

WEST GEORGIA REGIONAL OUTLOOK 2007

David J. Boldt
Mary M. Kassis
William J. Smith
Kim Holder

Department of Economics

Faye S. McIntyre, Dean

Richards College of Business
University of West Georgia

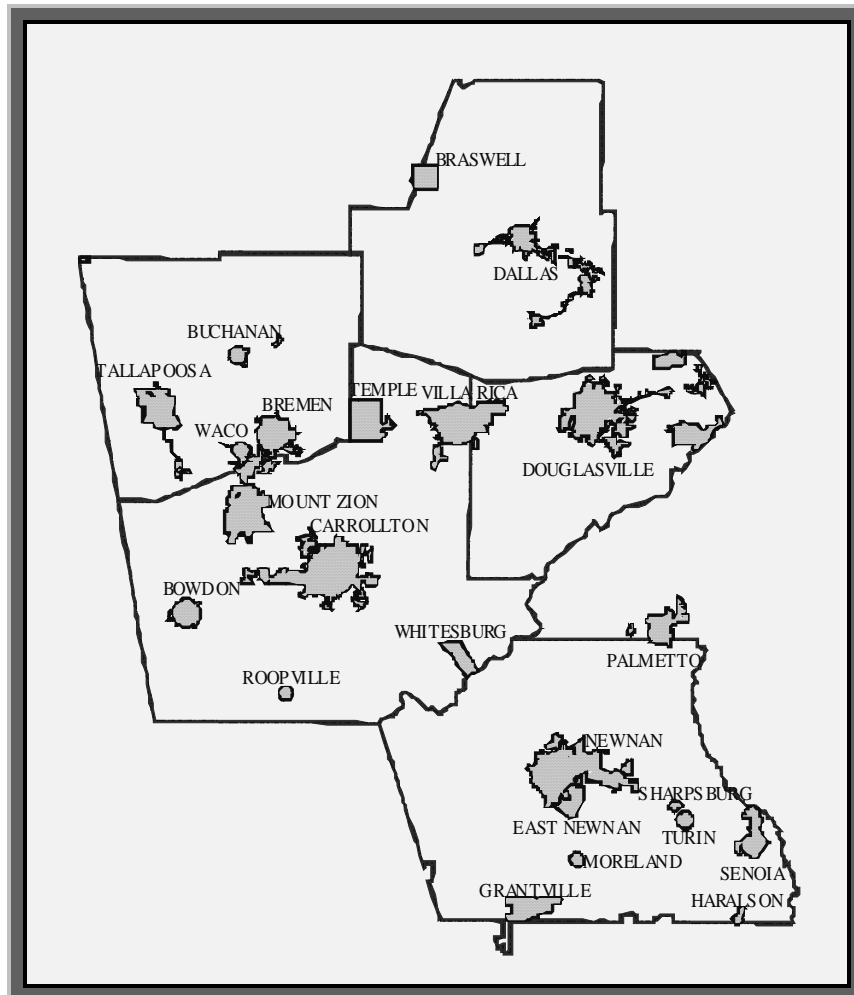
October 30, 2007

CONTENTS

West Georgia Region _____	1
Carroll County _____	7
Coweta County _____	21
Douglas County _____	29
Haralson County _____	37
Paulding County _____	45
Appendix:	
Employment Tables for Counties _____	54-58
Summary Census Data for Counties _____	59-63
Population Data (2000-2006) for Counties and Cities in the West Georgia Region _____	64
Sources of Data _____	65
Online Access & Updated Information _____	66

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 2006, the West Georgia Region had a population of 492,319 representing 5.3% of the state total. Covered employment in the region was 132,784 representing 3.3% of the state total. The estimated combined personal income of residents of the West Georgia Region was \$12.2 billion, representing 4.3% of Georgia's total personal income in 2005.

Recent Economic Trends

In terms of growth, the West Georgia Region has performed better than the state as whole. From 2000-2006, the population in the West Georgia Region increased by 12,514 or 29.6%. Georgia's population grew by 13.8% over the same 6-year period. Paulding led the way within the region, growing by 46.3% between 2000 and 2006. Carroll, Coweta, and Douglas grew by about double the state rate between 2000 and 2006. Haralson, at 10.8%, grew slightly slower than the state average.

Personal income in the West Georgia Region totals \$12.2 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 31.5% over the period 2000-2005 (compared to statewide growth of 22.6% over the same period). Total personal income in Paulding County grew by a whopping 44.4% over the same period. The four other counties within the West Georgia Region also experienced above average gains in personal income over the period 2000-2005.

Per capita income, total personal income divided by population, ranges from a high of \$28,319 in Coweta County to a low of \$23,957 in Haralson County. From 2000 to 2005, per capita income expanded in all the counties in the West

Georgia area. Carroll and Haralson counties saw per capita income growth exceed the state growth of 10.5% during 2000-05. On the other hand, the fastest population growth counties of Coweta, Douglas, and Paulding, sustained less than state average gains in per capita income over 2000-05.

The West Georgia Region added 25,336 jobs between 2000 and 2006, a 23.6% gain. Overall, state employment grew by a much more modest 3.5% between 2000 and 2006. Paulding's job base has expanded by 56.9% since 2000, while Coweta County experienced the smallest job growth of 15.7% in the region. Since 2000, Carroll County's total employment grew by 21.5%, Douglas County's by 20.9%, and Haralson County's by 18.1%.

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 2.4% in 2006. According to the Georgia Department of Labor, two counties, Carroll and Paulding, saw employment expand by more than 10% in 2006. Sectors seeing the largest employment gains in Carroll County were food manufacturing, construction, administrative/waste services, and state government. In Paulding County, rapidly expanding employment sectors

include retail trade, administrative services, waste services, accommodation services, food services, and local government (i.e. schools). At 7.1%, Haralson County was the third fastest growing county in the West Georgia Region. Manufacturing and health care accounted for the majority of the net job growth in the county. During 2006, Coweta County's employment expanded by 3.5%. The county added almost 300 manufacturing jobs. Other sectors adding in excess of 200 jobs were local government (mainly education-related), accommodation services, food services, transportation, and warehousing. Douglas County's recent job growth of 3.2% is mainly a result of new hiring in areas such as manufacturing establishments, wholesale distribution, education, accommodation, and food services. Further details on employment trends in each of the counties are available in the tables on pages 54-58.

Unemployment rates in August 2007 in the West Georgia Region range from a low of 3.9% in Coweta County to a high of 4.7% in Carroll County. Three counties in the region, Coweta, Haralson, and Paulding, have unemployment rates below the overall Georgia unemployment rate of 4.5%. All counties currently have lower unemployment rates than they did in August 2006.

The initial unemployment claims data do not paint such a rosy economic picture for the region. With the exception of Haralson County, all other

West Georgia counties experienced a rise in unemployment claims in August 2007 relative to August 2006. Paulding's increase of 51.1% far exceeded that of any other county. Haralson County enjoyed a 1% drop in initial unemployment claims in August 2007.

Bank deposits at FDIC insured institutions in the West Georgia region expanded by 90.7% between 2000 and 2006. Over the same period, deposits grew by 95.4% in the entire Atlanta MSA and by 75.6% percent in the state. Carroll County's financial institutions hold the greatest amount of deposits of any county in the region (\$1.81 billion). Paulding has seen the greatest expansion in deposits since 2000 (up 110.8%) while Haralson County's institutions have experienced the smallest gain (up 51.3%). 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 44% market share. On the other hand, in both Haralson and Paulding counties, the two largest institutions combined control more than 57% of banking deposits.

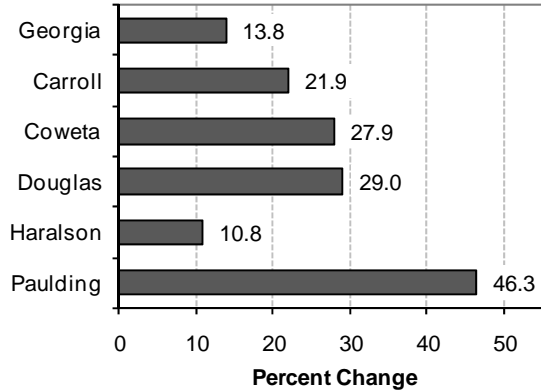
The single family housing market has expanded rapidly in the West Georgia Region since 2000. Total single family construction permits were up from 6,053 in 2000 to 8,474 in 2006. However, housing construction activity

in the West Georgia Region declined in 2006, off 6.3% from 2005 levels. More than 38% of the permits issued in the region were for the construction of single family units in Paulding County. In 2000, the West Georgia Region accounted for almost 13% of the single family permits issued in the Atlanta MSA. By 2006, the market share of the region had increased to almost 16%.

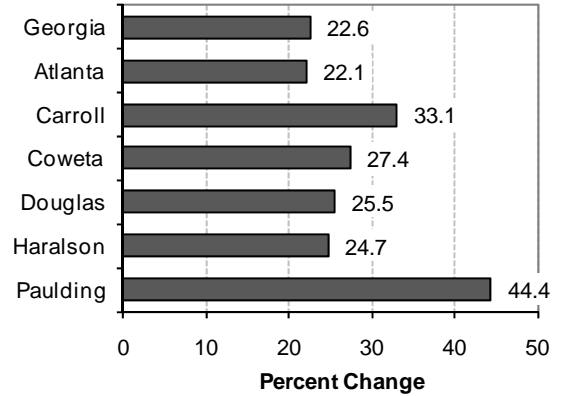
Housing prices in the West Georgia area remain well below neighboring counties such as Cobb and Fayette. According to the AJC 2007 Home Sales Report, the median price of all houses sold in 2006 ranged from a low of \$132,300 in Carroll County to a high of \$185,000 in Coweta County. In Douglas County and Paulding County, median home prices were \$184,250 and \$167,900, respectively. Housing price data was not available for Haralson County.

WEST GEORGIA REGION

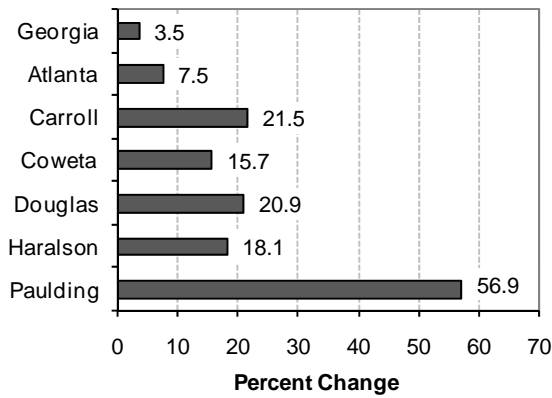
Population Growth
Percent Change 2000-2006



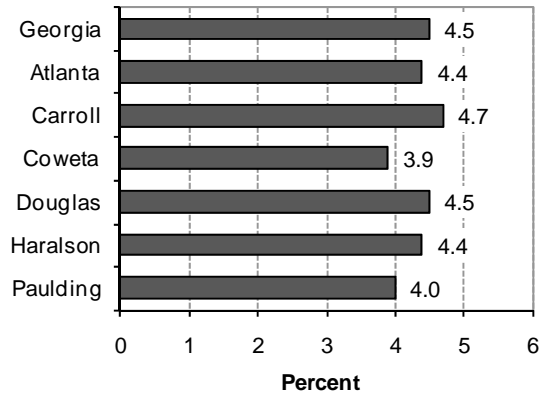
Personal Income Growth
Percent Change 2000-2005



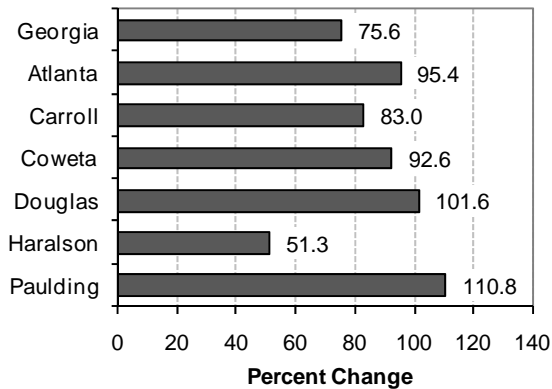
Employment Growth
Percent Change 2000-2006



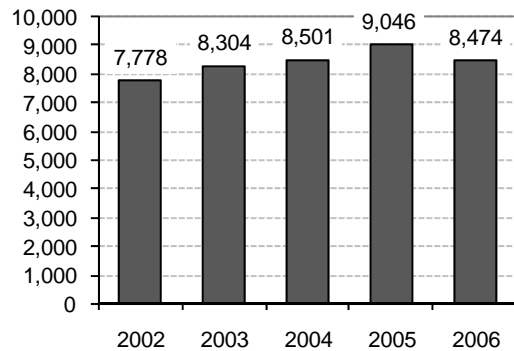
Unemployment Rate
August 2007



Bank Deposits Growth
Percent Change 2000-2006



Single Family Housing Permits
West Georgia Region



CARROLL COUNTY



Recent Economic Trends

Carroll County's population growth slowed in 2006, although the 2.8% gain was slightly stronger than the 2.5% population growth for the state. Growth in the population of Villa Rica was particularly strong, with gains of 11%. Carroll County ranks 19th out of Georgia's 159 counties in population with a population of 107,325. The county's population increased by 2,939 between July 1, 2005 and July 1, 2006, with net migration accounting for 77% of this increase.

Per capita income in Carroll County was \$24,244 in 2005. This was 78% of the state average and 70% of the national average. From 1995-2005, per capita income in Carroll County grew at an average annual rate of 3.5%. This was slower than both the state growth rate of 3.6% and the national rate of 4.1%.

Carroll County ranked 23rd in the state in total personal income in 2005. The county's total personal income of \$2.5 billion was 0.9% of the state total. Net earnings accounted for 68.5% of total personal income in 2005, slightly higher than in 1995 when net earnings were 67.9% of total personal income. The share of personal income from dividends, interest, and rent fell to 12.9% in 2005 from 15.2% in 1995, while

the share of personal income from personal current transfer receipts increased to 18.6% from 16.9% ten years earlier.

Carroll County's employment increased at a much faster rate than the state or the Atlanta MSA in 2006. The number of jobs in Carroll County jumped by 14% last year compared to 2.4% gains in Georgia and 2.6% growth for the Atlanta MSA.

Between 2005 and 2006 average monthly covered employment in Carroll County increased by 4,725. Over one-third of these jobs were in the goods-producing sector where employment increased by 1,888. Gains were particularly strong in construction and food manufacturing. The transportation equipment sector also continued to add jobs, reflecting growth at the Deco-Star auto parts plant in Carrollton. The service-producing sector added 1,411 jobs in 2006 with the largest gains in administrative and waste services, where the number of jobs has more than doubled. Growth was also strong in educational, finance, and insurance services. 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 strong 22.6% increase in employment in 2006. The majority of this growth was at the state government level. A complete breakdown of job growth by sector for Carroll County can be found on page 54.

Carroll County's unemployment rate was 4.7% in August, down from 4.8% the previous August. The county's unemployment rate was slightly higher than the 4.5% rate for Georgia and the 4.6% rate for the nation. Initial unemployment claims increased 11.3% in Carroll County between August 2006 and August 2007. This was much stronger than the 1.4% increase in claims for the state as a whole. This suggests that labor force conditions are likely to deteriorate in Carroll County over the next several months.

The demand for single family housing in Carroll County has slowed sharply during the first seven months of 2007, when the number of single-family permits issued dropped 46.7%. During the first seven months of the year 508 single-family permits were issued, down from 953 during the same time period in 2006. The state of Georgia and the Atlanta metropolitan area also experienced a sharp drop in single family permits, although their percentage declines were smaller at 30.1% and 38.3% respectively.

After showing strong growth over the past decade, multi-family permit activity has fallen off sharply over the past two years. Only eight multi-family permits were issued for Carroll County in 2006, and not a single permit has been issued during the first seven months of 2007.

Recent and Future Developments

Despite potential troubles looming in the housing and finance sectors, Carroll County experienced substantial employment growth over the past year and continues to move up economically, relative to other counties in the state.

The Georgia Jobs Tax Credit (JTC) Program provides incentives for businesses to create jobs in economically under-performing counties. The credit is against the corporate income tax and is designed for businesses engaged in manufacturing, warehousing and

distribution, processing, telecommunications, tourism, or research and development (specifically not retail). Georgia counties are placed into tiers based on unemployment rate, per capita income, and poverty rate. There are 4 tiers, Tier 1 being the most distressed (highest credit) and Tier 4 being the least distressed (lowest credit). In 2006, Carroll County was a Tier 3 county, with 107 counties experiencing a higher level of economic distress. Between 2006 and 2007, the Carroll County economy improved its position

in Georgia's JTC tier rankings, advancing ahead of two more counties. This places Carroll County in the top 50 counties in the state in terms of economic prosperity as measured by the Georgia Jobs Tax Credit.

Of increasing local concern is the impact of the area's housing market on the local economy. Housing permits, typically viewed as a lagging economic indicator, fell sharply in Carroll County. Between January and July of 2007, the total number of permits issued was almost half of that issued in Carroll County for the same time period in the previous year.

According to RealtyTrac, a leading online foreclosure web database, in August 2007 the U.S. experienced a total of 243,947 foreclosure filings, which includes default notices, auction sale notices, and bank repossessions. This is up 36% from July 2007 and up 115% from August 2006. This represents a national foreclosure rate of one foreclosure filing for every 510 households. Currently, the state of Georgia is 4th in the number of residential foreclosures in the nation with a rate of one foreclosure in 271 households; behind Florida (1 in 243), California (1 in 224) and Nevada (1 in 165). For Georgia, this represents a 133.5% increase in the foreclosure rates over August 2006.

Carroll County's housing market has begun to experience the fallout associated with the declining national

housing market (whether related to sub-prime lending, overbuilding or both). According to RealtyTrac, as of October 2007, there are 536 properties currently held by lending institutions and another 382 that have had a foreclosure notice filed with the recorder's office by the lender. Since Carroll County contains about 34,500 households, this amounts to one house in foreclosure for every 38 households in the county as of the end of September 2007. (It should be noted that RealtyTrac does not publicly provide a snapshot of foreclosures, but instead gives a current inventory of foreclosed properties. Thus, the inventory of foreclosed properties should be expected to rise when these properties are not selling.)

The dramatic increase in housing inventories has substantially lengthened the duration of the current "buyer's market" we continue to observe. In some areas, housing prices are starting to readjust; however, the rising foreclosure rates in the sub-prime market, along with tightening standards on credit, will likely lead to further increases in unsold inventories in the West Georgia Region for next year. The number of buyers in this buyer's market has not kept pace with the number of sellers and it has taken a bit of time for builders to adapt to the changes in the market. The past year has seen a dramatic reduction in housing permits in Carroll County. Experts in the real estate industry put the current unsold inventories for the nation at around a 10-month supply, with sales of existing

homes falling 4.3% in August (from July) of this year. Regionally, the South saw existing home sales fall a more modest 2.2% over the same period. Regardless, in many areas of the country, including Georgia, there remains a fundamental gap between the supply of housing for sale and the demand for housing, a gap which will take several more months to alleviate.

Although the project has not yet received final approval, 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 19,000 to 20,000 homes, which would house about 58,000 residents. A development of this size requires a sizable investment in infrastructure; however, county development officials have been concerned about the fiscal impact such a large subdivision could have on the tax rates for citizens in the rest of the county. Temple-Inland submitted plans for the project in February 2005 and received approval from the Chattahoochee-Flint Regional Development Center. Carroll Tomorrow is currently working to develop an impact model to more clearly measure the economic and fiscal impact of the proposed subdivision (i.e., the benefits and the costs). However, since the fiscal impact model is based on the assumption of a balanced county budget, the recent shortfall in Carroll County revenues has required some re-

calculation which has delayed the public release of the final report.

The mixed-use Maple Street Commons in Carrollton appears to be pushing forward with the addition of two new businesses. In addition to the CVS currently in operation in the Commons, a new Texaco convenience store and gas station has been added on the north side of the Tyus Road and Highway 166 intersection. Across the highway, between Tyus and Bonner roads, the site slated for a hotel and a series of office condos is in the beginning stages. According to one of the partners of Marathon Development, there are already some businesses in contract talks with regard to the office condos. In addition, a new bank affiliated with Rome's River City Bank is opening next to CVS. A temporary building has already been placed on site and will be open for business in the very near future. According to the developers, the development is running on schedule. As proposed in 2005, the 125-acre, \$150 million development would contain approximately 400-500 dwelling units (about 20% of which will be single-family residences).

Other proposed subdivisions include the horse-friendly development proposed for Crews Creek, near Whitesburg. The homes currently proposed are set to be priced in the \$500,000-\$600,000 range and will accommodate up to 30 horses total.

Despite troubles in the residential housing market, the outlook for local industry remains buoyant. Whether driven by exports (resulting from the falling dollar) or by domestic demand, local manufacturing has performed well and has slowly and quietly added production capacity and jobs over the past year; in fact, over the past four years. Following a growth of 5.7% in manufacturing employment from 2004 to 2005, Carroll County saw manufacturing further increase its numbers from 2005 to 2006. Employment in manufacturing grew from 7,432 in 2005 to 8,824 in 2006, an annual growth rate of 18.7%, which is triple the growth rate of the previous year.

The geographic focus of the growth has been in the smaller growing cities around Carroll County. One of the larger expansions includes that of Janus International Corporation of Temple, a manufacturer of industrial overhead garage doors. Along with a major new 220,000 sq. ft. expansion at their current location just south of I-20 on Hwy 113, Janus has announced plans to hire an additional 200 new workers, bringing total employment to just over 400 when the new expansion is in full operation.

Food manufacturing has also been on the upswing in the county. Sugarfoods, the top supplier of sugar substitutes, Turbinado Natural Sugar, powdered non-dairy creamer, croutons, and almonds, opened a new 350,000 sq. ft.

facility in the old Lowe's distribution facility in Villa Rica last year. Their employment is up from their initial 210 employees to 270. Flowers Baking Company, another Carroll County food manufacturer, also expanded its Villa Rica location last year and has increased its employment. The addition of 70,000 square feet of plant space has led to an additional 50 jobs at the Villa Rica bakery over the past year.

Decoma (Deco-star), a tier 1 auto parts and accessories manufacturer and supplier for multiple automotive manufacturers in the Georgia and Alabama area has expanded employment from 150 jobs at its opening in 2004 to 300 jobs in less than two years of operation. With increases in production over the past year, the 2007 employment has risen to 584 with the likelihood of additional employment increases as planned expansions of its current location come online.

Southwire Company, which manufactures a variety of residential and commercial wiring and cabling products, recently expanded its Carrollton operations with the acquisition of Flatwire, a small company that produces an innovative flexible wire product that allows for unobtrusive surface cabling of electric devices.

One of the largest relocations into the area over the past year is that of the Turano Baking Company of Villa Rica (Douglas Co.) which just completed a new facility in the Douglas County side

of Villa Rica. Turano Baking is a specialty bread supplier of 40 of the top 100 restaurants. The new Villa Rica facilities resulted in a \$30 million investment and will eventually employ around 100 workers.

Small business has also continued to grow in Carroll County. Plymart just closed on a 40,000 square foot facility in the Villa Rica industrial park. Plymart produces engineered trusses, framing, siding, roofing, windows, doors and trim for the housing industry.

Royal Metals, a residential and light commercial HVAC duct supplier, has remained busy despite the downturn in the housing market. Their current employment has risen to 25-30 employees. Additionally, they have announced expansion plans that will open up about 75 new positions.

Quad-Lock, another housing-affiliated company which builds Styrofoam insulating building forms, started out with the anticipation of employing about 5 or 6 workers. They are currently heading towards an employment of 20. Likewise, Sterling Fabrication and Engineering is currently at 10 employees, double its initial estimate of 5 when it located here. Sterling moved to the Carroll County area from north Atlanta to take advantage of the lighter traffic volume and good interstate access. Transportation access is an important consideration for many small to mid-sized firms that leave more

urbanized areas searching to reduce the price they pay for land for development.

Specific declines in manufacturing employment were relatively few. Steed Company, a Bowden label producer, reduced employment by 11 workers. Sony Music experienced the largest employment declines in the county with 83 employees being laid off. However, it is unclear if their layoffs are primarily due to a reversal in the employment ramp-up related to the release of the Playstation 3.

Carroll County's service producing sectors (which includes retail and food services) accounts for more than half of the County's employment base. This sector has experienced substantial growth over the past few years, especially in out-parcels around big-box retail centers. The out-parcels surrounding Super Wal-Mart in Carrollton has seen the addition of three new restaurants (O'Charley's, Moe's Southwestern Grill and Cici's Pizza), along with other retail. Directly across Highway 27 from the Carrollton Wal-Mart has also seen the development of a strip mall, Carrollton Pointe, which contains two new restaurants (Johnny's New York Style Pizza and Taco Bell), a tanning salon, and other small retail stores.

The Carrollton Exchange Mall, which contains Carrollton Stadium Cinema, has also seen the addition of food services. This past year saw the opening of Shane's franchised barbeque

restaurant, Carrollton's second Zaxby's location, and a newly built McDonald's, which replaced the one from the Lake Carroll Mall location.

First Tuesday Mall and Crossroads Shopping Center each gained a new retail tenant. Pet Supply "Plus" opened in Crossroads Shopping Center over the summer. Citi Trends, a discount clothing store headquartered in Savannah Georgia, opened a new location in First Tuesday Mall. Citi Trends has about 200 stores in the southeast (more than 50 of which are in Georgia), mid-Atlantic region, and Texas.

Some of the most active retail development in Carroll County outside the city of Carrollton has been occurring along the I-20 exits in Temple and Villa Rica. On the north side of the Temple exit, construction is underway for several additions to retail space. Across from the Flying-J truck stop, Villa Rosa Shopping Center was recently completed and is currently filling its retail space with service-oriented businesses. The Temple exit has also added to its list of restaurants a new McDonald's location. Further north, Temple Crossing, a mixed use development north of I-20, is currently in the early construction stage. The development contains both housing and retail space. Still further north, a new Fred's location opened earlier this year and was quickly followed by the construction of another new strip of retail space right next door.

In the area surrounding the Villa Rica Super Wal-Mart and new Home Depot, retail development has been occurring at a rapid pace. New retail space is growing like kudzu from almost every open tract north and south of the intersection of I-20 and Highway 61. Comfort Inn opened a new hotel behind Ingles grocery store and O'Charley's just opened its second Carroll County location in the Villa Rica Crossing strip mall. Villa Rica has also seen its downtown re-development start to take root. With the renovation of several storefronts on Bankhead Highway and Main Street, and the development of new in-town office space off Stone Street, business appears brisk with the new restaurants and small shops making it difficult to find parking on a weekend.

Also growing in Carroll County is its e-tail sector. Walmart.com is in the process of expanding operations in Carroll County. To capture a market of higher end retail items, Walmart.com is implementing a ship-to-store inventory process that allows customers to pick up items they order at retail Wal-Mart locations. Their plans include a \$30 million investment in new facilities to be followed up with the addition of 35-40 additional new hires.

The medical services field has always been an important sector in Carroll County. Tanner Health System has almost completed its \$38 million facility expansion taking place at Carrollton's Tanner Medical Center, which includes a cardio-vascular unit. The 95,000

square-foot expansion is underway and is visible from Dixie Street. Tanner Medical has also received approval to begin construction on a new behavioral health facility at its Villa Rica location. The \$14.5 million facility will be located next to their current health center. The new facility will admit patients who are both voluntary and involuntary; i.e. patients compelled to seek treatment through a court order. The estimated construction time is 12-18 months. On the other side of the county, a new assisted living facility has opened in Bowden in the building formerly occupied by the old Bowden Hospital. When in full operation, The Oaks will employ between 35 and 40 on its staff. Though employment declined in the healthcare and social services sector over the past year, it is likely that most of the declines came from the social services sub-sector.

Carroll County has also seen expansion in both public sector jobs and in public infrastructure. Some of Carroll County's employment growth has come thanks to policy changes in Georgia's public education system and to a rising population in the area. State legislation reducing class size has resulted in the substantial expansion of the number of teaching positions across the Carroll County School System. Employment related to public education is likely to continue and increase in the future as the county's population continues to grow. Both the Carrollton City and Carroll County School Systems have already experienced substantial growth

in their student population. This has led to a plethora of public capital and school expansion projects. The Carrollton City School System has cleared the site of the old high school auditorium to make room for a new performing arts center. Bay Springs Middle School has added classroom space in anticipation of population growth in the Villa Rica area. Villa Rica is also in the process of expanding its high school. A ninth grade academy has already been added, and there are plans to expand the sports facilities; however, there are currently issues with land access that remain to be worked out. Mt. Zion and Central Middle Schools both have new gymnasiums, and Mt. Zion has just recently completed construction on a new elementary school. Temple has a high school expansion underway and Bowden has just begun plans to build a new elementary school.

In the area of education, the capital projects do not end with K-12. The University of West Georgia has broken ground on its \$33.7 million Health, Wellness and Lifelong Learning Center, which will include an arena that will be the largest between Atlanta and Birmingham. The University hopes to use the arena to attract large events and conferences to the area, in addition to providing a new facility for its student athletes. The University also continues its fundraising for a new football stadium.

The cities of Carroll County have also added sports facilities. The newly

rebuilt East Carroll Fields along with the City of Villa Rica's acquisition of the old Centerfields complex (renamed the V-Plex) has already begun to attract local softball tournaments. With the Carroll County Fields, the V-Plex and East Carroll Fields provide three venues for both men's' and women's' softball tournament play.

Carroll County and the City of Carrollton have also finally come to an agreement on the location of the new courthouse. The land directly across from Carrollton City Hall will be used as the future site. In addition to the new courthouse, a 229 space parking structure is under construction off Adamson Square, next to the Cultural Arts Center.

The quality of county infrastructure and public services are both important components which makes the West Georgia Region attractive to new residents and businesses. Local funding for public services and infrastructure comes from two main sources, the sales tax (LOST, SPLOST, and potentially ELOST) and from the property tax. Recent changes in the housing sector along with two bills currently working their way through the Georgia State Legislature could potentially have a large impact on the future provision of local government services and the funding of infrastructure in our region as well as the rest of the state.

The prospect for decline in local residential property values has some serious implications for local

government finances. Because property taxes are an important source of local revenues, declining property values could result in a reduction in funds available for supporting local public services that are tied to population levels (examples include but are not limited to schools, police, fire and local roads). This will likely increase the fiscal constraints on local government and elected officials at a time when rising health insurance costs for county workers, along with other unexpected county outlays, have already led to some serious soul-searching when it comes to the decisions regarding rates, service levels, and budget cutting among various departments.

Despite the slowdown in the housing sector, we continue to feel the impact of residential growth on current infrastructure such as water, sewer, roads and other public services. Among public officials, infrastructure remains at the top of the list of concerns related to past and ongoing residential and industrial growth in Carroll County. For example, Villa Rica, faced with an insufficient water supply to meet its existing needs, has been forced to turn to Douglas County to deal with current demand. Likewise, Haralson County, in addition to investing in new wells, is looking to Carroll County for a portion of its future water needs. Carroll County has even rejected a proposal for a subdivision in the northern area of the county, citing water flow, or insufficient water infrastructure, as the major obstacle facing the proposal. The

prospects of continued growth have pressed counties in the region to begin to address these growth-related issues proactively rather than reactively.

Uncertainty in the costs or scope of infrastructure required for larger, more rural subdivisions has led developers and local officials to seek an avenue for providing the infrastructure without affecting county-wide property tax rates. Locally, residential impact fees are being discussed with increasing regularity. However, a current proposal, Georgia Senate Bill 200 (SB200), has been marketed as a legislative effort aimed at making new housing in rural or undeveloped areas pay for its own infrastructure without the need for impact fees assessed on individual new houses. The legislation would allow for the creation of “infrastructure development districts” within the unincorporated areas of the state. The districts would be formed at the discretion of county government development officials. Once formed, they would provide large subdivisions a means of financing (via bonds) and developing critical infrastructure required by its new residents (water, sewer, etc.). It would also allow the development board to use local fees or assessments within the infrastructure development district to repay the bonds. The infrastructure development district would essentially become an independent taxing district within a county. Florida, Colorado, Arizona and California all have some variations of this type of infrastructure

developmental entity; however the details differ somewhat between these states as to their implementation. The Georgia legislation is just short of 60 pages in length, so a detailed examination is beyond the scope of this report. Since SB200 passed both legislative houses and was signed by the Governor, it will be placed on the November 2008, state-wide general election ballot and, if passed, will allow the state legislature to amend the Constitution and enact laws to allow counties to create these districts.

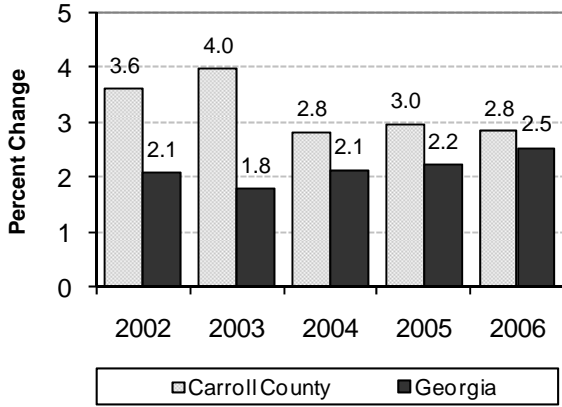
Although it has not yet come to a vote, another piece of legislation likely to have an especially large impact on West Georgia’s retail economy and local county government is HR900, sponsored by Speaker Glenn Richardson. The bill would replace the local property taxes with an increase in (or imposition of) the state sales tax on practically all final goods and services, which would presumably include items such as new housing, rental housing, legal services and medical services, and many others not specifically excluded under the legislation. Some local officials are outspokenly opposed to the bill, citing specifically the substantial loss of local decision-making ability and budgetary control over education and safety. Currently, approximately \$8.8 billion in revenue is collected from local property taxes in Georgia. Estimates place the necessary tax rate at around 2%-3% to replace just the school portion of the property tax. Since schools account for about two-thirds of

expenditures from the property tax and other county services about one-third, replacing the tax entirely would likely increase the state rate closer to 3%-4%. This would be in addition to the current state rate of 4% and all local optional rates (LOST, SPLOST, ELOST, HOST). Evidence suggests the effects of such a policy would include more out-shopping and e-commerce activity. Carroll, Haralson, and Coweta residents would be among the most likely Georgia residents to choose to shop in nearby Alabama cities. To further complicate matters, if there is substantial spending reduction in Georgia in response to the initial tax change (which is expected due to the increase in savings and investment), this would push the necessary tax rate to replace the current revenue stream higher still. Although there are potential problems with

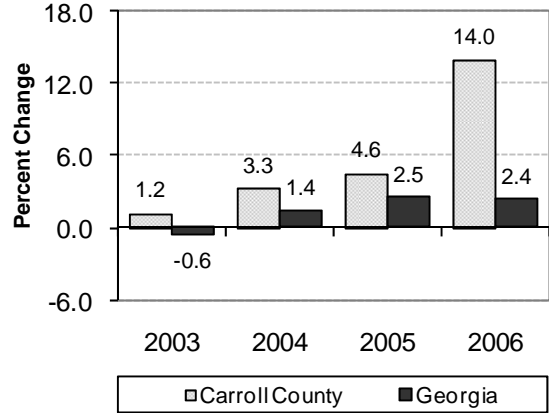
HR900, there are also potential benefits. Among the benefits of such a policy include the potential growth in manufacturing, considering the entire state would effectively become a nearly tax-free zone for industry. There are other benefits as well in the area of increased personal take-home pay, savings, and presumably investment. Furthermore, HR900 would result in a substantial broadening of the sales tax base, resulting in a state sales tax that is closer to a true consumption tax than it is currently. Regardless of the net revenue effects, if passed, this bill would certainly present local city and county officials with a host of new fiscal issues to sort out in both the short and long term.

CARROLL COUNTY

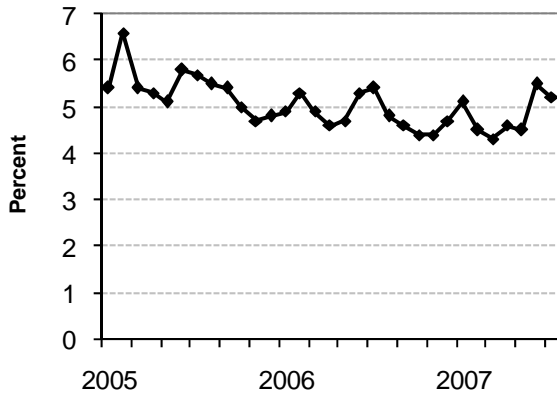
Population Growth



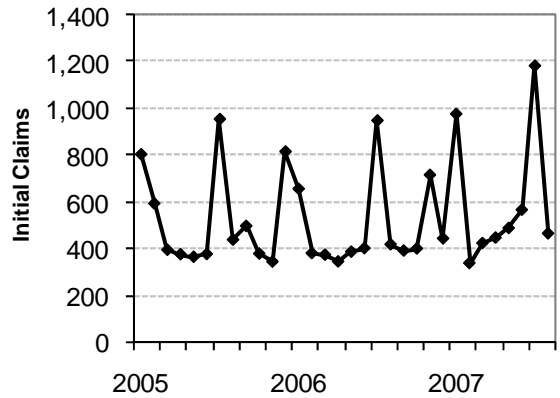
Employment Growth



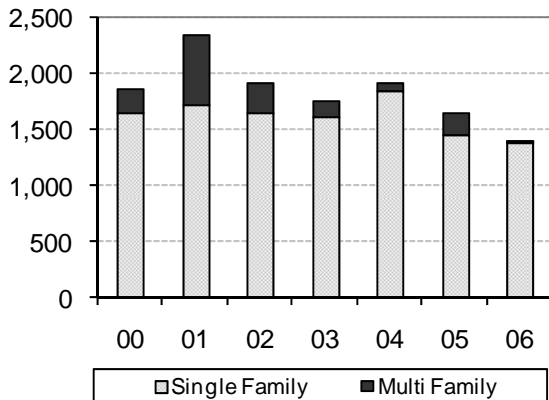
Unemployment Rate



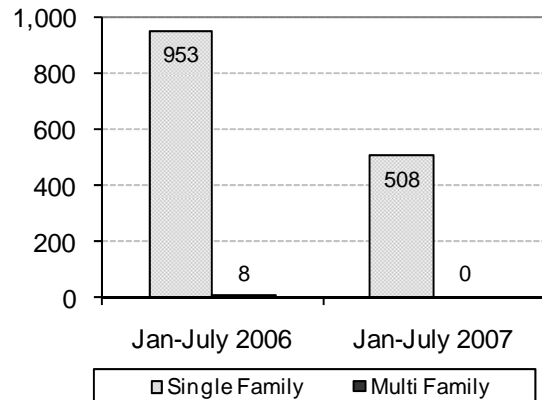
Unemployment Claims



Housing Permits



Housing Permits



COWETA COUNTY



Recent Economic Trends

Population growth in Coweta County was strong in 2006. The county's population increased by 5% last year. Almost half of the growth occurred in Newnan. Coweta ranks 17th in the state in terms of county population and third in the West Georgia Region. The population of Coweta County increased 5,522 in 2006, with net migration accounting for 84% of this increase.

In 2005 per capita income in Coweta County was \$28,319, the highest of any county in the West Georgia region. This was 92% of the state average and 82% of the national average. Between 1995 and 2005 per capita personal income grew at an annual rate of 3.2%, which was slower than the 3.6% gains for the state and the 4.1% national gains.

Coweta County's personal income was \$3.1 billion in 2005, which ranked 17th in the state and accounted for 1.1% of state total personal income. Net earnings accounted for 73.8% of total personal income in 2005, up modestly from 73.3% in 1995. Dividends, interest, and rent were 13.1% of total personal income, a decrease from the 14.8% share in 1995. The share of personal current transfer payments increased from 12.0% in 1995 to 13.1% in 2005.

After showing only modest growth in 2002 and 2003, employment growth in Coweta County has been strong for the past three years. The number of jobs in the county increased to 31,119 last year. The 3.5% gains were faster than the 2.4% state employment growth and the 2.6% growth for the Atlanta MSA.

Average monthly covered employment in Coweta County increased by 1,061 between 2005 and 2006. Most of the county's new jobs were in the service sector. The strongest gains continued to be in transportation/warehousing services, which saw employment increase by 290 jobs. Goods producing sectors saw employment increase by 3.2%. The strongest job growth was in plastics and rubber products manufacturing. Government employment was 5.3% higher in 2006, with most of the job gains in the state and local government sectors. A complete breakdown of job growth by sector for Coweta County can be found on page 55.

Coweta County's unemployment rate declined to 3.9% in August 2007 compared to 4.3% in August 2006. This was lower than both the 4.5% unemployment rate for Georgia and the 4.6% rate for the nation. Initial

unemployment claims jumped 8.1% in Coweta County between August 2006 and August 2007 while they increased only 1.4% 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 slowed sharply. During the first seven months of 2007, the county issued 799 single-family permits down about 33% from the 1,199 permits issued during the same period in 2006.

Recent and Future Developments

By some measures, economic conditions in Coweta County remain quite strong. At 3.9%, the county's unemployment rate remains below the state average of 4.5%. The county has also benefited from a number of actual and announced expansions in the manufacturing, wholesale trade, and retail sectors. On the other hand, the expansions have not yet been reflected in the employment numbers. While job growth was quite strong in Coweta County in 2006, employment growth in 2007 (2007Q1 vs. 2006Q1) in the county is nearly flat. This compares to statewide employment growth of over 1.4% for the same period, initial unemployment claims are also up by 8.1% (August 2007 vs. August 2006) indicating some concerns about labor market conditions.

Coweta County, like the rest of the West Georgia Region, has taken a hit in the housing market. Through August 2007,

After experiencing a burst of multi-family permit activity in 2003 and 2004, multi-family activity slowed in 2005 and 2006 when only 20 permits were issued for both years combined. Multi-family activity has stalled this year. For the first seven months of 2007, no multi-family housing permits have been issued in Coweta County.

single family housing permits are off by 56% in the City of Newnan and by almost 37% in the rest of the county. In a piece of good news for county officials, the U.S. Census Bureau has updated (and corrected) its commuter time estimates for Coweta County. The average commute time of county residents was estimated to be about 32 minutes in 2007 (not the longest commute time in the country as reported in 2006!). Despite the revision in the data, county residents face the second longest average commute time of any county in the region. Only Paulding County's 40 minute average commute time is greater. According to the most recent estimates of the Atlanta Regional Commission (ARC), the population of Coweta County is expected to increase by 130% between 2000 and 2030. During the same period, the entire Atlanta region is expected to see a much smaller 65% gain in population.

Employment in Coweta is expected to expand by an even greater percentage (158%) over the same 30-year horizon.

Manufacturing employment in Coweta County will be positively impacted by local expansions as well as developments in neighboring counties. The Kingwasong LLC soy sauce plant, located in the Shenandoah Industrial Park, is moving forward with production plans. When in full operation, the plant is expected to employ about 200 people. A total of \$12 million is expected to be invested in the facility. This soy sauce plant is the first major investment by a Chinese company in Georgia. As reported in the Times-Herald, another large Chinese-owned business is seriously considering the Coweta County Industrial Park (off Highway 29) as the site for a manufacturing facility.

In September 2007, Winpak Films, Inc. finished its initial expansion of a shrink wrap packaging plant in Senoia. This expansion was supported by about \$3 million in state and local funding. The company is planning another 50,000 sq. foot expansion in the near future. In total, these expansions will add about 70 jobs at Winpak. Yokogawa, an instrument and process control manufacturer, is anticipating adding 60-100 engineers at its new engineering facility. Newnan is the U.S. headquarters of Yokogawa Corporation of America. Brown Steel on Amlajack Way has 57 employees and plans an expansion which will add about 25 more workers.

Events outside the county will also potentially impact Coweta County's manufacturing sector. Coweta County hopes to benefit from the Kia Auto Assembly Plant under development in West Point. Groundbreaking for this plant took place in October 2006. In the most optimistic scenario, cars are projected to roll off the assembly line of this plant by December 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. In neighboring Peachtree City, Sany Heavy Industry Company Ltd. will be building a heavy construction equipment manufacturing plant. Investment in the plant is expected to exceed \$50 million. Once in operation, this plant is expected to employ about 600 workers (many commuting from Coweta County).

Newnan's location along I-85 and its proximity to Hartsfield-Jackson International Airport helps the community remain competitive in the distribution-sector. The county has a number of advantageous sites for locating large employers near I-85 including the Coweta, Newnan South, Shenandoah, and Creekside industrial parks. In June 2007, Petsmart completed the major expansion of its regional distribution center at the Creekside Industrial Park. Total employment at this 877,000 square foot center is about 450. This expanded center replaced a smaller Petsmart warehouse facility at Creekside. Buffalo Rock also recently completed the

expansion of its beverage distribution facility located in the Shenandoah Industrial Park. Buffalo Rock employs about 180 workers.

In news on the health care front, Piedmont Newnan Hospital has selected a new site for its hospital. The site is south of Poplar Rd. near I-85. If all goes according to plan, the new hospital will be ready for service in fall 2010. Currently, with 1,200 employees, the hospital is the second largest private employer in the county. Health care services employment is down slightly in 2007 (3.7% lower in 2007Q1 vs. 2006Q1), likely a byproduct of the Piedmont assumption of the Newnan hospital in 2006.

The retail, food services, and financial sectors continue to see growth in Coweta County. The Thomas Enterprises owned Ashley Park “Lifestyle Center” located south of Bullsboro on the Newnan Crossing bypass added a Dillard’s and a Barnes and Noble in 2007. Other new stores at the center include Jos. A. Bank, DSW Shoes, and Bath and Body Works. Other recent retail openings include Sherwin Williams Automotive Finishes and Ace Hardware, both at Thomas Crossroads. Overall, retail trade employment has expanded by less than 1% in 2007. Projected or recent restaurant openings in the county include La Hacienda Mexican Restaurant, Five Guys Famous Burgers and Fries, Fire Mountain Grill, Tokyo Japanese Restaurant, J.J. Bajas, Broad Street Bakery and Café, and the Garden

Path Restaurant. Accommodation and food services employment is up by 3.3% in the county in 2007 (based on 1st quarter data). The county has also added a number of banks (or branches) in 2007 including Fidelity Bank and a unit of the First National Bank of Georgia specializing in service to the Hispanic community (Banco de Progreso).

According to reports in the Times-Herald, a number of tenants have expressed interest in leasing land at the Newnan-Coweta Airport. Additionally, approximately 20 acres on the east side of the airport’s runway are under development to allow for new hangers, office facilities, and aviation services. In August 2007, the airport also received an additional \$675,000 grant to upgrade the airport.

Data available for 2007 indicate that Coweta County, like the rest of West Georgia, is seeing a sharp downturn in housing construction. New housing permits (through July 2007) are off by 52% in the City of Newnan and by 10% in the remainder of Coweta County compared to the first 7 months of 2006. Despite the current slowdown, a number of major developments are in the planning stages within the county. In September 2007, the Newnan Planning Commission recommended approval of a new retail, office and housing development to be located behind the Forum at Ashley Park. This proposed “Newnan Vista” mixed use project is planned to contain 146,000 sq. ft. of

office space, 194,000 sq. ft. of retail, and 252 garden style apartments. In October, the Coweta County Board of Commissioners approved the plan for development of McIntosh Trail Village. This massive development is proposed to have more than 3,000 homes, 600,000 sq. ft of commercial space, and 120,000 sq. ft. of office space. This project is located near the City of Senoia and the Fayette County border. Another large development, Corinth Landing, is under consideration for development on an 850 acre site between Newnan and Hogansville. This project is projected to contain 439 single family homes. The site is directly across from another proposed development, Blalock Lakes, a 3,000 acre project with 400 homes, a hunting club, and equestrian facilities.

Government employment continues to grow at a steady rate in Coweta County (up 2.3% in 2007Q1). The largest government employer 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 been increasing steadily in the county school system. Enrollment in Coweta County schools is up by almost 2% for the 2007-2008 school year.

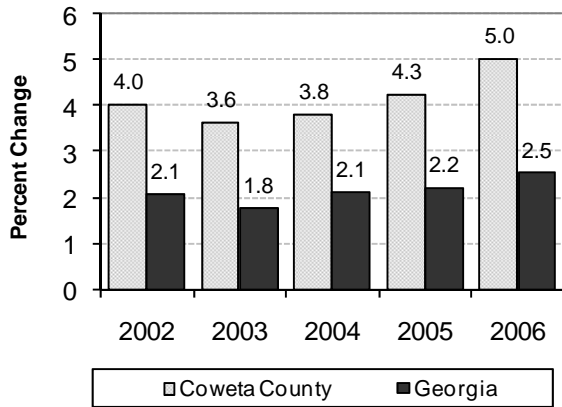
Government employment in Coweta County may also be impacted by expansion plans of West Central Technical College. West Central would like to expand its services by opening a full-service campus in Newnan in the near future. Also, the University of West Georgia began offering a MBA program at its Newnan campus starting fall 2007. It is also considering the addition of other undergraduate programs at the center.

Downtown Newnan will benefit from the proposed \$7 million renovation of the historic courthouse on the square. Organizations being considered for relocation to this renovated building include the Coweta County Probate Court, the Coweta Convention and Visitors Bureau, and the Coweta County Genealogical Society.

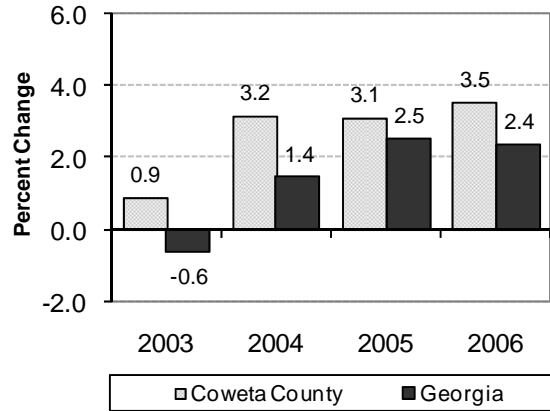
Work is continuing on the expansion of I-85 near Newnan and on the I-85 interchange at Bullsboro Drive. About a 20 mile stretch of I-85 from Palmetto to south of Grantville will be widened to three lanes (\$168 million project). Interchange improvements at Bullsboro Drive will cost approximately \$10.6 million. The project is scheduled for completion in December 2009.

COWETA COUNTY

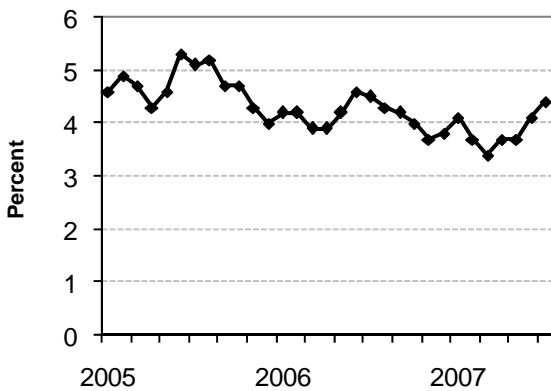
Population Growth



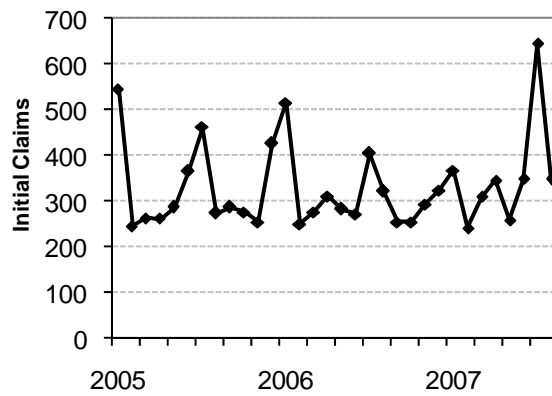
Employment Growth



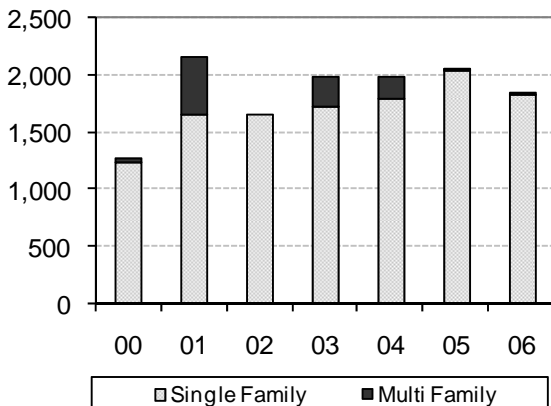
Unemployment Rate



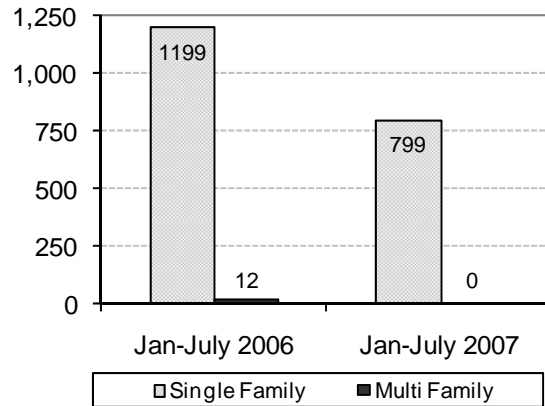
Unemployment Claims



Housing Permits



Housing Permits



DOUGLAS COUNTY



Recent Economic Trends

Despite strong population gains for the past three years, Douglas County has not been able to keep up with the rapid population growth in Paulding County. In 2006, Paulding passed Douglas in population, leaving Douglas the second most populated county in the West Georgia Region with a population of 119,557. Douglas County's population jumped 5.9% in 2006 compared to state gains of 2.5%. The county now ranks 16th among Georgia's 159 counties in population. From July 1, 2005 to July 1, 2006 the county's population increased by 6,643 with net migration accounting for almost 85% of the increase.

Per capita income in Douglas County was \$27,087 in 2005. This was 88% of the state average per capita income and 79% of the national average. From 1995-2005 the average annual growth rate in per capita income was 2.9%, which was much slower than the state and national growth rates of 3.6% and 4.1% respectively.

Douglas County's total personal income of \$3.1 billion in 2005 ranked 18th in the state and accounted for 1.1% of the state total. Net earnings accounted for 77.4% of total personal income, down from 77.9% in 1995. The share of personal income from dividends, interest, and

rent also declined to 9.5% from 11.5% in 1995. The share of personal income from personal current transfer receipts increased to 13.1% from 10.6% in 1995.

Job growth in Douglas County slowed in 2006, following very strong gains in 2004 and 2005. After averaging growth of 5.8% in the two previous years, the number of jobs increased only 3.2% in 2006. However, the county's employment growth was still stronger than both the 2.4% gains for the state and the 2.6% growth for the Atlanta MSA.

Between 2005 and 2006, average monthly covered employment increased by 1,148. About 40% of these new jobs were in the service sector. The largest percentage gains in the service sector were in educational services. Goods-producing jobs increased by 382 between 2005 and 2006. The strongest gains were in electrical equipment and appliance manufacturing. Government employment expanded by 5.9%. The vast majority of 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 County can be found on page 56.

Douglas County's unemployment rate was 4.5% in August 2007, down from 4.9% a year earlier. This was equal to the state average and slightly lower than the 4.6% unemployment rate for the nation. Initial unemployment claims in Douglas County increased 4.9% between August 2006 and August 2007. This is a much stronger growth in unemployment claims than the 1.4% increase experienced by the state as a whole. This suggests that Douglas County's employment growth will slow over the next several months.

The demand for single-family housing has slowed in Douglas County, similar to what has happened for the state and metropolitan Atlanta. During the first seven months of 2007, the number of permits declined 43%. As of July, just 694 single-family permits had been issued for Douglas County this year. This compares to 1,217 for the same period in 2006.

In 2002, 1,400 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, 2006 or 2007.

Recent and Future Developments

According to the most recent estimates of the Atlanta Regional Commission (ARC), Douglas County is projected to experience a 137% increase in population between 2000-2030. This is well above the expected gain in population for the entire Atlanta region (65%) and places the county as the second fastest growing county in the West Georgia area. The ARC projects a 146% increase in employment in the county over the same time period. The most current data from the Georgia Department of Labor (2007Q1) show that Douglas County is continuing to experience only modest job growth, up by 1.2%. This compares to job growth of 1.6% in metro Atlanta and 1.4% in Georgia for the one year period from 2006Q1 to 2007Q1.

Douglas County has been very successful in recent years in using its accessibility as a selling point to attract commercial and distribution 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. Much of the growth in build to suit distribution or service centers has taken place in the I-20 west corridor (Douglas and Carroll counties) rather than in more traditional submarkets such the 1-85 north corridor, the airport, or Fulton Industrial. Douglas County, in particular, has been the beneficiary of a number of decisions to locate such

facilities in the county over the past couple of years.

Douglasville's most significant job gain in 2007 is expected to be a result of the opening of the 185,000 square ft. Southern Region headquarters of the American Red Cross Blood Services at the New Manchester Business Park. Ribbon cutting ceremonies were held for this blood processing center in May 2007. The \$38.5 million dollar investment in this project will bring approximately 450 new jobs to Douglas County (many are relocations from Atlanta). The facility dramatically increased the Red Cross' ability to process blood and is scheduled to serve more than 130 hospitals. It replaced an 82,000 square foot facility located in Midtown.

Last year was a particularly active year in Douglas County in wholesale trade and distribution. A number of distribution centers opened in Douglas County in 2006 including the Pepsico Distribution Center (100+ jobs), the Staples Customer Fulfillment Center (150+ jobs), Tropical Nut and Fruit (25+ jobs), Uniform Advantage Distribution Center (60+ jobs), and Lincoln Electric Distribution Center (15+ jobs). In addition, Panattoni Development built 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 resulted in about 70 new jobs. Another distribution center, Mac

Papers, is projected to open in late 2007. Located in the Riverside Business Park, this \$8.5 million facility is expected to result in 80 new jobs.

Douglas County's largest employment sectors are retail trade and accommodation and food services, accounting for about 30% of all jobs in the county. Based on the most recent employment data (2007Q1), retail employment has fallen in Douglas County, down 1.1%, while food and accommodation services employment is up by 3.8%. The biggest retail news in Douglasville in 2007 was the changeover of Parisian, one of the anchor stores at Arbor Place Mall, to a Belk's department store. This officially occurred in September 2007. Additionally, a newly remodeled Wal-Mart opened in Lithia Springs during this past summer. Other developments in the retail sector include the ongoing renovation of the Boulevard Center (to be renamed "Arbor Walk" upon completion) on Douglas Boulevard along with a new retail center off of Highway 92 called "Douglasville Depot". This new center, under development by Developers Diversified Realty Corp., is expected to open in 2008. In June 2007, the Douglas County Board of Commissioners approved a new retail/housing development at the corner of Chapel Hill and Dorsett Shoals Road in Douglasville. This development will contain high end retail along with single family homes. Douglasville's most significant restaurant closing in 2007 was the Smokey Bones Barbeque and Grill on Douglas Boulevard.

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 County. Douglas health services employment is currently expanding at a 1.7% annual rate in the county (2007Q1 data). The major health care employer in the county, Wellstar Douglas Hospital, is currently spending about \$7 million to upgrade the hospital. Projects include a new CT scanner and a radiology suite. Construction is scheduled to begin in November 2007. Eventually about 33 beds will be added at the hospital. Wellstar employs about 550 people.

In the financial services sector, one bank with a presence in Douglas County, West Georgia National Bank, recently merged with a Haralson County based bank. This newly merged bank has adopted the name "First National Bank of Georgia". A number of financial sector establishments opened for business in Douglas County in 2007 including American First Mortgage, Equity South Mortgage, and Primerica Financial Services. New bank branches in Douglas County include First Choice Community Bank, a C & M Bank on Chapel Hill, and a Douglas County Bank branch on Stewart Parkway.

The most recent construction employment data (2007Q1) shows positive growth of 3.7% in this sector. Based on the decline in permit activity in the county through July 2007 (down

by 47% in the City of Douglasville and by 42% in unincorporated Douglas County), it is unlikely that this positive growth in construction sector employment can persist. By all estimates, the Douglas County housing market is "over saturated". According to reports in the Douglas County Neighbor and the Douglas County Sentinel, the inventory of unsold homes is about 13 months. The inventory problem is even greater for high-end homes.

Government employment in Douglas County, mainly associated with the Douglas County School System, has been expanding at a modest rate (0.7%, 2007Q1). Continued growth of local government employment can be expected as school enrollment is up sharply in the county (about 2,000 new students in 2007-08). Two new schools opened in Douglas County in 2007; Factory Shoals Middle and Chapel Hill Elementary.

A number of infrastructure projects expected to impact economic development in Douglas County have been recently completed, are underway, or are being planned for the near future. The widening of Hospital Drive was completed in July 2007. Work is nearing completion on the new Douglas County fire station at Mirror Lake and is well underway on the Fairburn Road/I-20 overpass expansion. Other projects planned in the future in Douglas County include a renovation of the Downtown Conference Center and significant improvements on Chapel Hill Road and

the Highway 5 and Rose Avenue intersection. 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. Federal funds were also approved this past summer for a Lee Road/I-20 overpass widening project.

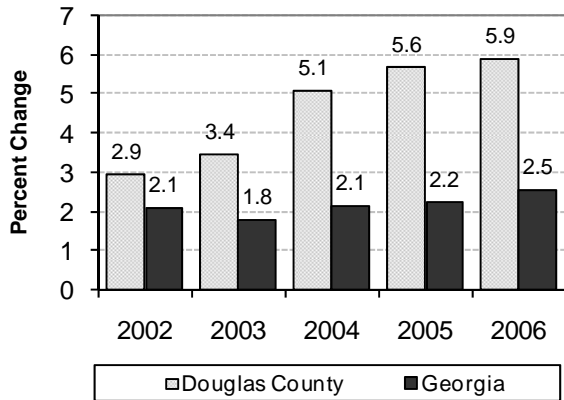
A new College and Career Institute is scheduled to open in Douglasville at the West Central Technical College in August 2008. Groundbreaking for this institute took place in October 2006. This institute will support vocational and technical training for high school students. This project received \$4.9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

the Douglas County School System. Strayer University recently opened a satellite campus across from West Central Technical College.

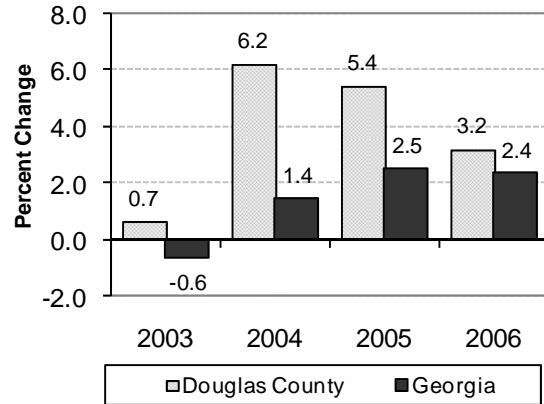
In March 2005, county voters approved a 1% sales tax to fund about \$120 million in land acquisition, debt repayment and school construction projects over the next few years. However, in September 2007, the \$166 million SPLOST to fund other capital improvements in the county was defeated. Passage of this SPLOST would have funded a new county jail and law enforcement center and several other city and county capital projects. This is the second election in a row in which a city/county capital SPLOST was turned down by Douglas County voters.

DOUGLAS COUNTY

Population Growth



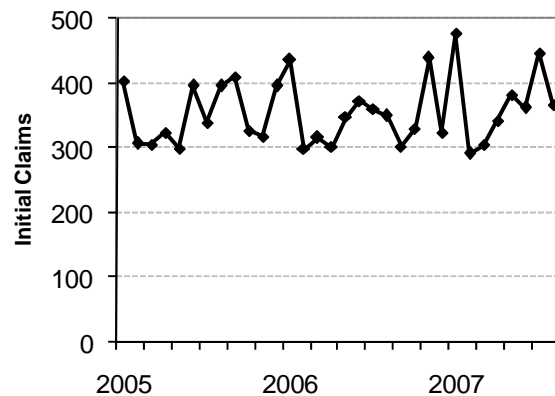
Employment Growth



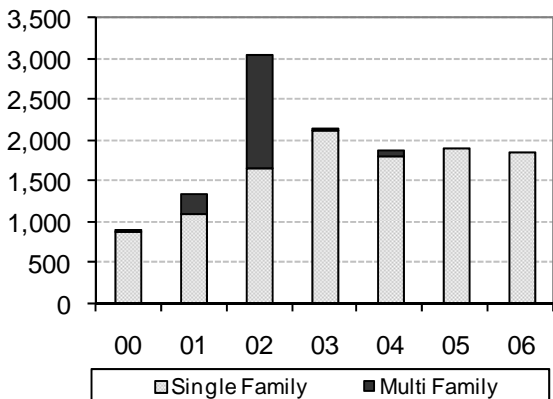
Unemployment Rate



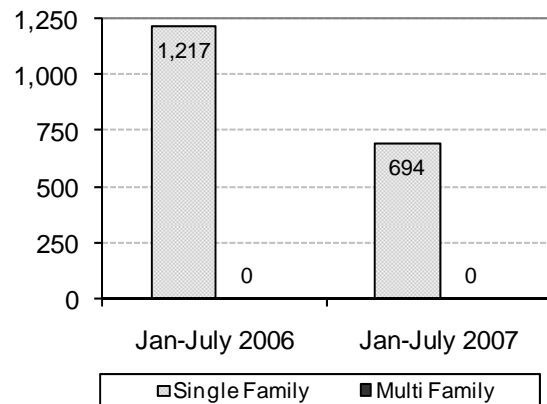
Unemployment Claims



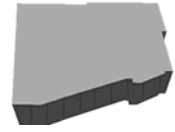
Housing Permits



Housing Permits



HARALSON COUNTY



Recent Economic Trends

Population growth in Haralson County continued to slow in 2006. The county's population grew 1% to 28,616. This was significantly slower than the 2.5% population gain for the state. The county ranks 60th among Georgia's 159 counties in population down from 59th last year. Haralson's population increased by 281 between July 1, 2005 and July 1, 2006. Net migration accounted for 68.3% of this population increase.

Per capita income in Haralson County was \$23,957 in 2005, the lowest of any county in the West Georgia region. This was 77% of the state average personal income and 69% of the national average. The average annual growth rate of per capita personal income was 3.5% between 1995 and 2005. This was slower than both national and state growth, which were 4.1% and 3.6% respectively.

Haralson County ranked 61st in the state in total personal income in 2005. Total personal income was \$678.8 million, which was 0.2% of the state total. Net earnings accounted for 65.3% of total personal income, down slightly from 65.4% in 1995. The share of personal income accounted for by dividends, interest, and rent declined from 14.7% in

1995 to 12.1% in 2005. The share of total income from personal current transfer receipts increased to 22.6% compared with 19.9% in 1995.

Employment in Haralson increased 7.1% in 2006, up sharply from the 4.7% gains in 2005. The 7.1% gain was significantly stronger than both the 2.4% gain for the state and the 2.6% growth for the Atlanta MSA. The average employment in the county in 2006 was 7,489.

Covered employment in Haralson County increased by 495 jobs between 2005 and 2006. This reflects a jump in goods-producing jobs as well as modest gains in the service-producing and government sectors. Most of the growth in the goods-producing sector was in manufacturing. The largest gains in the service sector were in health care and social services. The gains in the public sector over this period were 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 57.

Haralson County's unemployment rate has declined over the past year from 4.8% in August 2006 to 4.4% in August 2007. The county's unemployment rate

was less than the 4.6% national unemployment rate and the 4.5% state unemployment rate. Initial unemployment claims decreased 1% over the past year. This compares to a 1.4% gain in unemployment claims for the state as a whole and a 12.9% gain for the Atlanta MSA. This suggests that labor force conditions in Haralson may continue to improve over the next several months.

Based on housing data from the U.S. Census, Haralson was the only county in the West Georgia Region to issue more housing permits in the first seven months of 2007 than it did during the first seven months of 2006. So far this year, Haralson County has issued 58 single-family permits compared to 56 during the same period last year. There have been no multi-family permits issued in Haralson County since 2005.

Recent and Future Developments

Haralson County's housing market has yet to see the downturn experienced by other counties in the region. However, the expectation is that housing permits will begin to flatten out or decline over the upcoming months. Typically, single family housing permits are viewed as a lagging economic indicator. They begin to slow or decline after market conditions have changed directions. On the other hand, foreclosure rates are often viewed as a coincident indicator, which provides a barometer of current economic conditions. Foreclosures have increased in many areas of the country; however, the foreclosure rate in Haralson remains relatively low. As a percentage of total households in the county, Haralson has about 0.68% that are either currently bank-owned or in the foreclosure process, which is the lowest foreclosure rate in the West Georgia Region. Even with the troubles in the regional housing market, Haralson continues to see development. Phase 1 and 2 of the Gold Creek

subdivision are expected to contain about 44 lots of single family residences near the intersection of Highway 100 and I-20.

Prospects for manufacturing firms in Haralson remain upbeat. Honda Lock-America (HLA) of Haralson County recently obtained financing for its planned expansion of the plant in Bremen, which is expected to result in an employment of approximately 200 by the completion of the expansion. Honda Precision Parts of Tallapoosa also recently brought into production its new high-pressure die-casting and aluminum machining processes. This involved a facility expansion of 100,000 square feet. Even before the expansion of transmission parts production came online, Honda Precision Parts had nearly doubled its employment from the previous year. According to a recent news release, in the spring of 2006, Honda of Tallapoosa employed 179 workers. By spring of 2007, its

employment had risen to 432. Production also dramatically increased from around 90 automatic transmissions per day to about 1,300 per day. At full capacity, the expectation is that the Tallapoosa plant will produce over 3,000 transmissions per day.

Having the two Honda plants in Haralson has also attracted several other supporting firms. All World Machinery, a machine tool supply and support company for automation, production, and manufacturing, has opened its new facility near the Tallapoosa I-20 exit, and currently provides repair, field service, and engineering support to local industries, which include the two Haralson Honda firms. Other supporting businesses have also found their way to Haralson County. Fastenal, a distributor of industrial fasteners, abrasives, electrical, janitorial and welding supplies along with McAdams forklift, a materials handling equipment supplier, have both opened operations near the Tallapoosa I-20 exit.

Another manufacturer of transportation related equipment has also set up shop in Haralson County. Suzukaku has begun production with 12 employees in its first U.S. manufacturing facility located in Buchanan's Georgia West Industrial Park. The manufacturing firm currently produces parts sets for Yamaha ATV's, which are being produced in Newnan. The company is expected to quickly expand production and employment over the next year.

The intersection of Highway 27 and I-20 has also been fertile ground for business in Bremen. Several new restaurants have either opened or are on the verge of opening. A new Captain D's opened in the spring and Checkers followed soon after. A new Microtel has also located nearby. However, continued construction on I-20 heading west has likely had an impact on business on the Haralson County I-20 exits.

This year U.S. Highway 27 has been designated an official tourism route. Senate Bill 288 was passed with the intention of diverting motorists from interstates to routes that take them through lesser known historic and scenic areas of the state. The Highway 27 Association already encourages historic tourism through the promotion of the Historic Courthouse Tours, which stretch from Catoosa County in the north of the state to Decatur County in the South.

Bremen will be the new home of Schwab, not Charles Schwab the financial consultancy, but the tattoo artist, Mike Schwab. The new studio is located on Tallapoosa Street, just down the sidewalk from City Hall in one of Bremen's historic storefronts. According to the owner, he is in Bremen to provide a "big city tattoo at a working man's price".

Haralson County will also be adding some entertainment to its industry mix. The Haralson County Planning and Zoning Board unanimously approved

the zoning request made by the developer of a western-themed village. The venue will include can-can dancers, gunfights, a haunted mine, jail, blacksmith's shop, and a general store.

Although not without controversy, Haralson County recently opened its own livestock auction in the 4-H pavilion in Buchanan. Auctions held this year have already attracted several hundred participants and spectators.

Haralson County has also approved the location of a new 519 acre Lutheran church camp. Though not currently in operation, when completed the camp is expected to house about 150-200 residents (campers and staff).

In addition to manufacturing, services, and retail expansions, local government in Haralson are in the process of expanding services in the county. The \$2 million Bremen Public Safety Complex opened in September. The building will house a fire crew, the new city courts, and police. The building took two years to complete and it sits across from the People Pleaser.

Haralson County and the Haralson County Development Authority are in the process of completing the steps required to receive a \$1.4 million Georgia Environmental Facilities (GEFA) loan to improve the water system to the Georgia West Business and Technology Park. The improvements will include a 400,000

gallon water holding tank and the upgrade of the currently 8-inch water supply lines to 12-inch ones. The new lines will support the Suzukaku manufacturing facility along with any future industrial growth in the industrial park. In the past, Tallapoosa used GEFA loans to improve the water and sewer lines in the Tallapoosa industrial park.

The Haralson County 911 Center was recently completed and is in operation on Macedonia Road in Buchanan. The construction of the Center began in November of 2006 and cost \$1.7 million to complete. The facilities include advanced life-saving equipment and a computerized mapping system that can be used to locate mobile callers based on signal triangulation.

In an attempt to supplement its current water supply, Haralson County brought two new water wells into service. Haralson County has already received approval to tap into the Carroll County water system should drought conditions worsen. Expectations are one-half million gallons a day from the two new wells, a 25% increase over the current capacity of the Haralson County Water Authority. Once completed, the two wells will be 800 feet deep and cost \$2.4 million. As with some other county water and wastewater infrastructure projects, these wells will be financed with low-interest GEFA loans.

The Bremen City School System has purchased the land used by the Bremen Race Park, which is currently planning

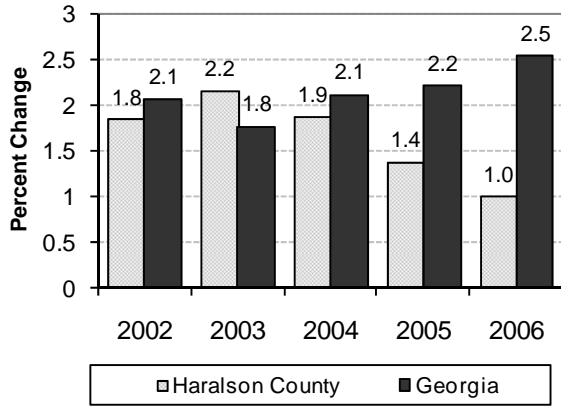
to relocate, to further expand its facilities on the eastern side of the city. Currently, Bremen is building its new middle school, along with a series of school sports facilities, behind Piggly Wiggly on the Crosstown Village Parkway. The new middle school is the first new school building that Bremen has built in 50 years. The school board has plans to use the newly acquired land for the future site of a new elementary school in the hopes of keeping its school buildings close to each other. The new middle school costs \$13.6 million for site preparation and construction and is expected to be completed by fall of 2008.

Bremen is not alone in its building spree. Haralson County High School has just recently completed work on its new stadium and its new performing arts center on the high school campus near Tallapoosa.

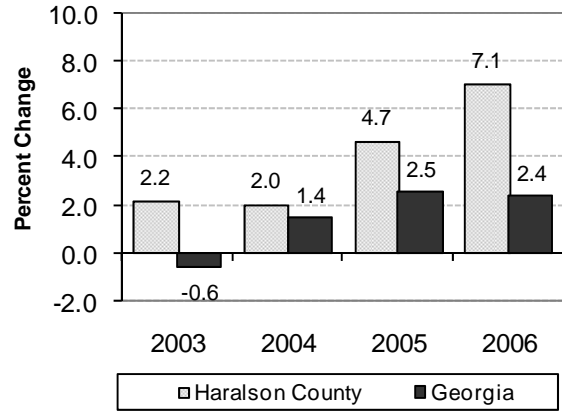
Tallapoosa is nearing completion of its new bypass. It will divert truck traffic away from the center of town and provide better east-west access for traffic and emergency vehicles.

HARALSON COUNTY

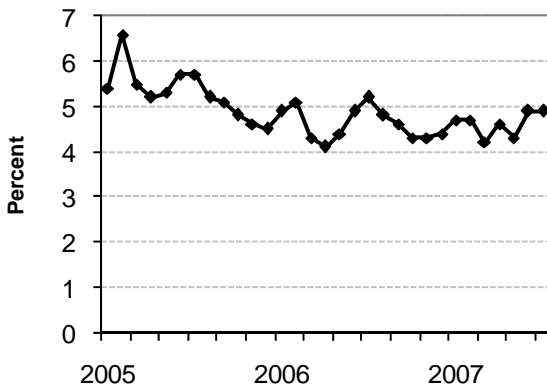
Population Growth



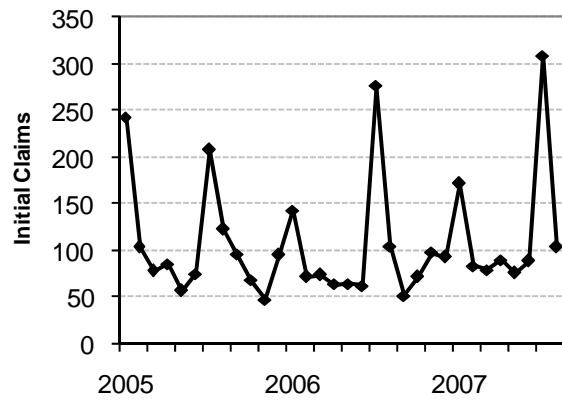
Employment Growth



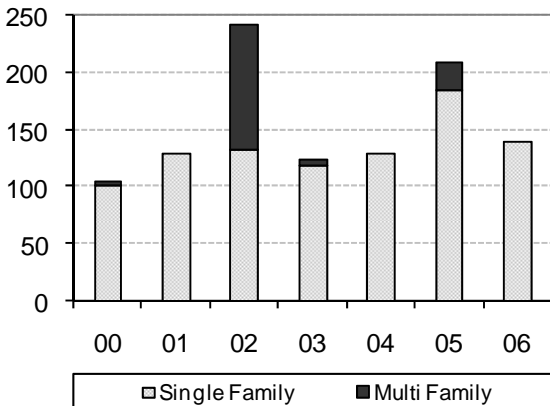
Unemployment Rate



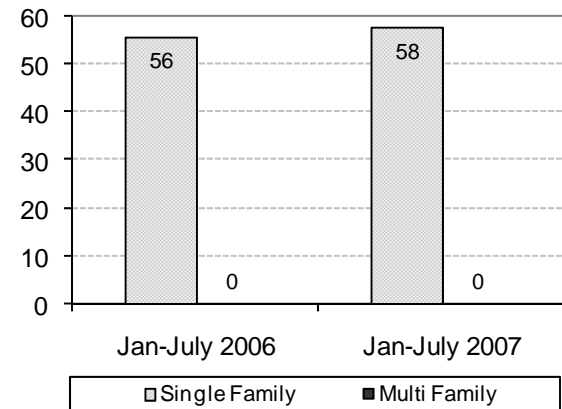
Unemployment Claims



Housing Permits



Housing Permits



PAULDING COUNTY



Recent Economic Trends

Paulding County's population continued to surge in 2006, increasing 8%. The county's population has increased almost 50% since 2000. Paulding's population has reached 121,530, pushing its total population past Douglas County for the first time and making it the most populated county in the West Georgia Region. For the state as a whole, Paulding ranked 15th out of 159 counties. Between July 1, 2004 and July 1, 2005, Paulding County's population increased by 8,964, with net migration accounting for 86.5% of the increase.

In 2005 Paulding County's per capita income was \$25,135, ranking the county 57th out of Georgia's 159 counties. Paulding's per capita income was 81% of the state average and 73% of the national average. Between 1995 and 2005 Paulding's per capita personal income grew at an average annual rate of 3.4%, which was less than the 3.6% growth rate for the state and the 4.1% national rate of growth.

Paulding's total personal income in 2005 was \$2.8 billion, which was 1% of the state total. Net earnings accounted for 81.8% of total personal income in 2005, up from 81.1% in 1995. Dividends, interest, and rent accounted for 7.8% of the county's total personal

income, down from 9.4% in 1995. The share of personal current transfer receipts increased from 9.4% in 1995 to 10.5% in 2005.

Employment growth in Paulding County was 11% in 2006. This was significantly faster than the 2.4% gains for the state and the 2.6% growth for the Atlanta MSA. The number of jobs in the county has increased by more than 50% since 2000. Despite this strong employment growth 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 now the most populated county, it ranks fourth in the region in terms of total employment.

Between 2005 and 2006 covered employment in Paulding County increased by 1,847. Almost three fourths of these gains were in the service-producing sector. Most of the gains in the service sector were in retail trade and accommodation/food services. The public sector also showed strong gains. Growth in this sector was dominated by the Paulding County School System. Goods producing employment increased, although the construction sector was sluggish. This reflects strong gains in the

manufacturing sector. A complete breakdown of job growth by sector for Paulding County can be found on page 58.

Paulding County's unemployment rate was 4% in August 2007. This was less than both the national and state unemployment rates, which were 4.6% and 4.5% respectively. The county's unemployment rate has declined modestly since August 2006 when it was 4.3%. Initial unemployment claims in Paulding County increased 51.1% over the past year, suggesting that labor market conditions are deteriorating for the residents of Paulding County.

The market for single family housing in Paulding County slowed modestly in 2006, although the county still issued more permits than any other county in the West Georgia Region. Single-family activity continued to slow in the first seven months of 2007. So far this year 1,208 single-family permits have been issued in Paulding compared to 2,077 for the same period in 2006. The decline in single-family activity is similar to the weakness in other West Georgia counties and the state as a whole. Multi-family activity has stalled in Paulding. In the first seven months of 2006, 124 multi-family permits were issued in Paulding, but in the same time period this year no multi-family permits were issued.

Recent and Future Developments

According to the most recent estimates of the Atlanta Regional Commission (ARC), the population of Paulding County is expected to increase by 172% between 2000 and 2030. During the same time period, the entire Atlanta region is expected to see a much smaller 65% gain in population. Employment in Paulding is projected to increase by a whopping 411% over the same period. This robust outlook for Paulding suggests that 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 County seeking lower housing prices and a more rural lifestyle.

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 2006 survey data compiled by the U.S. Census, residents of Paulding County have the longest average commute time of any county in the state (40 minutes). The average commuter in Georgia

spends about 27 minutes driving to work. County officials would clearly like to see more growth in employment in manufacturing and other higher wage 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, construction, and local education. Paulding County has the smallest manufacturing base of any county in the West Georgia Region. Only 5.4% 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.

In August 2006, the Paulding County Board of Commissioners initiated a transportation study within Paulding County. The Paulding County Comprehensive Transportation study was proposed in response to concerns in the county about future growth and the resulting congestion. In an April 2007 report, the planning group recommended a number of improvements to reduce traffic congestion (notably an expansion of State Road 61), suggested strategies to enhance alternative forms of transportation, recommended changes in the county land use planning process, and discussed alternative means of

funding transportation infrastructure. Details of the transportation plan are available at www.pauldingtransportation.com.

The most recent employment numbers suggest a slowdown in the Paulding County economy. Overall employment was up by 1.3% in the first quarter of 2007. This compares to a growth rate of 11% in employment in 2006. The only sector showing any significant growth in employment in 2007 is the accommodation/food services sector (up by 10.6% in 2007Q1 vs. 2006Q1). Local government employment, consisting mainly of school district employees, and health services employment remained essentially flat in early 2007 while retail employment declined by 2.8%.

The slowdown in permit activity seems to have impacted the construction sector as employment was off by 2.1%. This is particularly significant for Paulding County as 12.5% of all jobs (2006 data) are in construction, more than double the state-wide average construction share of 5.4%. The small manufacturing sector also suffered a 1.4% drop in employment in early 2007. On the other hand, the unemployment rate in Paulding County is only 4% (August 2007 data). This is below the statewide average of 4.5%.

The local government sector, dominated by the Paulding County School System, accounts for almost 1 out of 4 jobs in the county. School-related employment is expected to remain a significant share of all employment as K-12 enrollments are

expected to continue growing at a fast pace over the next few years. The five-year school plan for Paulding County forecasts a 9,000 increase in enrollment (a 35% gain) for the five year period 2006-07 to 2010-11. In March 2007, voters in Paulding County approved \$125 million in bonds for school projects to support this expected growth. Projects approved included four new elementary schools as well as five additions to existing schools. Just a few months earlier (September 2006), Paulding voters had turned down a similar school bond issue.

Paulding County is moving ahead with construction of its 1,000 acre airport and business park. A primary intent of this project is to stimulate economic development and to create jobs within the county. It is anticipated that the airport and business park will add about 500 jobs in the county. The total cost of the project is estimated at \$45 million. The federal government is expected to pick up about 95% of the total cost. In July 2007, the City of Atlanta agreed to sell the county 162 acres of land it owns near the Paulding airport site. This will allow the county to build an airport with a longer runway and will help provide a buffer zone for the airport. The projected completion date for this new airport is October 2008.

Two additional projects are considered by county officials to be important to the future economic prospects of the county. One proposed project, the Richland Creek Reservoir, will provide expanded

water resources in the county. This project has been in the works since 1998 and is expected to cost about \$30 million to build. The county is hoping to receive a federal permit for this project by summer 2008. Secondly, county officials are lobbying vigorously for better interstate access for Paulding County. Planned improvements on Highway 92 in Douglasville will help. In addition, county officials would like to see a new I-75 interchange with access roads into Paulding County.

In November 2006, county voters approved a \$15 million bond referendum to purchase the Paulding Forest Wildlife Area located in the western part of the county. 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. The vote suggests that even in a very conservative county (all elected officials in the county are Republican), quality of life issues are important.

Housing permit activity has fallen sharply in 2007 in Paulding County. According to the Census Bureau, single family permit activity is down by about 42% for the first 7 months of 2007 compared to the same period in 2006. It should be pointed out that 2006 was an exceptional year for housing construction in Paulding County, the second highest number of housing permits issued in county history. Most of the home sales in Paulding County are in the northern and eastern portions of

the county bordering Cobb County. Median home prices (2006 data) in these areas range from \$152,900 to \$264,900. Home prices were up in 2006 by 11.4% for new homes and by 3.6% for existing homes, gains not expected to persist in 2007. Paulding County continues to maintain a distinct price advantage over Cobb County in terms of housing prices. The median price of a new home in Paulding in 2006 was \$197, 500 compared to \$294, 000 in Cobb. The sharp increase in the price of new homes in the county is reflective of the steady movement of the housing sector in Paulding County toward planned communities with more amenities.

During the past year, Paulding County has seen the opening of a number of new retail, food or service establishments. Financial services openings include a Flagstar Bank branch office in Hiram and a Colonial Bank branch in Dallas. Hiram in particular is experiencing quite a number of recent retail/restaurant openings such as El Pollo Loco,

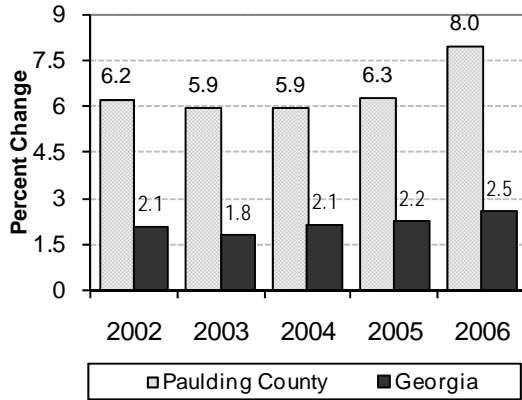
Dominos Pizza, and Java Jo's Coffee House.

By the end of 2007, a new Wellstar medical building is expected to open in Dallas. The retail, accommodation, and food services sectors account for 30.3% of county employment, well above the state average of 20.2%. On the other hand, Paulding is underserved in health care services as only 6.8% of employment is in this sector compared to 9.0% for Georgia as a whole.

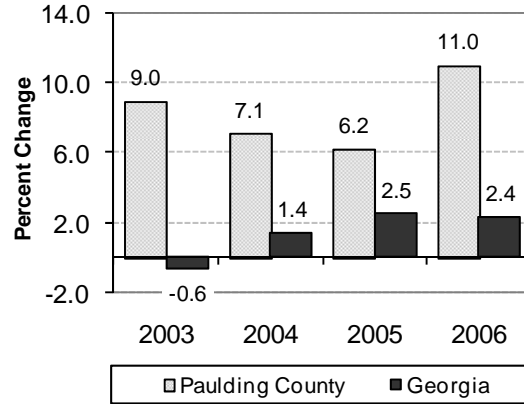
Paulding's largest city, Dallas, will be expanding its sewer capacity in the near future. The city has also annexed 171 acres of land for a new industrial park. The park will be privately developed but the city will provide assistance. The city recently completed a \$1.5 million modernization of its downtown area. Additionally, the rebuilt First Baptist Church opened in early 2007. The new courthouse and administrative complex is under construction in Dallas. This facility is expected to be completed in early 2009.

PAULDING COUNTY

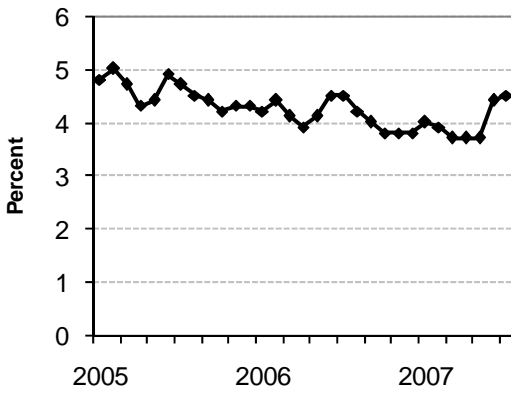
Population Growth



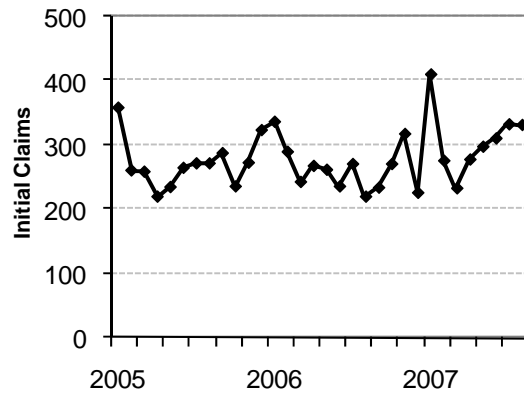
Employment Growth



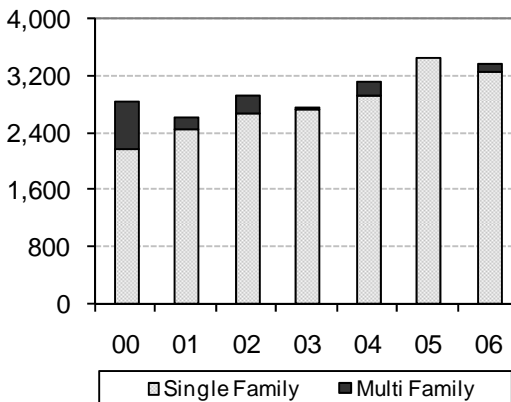
Unemployment Rate



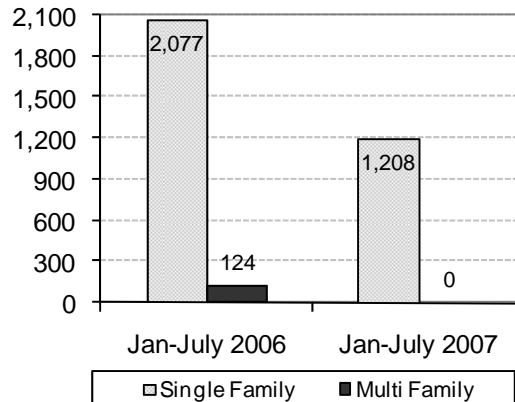
Unemployment Claims



Housing Permits



Housing Permits



APPENDIX

Employment Tables for Counties:

Carroll	54
Coweta	55
Douglas	56
Haralson	57
Paulding	58

Summary Census Data for Counties:

Carroll	59
Coweta	60
Douglas	61
Haralson	62
Paulding	63

Population Data (2000-2006) for Counties & Cities in the West Georgia Region	64
--	----

Sources of Data	65
-----------------	----

Online Access & Updated Information	66
-------------------------------------	----

CARROLL COUNTY COVERED EMPLOYMENT

<i>INDUSTRY</i>	2005 AVERAGE MONTHLY EMPL	2006 AVERAGE MONTHLY EMPL	% Change Employment
Goods Producing	9,885	11,773	19.1
Agriculture, forestry, & fishing	277	293	5.8
Mining	*	*	
Construction	2,148	2,627	22.3
Manufacturing	7,432	8,824	18.7
Food manufacturing	1,315	2,420	84.0
Beverage & tobacco mfg	*	*	
Textile mills	203	210	3.4
Textile product mills	77	66	-14.3
Apparel manufacturing	*	*	
Wood product manufacturing	174	162	-6.9
Paper manufacturing	640	646	0.9
Printing and related activities	256	237	-7.4
Petroleum and coal products mfg	*	*	
Chemical manufacturing	12	*	
Plastics & rubber products mfg	555	468	-15.7
Nonmetallic mineral product mfg	83	96	15.7
Primary metal manufacturing	*	*	
Fabricated metal product mfg	507	546	7.7
Machinery manufacturing	36	32	-11.1
Computer & electronic product mfg	*	*	
Electrical equipment/appliance	*	*	
Transportation equipment	428	525	22.7
Furniture and related product mfg	35	39	11.4
Miscellaneous mfg industries	109	104	-4.6
Service Producing	17,667	19,078	8.0
Wholesale trade	1,564	1,317	-15.8
Retail trade	4,057	4,323	6.6
Transportation and warehousing	587	528	-10.1
Utilities	222	218	-1.8
Information	465	479	3.0
Finance and insurance	987	1,098	11.2
Real estate and rental and leasing	343	364	6.1
Professional, scientific/tech svcs	747	736	-1.5
Management: companies/enterprises	9	*	
Administrative and waste svcs	1,054	2,199	108.6
Educational services	91	114	25.3
Health care and social services	3,920	3,823	-2.5
Arts, entertainment and recreation	180	184	2.2
Accommodation and food services	2,900	3,122	7.7
Other services (except government)	541	565	4.4
Unclassified - industry not assigned	7	25	257.1
Total - Private Sector	27,560	30,876	12.0
Total - Government	6,246	7,655	22.6
Federal government	218	211	-3.2
State government	1,820	3,016	65.7
Local government	4,208	4,428	5.2
All Industries	33,806	38,531	14.0

* 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>	2005 AVERAGE MONTHLY EMPL	2006 AVERAGE MONTHLY EMPL	% Change Employment
Goods Producing	6,482	6,687	3.2
Agriculture, forestry, & fishing	167	116	-30.5
Mining	*	*	
Construction	1,876	1,837	-2.1
Manufacturing	4,411	4,704	6.6
Food manufacturing	*	*	
Beverage & tobacco mfg	19	17	-10.5
Textile mills	*	*	
Textile product mills	*	11	
Apparel manufacturing	*	*	
Wood product manufacturing	*	*	
Printing and related activities	22	19	-13.6
Chemical manufacturing	*	*	
Plastics & rubber products mfg	277	331	19.5
Nonmetallic mineral product mfg	422	453	7.3
Primary metal manufacturing	*	*	
Fabricated metal product mfg	651	647	-0.6
Machinery manufacturing	157	176	12.1
Computer & electronic product mfg	*	*	
Electrical equipment/appliance	*	*	
Transportation equipment	1,128	*	
Furniture and related product mfg	79	90	13.9
Miscellaneous mfg industries	72	*	
Service Producing	18,751	19,336	3.1
Wholesale trade	1,028	1,205	17.2
Retail trade	4,686	4,555	-2.8
Transportation and warehousing	739	1,029	39.2
Utilities	499	509	2.0
Information	636	750	17.9
Finance and insurance	689	727	5.5
Real estate and rental and leasing	296	256	-13.5
Professional, scientific/tech svcs	761	738	-3.0
Management: companies/enterprises	155	118	-23.9
Administrative and waste svcs	1,814	1,671	-7.9
Educational services	149	172	15.4
Health care and social services	3,023	2,976	-1.6
Arts, entertainment and recreation	456	550	20.6
Accommodation and food services	3,247	3,546	9.2
Other services (except government)	574	537	-6.4
Unclassified - industry not assigned	16	30	87.5
Total - Private Sector	25,249	26,053	3.2
Total - Government	4,809	5,066	5.3
Federal government	213	215	0.9
State government	387	434	12.1
Local government	4,210	4,417	4.9
All Industries	30,058	31,119	3.5

* 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>	2005 AVERAGE MONTHLY EMPL	2006 AVERAGE MONTHLY EMPL	% Change Employment
Goods Producing	6,411	6,793	6.0
Agriculture, forestry, & fishing	20	19	-5.0
Mining	108	117	8.3
Construction	2,819	2,942	4.4
Manufacturing	3,465	3,715	7.2
Food manufacturing	*	*	
Beverage & tobacco mfg	*	*	
Textile mills	*	*	
Textile product mills	19	18	-5.3
Apparel manufacturing	*	*	
Wood product manufacturing	*	*	
Paper manufacturing	*	64	
Printing and related activities	51	45	-11.8
Petroleum and coal products mfg	20	20	
Chemical manufacturing	331	342	3.3
Plastics & rubber products mfg	*	*	
Nonmetallic mineral product mfg	137	162	18.2
Primary metal manufacturing	*	*	
Fabricated metal product mfg	717	749	4.5
Machinery manufacturing	437	469	7.3
Computer & electronic product mfg	*	37	
Electrical equipment/appliance	94	127	35.1
Transportation equipment	*	*	
Furniture and related product mfg	46	45	-2.2
Miscellaneous mfg industries	172	180	4.7
Service Producing	24,491	24,941	1.8
Wholesale trade	1,664	1,735	4.3
Retail trade	6,909	6,593	-4.6
Transportation and warehousing	829	798	-3.7
Utilities	*	*	
Information	396	355	-10.4
Finance and insurance	853	887	4.0
Real estate and rental and leasing	596	582	-2.3
Professional, scientific/tech svcs	800	799	-0.1
Management: companies/enterprises	82	88	7.3
Administrative and waste svcs	3,204	3,136	-2.1
Educational services	131	181	38.2
Health care and social services	3,120	3,379	8.3
Arts, entertainment and recreation	293	346	18.1
Accommodation and food services	4,269	4,589	7.5
Other services (except government)	1,084	1,201	10.8
Unclassified - industry not assigned	18	44	144.4
Total - Private Sector	30,920	31,778	2.8
Total - Government	4,951	5,242	5.9
Federal government	175	184	5.1
State government	316	318	0.6
Local government	4,461	4,740	6.3
All Industries	35,872	37,020	3.2

* 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>	2005 AVERAGE MONTHLY EMPL	2006 AVERAGE MONTHLY EMPL	% Change Employment
Goods Producing	2,214	2,510	13.4
Agriculture, forestry, & fishing	*	*	
Mining	*	*	
Construction	333	399	19.8
Manufacturing	1,878	2,109	12.3
Food manufacturing	*	*	
Textile mills	*	*	
Textile product mills	*	*	
Apparel manufacturing	*	*	
Wood product manufacturing	*	*	
Paper manufacturing	*	*	
Printing and related activities	*	*	
Chemical manufacturing	*	*	
Plastics & rubber products mfg	*	337	
Nonmetallic mineral product mfg	*	*	
Primary metal manufacturing	*	*	
Fabricated metal product mfg	454	420	-7.5
Machinery manufacturing	*	*	
Transportation equipment	*	233	
Furniture and related product mfg	*	*	
Miscellaneous mfg industries	*	*	
Service Producing	3,070	3,169	3.2
Wholesale trade	*	273	
Retail trade	962	904	-6.0
Transportation and warehousing	79	89	12.7
Utilities	*	*	
Information	45	47	4.4
Finance and insurance	122	117	-4.1
Real estate and rental and leasing	26	33	26.9
Professional, scientific/tech svcs	183	182	-0.5
Management: companies/enterprises	18	19	5.6
Administrative and waste svcs	78	120	53.8
Educational services	*	*	
Health care and social services	602	761	26.4
Arts, entertainment and recreation	29	14	-51.7
Accommodation and food services	428	433	1.2
Other services (except government)	142	171	20.4
Unclassified - industry not assigned	*	5	
Total - Private Sector	5,288	5,685	7.5
Total - Government	1,706	1,804	5.7
Federal government	52	52	0.0
State government	338	367	8.6
Local government	1,316	1,385	5.2
All Industries	6,994	7,489	7.1

* 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>	2005 AVERAGE MONTHLY EMPL	2006 AVERAGE MONTHLY EMPL	% Change Employment
Goods Producing	3,292	3,373	2.5
Agriculture, forestry, & fishing	18	13	-27.8
Mining	*	*	
Construction	2,311	2,332	0.9
Manufacturing	963	1,011	5.0
Food manufacturing	*	*	
Textile mills	*	*	
Textile product mills	*	*	
Wood product manufacturing	100	106	6.0
Paper manufacturing	*	*	
Printing and related activities	16	*	
Chemical manufacturing	*	*	
Plastics & rubber products mfg	241	190	-21.2
Nonmetallic mineral product mfg	249	358	43.8
Primary metal manufacturing	*	*	
Fabricated metal product mfg	140	125	-10.7
Machinery manufacturing	55	57	3.6
Transportation equipment	49	47	-4.1
Furniture and related product mfg	44	61	38.6
Miscellaneous mfg industries	21	8	-61.9
Service Producing	9,198	10,562	14.8
Wholesale trade	391	390	-0.3
Retail trade	3,140	3,477	10.7
Transportation and warehousing	209	252	20.6
Utilities	*	*	
Information	515	587	14.0
Finance and insurance	304	354	16.4
Real estate and rental and leasing	170	179	5.3
Professional, scientific/tech svcs	502	531	5.8
Management: companies/enterprises	20	34	70.0
Administrative and waste svcs	509	726	42.6
Educational services	42	52	23.8
Health care and social services	1,131	1,260	11.4
Arts, entertainment and recreation	140	161	15.0
Accommodation and food services	1,781	2,174	22.1
Other services (except government)	342	383	12.0
Unclassified - industry not assigned	20	37	85.0
Total - Private Sector	12,511	13,972	11.7
Total - Government	4,268	4,653	9.0
Federal government	121	127	5.0
State government	158	261	65.2
Local government	3,989	4,265	6.9
All Industries	16,778	18,625	11.0

* 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	Carroll County	Georgia
Population, 2006 estimate	107,325	9,363,941
Population, percent change, April 1, 2000 to July 1, 2006	23.0%	14.4%
Population, 2000	87,268	8,186,453
Persons under 5 years old, percent, 2005	7.5%	7.6%
Persons under 18 years old, percent, 2005	25.1%	26.0%
Persons 65 years old and over, percent, 2005	9.7%	9.6%
Female persons, percent, 2005	50.7%	50.5%
White persons, percent, 2005	81.3%	66.1%
Black persons, percent, 2005	16.7%	29.8%
American Indian and Alaska Native persons, percent, 2005	0.3%	0.3%
Asian persons, percent, 2005	0.8%	2.7%
Native Hawaiian and Other Pacific Islander, percent, 2005	0.0%	0.1%
Persons reporting two or more races, percent, 2005	0.9%	1.0%
Persons of Hispanic or Latino origin, percent, 2005	4.0%	7.1%
White persons not Hispanic, percent, 2005	77.6%	59.6%
Living in same house in 1995 and 2000, pct 5 yrs old+	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, 2005	42,982	3,771,466
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, 2004	\$41,470	\$42,679
Per capita money income, 1999	\$17,656	\$21,154
Persons below poverty, percent, 2004	14.7%	13.7%
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	

Source: US Census Bureau State & County QuickFacts

Coweta County

People QuickFacts	Coweta County	Georgia
Population, 2006 estimate	115,291	9,363,941
Population, percent change, April 1, 2000 to July 1, 2006	29.2%	14.4%
Population, 2000	89,215	8,186,453
Persons under 5 years old, percent, 2005	7.4%	7.6%
Persons under 18 years old, percent, 2005	27.0%	26.0%
Persons 65 years old and over, percent, 2005	8.6%	9.6%
Female persons, percent, 2005	50.0%	50.5%
White persons, percent, 2005	80.7%	66.1%
Black persons, percent, 2005	17.2%	29.8%
American Indian and Alaska Native persons, percent, 2005	0.2%	0.3%
Asian persons, percent, 2005	1.0%	2.7%
Native Hawaiian and Other Pacific Islander, percent, 2005	0.0%	0.1%
Persons reporting two or more races, percent, 2005	0.8%	1.0%
Persons of Hispanic or Latino origin, percent, 2005	5.1%	7.1%
White persons not Hispanic, percent, 2005	75.9%	59.6%
Living in same house in 1995 and 2000, pct 5 yrs old+	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, 2005	42,277	3,771,466
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, 2004	\$55,859	\$42,679
Per capita money income, 1999	\$21,949	\$21,154
Persons below poverty, percent, 2004	9.5%	13.7%
Retail sales, 2002 (\$1000)	\$879,107	\$90,098,578
Retail sales per capita, 2002	\$8,981	\$10,551
Geography QuickFacts	Coweta County	Georgia
Land area, 2000 (square miles)	443	57,906
Persons per square mile, 2000	201.4	141.4
Metropolitan Area	Atlanta, GA MSA	

Source: US Census Bureau State & County QuickFacts

Douglas County

People QuickFacts	Douglas County	Georgia
Population, 2006 estimate	119,557	9,363,941
Population, percent change, April 1, 2000 to July 1, 2006	29.6%	14.4%
Population, 2000	92,174	8,186,453
Persons under 5 years old, percent, 2005	7.5%	7.6%
Persons under 18 years old, percent, 2005	27.3%	26.0%
Persons 65 years old and over, percent, 2005	7.0%	9.6%
Female persons, percent, 2005	50.7%	50.5%
White persons, percent, 2005	65.2%	66.1%
Black persons, percent, 2005	31.6%	29.8%
American Indian and Alaska Native persons, percent, 2005	0.4%	0.3%
Asian persons, percent, 2005	1.3%	2.7%
Native Hawaiian and Other Pacific Islander, percent, 2005	0.0%	0.1%
Persons reporting two or more races, percent, 2005	1.5%	1.0%
Persons of Hispanic or Latino origin, percent, 2005	4.9%	7.1%
White persons not Hispanic, percent, 2005	60.8%	59.6%
Living in same house in 1995 and 2000, pct 5 yrs old+	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, 2005	44,733	3,771,466
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, 2004	\$49,964	\$42,679
Per capita money income, 1999	\$21,172	\$21,154
Persons below poverty, percent, 2004	10.6%	13.7%
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	463.2	141.4
Metropolitan Area	Atlanta, GA MSA	

Source: US Census Bureau State & County QuickFacts

Haralson County

People QuickFacts	Haralson County	Georgia
Population, 2006 estimate	28,616	9,363,941
Population, percent change, April 1, 2000 to July 1, 2006	11.4%	14.4%
Population, 2000	25,690	8,186,453
Persons under 5 years old, percent, 2005	6.7%	7.6%
Persons under 18 years old, percent, 2005	24.8%	26.0%
Persons 65 years old and over, percent, 2005	13.4%	9.6%
Female persons, percent, 2005	50.7%	50.5%
White persons, percent, 2005	93.5%	66.1%
Black persons, percent, 2005	5.5%	29.8%
American Indian and Alaska Native persons, percent, 2005	0.1%	0.3%
Asian persons, percent, 2005	0.4%	2.7%
Native Hawaiian and Other Pacific Islander, percent, 2005	0.0%	0.1%
Persons reporting two or more races, percent, 2005	0.6%	1.0%
Persons of Hispanic or Latino origin, percent, 2005	1.0%	7.1%
White persons not Hispanic, percent, 2005	92.5%	59.6%
Living in same house in 1995 and 2000, pct 5 yrs old+	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, 2005	11,626	3,771,466
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, 2004	\$34,608	\$42,679
Per capita money income, 1999	\$15,823	\$21,154
Persons below poverty, percent, 2004	15.1%	13.7%
Retail sales, 2002 (\$1000)	\$187,592	\$90,098,578
Retail sales per capita, 2002	\$6,978	\$10,551
Geography QuickFacts	Haralson County	Georgia
Land area, 2000 (square miles)	282	57,906
Persons per square mile, 2000	91.1	141.4
Metropolitan Area	Atlanta, GA MSA	

Source: US Census Bureau State & County QuickFacts

Paulding County

People QuickFacts	Paulding County	Georgia
Population, 2006 estimate	121,530	9,363,941
Population, percent change, April 1, 2000 to July 1, 2006	48.9%	14.4%
Population, 2000	81,678	8,186,453
Persons under 5 years old, percent, 2005	8.3%	7.6%
Persons under 18 years old, percent, 2005	29.4%	26.0%
Persons 65 years old and over, percent, 2005	5.6%	9.6%
Female persons, percent, 2005	49.8%	50.5%
White persons, percent, 2005	84.8%	66.1%
Black persons, percent, 2005	12.9%	29.8%
American Indian and Alaska Native persons, percent, 2005	0.3%	0.3%
Asian persons, percent, 2005	0.7%	2.7%
Native Hawaiian and Other Pacific Islander, percent, 2005	0.0%	0.1%
Persons reporting two or more races, percent, 2005	1.3%	1.0%
Persons of Hispanic or Latino origin, percent, 2005	3.7%	7.1%
White persons not Hispanic, percent, 2005	81.5%	59.6%
Living in same house in 1995 and 2000, pct 5 yrs old+	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, 2005	43,769	3,771,466
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, 2004	\$58,801	\$42,679
Per capita money income, 1999	\$19,974	\$21,154
Persons below poverty, percent, 2004	6.9%	13.7%
Retail sales, 2002 (\$1000)	\$624,837	\$90,098,578
Retail sales per capita, 2002	\$6,613	\$10,551
Geography QuickFacts	Paulding County	Georgia
Land area, 2000 (square miles)	313	57,906
Persons per square mile, 2000	261.0	141.4
Metropolitan Area	Atlanta, GA MSA	

Source: US Census Bureau State & County QuickFacts

**Annual Estimates of the Population for Counties and Cities in the West Georgia Region
April 1, 2000 to July 1, 2006**

Region	Population Estimates (July 1 st)							2000 to 2006	April 1, 2000	
	2006	2005	2004	2003	2002	2001	2000	% Change	Estimates Base	Census
Georgia	9,363,941	9,132,553	8,935,151	8,750,259	8,597,927	8,424,033	8,230,550	13.8	8,186,816	8,186,453
Carroll	107,325	104,386	101,389	98,619	94,854	91,557	88,043	21.9	87,268	87,268
Bowdon	1,986	1,957	1,946	1,952	1,904	1,937	1,953	1.7	1,959	1,959
Carrollton	21,878	21,181	20,997	20,897	20,315	20,135	20,083	8.9	20,071	19,843
Temple	4,050	3,898	3,687	3,538	3,364	2,899	2,483	63.1	2,379	2,383
Villa Rica	11,045	9,949	9,171	8,167	7,068	5,593	4,514	144.7	4,284	4,134
Coweta	115,291	109,769	105,291	101,429	97,859	94,072	90,166	27.9	89,215	89,215
Newnan	27,097	24,629	22,469	20,546	19,324	17,291	16,451	64.7	16,249	16,242
Senoia	2,984	2,716	2,507	2,308	2,119	1,964	1,783	67.4	1,738	1,738
Douglas	119,557	112,914	106,878	101,726	98,360	95,579	92,703	29.0	92,244	92,174
Douglasville	28,870	27,743	26,433	25,316	21,758	20,797	20,148	43.3	20,046	20,065
Haralson	28,616	28,335	27,951	27,438	26,860	26,375	25,823	10.8	25,690	25,690
Bremen	5,487	5,369	5,220	5,038	4,806	4,654	4,631	18.5	4,617	4,579
Paulding	121,530	112,566	105,930	99,993	94,397	88,864	83,070	46.3	81,608	81,678
Dallas	9,437	8,670	7,828	7,014	6,582	6,342	5,515	71.1	5,301	5,056
Hiram	1,896	1,764	1,675	1,608	1,631	1,564	1,512	25.4	1,498	1,361
West Georgia	492,319	467,970	447,439	429,205	412,330	396,447	379,805	29.6		

Source: Population Division, U.S. Census Bureau, Release Date June 28, 2007

SOURCES OF DATA

Bank Deposits

- Deposit Market Share Report
- Federal Deposit Insurance Corporation

Covered Employment and Wages, Unemployment Claims and Rates

- Georgia Department of Labor

Housing Permits, Population and Demographic Information

- U.S. Census Bureau

Housing Prices

- Trulia Real Estate Services at <http://www.trulia.com>
- AJC 2007 Home Sales Report

Personal Income and Earnings

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

The Georgia Smart Infrastructure Growth Act (SB200)

- http://www.legis.state.ga.us/legis/2007_08/sum/sb200.htm

Resolution Replacing Property Tax with Sales Tax (HR900)

- http://www.legis.state.ga.us/legis/2007_08/fulltext/hr900.htm

RealtyTrac at <http://www.realtytrac.com/>

2006 Annual Report of the Georgia Property Tax Division

- [http://www.etax.dor.ga.gov/PTD/cas/anrep/LGS Commissioners Report to the General Assembly Regarding Property Tax Administration Annual Report 2006.pdf](http://www.etax.dor.ga.gov/PTD/cas/anrep/LGS_Commissioners_Report_to_the_General_Assembly_Regarding_Property_Tax_Administration_Annual_Report_2006.pdf)

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.

ONLINE ACCESS & UPDATED INFORMATION

An Online Version of the West Georgia Regional Outlook 2007 booklet and updated Economic and Demographic Information for Carroll, Coweta, Douglas, Haralson, and Paulding Counties is available at:

www.westga.edu/~econ/county.html

Presented by

Department of Economics
Richards College of Business
University of West Georgia

For Information, Contact:
David Boldt, Department of Economics
Phone: 678-839-4771
Email: dboldt@westga.edu

*Richards
College of Business*
Economics
UNIVERSITY OF WEST GEORGIA