

# WEST GEORGIA REGIONAL OUTLOOK-2006

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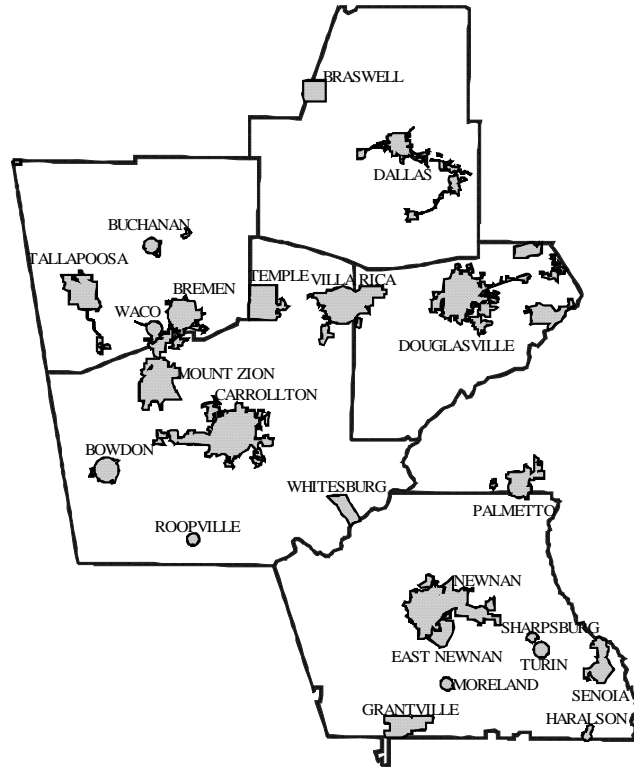
## **Contents**

<b>West Georgia Region Overview.....</b>	<b>1-4</b>
<b>Carroll County.....</b>	<b>5-12</b>
<b>Coweta County.....</b>	<b>13-17</b>
<b>Douglas County.....</b>	<b>18-22</b>
<b>Haralson County.....</b>	<b>23-27</b>
<b>Paulding County.....</b>	<b>28-32</b>
<b>Appendix</b>	
<b>1. Employment Tables for Counties.....</b>	<b>33-37</b>
<b>2. Summary Census Data for Counties.....</b>	<b>38-42</b>
<b>3. Population Data (2000-2005) for Counties         and Cities in the West Georgia Region.....</b>	<b>43</b>
<b>Sources of Data.....</b>	<b>44</b>



## WEST GEORGIA REGION

The West Georgia Region is defined here as Carroll, Coweta, Douglas, Haralson, and Paulding counties. Each of these counties is contained in the twenty-eight county Atlanta-Marietta-Sandy Springs Metropolitan Statistical Area (MSA).



The economic impact of the West Georgia Region on the state is significant. In 2005, the West Georgia Region had a population of 468,865 representing 5.2% of the state total. Covered employment in the region was 123,508 representing 3.1% of the state total. The estimated combined personal income of residents of the West Georgia Region was \$11.3 billion, representing 4.3% of Georgia's total personal income in 2004.

In terms of growth, the West Georgia Region has performed better than the state as whole. From 2000-2005, the population in the West Georgia Region increased by 92,840 or 24.7%. Georgia's population grew by 10.8% over the same 5-year period. Paulding led the way within the region, growing by 37.6% between 2000 and 2005. Carroll, Coweta and Douglas grew by about double the state rate between 2000 and 2005. Haralson, at 10.3%, grew slightly slower than the state average.

Personal income in the West Georgia Region totals \$11.3 billion or about 4.3% of the Georgia economy. Faster than average growth for the West Georgia Region is reflected by the surge in total personal income, which grew an estimated 22.2% over the period 2000-2004. Total personal income in Carroll and Paulding grew considerably faster than it grew in the state as a whole. Coweta, Douglas and Haralson experienced gains in personal income only slightly above the state growth rate for the 2000-2004 period.

Per capita income, total personal income divided by population, ranges from a high of \$27,894 in Coweta County to a low of \$22,761 in Haralson County. From 2000 to 2004, per capita income expanded in all the counties in the West Georgia area with the exception of Paulding. Carroll County's 9.5% gain in per capita personal income during 2000-2004 was the largest in the region. Rapid population growth is a key factor behind the .2% drop in per capita income in Paulding County.

All of the counties in the West Georgia region have seen faster employment growth than Georgia over the past five years. Paulding's job base expanded by 41.4% since 2000, while Carroll County experienced the smallest job growth (6.6%) in the region. Heavy losses in manufacturing employment during 2000-2003 are to blame for the relatively slower job growth in Carroll County. Since 2000, Haralson County's total employment expanded by 10.3%, Coweta County's by 11.7%, and Douglas County's by 17.2%. In the state as a whole, employment has grown by only 1.1% since 2000.

Recent employment data also show that the West Georgia area is generating jobs at a faster rate than the overall state economy. All counties in the region saw employment grow by faster than the state growth of 2.5% in 2005. Total employment in Paulding County was 6.2% higher in 2005 compared to 2004. Construction along with gains in health care, education, and restaurants accounted for most of this employment growth. Douglas County's recent job growth of 5.4% is mainly a result of hiring in wholesale distribution, education, retail, and health care establishments. Haralson County's 4.7% job growth in 2005 was the highest since 1994. About one-half of the job gains were in retail and restaurant establishments. Expanded hiring in manufacturing, the public schools, and health care establishments accounted for most of the remaining new jobs. Carroll County's 4.6% growth in employment was mainly a result of expansion in transportation jobs related to the new Deco-Star auto parts plant in Carrollton and additional hiring in

construction, health care, and wholesale trade establishments. The 3.1% growth in employment in Coweta County in 2005 was actually quite impressive given that goods producing employment (mainly in construction) dropped by 4.4%. Large gains in services employment (distribution, health care, and food services, in particular) were able to more than offset the loss of goods producing jobs. Further details on employment trends in each of the counties are available in the tables on pages 33-37.

Unemployment rates in August 2006 in the West Georgia Region range from a high of 4.7% in Douglas County to a low of 3.7% in Paulding County. Only Douglas County is above the overall Georgia unemployment rate of 4.6%. All counties have seen unemployment rates drop this past year. Coweta County has seen the greatest improvement as its unemployment rate fell from 5.1% in August 2005 to 3.9% in August 2006. Carroll County's current unemployment rate of 4.5% is .9% lower than last year while Haralson County's current rate of 4.6% is .8% lower than the August 2005 rate of unemployment.

Bank deposits at FDIC insured institutions in the West Georgia region expanded by 62.2% between 2000 and 2005. Over the same period, deposits grew by 68.8% in the entire Atlanta MSA and by 54.8% percent in the state. Carroll County's financial institutions held the greatest amount of deposits of any county in the region (\$1.57 billion). Paulding has seen the greatest expansion in deposits since 2000 (up 86.1%) while Haralson County's institutions have experienced the

smallest gain (up 33.2%). Based on the market share of deposits of the two largest institutions, Carroll, Coweta, and Douglas counties would rank as the most competitive banking markets. In each case the largest two institutions combined control less than a 45% market share. On the other hand, in both Haralson and Paulding counties, the two largest institutions combined control more than 60% of banking deposits.

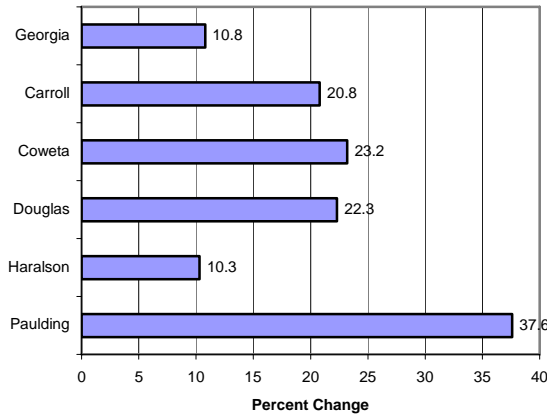
The single family housing market has expanded rapidly in the West Georgia Region since 2000. Total single family construction permits were up from 6,053 in 2000 to 9,046 in 2005. Almost 3,500 of the permits issued in 2005 for the construction of single family units were authorized in Paulding County. In 2000, the West Georgia Region accounted for almost 13% of the single family permits issued in the Atlanta MSA. By 2005, the market share of the region had increased to almost 15%.

Housing prices in the West Georgia area remain well below neighboring counties such as Cobb, Fayette and Fulton. The average asking price for a three bedroom house in September 2006 ranged from a low of \$147,965 in Carrollton to a high of \$195,891 in Newnan. In Douglasville, the average asking price was \$177,939 while in neighboring Dallas in Paulding County, the average asking price was slightly lower at \$171,750. Bremen's (Haralson County) current average asking price for a home is \$149,789. In comparison, asking prices in Marietta (Cobb County) average \$209,091 and \$232,581 in Peachtree City (Fayette).

# West Georgia Region

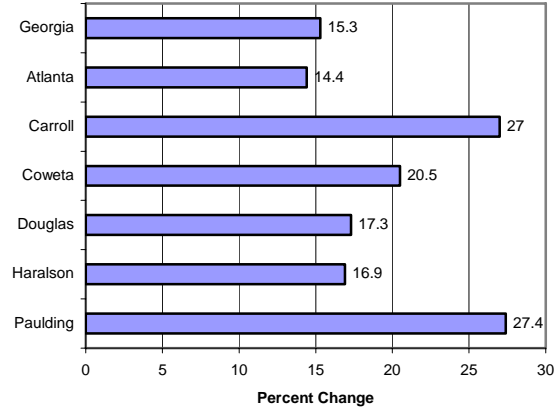
## Population Growth

Percent Change 2000-2005



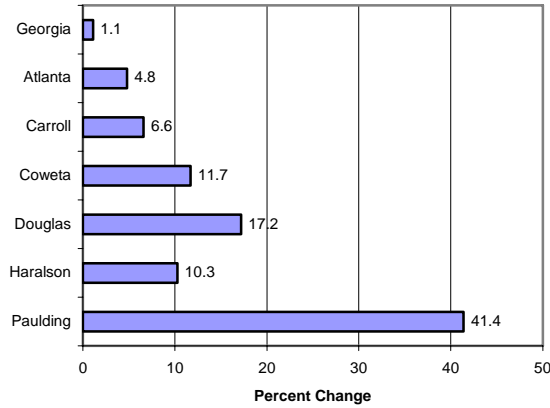
## Personal Income Growth

Percent Change 2000-2004



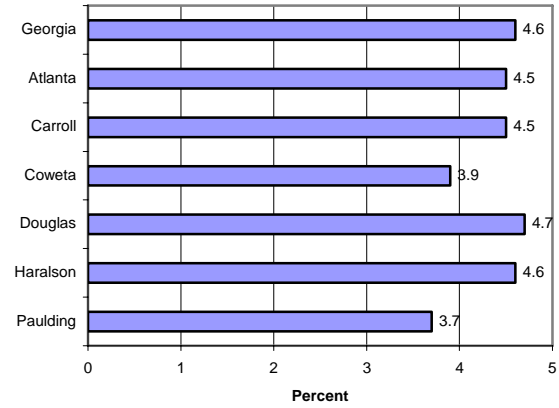
## Employment Growth

Percent Change 2000-2005



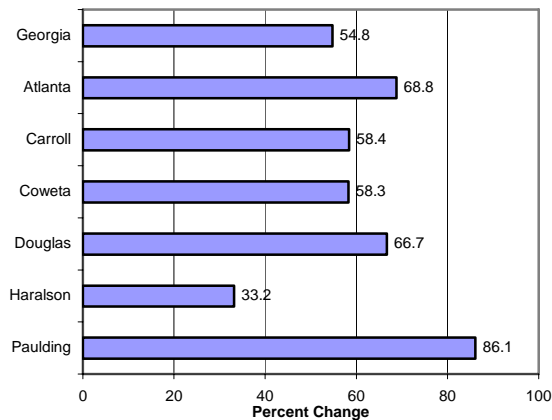
## Unemployment Rate

August 2006



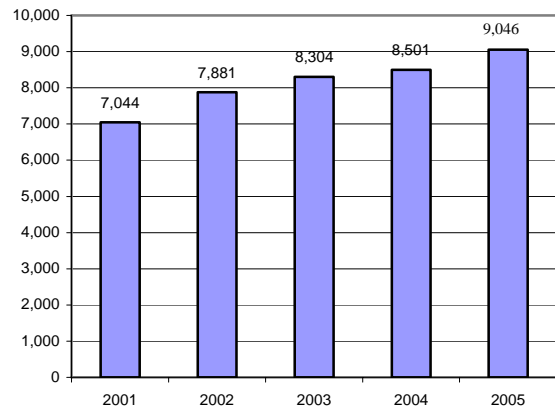
## Bank Deposits Growth

Percent Change 2000-2005



## Single Family Housing Permits

West Georgia Region



# Carroll County



## Recent Economics Trends

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Carroll County's population growth slowed in 2005, although the 3.2% gain was almost twice as strong as the 1.7% population growth for the state. Carroll County ranks 18<sup>th</sup> out of Georgia's 159 counties in population (up from 19<sup>th</sup> in 2004) with a population of 105,453. The county's population increased by 3,310 between July 1, 2004 and July 1, 2005, with net migration accounting for 74% of this increase.

Per capita income in Carroll County was \$23,649 in 2004. This was 79% of the state average and 72% of the national average. From 1994-2004, per capita income in Carroll County grew at an average annual rate of 3.6%. This was slower than both the state growth rate of 3.7% and the national rate of 4.1%.

Carroll County ranked 23<sup>rd</sup> in the state in total personal income in 2004. The county's total personal income of \$2.4 billion was 0.9% of the state total. Net earnings accounted for 68% of total personal income in 2004, slightly lower than in 1994 when net earnings were 68.4% of total personal income. The share of personal income from dividends, interest and rent fell to 14.1% in 2004 from 14.9% in 1994 while the share of personal income from personal current transfer receipts increased to 17.9% from 16.7% ten years earlier.

Carroll County's employment increased at a much faster rate than the state or the Atlanta MSA in 2005. The number of jobs in Carroll County jumped by 4.6% last year compared to 2.5% gains in Georgia and 2.8% growth for the Atlanta MSA.

Between 2004 and 2005 average monthly covered employment in Carroll County increased by 1,474. Almost half of these jobs were in the goods-producing sector where employment increased by 659. Gains were particularly strong in construction, fabricated metal product manufacturing, and printing and related activity. The opening of the Deco-Star auto parts plant in Carrollton in 2004 is one of the main contributors to growth in goods-producing employment in Carroll County. The service-producing sector added 718 jobs in 2005 with the largest gains in health care/social services, wholesale trade and scientific/tech services. The growth in wholesale trade jobs is likely the result of expansion at Sony. Tanner Health System, with about 1,700 employees at its three medical centers, is the dominant service employer in the county. The public sector experienced a modest 2% increase in employment in 2005. A complete breakdown of job growth by sector for Carroll County can be found on page 33.

Carroll County's unemployment rate was 4.5% in August, down from 5.4% the previous August. The county's unemployment rate was slightly lower than the 4.6% rate for Georgia and the nation. Initial unemployment claims fell 4.6% in Carroll County between August 2005 and August 2006. This suggests that labor force conditions should continue to improve in Carroll County over the next several months.

The demand for single family housing has been strong during the first seven months of 2006, when the number of single-family permits issued jumped 20.9%. During the first seven months of the year 948 single-family permits were issued, up from 784 during the same time period in 2005. Single family activity has cooled in Carrollton where 84 single-family permits were issued through July, compared to 113 for the same period last year. The market for new housing is strong in Villa Rica, which has issued 413 permits thus far in 2006. This was a 48.6% increase compared to last year.

Multi-family housing permits continued to decline, after peaking in 2001. Only 8 multi-family permits were issued for Carroll County in the first seven months of 2006, down from 55 in the same period in 2005. After issuing 47 multi-family permits during the first seven months of 2006, the city of Carrollton has not issued a single multi-family permits so far this year.

### **Recent and Future Developments**

Carroll County experienced substantial growth over the past year and it has moved up economically, relative to other

counties in the state. The Georgia Jobs Tax Credit Program provides incentives for businesses to create jobs in economically under-performing counties. The credit applies to businesses engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development (not retail). Each of the counties in Georgia is placed into a tier based on its unemployment rate, per capita income, and poverty rate. The credit is larger for jobs created in counties with higher levels of economic distress. There are 4 tiers, Tier 1 being the most distressed and Tier 4 being the least distressed. In 2005, Carroll County was a *tier 2* County, which allowed new businesses and businesses with expanding employment to receive the second highest level of tax incentives offered by the state's Jobs Tax Credit for new jobs created. In 2006, Carroll County moved up to *tier 3* status, indicating improvement in the aforementioned measures of economic well-being relative to other counties within the state. Unfortunately, however, these economic improvements and improved tier status reduce the value of tax credits offered to Carroll County businesses.

Of particular local interest is the potential impact of the area's housing market on the economy, the fiscal health of the county, and the quality of life for current county residents. Although the County's housing market has cooled somewhat, it has yet to experience the cooling that has occurred in other larger markets across the country; however, the term "buyer's market" has crept back into the Carroll County real estate lexicon. According to an August 2006

report, prices for existing homes in the U.S. fell for the first time in a decade amidst 5 months of declining sales. Lower sales mean higher inventories. Across the nation, the inventories of unsold homes increased to a record 3.92 million units by the end of August 2006. It should be expected that these national trends will eventually play a more important role in the local housing market, but the effect on Carroll County is likely to remain less pronounced than in counties more closely connected to the City of Atlanta (e.g., Cobb or Gwinnett, where land costs accounts for a larger share of the housing price). Over the next year expect time on the market to increase and growth in sale prices to continue to moderate.

Local officials also are starting to feel the impact of continued growth on current infrastructure (water, sewer, roads and public services). Infrastructure has been at the top of the list of concerns related to the ongoing residential growth in Carroll County. Some municipalities have used permit moratoriums and others have discussed (but not implemented) residential impact fees as an option for moderating the speed of residential expansion in their jurisdictions and as a method to allow time (and in the case of impact fees, raise revenues) for infrastructure improvements. Population growth in Villa Rica has even prompted local officials to attempt to re-negotiate revenue sharing agreements under the Douglas County SPLOST.

Possibly the largest residential growth-related issue facing Carroll County is the Wolf Creek Subdivision. Although the project has not yet received final

approval from Carroll County, the proposed Wolf Creek subdivision, if accepted in its current form, would become the largest housing development in the county. This development, proposed by Temple-Inland of Douglasville, is projected to contain 19-20 thousand homes, which would house about 58 thousand residents. The development is also slated to contain office and commercial space, golf courses, a conference center, and a 2,500 acre park. According to Temple-Inland officials, the project will be built over a 30-year construction period, and be located along the eastern edge of Carroll County along the Douglas County line.

Temple-Inland submitted plans for the project in February 2005. The Chattahoochee-Flint Regional Development Center has already given its blessing to the project (with some reservations). Carroll Tomorrow and the Carroll County Chamber of Commerce also support this project. However, Carroll Tomorrow is currently working with the Carl Vincent Institute of Government at UGA to develop an impact model to measure the economic and fiscal impact of the proposed subdivision. At least one local development official has also suggested that a comprehensive study of water resources is also needed to determine the current and future adequacy of Carroll County's water resources as related to the subdivision.

Concerns about Wolf Creek have been voiced by the Atlanta Regional Commission (ARC), and although the ARC has no jurisdiction over the project, it does have jurisdiction over most of the

arterial roads leading from the proposed development east into the Atlanta Region. Officials with the ARC have expressed reservations about the impact of this project on the region's traffic, air quality, and water resources. According to ARC officials, a development of this magnitude would require a considerable investment in road improvements; however, aside from the current expansion of the South Fulton Parkway, the ARC has no substantial transportation improvement slated for the foreseeable future connecting this area to the rest of the ARC region (see the ARC's Mobility 2030 transportation plan). The widening of Chapel Hill Road from Stewart Mill to Highway 166 to four lanes remains in the proposal stages.

Other Carroll County housing developments include the mixed-use Maple Street Commons, which was approved by the Carrollton City Council in August 2005, and formally broke ground in April of 2006. Construction is well underway for its first resident, a CVS pharmacy. Currently, land preparation is ongoing for several surrounding projects, which are slated to include a 30,000 square-foot retail structure, restaurants, office space and a mix of housing.

As proposed, the 125-acre, \$150 million development would contain approximately 400-500 dwelling units (about 20% of which will be single-family residences). The residential housing component of the project will include units marketed to the "active adult." The commercial portion of the development will include the CVS pharmacy (scheduled to be completed by

November 2006), a variety of restaurants, a gas station and a bank. This proposed development is located near the intersection of the Highway 166 Bypass and Maple Street near the University of West Georgia in the city of Carrollton.

Not far away, the Hay's Mill Road area also continues to see residential development. The Bristol Lake subdivision, on Cottage Hill Road, has plans for 231 new town-homes. Another 21 houses are planned for Hay's Mill Estates, which will be priced between \$165,000 and \$600,000. The corner of Hay's Mill and Cottage Hill also has another 30 units scheduled to be built.

Both Villa Rica and Temple have also experienced mini housing booms. In the first half of 2006, Villa Rica issued more residential and commercial building permits than it issued in all of 2005. If it stays on pace throughout the rest of the 2006 calendar year, the "City of Gold" will issue about 2 ½ times more permits than in the previous year; however, the fall and winter months typically bring with them slower growth in new residential construction. In Villa Rica, lack of adequate sewers could present a serious impediment to continued expansion of the city's housing stock. City officials have already used a short-term (60-day) moratorium on the issuance of permits to moderate the rapid pace of residential development within the city. For 2005, Temple's housing stock has also grown at a more rapid pace than it did in the previous year. According to recent reports, thus far, single family permits for 2006 outnumber total permits in all categories for all of 2005.

Along with the slower growth in owner occupied housing has been a wave of new multi-family units around the county and especially within the City of Carrollton. Concerns over the rapid pace of apartment construction and their effects on the housing market and on local public resources have led the City of Bowdon to consider a moratorium on apartment construction and to re-examine the city's zoning.

Along with the residential growth has been a fairly steady stream of jobs into the area, and some of the job growth has been from unexpected places. After two decades of steadily declining manufacturing employment, the Carroll County manufacturing sector has experienced some improvements. From first to last quarter of 2005, Carroll County posted a net gain of 143 jobs and 6 manufacturing firms, which adds to the employment growth from the previous year. Based on announced plant expansions, manufacturing, which currently makes up about 1/5<sup>th</sup> of total employment in Carroll County, is expected remain stable or continue to show steady improvements over the next year.

In the 4<sup>th</sup> quarter of 2005, Southwire Company, which manufactures a variety of residential and commercial wiring and cabling products, signed a long term lease for a new 400,000 square foot distribution facility at its Master Service Center in Villa Rica. This expansion effectively doubles the size of Southwire's presence in the City. The facility, scheduled to open soon, will be the largest of the 8 service centers in Southwire's nation wide network.

Also expanding in Villa Rica is the Flowers Baking Company. The recent addition of 70,000 square feet of plant space is expected to support an additional 50 jobs at the Villa Rica bakery.

Janus International of Temple, which produces roll-up garage and bay doors, plans to expand employment by about 150-200 workers to accompany its 220,000 square-foot facility expansion in Temple's new industrial park. Currently Janus employs about 220 workers, so this represents a near doubling of capacity for the manufacturing firm, and a potential employment increase of 30 to 50 percent for the industrial park over its second quarter of 2006 level.

The Sony Plant of Carrollton, after a dramatic turn-around, has grown from about 150 employees just a few years ago to over 800 workers today, mainly in distribution; however some of Sony's Carrollton employees are also becoming involved in light assembly operations.

Carroll County's service producing sectors (which includes retail) accounts for more than half of the County's employment base. This sector has also experienced substantial growth over the past year. Big box retail has probably been the most visible. The most significant retail development in Carroll County was the opening of the Wal-Mart Supercenter in Carrollton. All 200 employees from the former Carrollton store location were allowed to transfer to the new store. Transfers along with the additional hiring bring the new Wal-Mart's employment to about 450. Some out-parcels around the Supercenter already contain eating and retail

establishments that are currently in operation, including a Verizon Wireless, Ruby Tuesday's, a Wal-Mart gas station, and IHOP. Two more out-parcel developments are expected to be completed soon, one of which will contain an O'Charley's.

Replacing the presence of Wal-Mart in its former Crossroads Shopping Center location are two national chain clothing stores, TJ Maxx and Ross, along with a hobby center, Hobby Lobby. Pop n' Shop, which temporarily located in one of the retail spaces at Crossroads formerly occupied by J.C. Penny, is relocating to the West Georgia Shopping Center.

The Home Depot recently opened its second Carroll County location near I-20 in Villa Rica, across from the Villa Rica Super Wal-Mart. Fred's, the Memphis-based department store, also expanded its Carroll County presence by opening a new store in Bowdon in the 4<sup>th</sup> quarter of 2005. In addition, construction is well underway for a second new location in Temple, near Interstate 20. The Bowdon store currently employs about 28 people.

The change in local ordinances regarding alcohol sales has also stimulated activity in the retail and food service sectors. The City of Carrollton, after passing a local referendum in November 2004, now allows the sale of spirits by the bottle. Just shy of 2 years since the referendum, half a dozen impressively-sized retail liquor stores have opened to brisk sales and an apparently very thirsty "out-of-town" population. The City of Temple's City Council voted to allow eating

establishments to serve beer and wine. One city official promoted the drinking ordinance as way to attract economic development to the area. The ordinance is expected to increase sales receipts in restaurants and provide the city with a new source of revenue through license fees, sales taxes and court fines; however, there are currently no restaurants that have received a license.

Another significant facility expansion is taking place at Carrollton's Tanner Medical Center. The changing demographics of the nation and the West Georgia Region, specifically the aging of our "baby boomers," has increased the demand for health services and medical support services. Recent projections by the Georgia Fiscal Research Center suggest the state's population over age 65 will increase from its current 10% to 17% by 2025. By 2030, one in six residents will be over 60 years old. This will require a significant investment in hospital space to cope with such a demographic change. Tanner Medical, which has recently expanded and improved its presence in both Villa Rica and Bremen, is currently enlarging the Carrollton facilities in a \$38 million expansion that is to include a cardio-vascular unit. The 95,000 square-foot expansion is underway and is visible from Dixie Street. Ambulatory care services and hospitals have been identified by the Georgia Department of Labor as industries with high growth or growth potential within both the state and in the region.

Greenway Technologies, which provides medical software and billing services,

has also been affected by the rising importance of healthcare. Greenway was elected to Inc. Magazine's Top 500 List of Fastest-Growing Private Companies in America with a three-year sales growth of 836.7 percent and a current employment of more than 180.

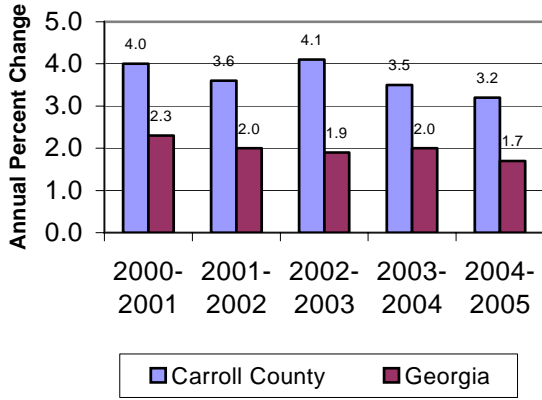
Some of Carroll County's employment growth has come thanks to policy changes in Georgia's public education system. State legislation reducing class size is expected to result in the addition of about 200 teaching positions across the Carroll County School System. An entering teacher with a bachelor's

degree earns at least \$30 thousand per year.

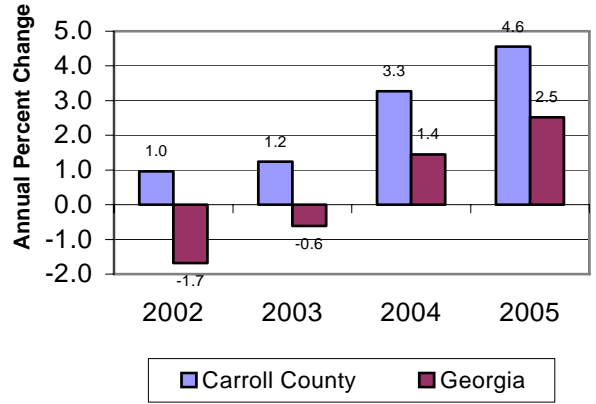
The University of West Georgia completed construction of its campus center and has received a commitment from the state for \$33.7 million in funding for the construction of a Health, Wellness and Lifelong Learning Center. The University is also in the fundraising stage for a new football stadium. The West Central Technical College's Carroll campus has also invested \$2.5 million in upgrades to its instructional tools and equipment and in its nursing program.

# Carroll County

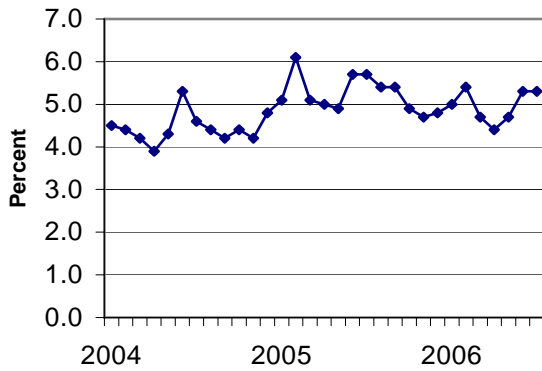
## Population Growth



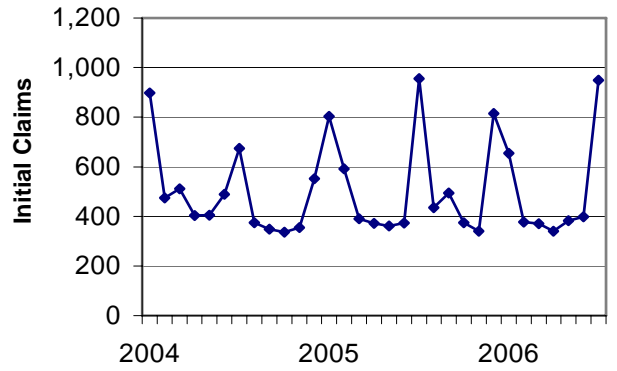
## Employment Growth



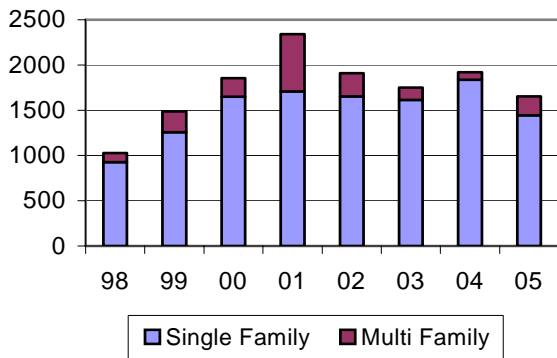
## Unemployment Rate



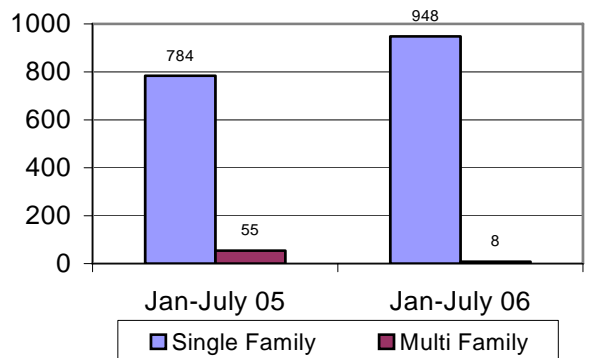
## Unemployment Claims



## Housing Permits



## Housing Permits



# Coweta County



## Recent Economic Trends

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Population growth in Coweta County was strong in 2005. The county's population increased by 4.3% last year. Coweta ranks 17<sup>th</sup> in the state in terms of county population and third in the West Georgia region. The population of Coweta County increased 4,508 in 2005, with net migration accounting for 81% of this increase.

In 2004 per capita income in Coweta County was \$27,894, the highest of any county in the West Georgia region. This was 94% of the state average and 84% of the national average. Between 1994 and 2004 per capita personal income grew at an annual rate of 3.5%, which was slower than the 3.7% gains for the state and the 4.1% national gains.

Coweta County's personal income was \$2.9 billion in 2004, which ranked 17<sup>th</sup> in the state and accounted for 1.1% of state total personal income. Net earnings accounted for 74.6% of total personal income in 2004, up from 73% in 1994. Dividends, interest, and rent were 13.1% of total personal income, a decrease from the 14.8% share in 1994. The share of personal current transfer payments increased slightly from 12.2% in 1994 to 12.4% in 2004.

After showing only modest growth in 2002 and 2003, employment growth in Coweta County has been strong for the past two years. The number of jobs in the county increased to 30,058 last year. The 3.1% gains were faster than

the 2.5% state employment growth and the 2.8% growth for the Atlanta MSA.

Average monthly covered employment in Coweta County increased by 903 between 2004 and 2005. Most of the county's new jobs were in the service sector. The strongest percentage gains were in transportation/warehousing and administrative/waste services. Goods producing sectors sustained a 4.4% drop in employment. The largest job losses were in construction and plastics/rubber products manufacturing. The closing of the Southern Mills plant in late 2004 also contributed to weakness in the goods-producing sector. Government employment was 1.9% higher in 2005. A complete breakdown of job growth by sector for Coweta County can be found on page 34.

Coweta County's unemployment rate declined to 3.9% in August 2006 compared to 5.1% in August 2005. This was lower than the 4.6% unemployment rate for Georgia and the U.S. Initial unemployment claims jumped 17.6% in Coweta County between August 2005 and August 2006 while they declined 5% for the state as a whole. This suggests that labor market conditions in the county are deteriorating.

The market for new housing in Coweta has remained strong. During the first seven months of 2006, the county issued 1,201 single-family permits down slightly from the 1,204 permits issued

during the same period in 2005. Although almost half of these permits were issued for the city of Newnan, new home activity has slowed in Newnan where the number of single-family permits is down 12.2% compared to the same time period last year.

Multi-family permit activity remains sluggish in Coweta. For the first seven months of this year only 12 multi-family permits were issued in Coweta County compared to 8 permits in the first seven months of 2005. All of these permits were issued by the city of Newnan.

### **Recent and Future Developments**

Thus far in 2006, economic conditions in Coweta County remain quite strong. The county's unemployment rate remains below the state average and is about one percentage point lower than last year at the same time (August 06 vs. August 05). Employment growth (at 3.1 percent) is above both the Atlanta MSA and the overall state rate. Housing activity remains near an all time high as single family unit construction through July of 2006 is only slightly below the same period in 2005. This is quite a feat given that in 2005 more houses were constructed in Coweta County than in any year on record. On the down side, population growth has placed an enormous pressure on the county in terms of increased traffic and on the ability of the Coweta County schools to accommodate the influx of the children into the county. Although disputed by county officials, the U.S. Census reported in August 2006 that Coweta County commuters had the longest average commute time (51.6 minutes) in the country.

Manufacturing employment in the Coweta County will be positively impacted by two announced expansions. The Shenandoah Industrial Park will be the site of a new food packaging facility jointly owned by China-based Lehui Enterprises and W.Y. Industries, a U.S. food and beverage packaging product manufacturer. Within two years, this plant is expected to employ 200 workers. A total of \$12 million is expected to be invested in the facility. This soy sauce plant will be the first major investment by a Chinese company in the metro Atlanta area. Winpak Films, Inc. announced that it would expand its packaging plant in Senoia. This expansion is being supported by about \$3 million in state and local funding. Approximately 70-100 production jobs will be added as a result of this expansion.

Coweta County also hopes to benefit from the Kia Auto Assembly Plant under development in West Point. Groundbreaking for this plant took place in late October. The completion date for this plant is scheduled for 2009. The plant itself is expected to employ about 2,900 workers. Coweta hopes to attract some of the 2,600 parts supplier jobs expected to be generated by this facility.

The new Petsmart regional distribution center at the Creekside Industrial Park is expected to open in April 2007. This \$60 million facility is expected to add about 200 jobs when completed. Petsmart currently operates a warehouse facility at Creekside. Newnan's location along 1-85 and relatively close to Hartsfield-Jackson International Airport helps the

community remain competitive in attracting production and distribution-related jobs.

The county has a wide array of both publicly and privately supported industrial parks. In spring 2006, the Coweta Industrial Park broke ground. Located off Highway 154 at I-85, this 755 acre park is projected to contain about 25 buildings when built out. It is being developed by Pattillo Construction. Industrial Development International is also planning to develop a 400 acre industrial park off of Exit 56. The major publicly supported parks include Shenandoah, Creekside, and the Newnan South Park off of U.S. 29.

The retail sector continues to see explosive growth in the county. In August 2006, a new J.C. Penny opened on Bullsboro Drive at the Newnan Crossing Shopping Center. This store employs about 120 workers. The Thomas Enterprises owned Ashley Park "Lifestyle Center" has added a Dick's Sporting Goods store with a Dillard's department store and a Barnes & Noble expected to open in March 2007. A number of smaller retailers and restaurants are also opening up in these two retail centers. Phase III at Ashley Park is projected to include a 250 room hotel. The developer would like the city to locate a planned convention center at this site. Current plans call for the city to develop a convention center at a site on Lower Fayetteville Road adjacent to the Coweta School system's Centre for the Performing and Visual Arts. A new Wal-Mart is also planned on Highway 154 near the Coweta Industrial Park. A new Publix will open in fall 2006 as the anchor of the Stillwater Pavilion

Shopping Center located off of Lower Fayetteville Road. Kroger is expected to anchor the nearby Summerlin Corners shopping center.

In news on the health care front, Newnan Hospital and Piedmont Healthcare reached an agreement in spring 2006 for Piedmont to assume certain assets and liabilities related to the operations of the existing Newnan Hospital. Piedmont plans on spending about \$10 million upgrading the existing hospital. Within one year of closing on the purchase of Newnan Hospital, Piedmont Healthcare plans to begin construction on a new \$100 million facility.

The Newnan-Coweta Airport is poised to undergo its own expansion. Approximately 20 acres on the east side of the airport's runway will be developed to include five new hangers, office facilities, and aviation services. This \$25 million project is expected to generate 60 new jobs at the airport.

Data available for 2006 indicate that the housing market continues to remain robust in Coweta County. Total housing permits through July total 1,213 units, up by .1% over the same period of 2005. This is particularly significant considering 2005 was a record year for the housing market in the county. A number of developments in the planning stages suggest that residential construction will continue to remain an important part of the Coweta County economy. Developer Tom Reese would like to build a 1,600 acre community called McIntosh Village in east Coweta County. The proposed development would contain over 3,100 homes

housing about 8,000 residents. This would be an upscale community with houses starting at about \$250,000. It would take about 15 years to build out this development. Plans also call for over one million square feet of office or commercial space as part of the project. The project is currently under review by the Georgia Regional Transportation Authority. Another developer, Pathways Communities, is planning a mixed-use development in Sharpsburg. This 480-acre development is expected to include 1,000 single family homes and a commercial center. Pathways is the developer of SummerGrove and Avery Park in Newnan. SummerGrove is now about 70% built out with over 2,200 homes already built in the development. Avery Park contains about 350 homes now with 550 expected by 2008. Cousins Properties is proposing to develop a 3,000 acre project (Blalock Farms) to contain about 400 homes, a hunting club, equestrian center and other facilities. Another development in Senoia, Walden Pond, is expected to contain about 100 homes on a 621 acre site. A five-year build-out is expected on this development.

Downtown Newnan continues to see its share of development. The new \$40 million Justice Center opened for operation in spring 2006. Bank of America completed renovation of its downtown office. Three new office buildings are also under construction in the downtown area on Jackson Street.

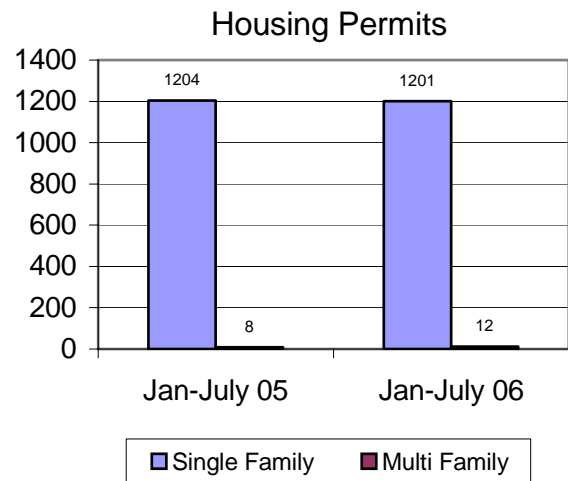
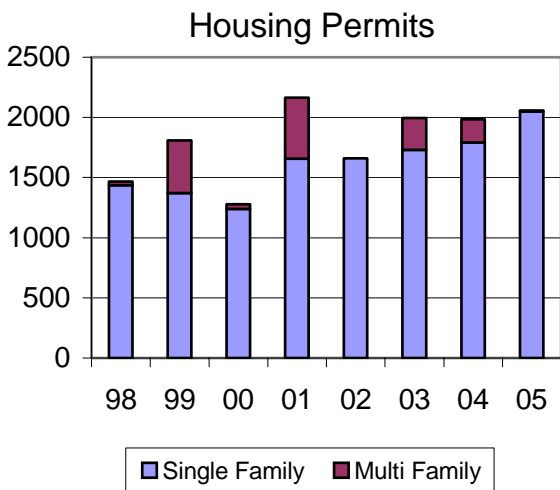
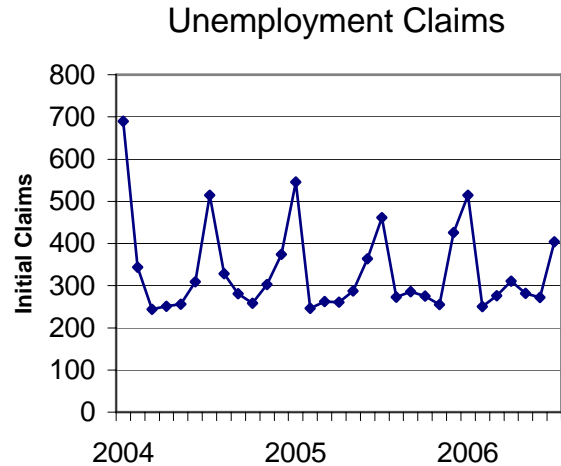
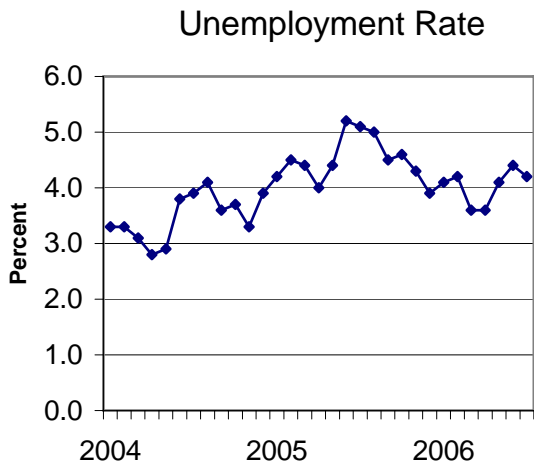
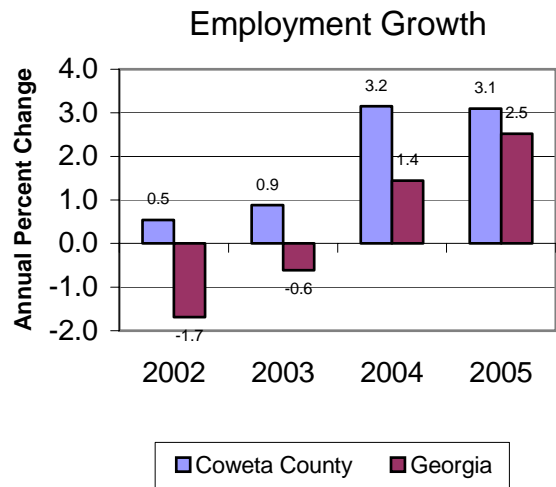
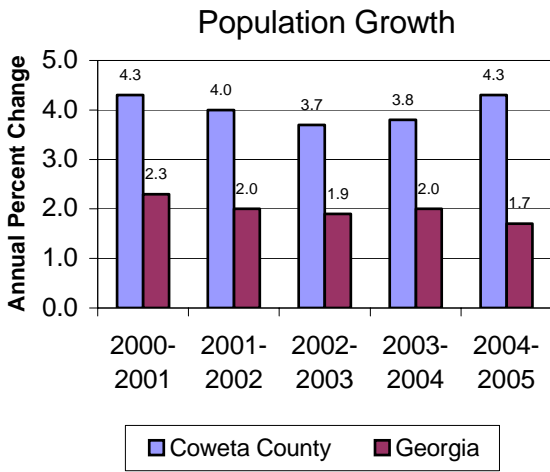
Government employment continues to grow at a steady rate in Coweta County (up 1.9% in 2005). The largest government employee in the county is

the Coweta County School System. Driven by the influx of new students and reduced class size requirements at the K-8 grade level, employment has also increased sharply in the county school system. Coweta County schools added about 825 students since fall 2005, up about 4%. Two new schools, Welch Elementary and Lee Middle School, opened at the start of the fall 2006 school year. Government employment in Coweta County may also be impacted by expansion plans of West Central Technical College. West Central would like to expand its services by opening a full-service campus in Newnan in the near future.

Coweta County voters approved an extension of the SPLOST in March 2006. About \$25 million is expected to be raised by this tax over the next 6 years. Projects supported by this tax include road construction, renovations at the historic Coweta County Courthouse, and possible development of a conference center/amphitheater on Lower Fayetteville Road. The new Coweta County eastern library is currently under construction. A \$1 million expansion of the existing library on Hospital Road is scheduled to begin this fall.

Work will also begin soon on an expansion of I-85 near Newnan and on the I-85 interchange at Bullsboro Drive. About a 20 mile stretch of I-85 from Palmetto to south of Grantville will be widened to three lanes (\$168 million project). Interchange improvements at Bullsboro Drive will cost approximately \$10.6 million.

# Coweta County



# Douglas County



## Recent Economic Trends

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Douglas County has the largest population of the five counties in the West Georgia region. Douglas County's population jumped 5.3% in 2005 compared to state gains of 1.7%. The county now has a population of 112,760 and ranks 15<sup>th</sup> among Georgia's 159 counties in population. From July 1, 2004 to July 1, 2005 the county's population increased by 5,676 with net migration accounting for 84% of the increase.

Per capita income in Douglas County was \$26,687 in 2004. This was 90% of the state average per capita income and 81% of the national average. From 1994-2004 the average annual growth rate in per capita income was 3.4%, which was modestly slower than the state and national growth rates of 3.7% and 4.1% respectively.

Douglas County's total personal income of \$2.9 billion in 2003 ranked 18<sup>th</sup> in the state and accounted for 1.1% of the state total. Net earnings accounted for 77.5% of total personal income, down from 77.9% in 1994. The share of personal income from dividends, interest, and rent also declined to 10% from 11.5% in 1994. The share of personal income from personal current transfer receipts increased to 12.5% from 10.6% in 1994.

Job growth in Douglas County has been strong for the past two years. Employment jumped 6.2% in 2004 and increased another 5.4% in 2005. The

county's employment growth in 2005 was stronger than both the 2.5% gains for the state and the 2.8% growth for the Atlanta MSA.

Between 2004 and 2005 average monthly covered employment increased by 1,850. More than eighty percent of these new jobs were in the service sector. The largest percentage gains in the service sector were in arts, entertainment and recreation. Goods-producing jobs increased by 187 between 2004 and 2005. The strongest gains were in fabricated metal product manufacturing.

Government employment expanded by 2.8%. All the public sector job growth occurred in local government, reflecting the growth in the Douglas County School System in response to strong population gains. A complete breakdown of job growth by sector for Douglas can be found on page 35.

Douglas County's unemployment rate was 4.7% in August 2006, down from 5.3% a year earlier. This was slightly higher than 4.6% unemployment rate for the state and the nation. Initial unemployment claims in Douglas County declined 11.6% between August 2005 and August 2006. This as a much sharper drop than the 5% decline experienced by the state as a whole. This suggests that Douglas County employment growth will remain strong over the next several months.

The demand for single-family housing is strong in Douglas County. During the first seven months of 2006, the number of permits increased 17.6%, the strongest gain of any county in the West Georgia region. Through July, 1,217 single-family permits were issued for Douglas County. This compares to 1,035 for the same period in 2005. The number of permits issued by the city of Douglasville surged as well. The city issued 333 single-family permits in the first seven months of 2006 compared to 181 during the same period in 2005, an increase of 84%.

In 2002, 1400 multi-family permits were issued in Douglas. Since then only 74 multi-family permits have been issued, and all of these were in 2003 and 2004. No multi-family permits have been issued for Douglas County in 2005 or 2006.

### **Recent and Future Developments**

Douglas County has been very successful in recent years in using its accessibility as a selling point to attract commercial facilities. Convenient access to I-20, Hartsfield-Jackson International Airport, and the Norfolk-Southern inter-modal terminal in Austell make Douglas County a particularly attractive destination for distribution and other transportation-oriented firms.

Two major distribution centers opened along Thornton Road in 2006. The 913,000 square-foot Pepsico Distribution Center opened in spring 2006 in the Douglas Hill Business Park. The cost of the facility was approximately \$30 million with a total employment of about 120 jobs. Staples

also opened its customer fulfillment center in early 2006 at the Terminus West Industrial Park at Interstate 20 and Thornton Road. This 400,000 square foot center added about 150 jobs to the county's employment base.

In other activity in the Thornton Road area, Tropical Nut and Fruit opened up a 40,000 square-foot distribution facility in the spring of 2006 employing about 25 people. With the assistance of financial incentives from Douglas County, Lincoln Electric opened a welding and cutting plant at the neighboring CampCreek Distribution Center. Silver Line Building Products, a manufacturer and distributor of windows, is also considering the Thornton Road area as a possible expansion site. Silver Line Products is the second largest employer in the county with about 1,500 employees. Panattoni Development is building a distribution facility for Southwire, the Carrollton-based wire company. Located in the Douglas County portion of Villa Rica, the facility represents a \$15.5 million investment by Southwire and will result in about 70 new jobs when it opens in the fall 2006.

Douglasville's most significant job gain in 2007 is expected to be a result of the opening of the Southern Region headquarters of the American Red Cross Blood Services in early 2007 at the New Manchester Business Park. Staffing at this 180,000 square foot facility is anticipated to result in the addition of about 700 jobs in the county.

Douglas County's largest employment sectors are retail trade and accommodation and food services,

accounting for about 30% of all jobs in the county. Thus far, 2006 appears to be a good year for the Arbor Place Mall. Also, the mall has all its department store anchor store slots filled (J.C.Penny, Dillard's, Parisian, Sears, and Macys). In August 2006, Belk Inc. agreed to buy all Parisian Department stores from Saks Inc. including the Arbor Place location. The deal is expected to be finalized in fall 2006. Retail activity in Douglas County is especially active along Chapel Hill Road. Openings in 2006 included a new McDonald's and Starbucks and the relocation of the Alpine Streakhouse from its Highway 5 location. The new Kohl's store is under construction at the Chapel Hill Centre at Chapel Hill and Stewart Mill Road. The Chapel Hill Centre will be a 26-acre, \$15 million mixed use development with other specialty shops, retail, office space, and a restaurant. A nine-acre retail shopping center (anchored by Publix) is under development at the Chapel Hill and Anneewakee Road intersection. Home Depot is also building a new second store in Douglasville while Staples is building its first office supply store. On a negative note in the retail sector, RadioShack closed two of its Douglasville stores in 2006.

Other service sectors are also seeing significant growth. Hospitals and ambulatory healthcare services have been identified as growth industries for counties in the Metro Atlanta Region (which includes Douglas). Douglas health services employment is currently expanding at a 4% annual rate in the county. Inner Harbour, the non-profit treatment center for troubled children and their families, opened a new 40-bed

residential facility in February 2006. Inner Harbour employs about 700 workers. The other major health care employer in the county, Wellstar Douglas Hospital, opened up its new \$12.8 million three story expansion in June 2005. Wellstar employs about 550 people. In early 2006, Tanner Health System opened "Tanner Health Source" at Arbor Place Mall in Douglasville. The center offers various health services for free or for a minimal charge. In the financial services sector, West Georgia National Bank opened a new full service office in the spring of 2006 off of Chapel Hill Road. Based on June 2005 deposit data, West Georgia National Bank is the 9<sup>th</sup> largest bank in Douglas County. The bank hopes to attract more retail business as a result of this expansion in Douglasville.

Other happenings in 2006 in Douglas County will impact development well beyond the present. The \$20 million Dog River Reservoir project is well underway. Completion of this project is expected to give Douglas County adequate water reserves until at least 2030. To accommodate the reservoir expansion, a bridge on Highway 166 above the reservoir is being moved by the Georgia Department of Transportation. The Douglasville-Douglas County Water and Sewer Authority approved a proposal to expand the South Central Wastewater Treatment Plant in 2005. This \$80 million project is now near the halfway point and is expected to be completed by in 2008. The city-owned West Pines Golf Course opened in December 2005. All facilities under construction at the golf course should be completed by November 1 of this year.

Major road projects are being proposed to deal with congestion in Douglas County. Some funding has been allocated for planning of the Highway 92 relocation and widening project. This project will also include a railroad underpass to ease traffic congestion in the downtown area. More distant road projects in the county include Bankhead Highway improvements and the widening of Chapel Hill Rd from Stewart Mill to Highway 166 to four lanes.

In March 2005, county voters approved a 1% sales tax to fund about \$120 million in land acquisition, debt repayment and school construction projects over the next few years. However, in July 2006, the \$145 million SPLOST to fund other capital improvements in the county was defeated. Opposition to this proposal was mainly due to dissatisfaction about the proposed funding for new jail construction in downtown Douglasville.

The new \$13 million Bill Arp Elementary opened for the 2006-07 school year. Over 2,000 new students are attending Douglas County schools this year, up almost 10% from fall of 2005. The next school in the county will be a new middle school in East Douglas. This area of the county has seen strong

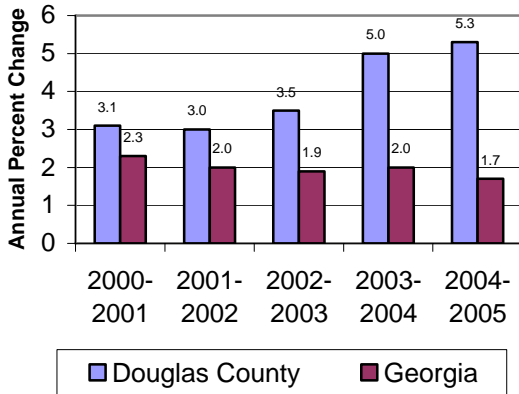
gains in student enrollment in recent years due to the addition of a number of large developments such as Tributary (Douglasville) and Kensington Walk (Douglas County). A new elementary school is also planned for the Chapel Hill area.

A new College and Career Institute is scheduled to open in Douglasville at the West Central Technical College in August 2008. Groundbreaking for this institute took place in October 2006. This institute will support vocational and technical training for high school students. This project received \$4.9 million in funding from the state legislature in 2006 and \$4 million from the Douglas County School System.

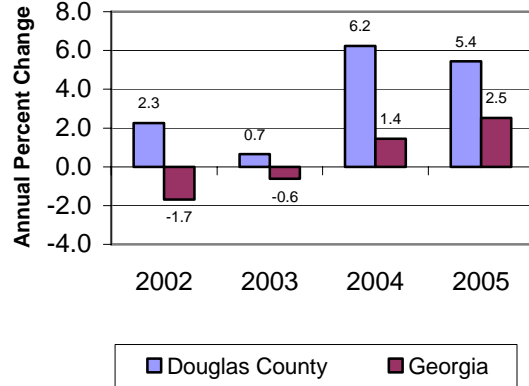
Finally, to control development, the Douglas County Board of Commissioners raised the minimum house size in the county to 1,800 square ft. In addition, a three acre lot size minimum has been established for housing in the Dog River Basin. Both the City of Douglasville and the county have approved the establishment of impact fees for new residential construction. Details of the fees are to be worked out but they are expected to be in place by January 1, 2007.

# Douglas County

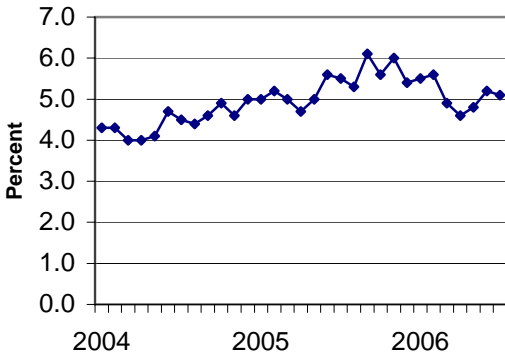
### Population Growth



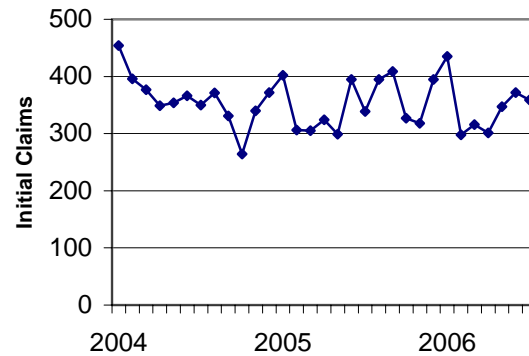
### Employment Growth



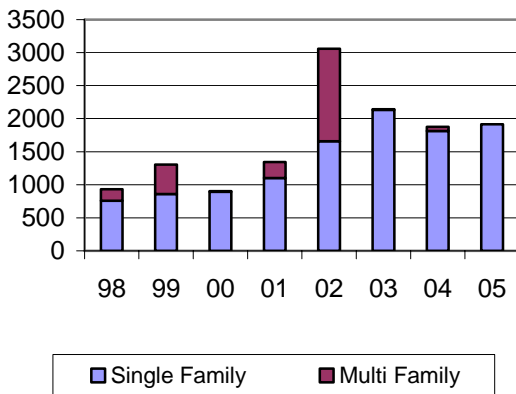
### Unemployment Rate



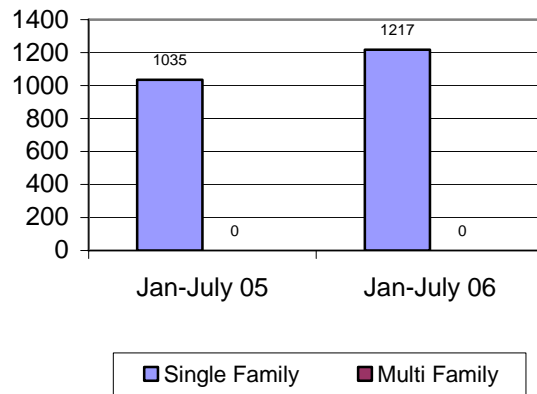
### Unemployment Claims



### Housing Permits



### Housing Permits



# Haralson County



## Recent Economics Trends

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Population growth in Haralson County slowed in 2005. The county's population grew 1.3% to 28,338. This was slower than the 1.7% population gain for the state. The county ranks 59<sup>th</sup> among Georgia's 159 counties in population. Haralson's population increased by 373 between July 1, 2004 and July 1, 2005. Net migration accounted for 84% of this population increase.

Per capita income in Haralson County was \$22,761 in 2004, the lowest of any county in the West Georgia region. This was 76% of the state average personal income and 69% of the national average. The average annual growth rate of per capita personal income was 3.4% between 1994 and 2004. This was slower than both national and state growth, which were 4.1% and 3.7% respectively.

Haralson County ranked 60<sup>th</sup> in the state in total personal income in 2004. Total personal income was \$636.5 million, which was 0.2% of the state total. Net earnings accounted for 65.5% of total personal income, up from 64.9% in 1994. The share of personal income accounted for by dividends, interest, and rent declined from 15% in 1994 to 12% in 2004. The share of total income from personal current transfer receipts increased to 22.5% compared with 20.1% in 1994.

Employment in Haralson increased 4.7% in 2005, more than double the rate

of growth in 2004. The 4.7% gain was stronger than both the 2.5% gain for the state and the 2.8% growth for the Atlanta MSA. The level of employment in the county in 2005 was 6,994.

Covered employment in Haralson County increased by 314 jobs between 2004 and 2005 (about .84 covered jobs per new resident, the highest in the West Georgia region). This job growth reflects a jump in service-producing jobs as well as modest gains in the goods-producing sector. Almost half of the new service jobs were in the retail sector, where employment increased by 93 jobs. The new retail jobs can mainly be attributed to the Wal-Mart Supercenter in Bremen. The public sector also expanded by 5% over this period mainly due to added employment in the Bremen City and Haralson County schools. A complete breakdown of job growth by sector for Haralson County can be found on page 36.

Haralson County's unemployment rate has declined over the past year from 5.2% in August 2005 to 4.6% in August 2006. The county's unemployment rate was equal to both the national and state unemployment rates. Initial unemployment claims decreased 14.8% over the past year. This is a larger drop than the 5% decrease for the state or the 3.3% decrease for the Atlanta MSA. This suggests that labor force conditions in Haralson will continue to improve over the next several months.

Based on housing data from the U.S. Census, the market for new home construction in Haralson County was strong in 2005. However, activity has slowed in 2006. For the first seven months of 2006, 84 single-family housing permits were issued in the county down from 117 permits for the same period in 2005. The city of Bremen issued 55 single-family permits during the first seven months of the year. This is about the same as the number issued by the city during the same period last year. Multi-family activity in Haralson remains modest. During the first seven months of 2006, 5 permits have been issued for the county up from 3 last year.

### **Recent and Future Developments**

In response to rising housing prices in the Atlanta area, increasing numbers of Atlanta's workforce are moving into more distant outlying rural counties. Haralson County has seen half a dozen subdivisions complete their site work for new homes priced above \$200,000.

The most important employment-related event in the past couple of years for Haralson County was the selection of Tallapoosa as the site for the Honda Precision Parts of Georgia plant. Honda, as a company, continues to increase in local importance. The current facility produces automatic transmissions in support of auto production at the Honda assembly plant located in Lincoln, Alabama. The plant currently employs about 225 people, but is supposed to quickly rise to 400. Honda has announced plans to increase its presence in Tallapoosa by investing an additional \$50 million in plant and

equipment (for an anticipated total investment of \$150 million), which will immediately bring with it another 40-50 positions. The investment is mainly to support the expansion into aluminum die-casting and machining (activities that require semi-skilled and skilled labor) and other in-house production related to transmission assembly. Preparation is underway for increasing production by 300 transmission-units per day. Honda production jobs pay between \$11-14 per hour. According to county officials, one of the keys to attracting the Honda plant to Haralson County was the Quick Start Training Program offered by West Central Technical College in Waco.

TNT Logistics and Becker Electric, Honda suppliers of parts and logistic services, opened around the same time as the new Tallapoosa Honda transmission plant. Together, the two firms currently employ additional 30-40 employees, but are both expected to grow as the Tallapoosa Honda plant expands.

In addition to building automotive transmissions in Tallapoosa, Honda also produces precision lock components in Bremen. The Honda Lock-America (HL-A) plant built its original facility in the Bremen Industrial Park in 1998. It is slated to undergo a \$90 million expansion that is projected to substantially increase the employment level in the Bremen plant. HL-A is currently Haralson County's largest employer with around 700 workers and that number is expected to grow as HL-A continues to expand operations.

The Millennium Business Park in Bremen gained another new tenant this past summer, the Associated Maintenance Corporation. The New York based, firm provides transportation, relocation, and warehousing services for industrial machinery and equipment. Currently, they employ 5, but are looking to expand.

SuzuKaku, a Japanese firm that manufactures parts for ATV's, plans to locate its first U.S. site in Buchanan's Georgia West Business Park with an initial employment of more than 20 employees. The company announced an \$8 million investment in plant and equipment to be spent over the next few years. SuzuKaku is a supplier for Yamaha Motor Manufacturing Corporation of Coweta County. Also, MCL Industries, a custom parts manufacturer in Buchanan recently invested \$330,000 in plant and equipment.

Ball announced on Feb. 14, 2006 that it was going to acquire U.S. Can Corporation's 10 plants in the United States and two plants in Argentina. U.S. Can is the largest manufacturer of aerosol cans in the United States. U.S. Can also manufactures paint cans, plastic containers and custom and specialty cans. Tallapoosa's U.S. Can was acquired by Ball Corporation, which is known for its glass jars used home food canning. The purchase makes Ball the largest producer of aerosol cans in the United States. The employment at US Can at the time of the acquisition was about 275 people. According to company officials, the acquisition puts operations at the Tallapoosa location on

firmer financial footing and will improve the job stability of the current employees.

In Tallapoosa, the Piggly Wiggly, which was heavily damaged by fire, is scheduled for reopen soon. The Piggly Wiggly represents one of two local grocery stores in the Tallapoosa area. Tallapoosa has also become attractive to an increasingly diverse business population. Spa, Hair and Nails has expanded its offerings to include body art and tattoos. Currently, the new tattoo artist on staff averages about 8-12 tattoos a week, but there remains a lot of open "real estate," in the area.

This past summer several new national chain restaurants have moved into the Haralson County area. The Cracker Barrel opened a new location along highway 27 near I-20, in Bremen. Bremen will also be the site of a future Captain D's location and a new Moe's Southwestern Grill. Nearby, in the Bremen Corner Shopping Center, the former location of Wal-Mart, renovations continue in preparation for both a Fred's department store, a (just-opened) Farmer's Home Furniture and Factory Connections. Microtel Inn and Suites is planning a new hotel construction near the Bremen McDonald's and Cracker Barrel. Local service-based businesses like Gateway Travel, Main Street Pest Control and TRI Employment and Staffing are also in the process of opening up businesses in the area.

The restaurant scene in Buchanan is also experiencing change. Buchanan's City Council approved a new licensing ordinance allowing beer and wine by the glass in the City's restaurants. The

decision was intended to encourage restaurants to locate on the Buchanan square.

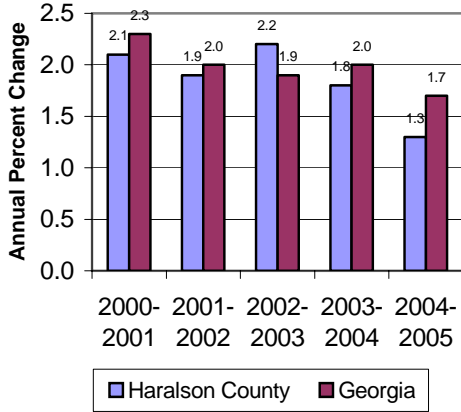
First National Bank of Georgia recently completed its new financial center at the intersection of highway 27 and highway 78 in Bremen. First National Bank is the Largest FDIC-insured institution in Haralson County with \$159.4 million in deposits and 39.7 percent of the Haralson's banking market share as of June 30<sup>th</sup> 2006.

The commissioners of Haralson County have voted to build new jail and courthouse facilities; however, there is currently very little detailed information about the projects. The City of Bremen

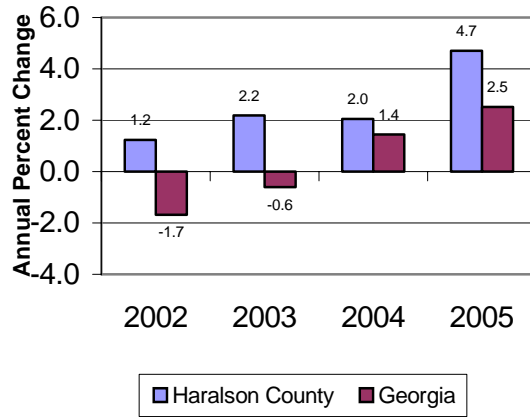
approved the use of SPLOST revenue to build a new government complex, which will house police, fire, and the municipal court. The \$1.5-\$2 million complex will also serve as the meeting location for the City Council and be used for other general city government meetings. In addition to the complex, Bremen also has unveiled plans for a streetscape project aimed at attracting businesses back to the downtown area of the city. The groundbreaking was January 25, 2006. The first phase consists of landscaping and pedestrian-related projects, along with a fountain. Currently there are over 50 small businesses in the downtown area that will benefit from the project.

# Haralson County

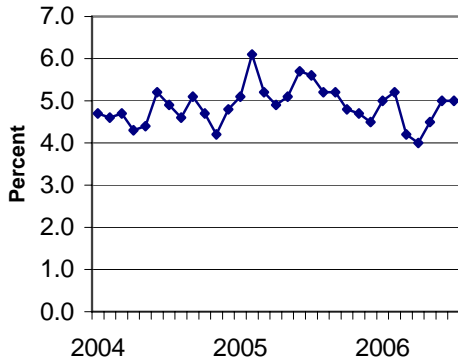
Population Growth



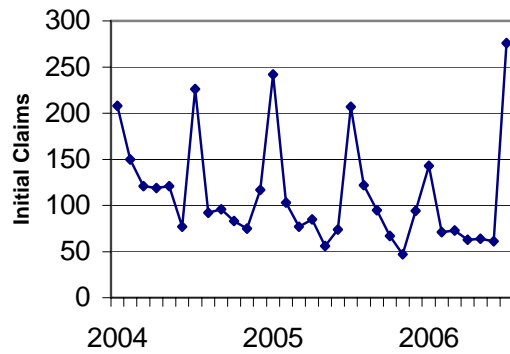
Employment Growth



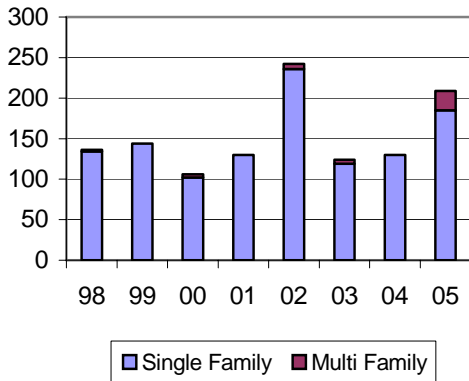
Unemployment Rate



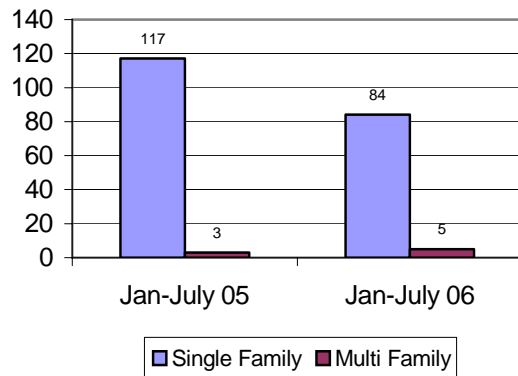
Unemployment Claims



Housing Permits



Housing Permits



# Paulding County



## Recent Economic Trends

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Paulding County's population continued to surge in 2005, increasing 6%. The county's population has increased by 6% or more every year since 2000. Paulding's population has reached 112,411, making it the second most populated county in the West Georgia region. At its current pace Paulding is likely to pass Douglas next year in total population. For the state as a whole, Paulding ranked 16<sup>th</sup> out of 159 counties. Between July 1, 2004 and July 1, 2005, Paulding County's population increased by 6,376, with net migration accounting for 82% of the increase.

In 2004 Paulding County's per capita income was \$23,536, ranking the county 69<sup>th</sup> out of Georgia's 159 counties. Paulding's per capita income was 79% of the state average and 71% of the national average. Between 1994 and 2004 Paulding's per capita personal income grew at an average annual rate of 3.3%, which was less than the 3.7% growth rate for the state and the 4.1% national rate of growth.

Paulding's total personal income in 2004 was \$2.5 billion, which was 0.9% of the state total. Net earnings accounted for 82.4% of total personal income in 2004, up from 80.9% in 1994. Dividends, interest, and rent accounted for 7.6% of the county's total personal income, down from 9.4% in 1994. The share of personal current transfer receipts increased modestly from 9.7% in 1994 to 10% in 2004.

Employment growth in Paulding County was strong in 2005, although the 6.2% gain was the slowest gain for the county since

2001. Despite this slowing, the county's employment grew more than twice as fast as the state's employment growth of 2.5%. Although employment growth remains strong in Paulding, the county continues to have fewer jobs relative to its total population than the other counties in the West Georgia region. Although Paulding is the second most populated county, it ranks fourth in the region in terms of total employment.

Between 2004 and 2005 covered employment in Paulding County increased by 981. Over one fourth of these gains were in local government which is dominated by the Paulding County School System. Goods producing employment increased despite a decline in manufacturing jobs. This reflects strong growth in the construction sector, which saw employment grow 15.5% in 2005. The large service sector experienced employment growth of 6.3% in 2005. Accommodation/food services accounted for the largest share of new service jobs in Paulding. Health care/social services also showed strong gains last year. A complete breakdown of job growth by sector for Paulding County can be found on page 37.

Paulding County's unemployment rate was 3.7% in August 2006. This was less than both the national and state unemployment rates, which were both 4.6% in August. The county's unemployment rate had declined by more than half a percentage point since last August when it was 4.3%. Initial unemployment claims in Paulding County declined 19.2% over the past year suggesting that labor market conditions are

improving for the residents of Paulding County.

The market for single family housing in Paulding County was strong in 2005, when 3,454 permits were issued. Single-family activity remains strong through the first seven months of 2006. So far this year 2,033 single-family permits have been issued in Paulding compared to 2,035 for the same period in 2005. The market for new housing also remains strong in the city of Dallas, which has issued 260 permits through July compared to 203 for the same period in 2005. Multi-family activity has also picked up in Paulding. In the first seven months of 2006, 124 multi-family permits were issued in Paulding, which is significantly stronger than the same period last year when no multi-family permits were issued.

### **Current and Future Developments**

Between April 1, 2000 and July 1, 2005, the population of Paulding County grew by 37.8%, the 10<sup>th</sup> fastest growth rate for a county with 10,000 or more people in the entire U.S. The Selig Center of the University of Georgia predicts that Paulding County will be the third fastest growing county in the Atlanta MSA over the 2005-2010 period with an average population growth rate of 7.4%. This suggests that economic development in Paulding County will continue to be driven by population growth. Growth will likely be driven by the development of new residential communities and activities related to servicing the needs of the rapidly growing population. The latter includes public sector investment in roads, schools, water, and other public services as well as private investment in commercial space for retail and services. Much of the growth in the demand for housing in Paulding has been attributed to migration by residents of

Cobb seeking lower housing prices and a more rural lifestyle.

While housing activity has softened nationwide, Paulding County continues to see tremendous growth in this sector. Through July 2006, single family unit construction in the county is up 6% over the same period in 2005. In the city of Dallas, single family unit construction is up by over 28% this year. In another indication of how well the housing market is doing in the county, Northern Paulding County (zip code 30132) ranks as a top ten zip code in the Atlanta Metro area in home price appreciation. According the most recent AJC Home Price Report, home prices in this portion of Paulding County rose by over 22% between 2004 and 2005 to a median value of \$173,438.

Along with this fast growth comes a host of associated problems including overcrowded schools, congestion, overtaxed infrastructure, and concerns about water resources. According to a recent U.S. Census study, residents of Paulding County have the 2<sup>nd</sup> longest average commute time of any county in the state. County officials would clearly like to see more growth in employment in manufacturing and other sectors. Yet companies have been hesitant to locate in Paulding County because they can't ship out their products as readily as in other locations with interstate access. Virtually all of the recent growth in the county has been in retail, services and local education. Paulding County has the smallest manufacturing base of any county in the West Georgia Region. Only 5.7% of all jobs in the county are in manufacturing companies. This lack of diversity of the employment in the county also poses fiscal problems as less than 15% of tax revenues come from commercial business or industry. Paulding County is heavily

dependent on homeowners to cover the greatest share of tax revenues.

The most significant economic development project in the county is the proposed airport surrounded by a 1,000 acre industrial park. Groundbreaking for the airport took place in May 2006. Community leaders hope the airport will bring aviation-related and other jobs to the county. The Paulding Airport is expected to create 500 jobs over time. The total cost of this airport is about \$45 million with 95% of the costs expected to be covered by the federal government. Officials are hoping the terminal and runway will be completed by 2008. The county would also like to open up an industrial park adjacent to the airport. It is hoped that the airport will attract business needing access to easily accessible aviation facilities.

Paulding County would like to attract new industry, businesses and office buildings in order to balance with its growth in housing. A goal in Paulding County's Chamber of Commerce Strategic Plan is to increase the share of the tax base generated by business and industry from the current 12% to 30% in the future. This will be a considerable challenge for the county. The county was not able to attract any large private employer during the past year. In addition, the Paulding County Industrial Authority was not able to begin development at its Jones Farm Business Park. It has had to give up on this particular development initiative and to pursue other alternatives in the effort to diversify the county's employment base. Further complicating the development goals of the county is Paulding's recent promotion to Tier 4 status in the state's Jobs Tax Credit program. Georgia offers a tax credit to attract specific types of firms to counties with high unemployment, high poverty and low per capita income. The

value of the credit is larger in counties that are relatively more distressed. Paradoxically, the improvement in Paulding's standing among the counties has led to a reduction in the value of state tax incentives Paulding can offer to attract new firms.

During the past year, Paulding County has seen the opening of a number of new retail, food or service establishments. In financial services, Westside Bank opened up a new branch office at the Highland Pavilion Center in Hiram. Georgia Heritage Bank is also building a new main office in Dallas. Examples of new retail in the county included a women's fitness center, a coffee shop, and an O'Reilly Auto Parts (all in Hiram). In medical services, Advance Rehabilitation opened in Dallas while PAK Surgical opened in Hiram.

A new business park, Hiram Business Park, is currently being developed. This 27 acre project will contain "commercial condos" valued at between 330 and 540 thousand dollars. The project is located on Thompson Road near U.S. 278.

In the meantime, Paulding County continues to accommodate both large scale and smaller scale residential developments. Temco Associates (a joint venture of Cousins Properties and Temple-Inland Realty Inc.) bought 6,300 acres of land in the county from Temple-Inland in early 2006 for future development and sale. Temco's most recent development, Seven Hills, will have 2,800 homes on 2,000 acres. Seven Hills will become the single largest residential community in the county. Homes in this subdivision start in the high \$100s. The development will include more than 600 acres of open space as well as a neighborhood shopping center. Temco previously developed Bentwater, a golf community in northeast

Paulding near the Cobb-Paulding border. Bentwater is projected to contain over 1,700 units when completed with homes currently priced from the \$190s to the high \$400s. Temco's other major residential development is at the The Georgian Golf Resort in southern Paulding. This is projected to be a 1,400 home subdivision. Homes in this development range from the mid \$100s to the \$600s.

Improvements in county infrastructure are also considered essential to help the county become more attractive for commercial and industrial development. A Cobb-Paulding Transportation Group (with 15 appointed members) is currently examining solutions for the increasing traffic congestion between Paulding and Cobb. The major focus on the group is on improving transportation flows on highways U.S. 278 and GA 92.

Rapid enrollment growth is forcing the Paulding County School System to add approximately two new schools each year. South Paulding High School opened in August 2006. A fifth county high school, North Paulding High School, is scheduled to open in August 2008. The defeat of the \$125 million school bond referendum in September 2006 may limit the ability of the

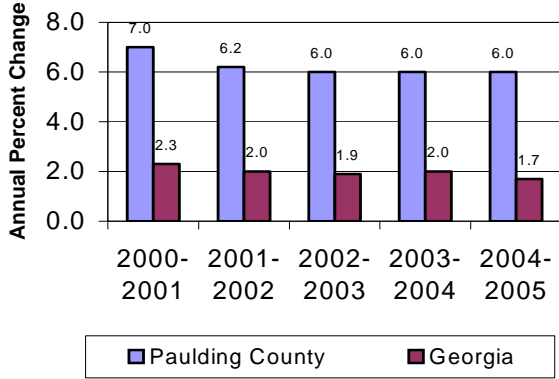
county to add schools at such a rapid pace in the future. If passed, the bond referendum would have raised property taxes for Paulding County residents. Revenues from the 2004 School SPLOST have been insufficient to fund school construction needs in Paulding County.

Paulding largest city, Dallas, will be expanding its sewer capacity in the near future. The city has also annexed 171 acres of land for a new industrial park. The park will be privately developed but the city will provide assistance. The city recently completed a \$1.5 million modernization of its downtown area. The Dallas Theatre is also in the final states of renovation. The Dallas City Council recently approved \$1.9 million to construct a new cultural/civic center next to the theatre. The city is also developing plans for the future of the old downtown courthouse.

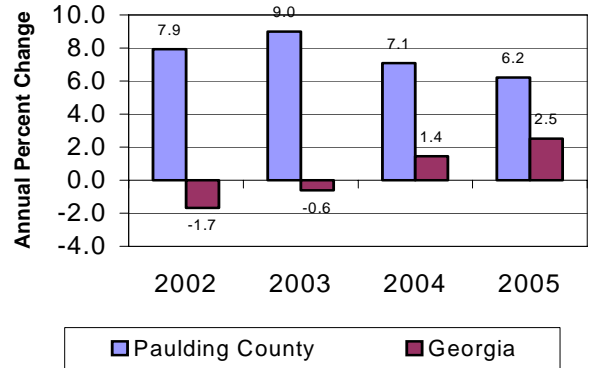
On November 7, County voters are being asked to pass a bond referendum to purchase the Paulding Forest Wildlife Area. If approved, this 7,200 acre area will preserve open space in the county as well as provide recreational opportunities for hunters, hikers, and other outdoor enthusiasts.

# Paulding County

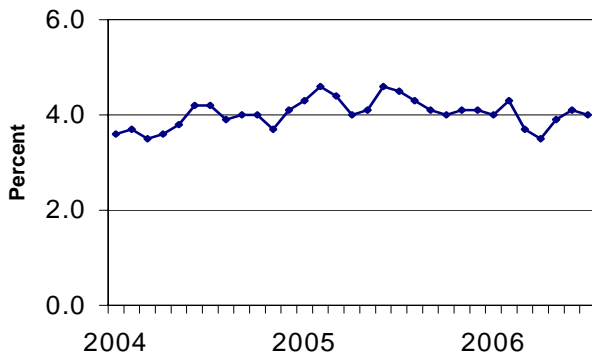
### Population Growth



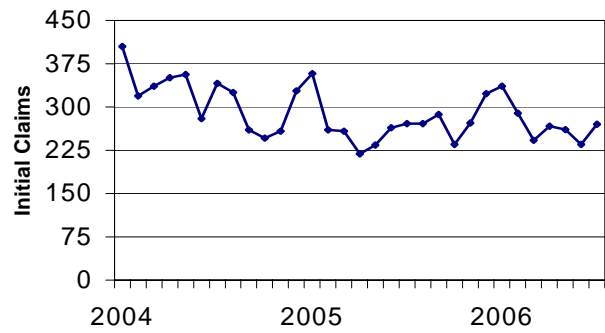
### Employment Growth



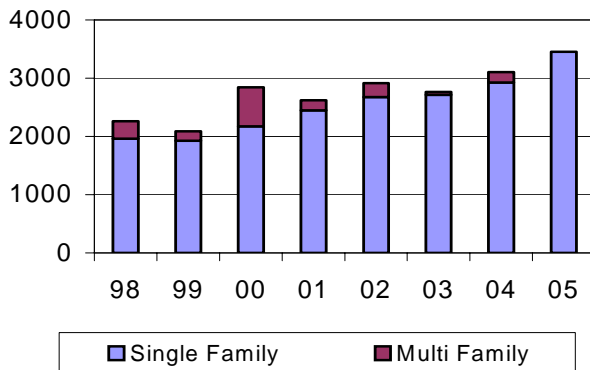
### Unemployment Rate



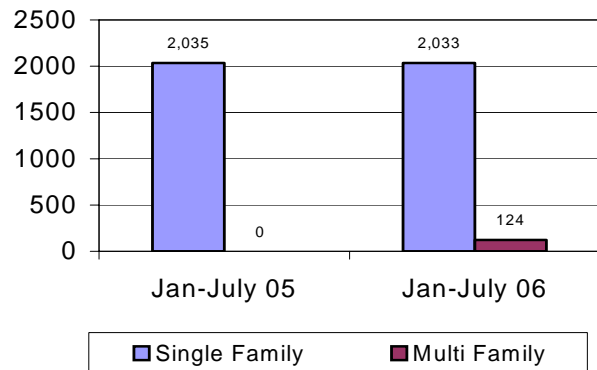
### Unemployment Claims



### Housing Permits



### Housing Permits



# CARROLL COUNTY COVERED EMPLOYMENT

<i>INDUSTRY</i>	2004 AVERAGE MONTHLY EMPL	2005 AVERAGE MONTHLY EMPL	% Change Employment
<b>Goods Producing</b>	<b>9,226</b>	<b>9,885</b>	<b>7.1</b>
Agriculture, forestry, & fishing	221	277	25.3
Mining	*	*	
Construction	1,946	2,148	10.4
Manufacturing	7,030	7,432	5.7
Food manufacturing	1,342	1,315	-2.0
Textile mills	*	203	
Textile product mills	162	77	-52.5
Apparel manufacturing	519	*	
Wood product manufacturing	156	174	11.5
Paper manufacturing	620	640	3.2
Printing and related activities	196	256	30.6
Petroleum and coal products mfg	*	*	
Chemical manufacturing	*	12	
Plastics & rubber products mfg	659	555	-15.8
Nonmetallic mineral product mfg	86	83	-3.5
Primary metal manufacturing	*	*	
Fabricated metal product mfg	441	507	15.0
Machinery manufacturing	113	36	-68.1
Computer & electronic product mfg	*	*	
Electrical equipment/appliance	*	*	
Transportation equipment	*	428	
Furniture and related product mfg	29	35	20.7
Miscellaneous mfg industries	107	109	1.9
<b>Service Producing</b>	<b>16,949</b>	<b>17,667</b>	<b>4.2</b>
Wholesale trade	1,301	1,564	20.2
Retail trade	4,171	4,057	-2.7
Transportation and warehousing	520	587	12.9
Utilities	224	222	-0.9
Information	444	465	4.7
Finance and insurance	1,002	987	-1.5
Real estate and rental and leasing	326	343	5.2
Professional, scientific/tech svcs	593	747	26.0
Management: companies/enterprises	12	9	-25.0
Administrative and waste svcs	1,036	1,054	1.7
Educational services	86	91	5.8
Health care and social services	3,768	3,920	4.0
Arts, entertainment and recreation	159	180	13.2
Accommodation and food services	2,750	2,900	5.5
Other services (except government)	559	541	-3.2
Unclassified - industry not assigned	35	7	-80.0
Total - Private Sector	26,210	27,560	5.2
<b>Total - Government</b>	<b>6,122</b>	<b>6,246</b>	<b>2.0</b>
Federal government	242	218	-9.9
State government	1,768	1,820	2.9
Local government	4,112	4,208	2.3
<b>All Industries</b>	<b>32,332</b>	<b>33,806</b>	<b>4.6</b>

\* Industry does not meet disclosure criteria.

Source: Georgia Department of Labor. Prepared by the Department of Economics, Richards College of Business, University of West Georgia.

# COWETA COUNTY COVERED EMPLOYMENT

<i>INDUSTRY</i>	2004 AVERAGE MONTHLY EMPL	2005 AVERAGE MONTHLY EMPL	% Change Employment
<b>Goods Producing</b>	<b>6,781</b>	<b>6,482</b>	<b>-4.4</b>
Agriculture, forestry, & fishing	178	167	-6.2
Mining	*	*	
Construction	2,167	1,876	-13.4
Manufacturing	4,412	4,411	0.0
Food manufacturing	*	*	
Beverage & tobacco mfg	23	19	-17.4
Textile mills	*	*	
Textile product mills	*	*	
Apparel manufacturing	*	*	
Wood product manufacturing	*	*	
Printing and related activities	42	22	-47.6
Chemical manufacturing	*	*	
Plastics & rubber products mfg	389	277	-28.8
Nonmetallic mineral product mfg	405	422	4.2
Primary metal manufacturing	*	*	
Fabricated metal product mfg	644	651	1.1
Machinery manufacturing	136	157	15.4
Computer & electronic product mfg	*	*	
Electrical equipment/appliance	*	*	
Transportation equipment	1,058	1,128	6.6
Furniture and related product mfg	69	79	14.5
Miscellaneous mfg industries	61	72	18.0
<b>Service Producing</b>	<b>17,613</b>	<b>18,751</b>	<b>6.5</b>
Wholesale trade	882	1,028	16.6
Retail trade	4,599	4,686	1.9
Transportation and warehousing	534	739	38.4
Utilities	503	499	-0.8
Information	797	636	-20.2
Finance and insurance	622	689	10.8
Real estate and rental and leasing	301	296	-1.7
Professional, scientific/tech svcs	660	761	15.3
Management: companies/enterprises	211	155	-26.5
Administrative and waste svcs	1,510	1,814	20.1
Educational services	131	149	13.7
Health care and social services	2,879	3,023	5.0
Arts, entertainment and recreation	474	456	-3.8
Accommodation and food services	2,953	3,247	10.0
Other services (except government)	557	574	3.1
Unclassified - industry not assigned	40	16	-60.0
Total - Private Sector	24,434	25,249	3.3
<b>Total - Government</b>	<b>4,721</b>	<b>4,809</b>	<b>1.9</b>
Federal government	209	213	1.9
State government	380	387	1.8
Local government	4,132	4,210	1.9
<b>All Industries</b>	<b>29,155</b>	<b>30,058</b>	<b>3.1</b>

\* Industry does not meet disclosure criteria.

Source: Georgia Department of Labor. Prepared by the Department of Economics, Richards College of Business, University of West Georgia.

# DOUGLAS COUNTY COVERED EMPLOYMENT

<i>INDUSTRY</i>	2004 AVERAGE MONTHLY EMPL	2005 AVERAGE MONTHLY EMPL	% Change Employment
<b>Goods Producing</b>	<b>6,224</b>	<b>6,411</b>	<b>3.0</b>
Agriculture, forestry, & fishing	25	20	-20.0
Mining	102	108	5.9
Construction	2,825	2,819	-0.2
Manufacturing	3,272	3,465	5.9
Food manufacturing	*	*	
Textile mills	*	*	
Textile product mills	*	19	
Apparel manufacturing	*	*	
Wood product manufacturing	*	*	
Paper manufacturing	*	*	
Printing and related activities	47	51	8.5
Petroleum and coal products mfg	*	20	
Chemical manufacturing	329	331	0.6
Plastics & rubber products mfg	*	*	
Nonmetallic mineral product mfg	136	137	0.7
Primary metal manufacturing	*	*	
Fabricated metal product mfg	651	717	10.1
Machinery manufacturing	420	437	4.0
Computer & electronic product mfg	29	*	
Electrical equipment/appliance	*	94	
Transportation equipment	*	*	
Furniture and related product mfg	45	46	2.2
Miscellaneous mfg industries	171	172	0.6
<b>Service Producing</b>	<b>22,931</b>	<b>24,491</b>	<b>6.8</b>
Wholesale trade	1,510	1,664	10.2
Retail trade	6,590	6,909	4.8
Transportation and warehousing	766	829	8.2
Utilities	*	*	
Information	431	396	-8.1
Finance and insurance	796	853	7.2
Real estate and rental and leasing	467	596	27.6
Professional, scientific/tech svcs	734	800	9.0
Management: companies/enterprises	88	82	-6.8
Administrative and waste svcs	2,932	3,204	9.3
Educational services	104	131	26.0
Health care and social services	2,919	3,120	6.9
Arts, entertainment and recreation	158	293	85.4
Accommodation and food services	4,062	4,269	5.1
Other services (except government)	1,127	1,084	-3.8
Unclassified - industry not assigned	51	18	-64.7
Total - Private Sector	29,205	30,920	5.9
<b>Total - Government</b>	<b>4,816</b>	<b>4,951</b>	<b>2.8</b>
Federal government	176	175	-0.6
State government	425	316	-25.6
Local government	4,215	4,461	5.8
<b>All Industries</b>	<b>34,022</b>	<b>35,872</b>	<b>5.4</b>

\* Industry does not meet disclosure criteria.

Source: Georgia Department of Labor. Prepared by the Department of Economics, Richards College of Business, University of West Georgia.

# HARALSON COUNTY COVERED EMPLOYMENT

<i>INDUSTRY</i>	2004 AVERAGE MONTHLY EMPL	2005 AVERAGE MONTHLY EMPL	% Change Employment
<b>Goods Producing</b>	<b>2,184</b>	<b>2,214</b>	<b>1.4</b>
Agriculture, forestry, & fishing	*	*	
Mining	*	*	
Construction	329	333	1.2
Manufacturing	1,851	1,878	1.5
Food manufacturing	*	*	
Textile mills	*	*	
Textile product mills	*	*	
Wood product manufacturing	*	*	
Paper manufacturing	*	*	
Printing and related activities	*	*	
Chemical manufacturing	*	*	
Plastics & rubber products mfg	327	*	
Nonmetallic mineral product mfg	*	*	
Primary metal manufacturing	*	*	
Fabricated metal product mfg	519	454	-12.5
Machinery manufacturing	*	*	
Transportation equipment	*	*	
Furniture and related product mfg	*	*	
Miscellaneous mfg industries	*	*	
<b>Service Producing</b>	<b>2,867</b>	<b>3,070</b>	<b>7.1</b>
Wholesale trade	350	*	
Retail trade	869	962	10.7
Transportation and warehousing	65	79	21.5
Utilities	*	*	
Information	42	45	7.1
Finance and insurance	104	122	17.3
Real estate and rental and leasing	23	26	13.0
Professional, scientific/tech svcs	193	183	-5.2
Management: companies/enterprises	17	18	5.9
Administrative and waste svcs	87	78	-10.3
Educational services	*	*	
Health care and social services	583	602	3.3
Arts, entertainment and recreation	33	29	-12.1
Accommodation and food services	380	428	12.6
Other services (except government)	115	142	23.5
Unclassified - industry not assigned	*	*	
Total - Private Sector	5,055	5,288	4.6
<b>Total - Government</b>	<b>1,625</b>	<b>1,706</b>	<b>5.0</b>
Federal government	52	52	0.0
State government	306	338	10.5
Local government	1,267	1,316	3.9
<b>All Industries</b>	<b>6,680</b>	<b>6,994</b>	<b>4.7</b>

\* Industry does not meet disclosure criteria.

Source: Georgia Department of Labor. Prepared by the Department of Economics, Richards College of Business, University of West Georgia.

# PAULDING COUNTY COVERED EMPLOYMENT

<i>INDUSTRY</i>	2004 AVERAGE MONTHLY EMPL	2005 AVERAGE MONTHLY EMPL	% Change Employment
<b>Goods Producing</b>	<b>3,142</b>	<b>3,292</b>	<b>4.8</b>
Agriculture, forestry, & fishing	15	18	20.0
Mining	*	*	
Construction	2,001	2,311	15.5
Manufacturing	1,125	963	-14.4
Food manufacturing	*	*	
Textile mills	*	*	
Textile product mills	*	*	
Wood product manufacturing	89	100	12.4
Paper manufacturing	*	*	
Printing and related activities	18	16	-11.1
Chemical manufacturing	*	*	
Plastics & rubber products mfg	256	241	-5.9
Nonmetallic mineral product mfg	199	249	25.1
Primary metal manufacturing	*	*	
Fabricated metal product mfg	147	140	-4.8
Machinery manufacturing	54	55	1.9
Transportation equipment	148	49	-66.9
Furniture and related product mfg	*	44	
Miscellaneous mfg industries	*	21	
<b>Service Producing</b>	<b>8,649</b>	<b>9,198</b>	<b>6.3</b>
Wholesale trade	477	391	-18.0
Retail trade	2,995	3,140	4.8
Transportation and warehousing	180	209	16.1
Utilities	*	*	
Information	487	515	5.7
Finance and insurance	298	304	2.0
Real estate and rental and leasing	155	170	9.7
Professional, scientific/tech svcs	437	502	14.9
Management: companies/enterprises	16	20	25.0
Administrative and waste svcs	503	509	1.2
Educational services	37	42	13.5
Health care and social services	1014	1,131	11.5
Arts, entertainment and recreation	121	140	15.7
Accommodation and food services	1,586	1,781	12.3
Other services (except government)	341	342	0.3
Unclassified - industry not assigned	32	20	-37.5
Total - Private Sector	11,823	12,511	5.8
<b>Total - Government</b>	<b>3,974</b>	<b>4,268</b>	<b>7.4</b>
Federal government	114	121	6.1
State government	159	158	-0.6
Local government	3,701	3,989	7.8
<b>All Industries</b>	<b>15,797</b>	<b>16,778</b>	<b>6.2</b>

\* Industry does not meet disclosure criteria.

Source: Georgia Department of Labor. Prepared by the Department of Economics, Richards College of Business, University of West Georgia.

## CARROLL COUNTY

People QuickFacts (U.S. Census)	Carroll County	Georgia
Population, 2005 estimate	105,453	9,072,576
Population, percent change, April 1, 2000 to July 1, 2005	20.8%	10.8%
Population, 2000	87,268	8,186,453
Population, percent change, 1990 to 2000	22.2%	26.4%
Persons under 5 years old, percent, 2004	7.4%	7.7%
Persons under 18 years old, percent, 2004	25.6%	26.4%
Persons 65 years old and over, percent, 2004	9.5%	9.6%
Female persons, percent, 2004	50.8%	50.6%
White persons, percent, 2004	81.3%	66.4%
Black persons, percent, 2004	16.7%	29.6%
Asian persons, percent, 2004	0.8%	2.6%
Persons of Hispanic or Latino origin, percent, 2004	3.7%	6.8%
Living in same house in 1995 and 2000', pct age 5+, 2000	50.0%	49.2%
Foreign born persons, percent, 2000	2.9%	7.1%
Language other than English spoken at home, pct age 5+, 2000	4.8%	9.9%
High school graduates, percent of persons age 25+, 2000	71.1%	78.6%
Bachelor's degree or higher, pct of persons age 25+, 2000	16.5%	24.3%
Persons with a disability, age 5+, 2000	16,476	1,456,812
Mean travel time to work (minutes), workers age 16+, 2000	28.0	27.7
Housing units, 2004	41,407	3,672,677
Homeownership rate, 2000	70.5%	67.5%
Housing units in multi-unit structures, percent, 2000	13.0%	20.8%
Median value of owner-occupied housing units, 2000	\$93,300	\$111,200
Households, 2000	31,568	3,006,369
Persons per household, 2000	2.66	2.65
Median household income, 2003	\$40,929	\$42,421
Per capita money income, 1999	\$17,656	\$21,154
Persons below poverty, percent, 2003	12.5%	13.3%
Retail Sales, 2002 (\$1000)	\$822,550	\$90,098,578
Retail Sales per capita, 2002	\$8,671	\$10,551
Geography QuickFacts	Carroll County	Georgia
Land area, 2000 (square miles)	499	57,906
Persons per square mile, 2000	174.9	141.4
Metropolitan Area	Atlanta, GA MSA	

## COWETA COUNTY

	<b>People QuickFacts (U.S. Census)</b>	<b>Coweta County</b>	<b>Georgia</b>
	Population, 2005 estimate	109,903	9,072,576
	Population, percent change, April 1, 2000 to July 1, 2005	23.21%	10.8%
	Population, 2000	89,215	8,186,453
	Population, percent change, 1990 to 2000	65.7%	26.4%
	Persons under 5 years old, percent, 2004	7.5%	7.7%
	Persons under 18 years old, percent, 2004	27.7%	26.4%
	Persons 65 years old and over, percent, 2004	8.4%	9.6%
	Female persons, percent, 2004	50.1%	50.6%
	White persons, percent, 2004	80.6%	66.4%
	Black persons, percent, 2004	17.3%	29.6%
	Asian persons, percent, 2004	0.9%	2.6%
	Persons of Hispanic or Latino origin, percent, 2004	4.8%	6.8%
	Living in same house in 1995 and 2000', pct age 5+, 2000	47.7%	49.2%
	Foreign born persons, percent, 2000	3.7%	7.1%
	Language other than English spoken at home, pct age 5+, 2000	5.6%	9.9%
	High school graduates, percent of persons age 25+, 2000	81.6%	78.6%
	Bachelor's degree or higher, pct of persons age 25+, 2000	20.6%	24.3%
	Persons with a disability, age 5+, 2000	13,440	1,456,812
	Mean travel time to work (minutes), workers age 16+, 2000	29.7	27.7
	Housing units, 2004	40,373	3,672,677
	Homeownership rate, 2000	78.0%	67.5%
	Housing units in multi-unit structures, percent, 2000	10.1%	20.8%
	Median value of owner-occupied housing units, 2000	\$121,700	\$111,200
	Households, 2000	31,442	3,006,369
	Persons per household, 2000	2.81	2.65
	Median household income, 2003	\$53,990	\$42,421
	Per capita money income, 1999	\$21,949	\$21,154
	Persons below poverty, percent, 2003	9.4%	13.3%
	Retail Sales, 2002 (\$1000)	\$879,107	\$90,098,578
	Retail Sales per capita, 2002	\$8,981	\$10,551
	<b>Geography QuickFacts</b>	<b>Coweta County</b>	<b>Georgia</b>
	Land area, 2000 (square miles)	443	57,906
	Persons per square mile, 2000	201.4	141.4
	Metropolitan Area	Atlanta, GA MSA	

## DOUGLAS COUNTY

	People QuickFacts U.S. Census)	Douglas County	Georgia
	Population, 2005 estimate	112,760	9,072,576
	Population, percent change, April 1, 2000 to July 1, 2005	22.2%	10.8%
	Population, 2000	92,174	8,186,453
	Population, percent change, 1990 to 2000	29.6%	26.4%
	Persons under 5 years old, percent, 2004	7.5%	7.7%
	Persons under 18 years old, percent, 2004	27.4%	26.4%
	Persons 65 years old and over, percent, 2004	7.5%	9.6%
	Female persons, percent, 2004	50.6%	50.6%
	White persons, percent, 2004	68.3%	66.4%
	Black persons, percent, 2004	28.6%	29.6%
	Asian persons, percent, 2004	1.3%	2.6%
	Persons of Hispanic or Latino origin, percent, 2004	4.5%	6.8%
	Living in same house in 1995 and 2000', pct age 5+, 2000	51.0%	49.2%
	Foreign born persons, percent, 2000	3.9%	7.1%
	Language other than English spoken at home, pct age 5+, 2000	6.2%	9.9%
	High school graduates, percent of persons age 25+, 2000	81.1%	78.6%
	Bachelor's degree or higher, pct of persons age 25+, 2000	19.2%	24.3%
	Persons with a disability, age 5+, 2000	15,562	1,456,812
	Mean travel time to work (minutes), workers age 16+, 2000	32.3	27.7
	Housing units, 2004	42,821	3,672,677
	Homeownership rate, 2000	74.8%	67.5%
	Housing units in multi-unit structures, percent, 2000	15.4%	20.8%
	Median value of owner-occupied housing units, 2000	\$102,700	\$111,200
	Households, 2000	32,822	3,006,369
	Persons per household, 2000	2.78	2.65
	Median household income, 2003	\$49,166	\$42,421
	Per capita money income, 1999	\$21,172	\$21,154
	Persons below poverty, percent, 2003	10.0%	13.3%
	Retail Sales, 2002 (\$1000)	\$1,693,487	\$90,098,578
	Retail Sales per capita, 2002	\$17,205	\$10,551
	Geography QuickFacts	Douglas County	Georgia
	Land area, 2000 (square miles)	199	57,906
	Persons per square mile, 2000	462.5	141.4
	Metropolitan Area	Atlanta, GA MSA	

## HARALSON COUNTY

	<b>People QuickFacts (U.S. Census)</b>	<b>Haralson County</b>	<b>Georgia</b>
	Population, 2005 estimate	28,338	9,072,576
	Population, percent change, April 1, 2000 to July 1, 2005	10.3%	10.8%
	Population, 2000	25,690	8,186,453
	Population, percent change, 1990 to 2000	17.0%	26.4%
	Persons under 5 years old, percent, 2004	7.0%	7.7%
	Persons under 18 years old, percent, 2004	25.5%	26.4%
	Persons 65 years old and over, percent, 2004	13.4%	9.6%
	Female persons, percent, 2004	50.8%	50.6%
	White persons, percent, 2004	93.3%	66.4%
	Black persons, percent, 2004	5.5%	29.6%
	Asian persons, percent, 2004	0.3%	2.6%
	Persons of Hispanic or Latino origin, percent, 2004	0.9%	6.8%
	Living in same house in 1995 and 2000', pct age 5+, 2000	58.5%	49.2%
	Foreign born persons, percent, 2000	0.9%	7.1%
	Language other than English spoken at home, pct age 5+, 2000	2.1%	9.9%
	High school graduates, percent of persons age 25+, 2000	63.0%	78.6%
	Bachelor's degree or higher, pct of persons age 25+, 2000	9.0%	24.3%
	Persons with a disability, age 5+, 2000	5,833	1,456,812
	Mean travel time to work (minutes), workers age 16+, 2000	30.3	27.7
	Housing units, 2004	11,484	3,672,677
	Homeownership rate, 2000	75.1%	67.5%
	Housing units in multi-unit structures, percent, 2000	7.3%	20.8%
	Median value of owner-occupied housing units, 2000	\$76,500	\$111,200
	Households, 2000	9,826	3,006,369
	Persons per household, 2000	2.58	2.65
	Median household income, 2003	\$31,135	\$42,421
	Per capita money income, 1999	\$15,823	\$21,154
	Persons below poverty, percent, 2003	14.6%	13.3%
	Retail Sales, 2002 (\$1000)	\$187,592	\$90,098,578
	Retail Sales per capita, 2002	\$6,978	\$10,551
	<b>Geography QuickFacts</b>	<b>Haralson County</b>	<b>Georgia</b>
	Land area, 2000 (square miles)	282	57,906
	Persons per square mile, 2000	91.1	141.4
	Metropolitan Area	Atlanta, GA MSA	

## PAULDING COUNTY

	Paulding County	Georgia
<b>People QuickFacts</b>		
Population, 2005 estimate	112,411	9,072,576
Population, percent change, April 1, 2000 to July 1, 2005	37.8%	10.8%
Population, 2000	81,678	8,186,453
Population, percent change, 1990 to 2000	96.3%	26.4%
Persons under 5 years old, percent, 2004	8.4%	7.7%
Persons under 18 years old, percent, 2004	29.9%	26.4%
Persons 65 years old and over, percent, 2004	5.7%	9.6%
Female persons, percent, 2004	49.6%	50.6%
White persons, percent, 2004	86.1%	66.4%
Black persons, percent, 2004	11.7%	29.6%
Asian persons, percent, 2004	0.6%	2.6%
Persons of Hispanic or Latino origin, percent, 2004	3.3%	6.8%
Living in same house in 1995 and 2000', pct age 5+, 2000	46.8%	49.2%
Foreign born persons, percent, 2000	2.1%	7.1%
Language other than English spoken at home, pct age 5+, 2000	4.3%	9.9%
High school graduates, percent of persons age 25+, 2000	80.8%	78.6%
Bachelor's degree or higher, pct of persons age 25+, 2000	15.2%	24.3%
Persons with a disability, age 5+, 2000	11,590	1,456,812
Mean travel time to work (minutes), workers age 16+, 2000	39.1	27.7
Housing units, 2004	40,815	3,672,677
Homeownership rate, 2000	86.8%	67.5%
Housing units in multi-unit structures, percent, 2000	4.7%	20.8%
Median value of owner-occupied housing units, 2000	\$106,100	\$111,200
Households, 2000	28,089	3,006,369
Persons per household, 2000	2.89	2.65
Median household income, 2003	\$56,998	\$42,421
Per capita money income, 1999	\$19,974	\$21,154
Persons below poverty, percent, 2003	6.8%	13.3%
Retail Sales, 2002 (\$1000)	\$624,837	\$90,098,578
Retail Sales per capita, 2002	\$6,613	\$10,551
<b>Geography QuickFacts</b>		
Land area, 2000 (square miles)	313	57,906
Persons per square mile, 2000	261.6	141.4
Metropolitan Area	Atlanta, GA MSA	

**Annual Estimates of the Population for Counties and Cities in the West Georgia Region: April 1, 2000 to July 1, 2005**

Geographic Area	Population Estimates							April 1, 2000		Percent Change 2000 to 2005
	July 1, 2005	July 1, 2004	July 1, 2003	July 1, 2002	July 1, 2001	July 1, 2000	Estimates Base	Census		
<b>Georgia</b>	<b>9,072,576</b>	<b>8,918,129</b>	<b>8,746,849</b>	<b>8,581,731</b>	<b>8,415,600</b>	<b>8,230,155</b>	<b>8,186,816</b>	<b>8,186,453</b>	10.82	
.Carroll County	105,453	102,143	98,734	94,878	91,554	88,037	87,268	87,268	20.84	
Bowdon	1,963	1,950	1,954	1,904	1,936	1,952	1,959	1,959	0.20	
Carrollton	21,837	21,433	20,777	20,177	19,990	19,938	19,934	19,843	10.05	
Temple	3,910	3,694	3,542	3,364	2,898	2,482	2,379	2,383	64.08	
Villa Rica	9,897	9,119	8,116	7,018	5,556	4,489	4,226	4,134	139.40	
.Coweta County	109,903	105,395	101,517	97,852	94,069	90,156	89,215	89,215	23.19	
Newnan	24,654	22,491	20,563	19,317	17,300	16,449	16,249	16,242	51.79	
Senoia	2,719	2,510	2,310	2,119	1,964	1,783	1,738	1,738	56.44	
.Douglas County	112,760	107,084	101,938	98,460	95,634	92,741	92,284	92,174	22.33	
Douglasville	27,568	26,443	25,367	21,776	20,802	20,148	20,046	20,065	37.39	
.Haralson County	28,338	27,965	27,469	26,872	26,377	25,822	25,690	25,690	10.31	
Bremen	5,350	5,204	5,024	4,785	4,634	4,612	4,598	4,579	16.84	
.Paulding County	112,411	106,035	100,022	94,355	88,806	83,020	81,568	81,678	37.63	
Dallas	8,667	7,847	7,028	6,592	6,353	5,527	5,315	5,056	71.42	
Hiram	1,762	1,677	1,610	1,631	1,564	1,512	1,498	1,361	29.46	

Source: Population Division, U.S. Census Bureau  
 Release Dates: March 16, 2006 (county data); June 21, 2006 (city data)

## Sources of Data

### Bank Deposits

Deposit Market Share Report  
Federal Deposit Insurance Corporation

### Covered Employment and Wages

Georgia Department of Labor

### Housing Permits

U.S. Census Bureau

### Housing Prices

Trulia Real Estate Services (trulia.com)  
AJC 2006 Home Sales Report

### Personal Income and Earnings

Bureau of Economic Analysis, U.S. Dept of Commerce

### Population and Demographic Information

U.S. Census Bureau

### Unemployment Claims and Rates

Georgia Department of Labor

Other sources of information for this report include the Atlanta Journal-Constitution, the Atlanta Business Chronicle, the Dallas New Era, Times-Georgian, the Times-Herald, the Douglas County Sentinel, the Haralson Gateway-Beacon, the Paulding County Sentinel, the Paulding County Neighbor, Georgia Trend Magazine, The Fiscal Research Center (Georgia State University), The Selig Center for Economic Growth (University of Georgia), websites of developers, businesses and government entities, and discussions with business and government leaders.

An Online Version of this Booklet  
and  
Updated Economic and Demographic Information for  
Carroll, Coweta, Douglas, Haralson, and Paulding  
Counties

Available on the Web at

[www.westga.edu/~econ/county.html](http://www.westga.edu/~econ/county.html)

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