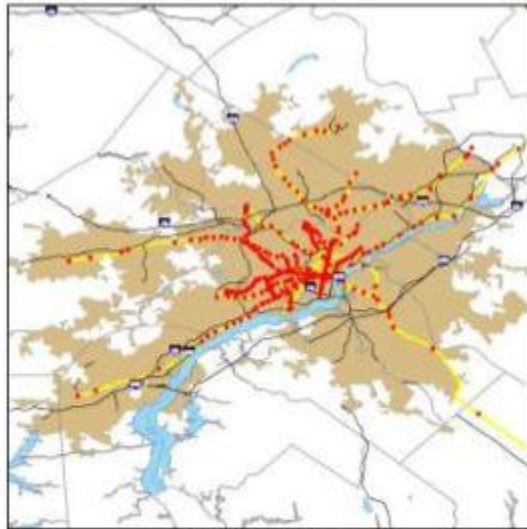
**New York**  
Population 17,340,042  
3,339 Square Miles



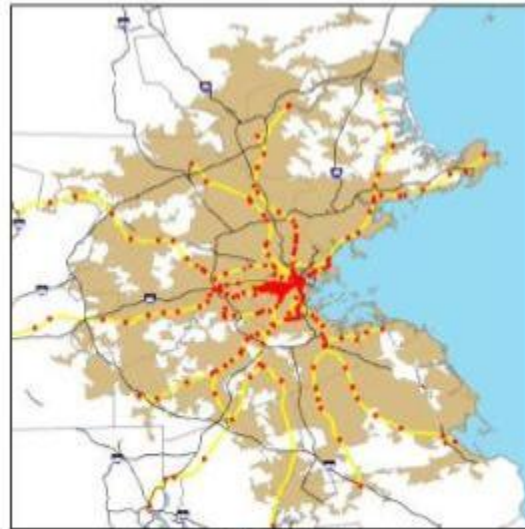
**Chicago**  
Population 8,299,353  
2,142.6 Square Miles



**Atlanta**  
Population 3,493,117  
1978.2 Square Miles



**Philadelphia**  
Population 5,142,385



**Boston**  
Population 4,014,865

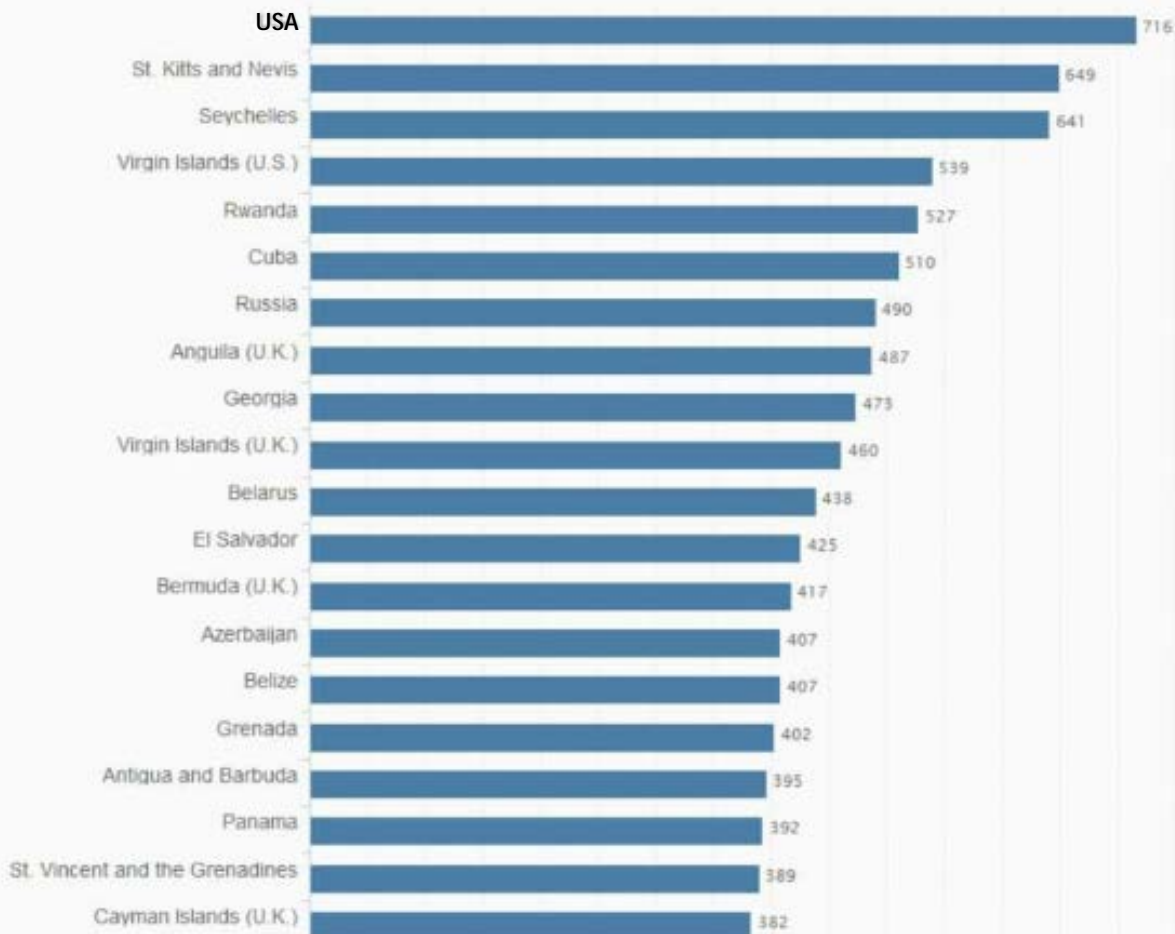


**Los Angeles**  
Population 11,784,473

# Crime and Incarceration

# Incarceration Rates

Countries with the largest number of prisoners per 100,000 of the national population, as of 2013



Number of prisoners per 100,000 population

# The 50 Largest Jail Jurisdictions, by Number of Inmates Held, Average Daily Population, and Rated Capacity,

The 50 Largest Jail Jurisdictions, by Number of Inmates Held, Average Daily Population, and Rated Capacity, Midyear 2008-2010  
(<http://bjs.ojp.usdoj.gov/content/pub/pdf/jim10st.pdf>)

Rank: Inmates per 1,000	Jurisdiction	State	2010 Population	Inmates per 1,000 Population	Capacity per 1,000 Population	Number of Inmates	Average Daily population	Rated Capacity	Percent of Capacity Occupied
						2010	2010	2010	2010
1	Orleans Parish,	LA	343,829	10.19	10.22	3,505	3,522	3,514	99.7
2	Clayton County,	GA	259,424	7.58	8.33	1,966	2,080	2,162	90.9
3	Shelby County,	TN	927,644	5.99	7.45	5,560	5,766	6,912	80.4
4	Davidson County,	TN	626,681	5.80	6.40	3,636	3,551	4,010	90.7
5	Baltimore City,	MD	620,961	5.79	5.93	3,595	3,701	3,683	97.6
6	Philadelphia City,	PA	1,526,006	5.46	5.69	8,325	8,804	8,685	95.9
7	York County,	PA	434,972	5.20	5.74	2,264	2,284	2,497	90.7
8	District of Columbia	DC	601,723	5.10	5.40	3,071	3,102	3,250	94.5
9	DeKalb County,	GA	691,893	5.08	5.26	3,516	3,560	3,636	96.7
10	Jacksonville City,	FL	821,784	4.67	3.82	3,837	3,835	3,137	122.3
11	Suffolk County,	MA	722,023	4.06	3.66	2,934	2,280	2,644	111.0
12	Bernalillo County,	NM	662,564	4.06	3.37	2,688	2,689	2,236	120.2
13	Gwinnett County,	GA	805,321	4.01	5.21	3,233	3,198	4,196	77.0
14	Polk County,	FL	602,095	3.68	3.00	2,214	2,268	1,808	122.5
15	Pinellas County,	FL	916,542	3.51		3,220	3,225	/	/
16	Denver County,	CO	600,158	3.47	3.96	2,085	2,101	2,377	87.7
17	Cobb County,	GA	688,078	3.45	5.02	2,373	2,369	3,451	68.8
18	Orange County,	FL	1,145,956	3.13	4.12	3,591	3,604	4,721	76.1
19	Oklahoma County,	OK	718,633	2.92	3.67	2,100	2,100	2,635	79.7
20	Dallas County,	TX	2,368,139	2.92	3.30	6,909	6,865	7,805	88.5
21	Kern County,	CA	839,631	2.82	3.21	2,364	2,483	2,698	87.6
22	San Bernardino County,	CA	2,035,210	2.81	2.94	5,720	5,755	5,984	95.6
23	Sacramento County,	CA	1,418,788	2.80	3.04	3,972	4,199	4,318	92.0
24	Alameda County,	CA	1,510,271	2.74	3.09	4,132	4,305	4,673	88.4
25	Allegheny County,	PA	1,223,348	2.73	3.05	3,342	3,233	3,727	89.7
34	Fulton County,	GA	920,581	2.47	2.88	2,271	2,269	2,652	85.6

CLAYTON

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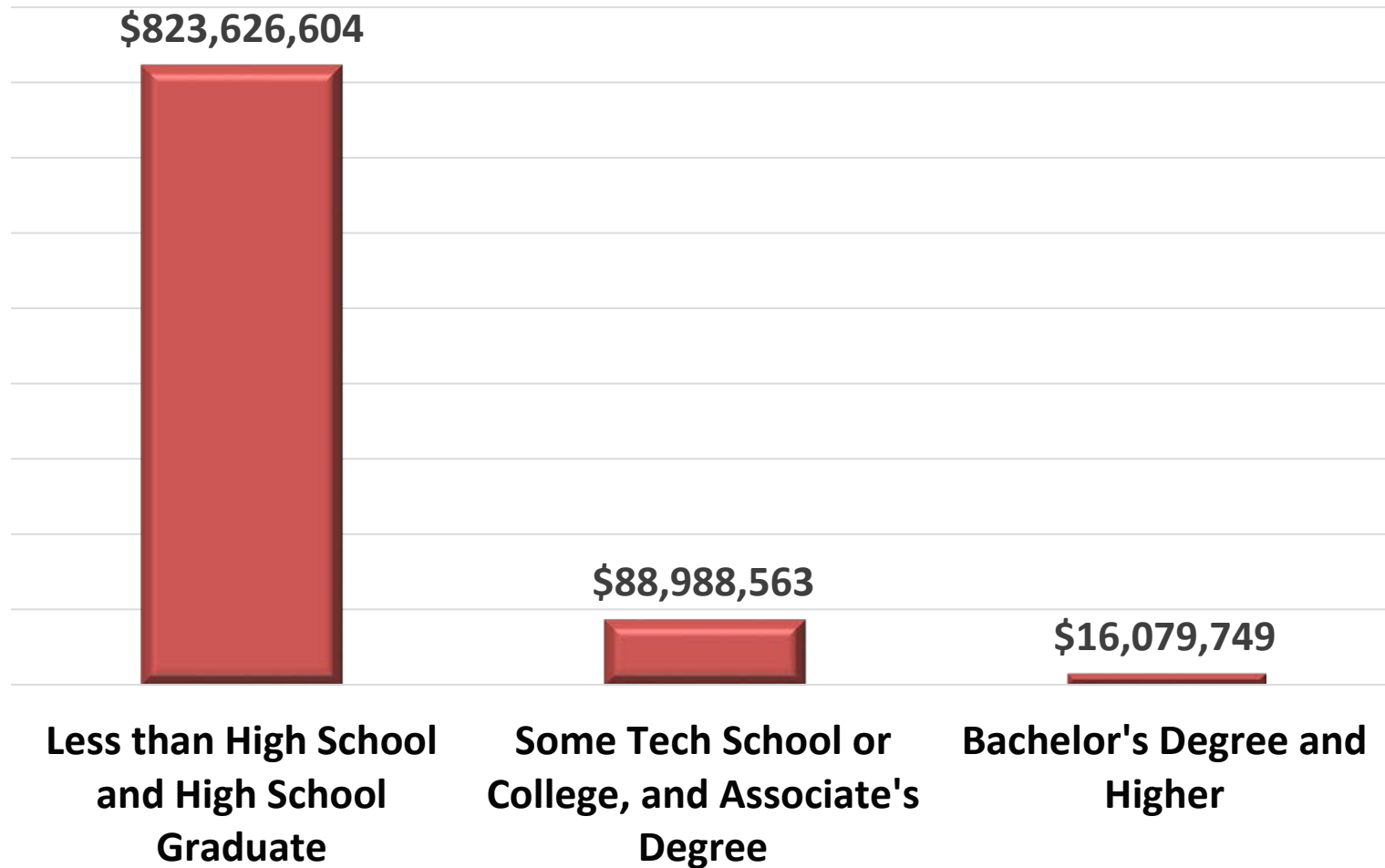
#17

FULTON

#34

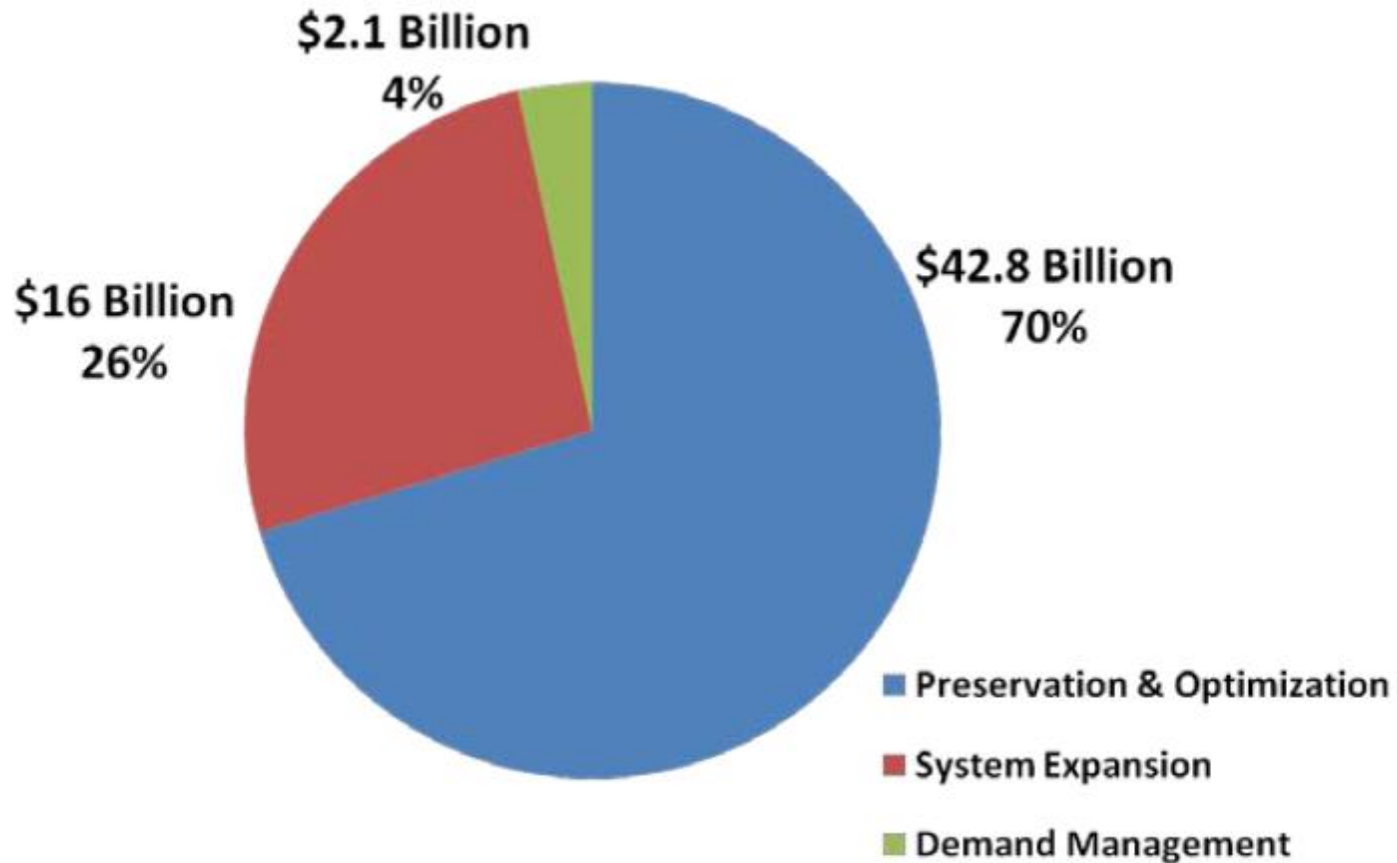


# Georgia Spending on State Prisoners (2010)



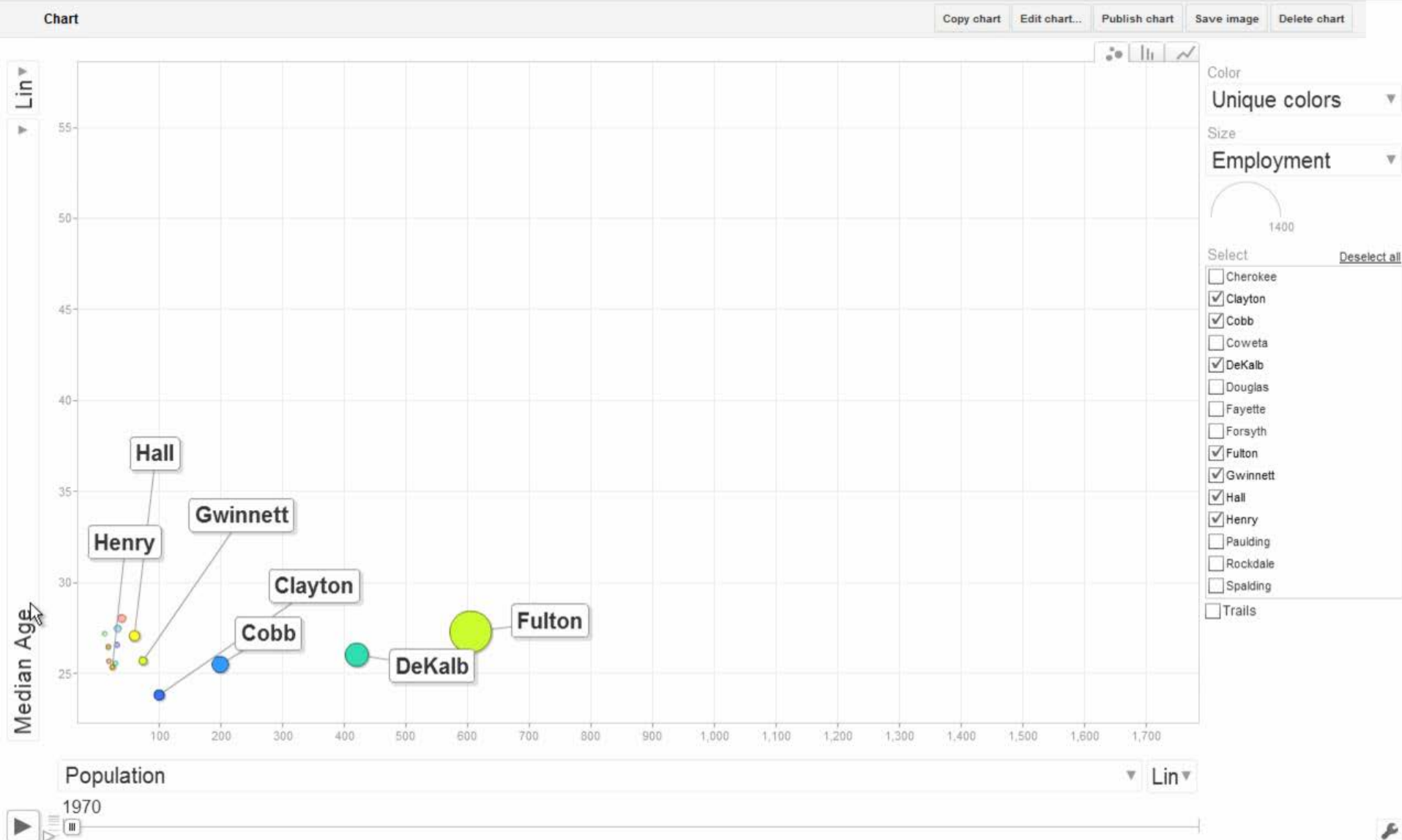
Source: Adapted from the Education Empowers Report, ARCHE

# Meeting Transportation Challenges

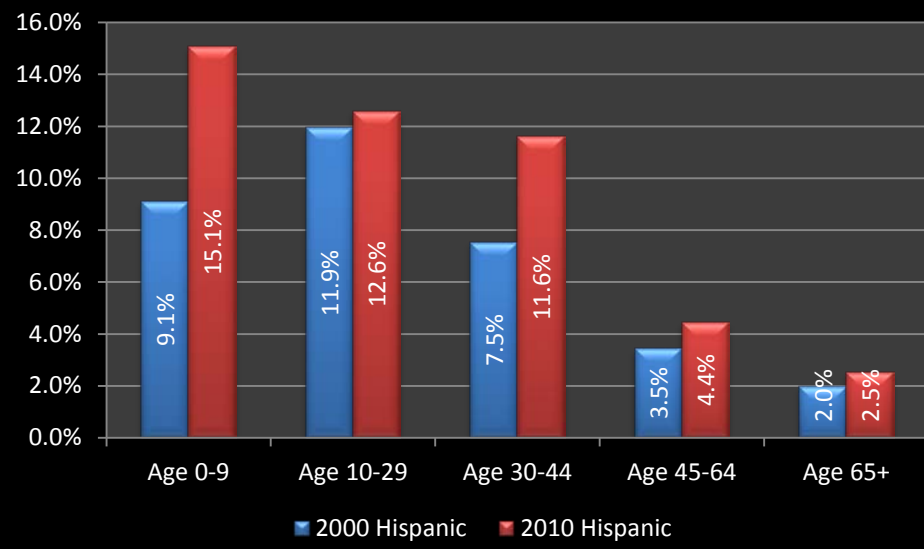
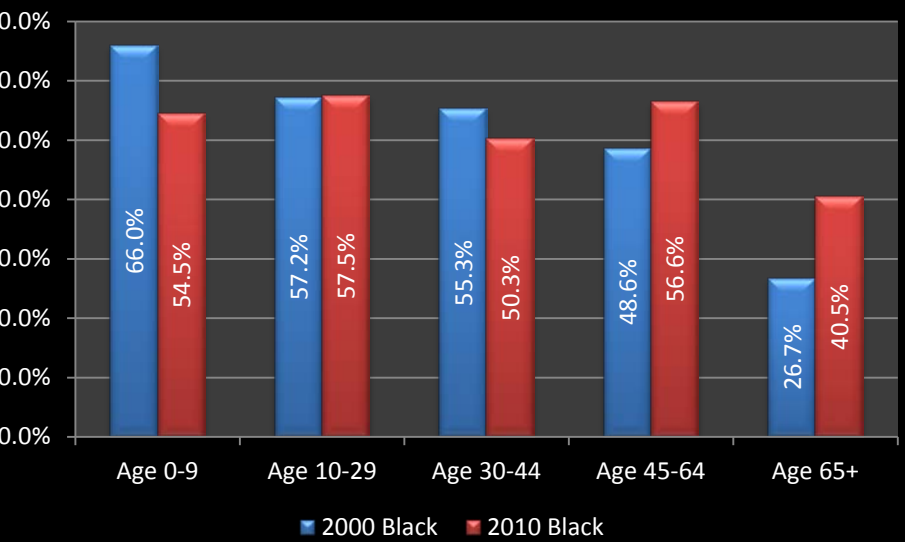
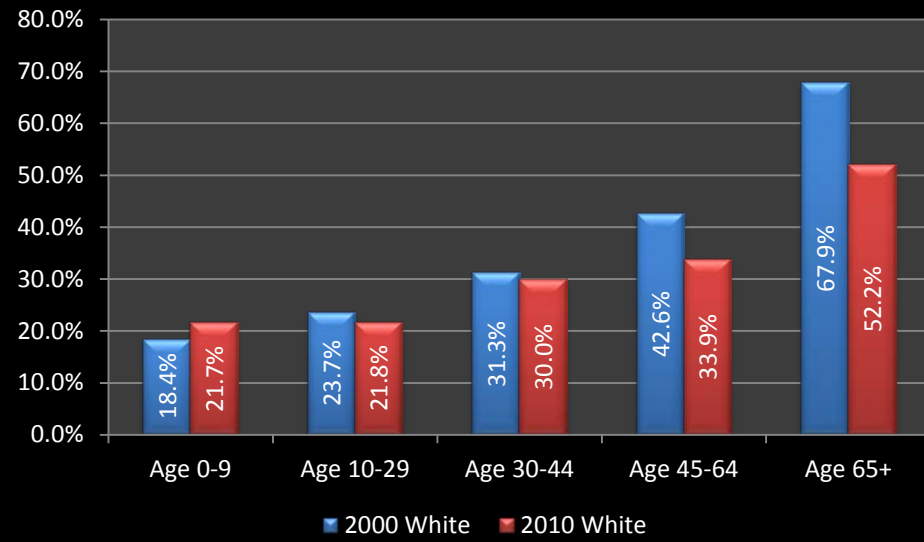
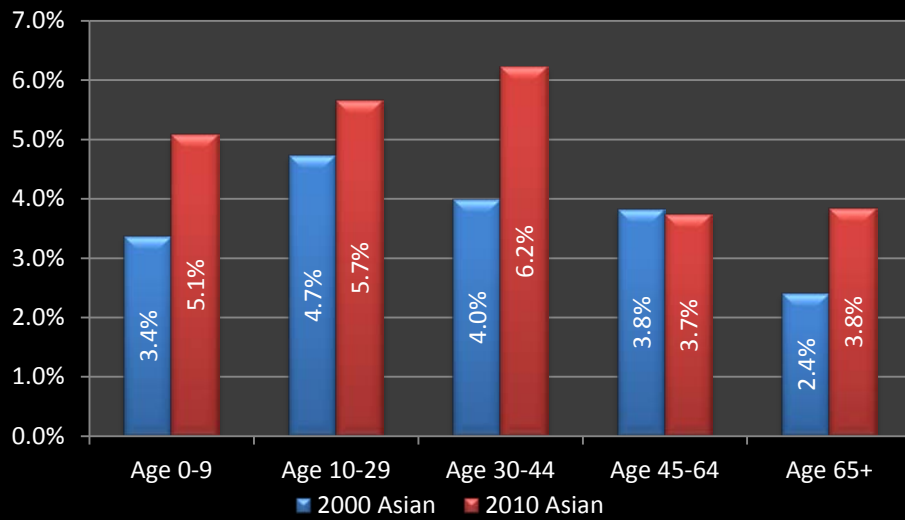


Source: Plan2040

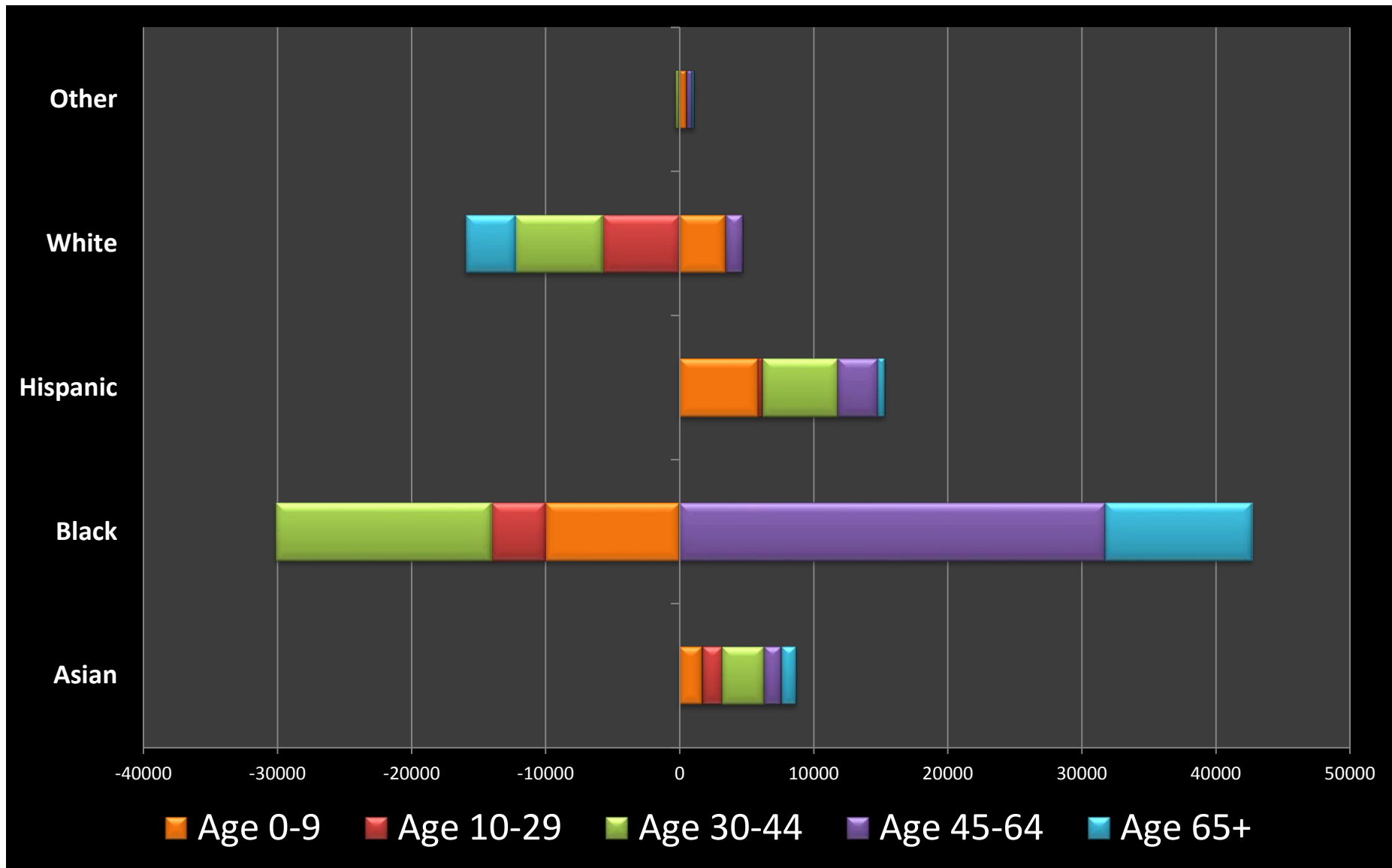
# County Growth



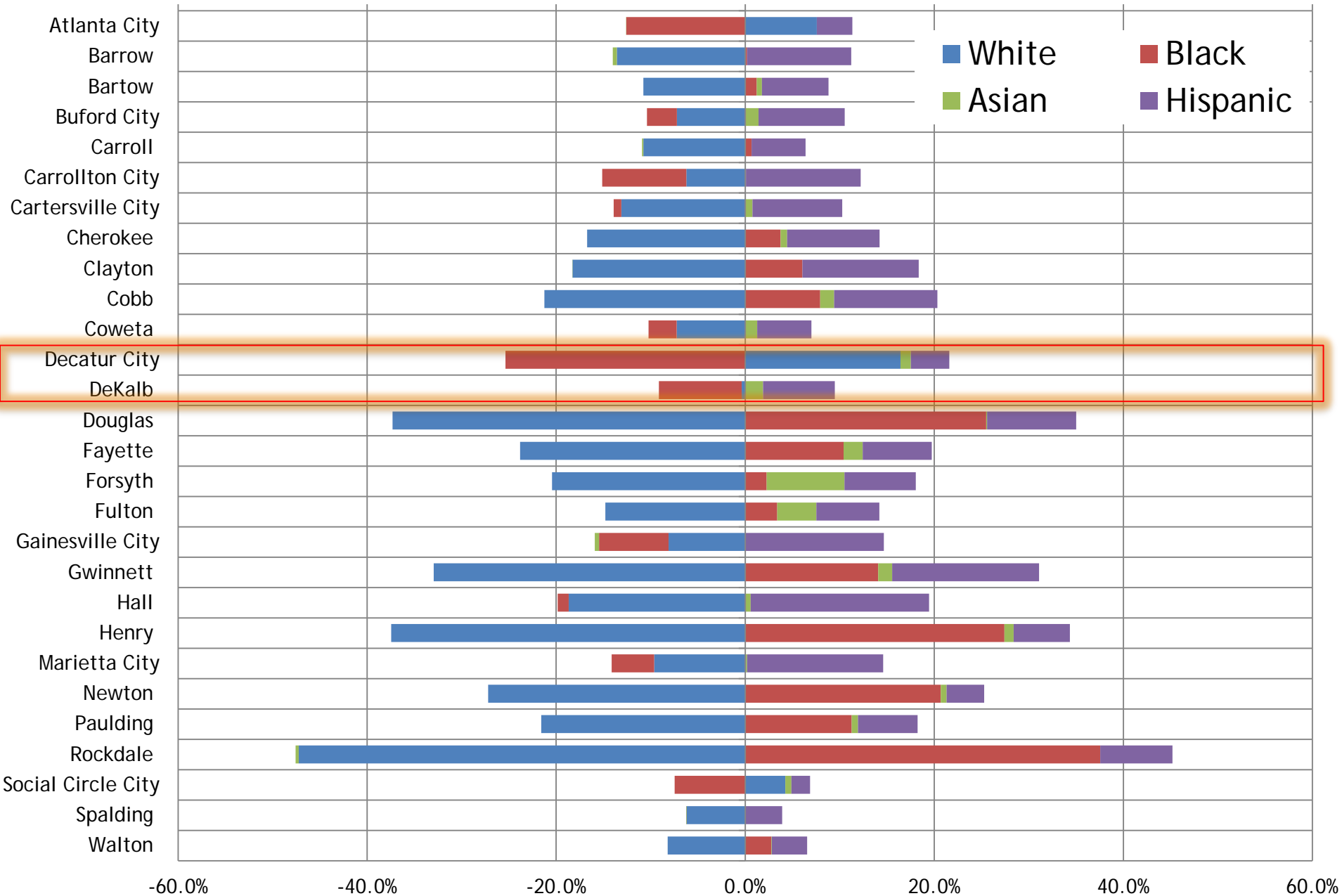
# Diversity Change by Age 2000 to 2010



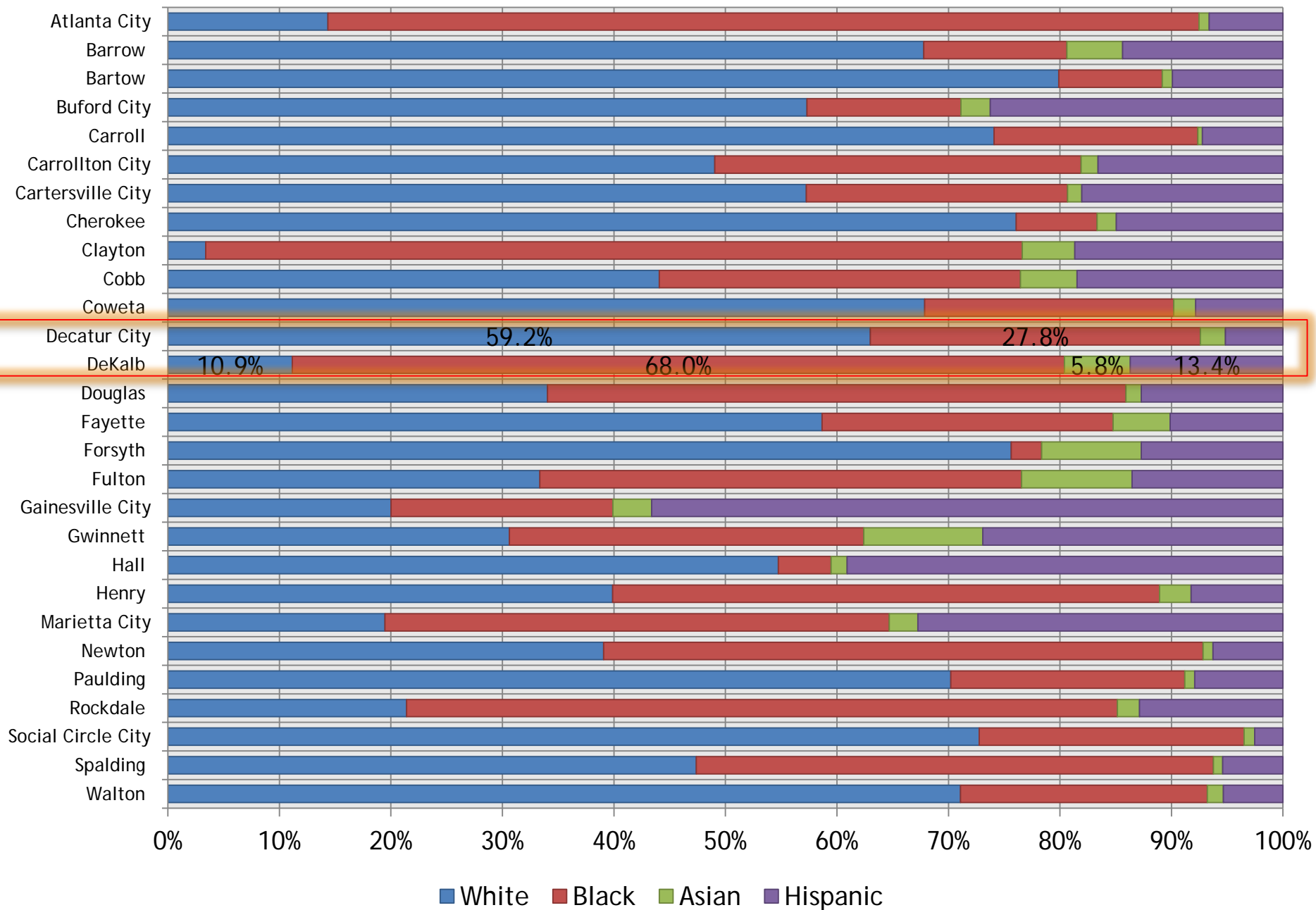
# Diversity Change by Age 2000 to 2010



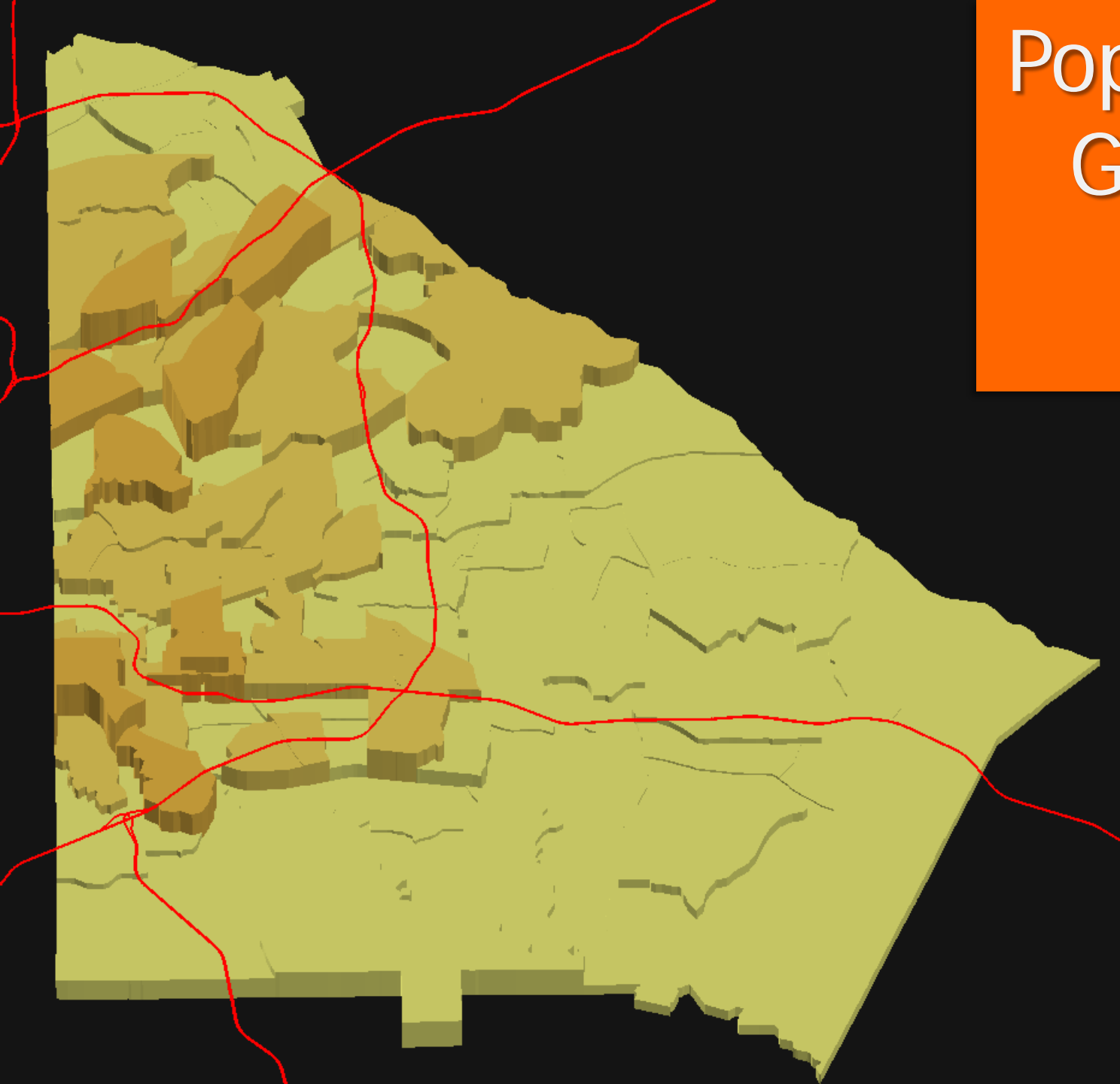
# School System Composition Change: Percentage Point Change in Enrollment, By Race, 2000-2012



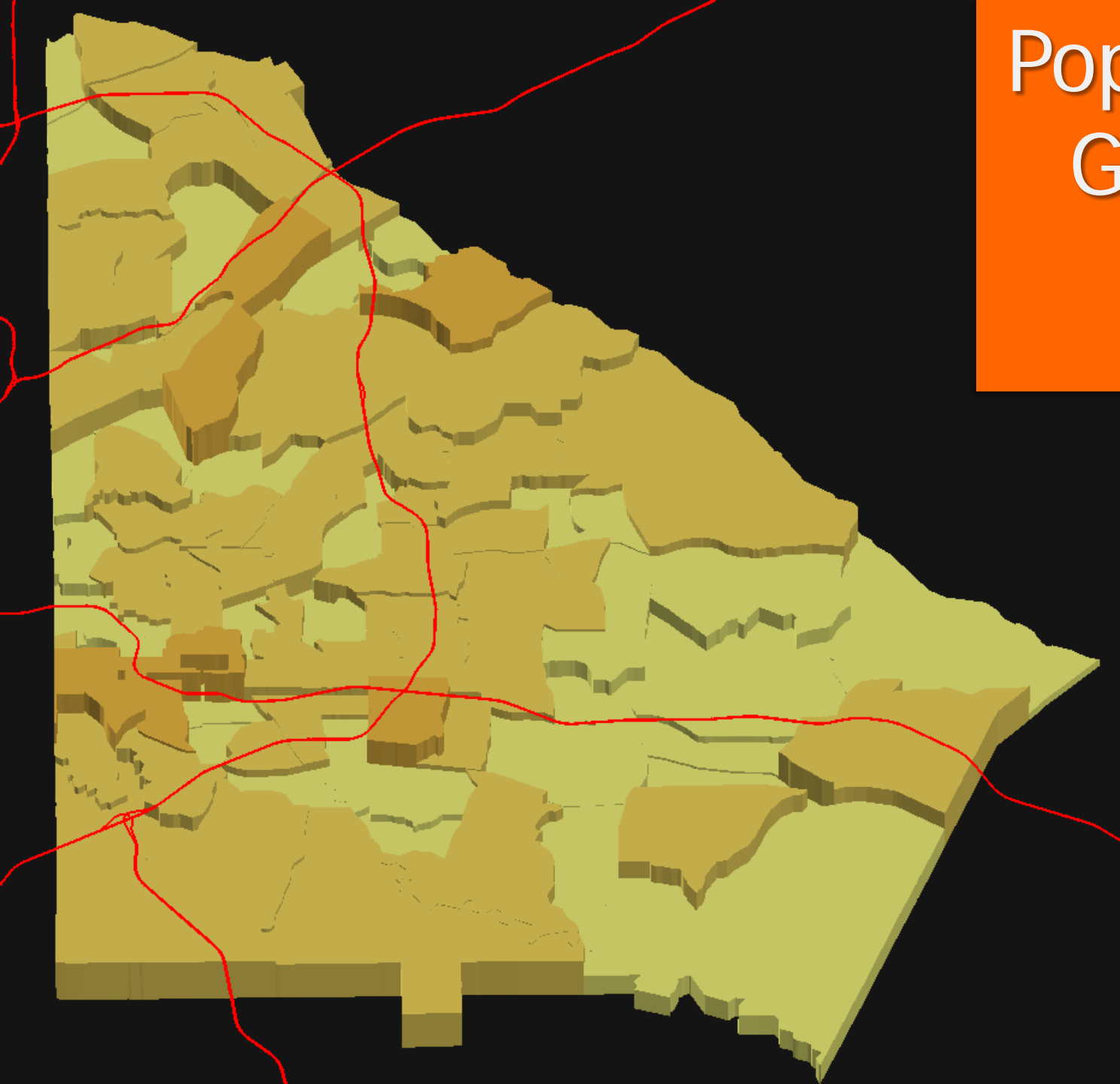
# Race/Ethnic Composition by School District, 2012



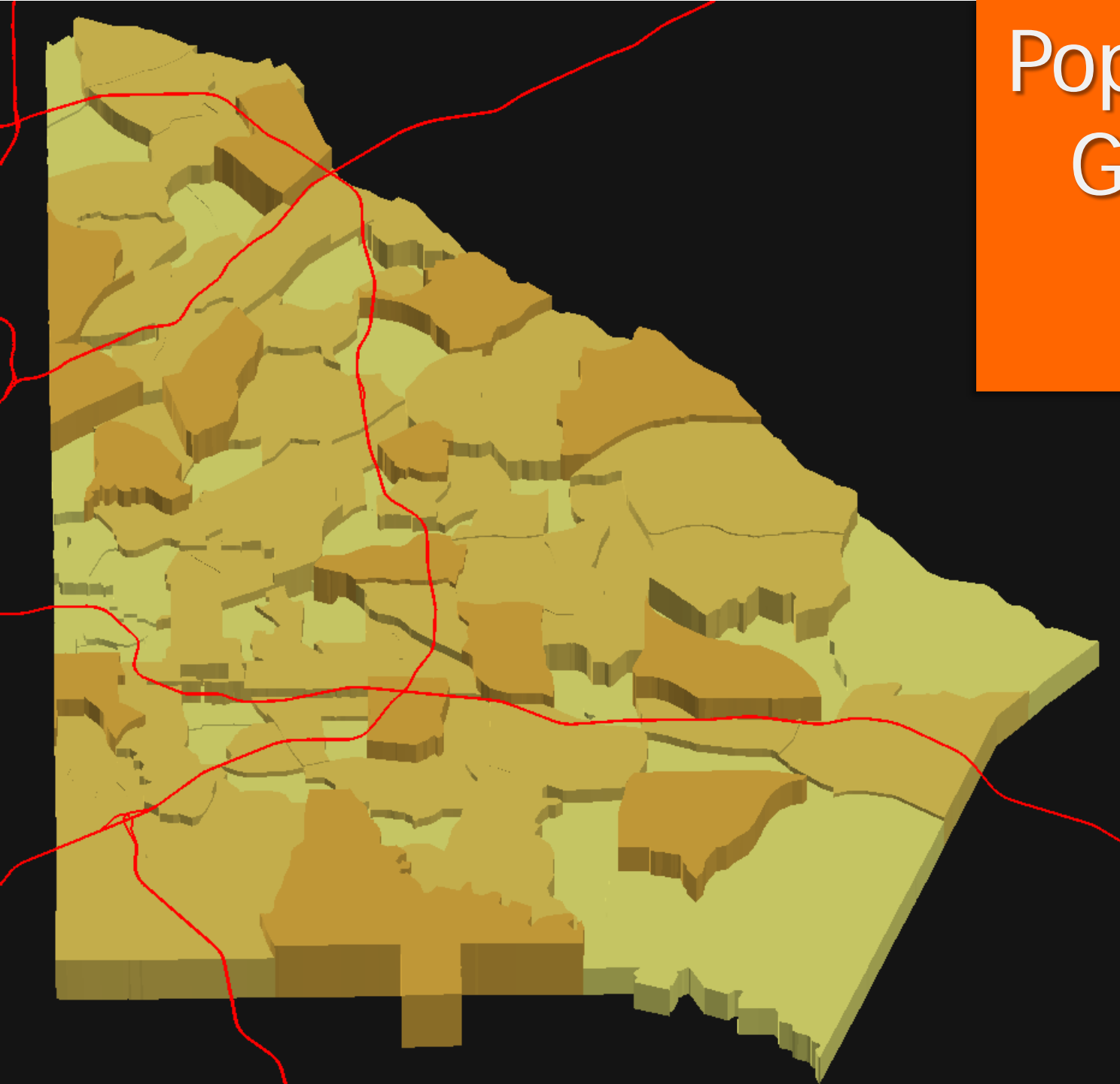
# Population Growth 1970



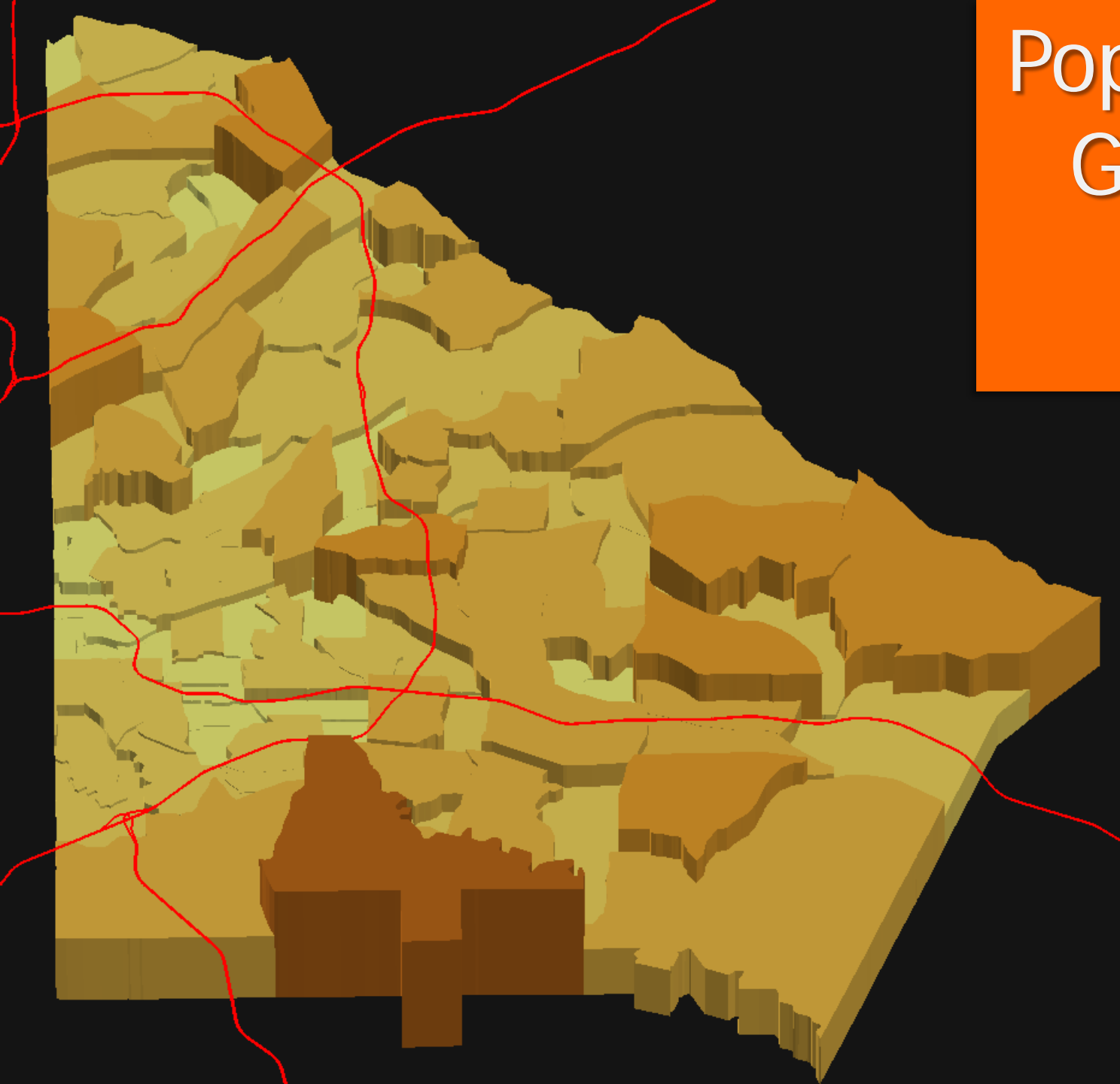
# Population Growth 1980



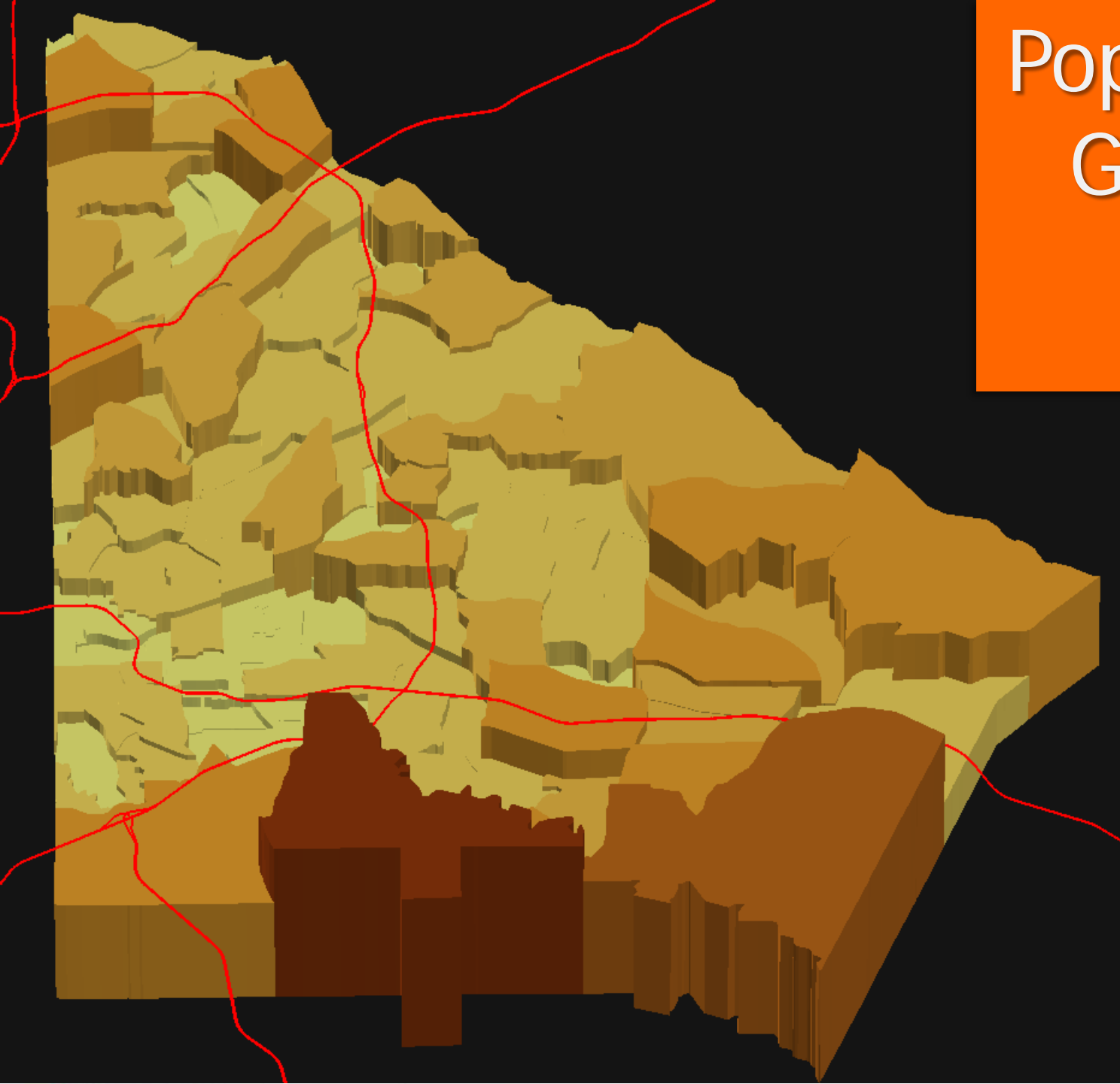
# Population Growth 1990



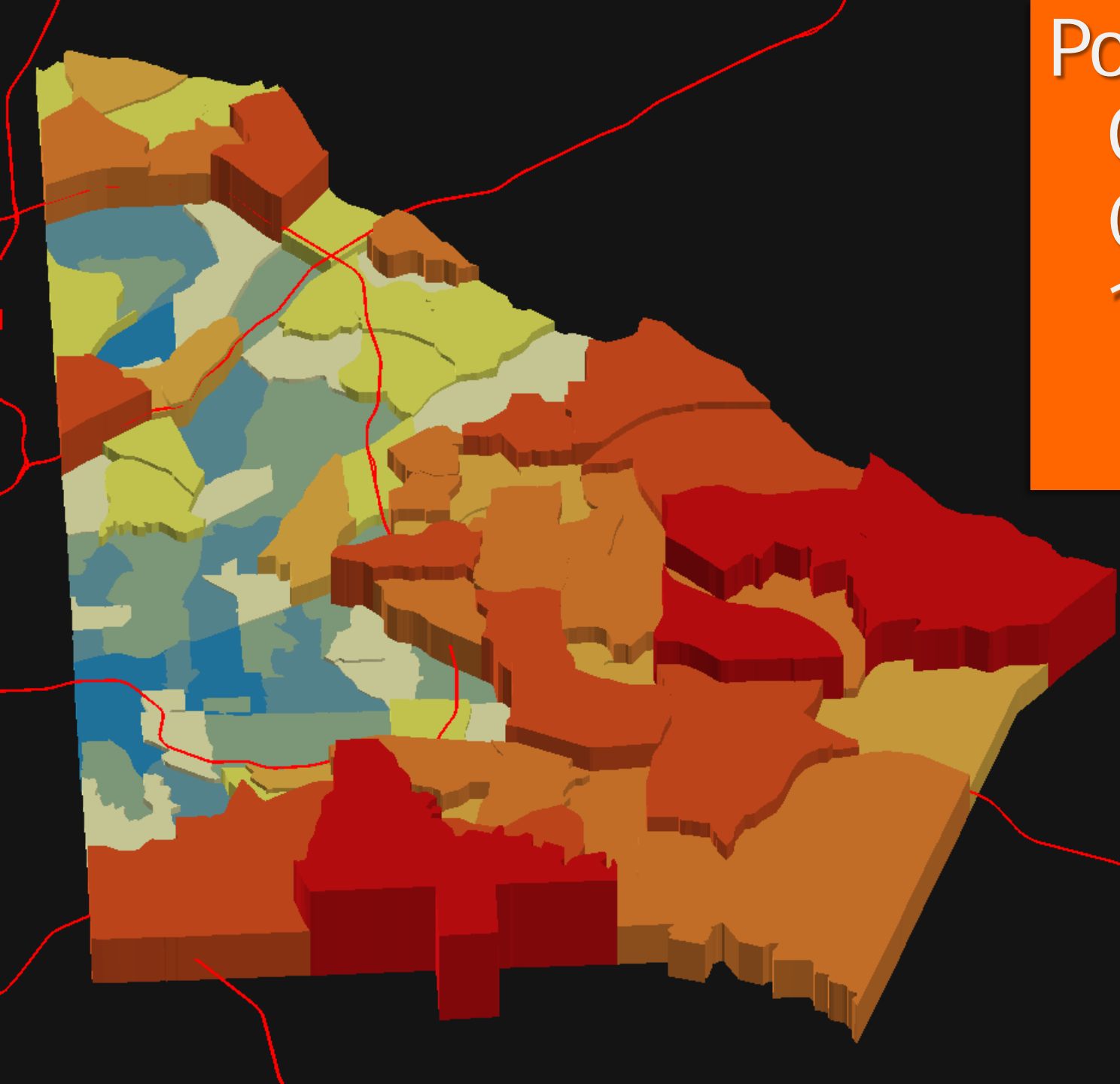
# Population Growth 2000



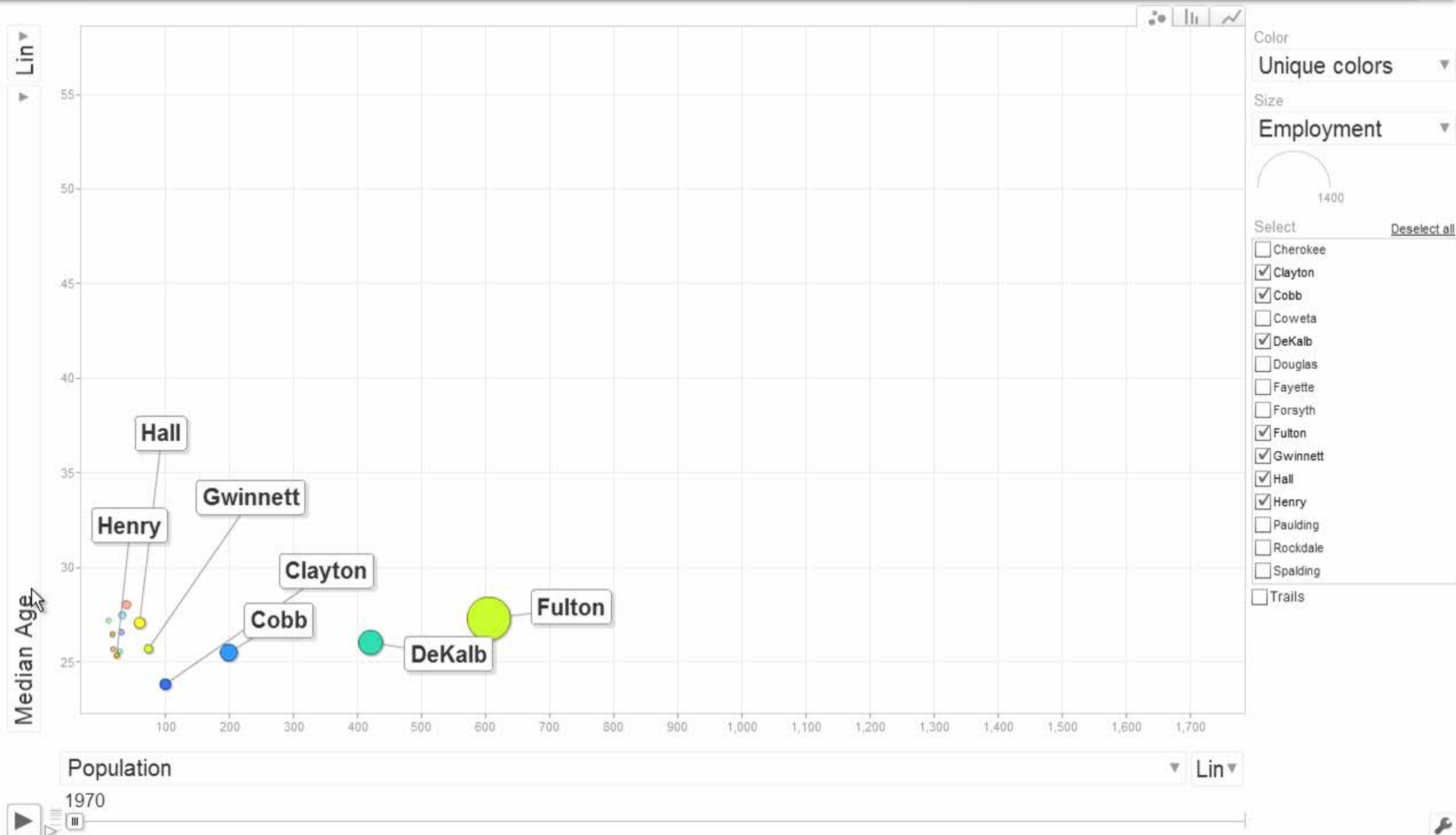
# Population Growth 2010



# Population Growth Change 1970 to 2010



# County Growth



# Atlanta MSA Submarket Multifamily 5YR Snapshot (January 2014)

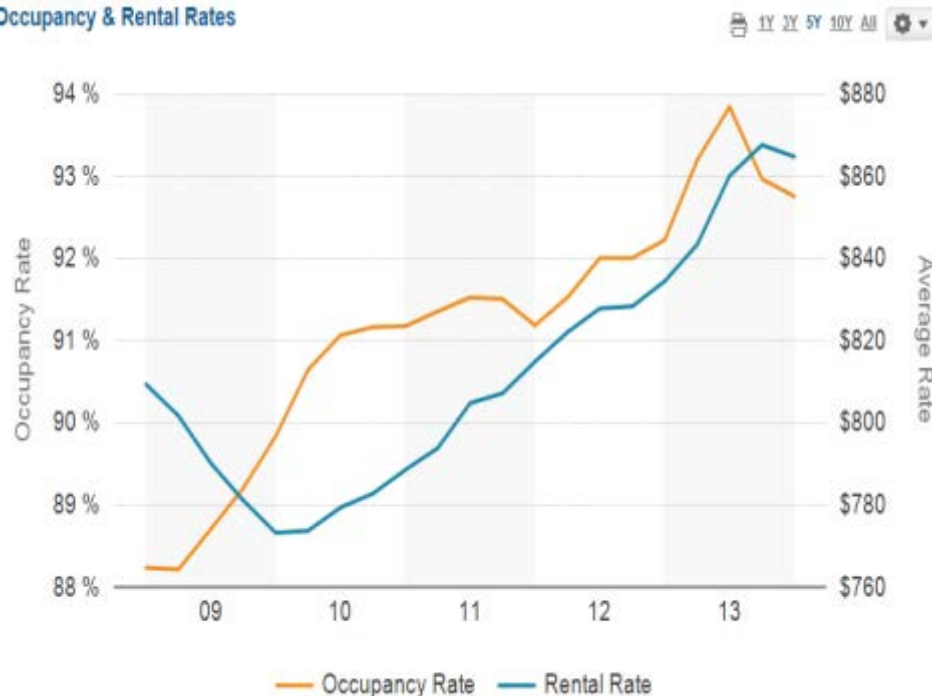
Leasing Units	Current	5-Year Avg
Vacant Units	29,264	35,724
Vacancy Rate	7.2%	8.9%
12 Mo. Absorption Units	2,120	4,292

Rents	Current	5-Year Avg
Studio Asking Rent	\$781	\$719
1 Bed Asking Rent	\$789	\$732
2 Bed Asking Rent	\$891	\$836
3+ Bed Asking Rent	\$1,027	\$971
Concessions	2.3%	4.5%

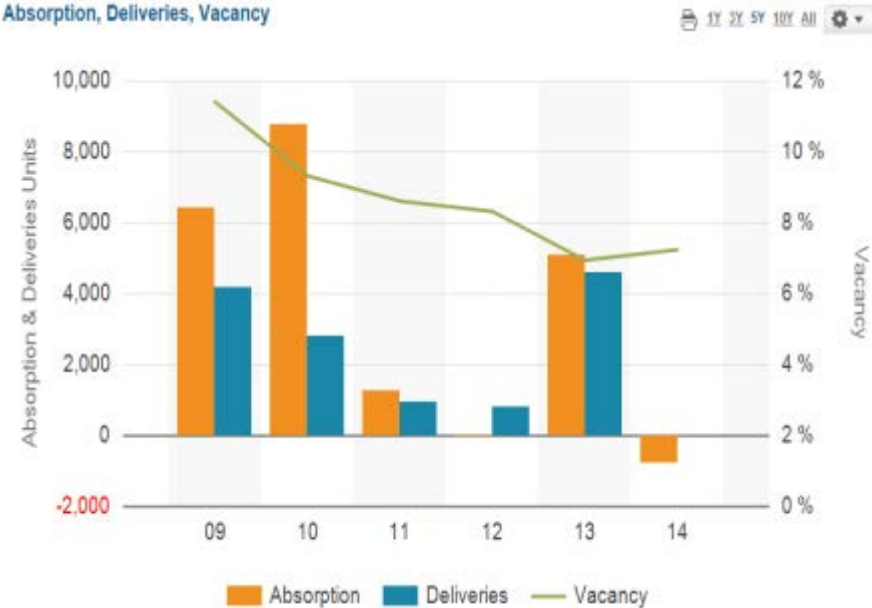
Inventory in Units	Current	5-Year Avg
Existing Units	476,850	400,593
12 Mo. Const. Starts	5,082	2,693
Under Construction	7,930	3,877
12 Mo. Deliveries	2,329	2,717

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$63,317	\$54,853
Asking Price Per Unit	\$36,401	\$37,436
Sales Volume (Mil.)	\$3,754	\$9,235
Cap Rate	7.5%	7.6%

Occupancy & Rental Rates



Absorption, Deliveries, Vacancy



# Central Perimeter Submarket Multifamily 5YR Snapshot (January 2014)

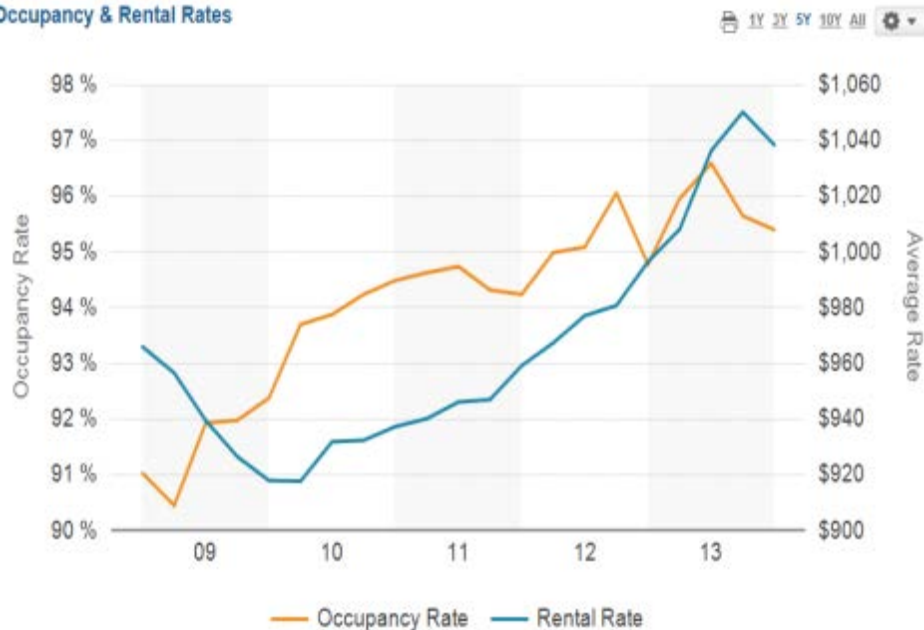
Leasing Units	Current	5-Year Avg
Vacant Units	1,425	1,823
Vacancy Rate	4.6%	5.9%
12 Mo. Absorption Units	190	466

Rents	Current	5-Year Avg
Studio Asking Rent	\$826	\$760
1 Bed Asking Rent	\$916	\$844
2 Bed Asking Rent	\$1,093	\$1,014
3+ Bed Asking Rent	\$1,333	\$1,236
Concessions	0.8%	2.9%

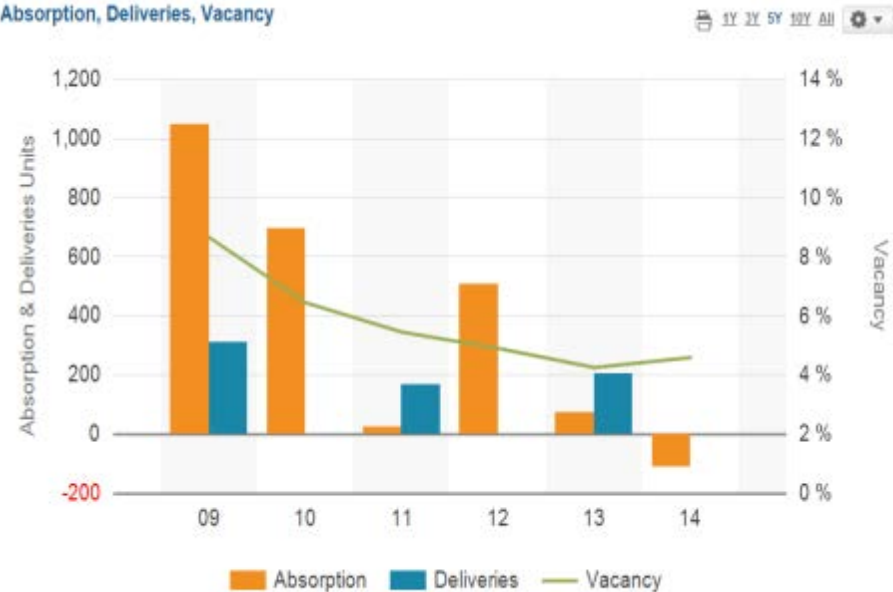
Inventory in Units	Current	5-Year Avg
Existing Units	34,013	30,767
12 Mo. Const. Starts	350	358
Under Construction	691	271
12 Mo. Deliveries	0	137

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$102,723	\$89,886
Asking Price Per Unit	-	\$74,368
Sales Volume (Mil.)	\$614	\$1,156
Cap Rate	5.9%	5.9%

Occupancy & Rental Rates



Absorption, Deliveries, Vacancy



# Dunwoody (City) Market Multifamily 5YR Snapshot (January 2014)

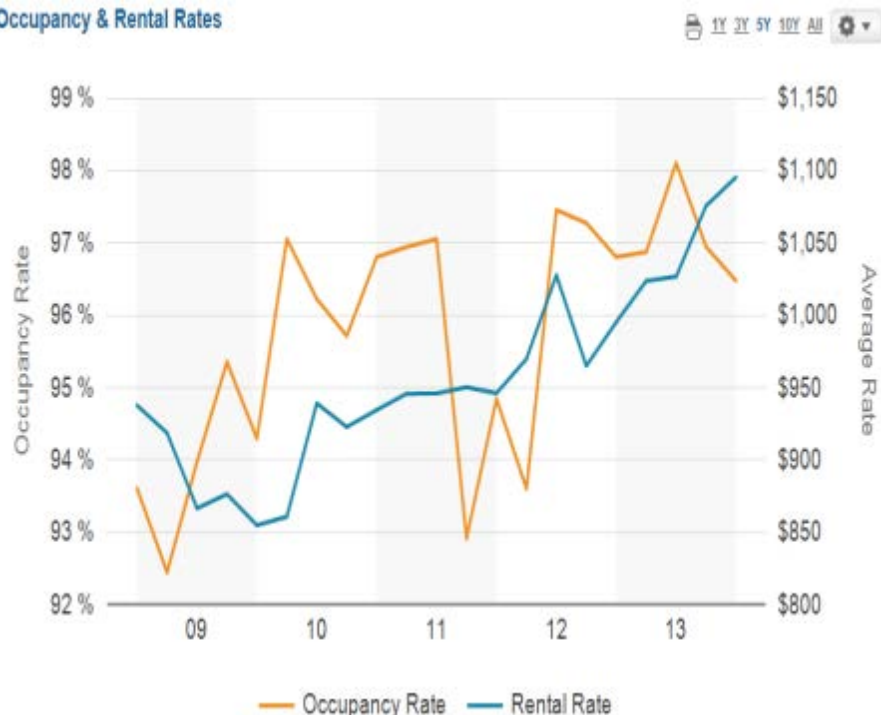
Leasing Units	Current	5-Year Avg
Vacant Units	97	115
Vacancy Rate	3.5%	4.2%
12 Mo. Absorption Units	26	25

Rents	Current	5-Year Avg
Studio Asking Rent	\$900	\$769
1 Bed Asking Rent	\$964	\$828
2 Bed Asking Rent	\$1,183	\$1,023
3+ Bed Asking Rent	\$1,331	\$1,206
Concessions	0.4%	2.9%

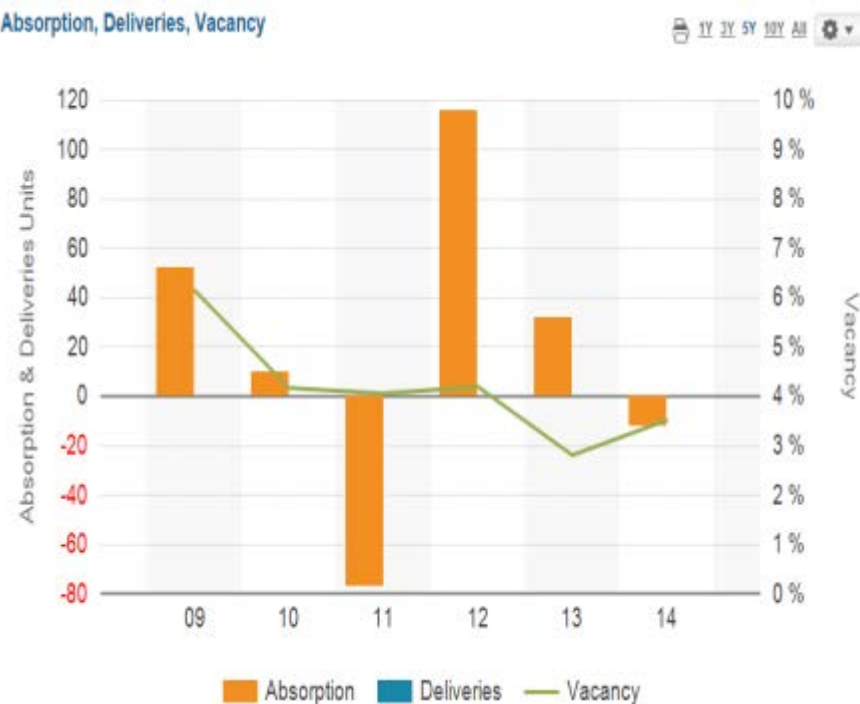
Inventory in Units	Current	5-Year Avg
Existing Units	2,756	2,756
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

Sales	Past Year	5-Year Avg
Sale Price Per Unit	-	-
Asking Price Per Unit	-	-
Sales Volume (Mil.)	-	-
Cap Rate	-	-

Occupancy & Rental Rates



Absorption, Deliveries, Vacancy



# Atlanta MSA Submarket Office 5YR Snapshot (January 2014)

Availability	Current	5-Year Avg
Gross Rent Per SF	\$18.49	\$19.10
Vacancy Rate	14.8%	16.6%
Vacant SF	44,039,871	49,363,333
Availability Rate	17.6%	19.6%
Available SF	52,877,134	58,912,461
Sublet SF	3,416,879	4,284,613
Months on Market	23.1	17.1

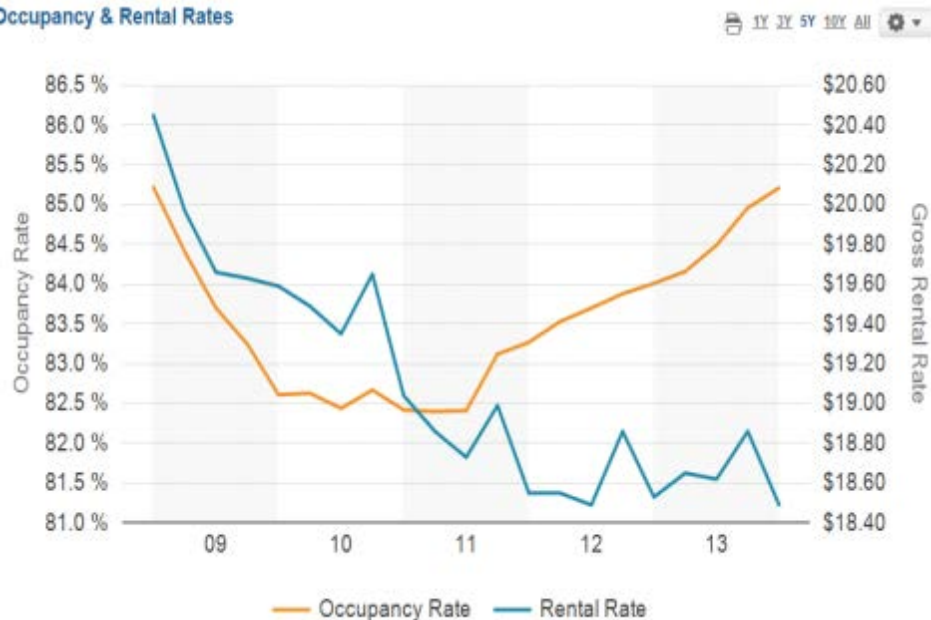
Demand	Current	5-Year Avg
12 Mo. Absorption SF	2,944,055	192,904
12 Mo. Leasing SF	12,307,591	16,863,306

Inventory	Current	5-Year Avg
Existing Buildings	15,059	15,107
Existing SF	297,862,347	298,375,776
12 Mo. Const. Starts	901,970	971,340
Under Construction	1,954,406	1,859,326
12 Mo. Deliveries	596,533	1,558,699

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$129	\$110
Asking Price Per SF	\$91	\$96
Sales Volume (Mil.)	\$2,766	\$1,324
Cap Rate	8.3%	8.9%

Occupancy & Rental Rates



Absorption, Deliveries, Vacancy



# Central Perimeter Submarket Office 5YR Snapshot (January 2014)

Availability	Current	5-Year Avg
Gross Rent Per SF	\$20.69	\$20.36
Vacancy Rate	15.0%	19.4%
Vacant SF	5,069,071	6,508,617
Availability Rate	17.1%	22.3%
Available SF	5,863,554	7,535,044
Sublet SF	511,085	648,581
Months on Market	25.9	19.0

Demand	Current	5-Year Avg
12 Mo. Absorption SF	954,705	75,722
12 Mo. Leasing SF	2,081,324	2,975,511

Inventory	Current	5-Year Avg
Existing Buildings	701	708
Existing SF	33,779,058	33,494,180
12 Mo. Const. Starts	578,000	298,500
Under Construction	578,000	448,875
12 Mo. Deliveries	0	308,000

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$156	\$137
Asking Price Per SF	\$123	\$124
Sales Volume (Mil.)	\$498	\$311
Cap Rate	6.8%	8.0%

Occupancy & Rental Rates



Absorption, Deliveries, Vacancy



# Dunwoody (City) Market Office 5YR Snapshot (January 2014)

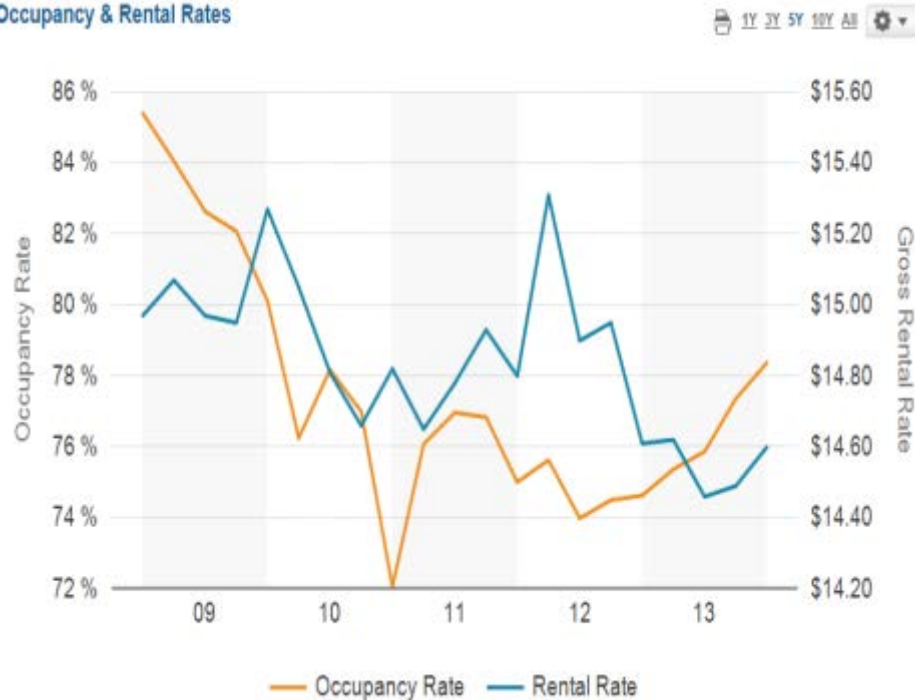
Availability	Current	5-Year Avg
Gross Rent Per SF	\$14.60	\$14.85
Vacancy Rate	21.6%	22.5%
Vacant SF	213,158	221,855
Availability Rate	22.5%	24.1%
Available SF	221,378	237,915
Sublet SF	0	423
Months on Market	20.3	17.0

Demand	Current	5-Year Avg
12 Mo. Absorption SF	32,300	-13,816
12 Mo. Leasing SF	62,162	59,128

Inventory	Current	5-Year Avg
Existing Buildings	93	93
Existing SF	986,056	985,710
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$65	\$79
Asking Price Per SF	\$107	\$137
Sales Volume (Mil.)	\$1.7	\$6.5
Cap Rate	-	7.7%

Occupancy & Rental Rates



Absorption, Deliveries, Vacancy



# Atlanta MSA Submarket Retail 5YR Snapshot (January 2014)

Availability	Current	5-Year Avg
NNN Rent Per SF	\$12.83	\$13.47
Vacancy Rate	9.2%	10.0%
Vacant SF	31,359,666	34,005,265
Availability Rate	10.6%	11.3%
Available SF	36,325,913	38,348,172
Sublet SF	1,271,886	1,552,287
Months on Market	21.3	15.3

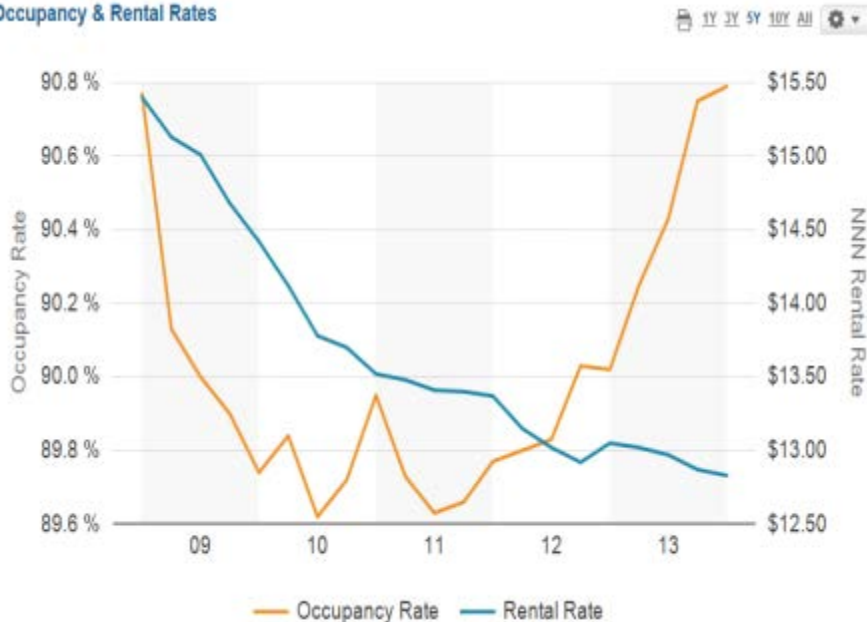
Demand	Current	5-Year Avg
12 Mo. Absorption SF	2,905,842	369,720
12 Mo. Leasing SF	5,129,736	8,426,716

Inventory	Current	5-Year Avg
Existing Buildings	24,046	24,066
Existing SF	340,603,244	339,411,040
12 Mo. Const. Starts	127,914	853,726
Under Construction	604,271	1,039,161
12 Mo. Deliveries	849,017	1,455,758

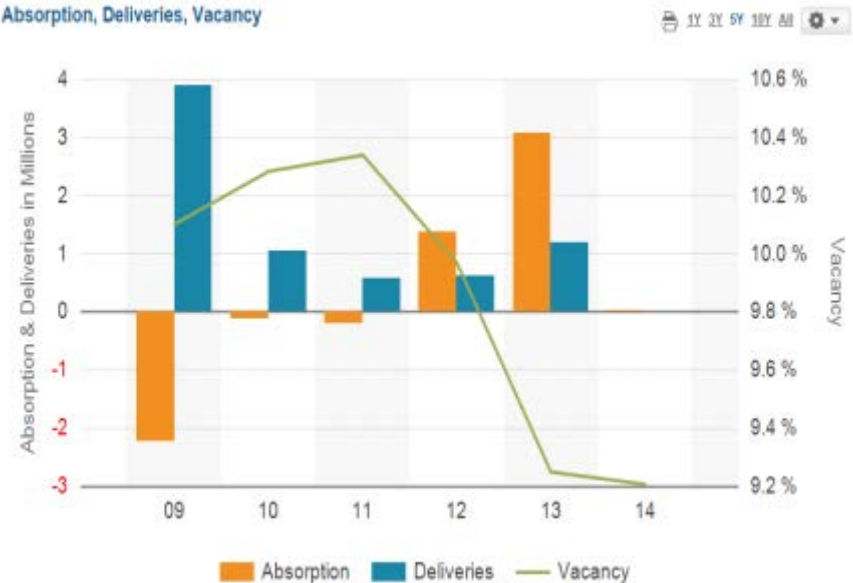
  

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$113	\$114
Asking Price Per SF	\$108	\$109
Sales Volume (Mil.)	\$1,949	\$1,213
Cap Rate	8.0%	8.3%

Occupancy & Rental Rates



Absorption, Deliveries, Vacancy



# Central Perimeter Submarket Retail 5YR Snapshot (January 2014)

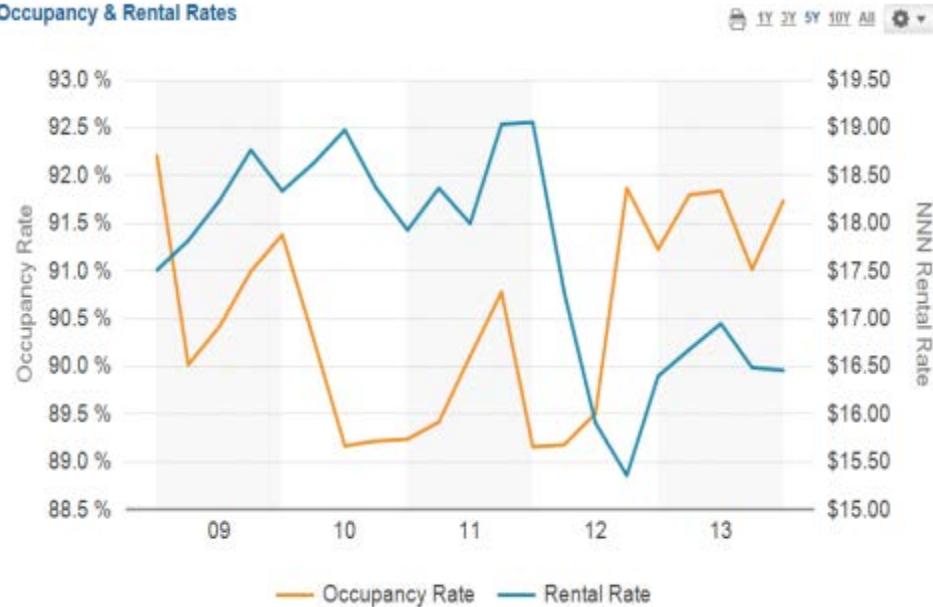
Availability	Current	5-Year Avg
NNN Rent Per SF	\$16.46	\$17.32
Vacancy Rate	8.3%	9.5%
Vacant SF	893,739	1,040,749
Availability Rate	9.4%	10.9%
Available SF	1,013,687	1,189,278
Sublet SF	89,157	76,184
Months on Market	16.4	15.0

Demand	Current	5-Year Avg
12 Mo. Absorption SF	47,485	10,853
12 Mo. Leasing SF	191,438	311,947

Inventory	Current	5-Year Avg
Existing Buildings	544	547
Existing SF	10,815,793	10,936,685
12 Mo. Const. Starts	0	8,076
Under Construction	0	3,417
12 Mo. Deliveries	0	48,174

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$222	\$190
Asking Price Per SF	\$263	\$245
Sales Volume (Mil.)	\$144	\$71
Cap Rate	7.3%	7.1%

Occupancy & Rental Rates



Absorption, Deliveries, Vacancy



# Dunwoody (City) Market Retail 5YR Snapshot (January 2014)

Availability	Current	5-Year Avg
NNN Rent Per SF	\$27.85	\$15.68
Vacancy Rate	11.0%	12.9%
Vacant SF	117,321	137,064
Availability Rate	10.7%	12.9%
Available SF	113,685	137,650
Sublet SF	36,814	26,244
Months on Market	14.7	13.0

Demand	Current	5-Year Avg
12 Mo. Absorption SF	13,399	-3,596
12 Mo. Leasing SF	29,514	35,059

Inventory	Current	5-Year Avg
Existing Buildings	36	36
Existing SF	1,063,465	1,063,465
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$165	\$175
Asking Price Per SF	\$443	\$405
Sales Volume (Mil.)	\$12	\$4.5
Cap Rate	8.1%	8.1%

Occupancy & Rental Rates



Absorption, Deliveries, Vacancy

