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## EXECUTIVE SUMMARY

Each of the Middle Georgia region's 11 counties and 20 cities have resources, challenges and opportunities that cross their individual borders. In order for these communities to achieve individual success, they must not only identify their assets and weaknesses, but also must understand the concerns of their neighbors. Once communities recognize their common, diverse, and complimentary characteristics, leaders can utilize partnerships to foster and harness regional solutions. The purpose of the regional planning effort is to create a common tool that describes the state of the region and outlines a roadmap for a regional progress that includes all of Middle Georgia's communities. The ultimate goal of this process is a thriving Middle Georgia that flourishes in every category, from the economy to education and local infrastructure.

With this in mind, and in accordance with the Standards and Procedures of Regional Planning established by the Georgia Department of Community Affairs, the Middle Georgia Regional Commission is responsible for updating the Middle Georgia Regional Plan every five years. This plan serves as an assessment of the region today and a strategy for the region over the next 20 years. As with previous iterations of the regional plan, this document is comprised of three primary parts:

- **Stakeholder Involvement Program:** This portion of the plan outlines the process whereby Regional Commission staff will engage interested community partners in the development of the Regional Agenda.
- **Regional Assessment:** This is a comprehensive inventory and evaluation of existing resources, trends, and conditions found in the region. This section also highlights the major issues and opportunities on which the Regional Agenda will be based.
- **Regional Agenda:** A guide to the region's success that includes specific action items and barometers for region-wide success.

The Regional Assessment is comprised of four main sections, each helping to display the substance of the current condition of the region. These sections include the recognition of issues and opportunities found throughout the region, data analyzing regional characteristics, current development patterns, and the region's success in achieving Quality Community Objectives.

The collection of data pertaining to the region is a vital part of the assessment and is the basis for understanding the region's issues and opportunities. For example, we know that the population of Middle Georgia is growing, while also becoming more diverse and continuing to advance in age. This last point will be a specific challenge for Middle Georgia, as age-friendly government services will demand a greater allocation of local resources and a continued review of policies. It is also known that Middle Georgia faces persistently high unemployment and poverty rates, particularly when compared with the nation at-large. The regional economy is also challenged by its overreliance on Robins Air Force Base, as well as on the service sector in general. This connects to the regional challenges of poverty, as many employees are not skilled enough to perform more complex jobs that could provide a better quality of life. These challenges present opportunities to simultaneously invest in job training and economic diversification, so that skilled workers can be retained in the region, and so that companies that require a more skilled workforce will also be more likely to locate in Middle Georgia. Similarly, an opportunity is present to enhance the region's housing stock, so as to support the workforce with shelter that is both affordable and high quality.

The region also needs to consider its possible investments in the natural environment and how service provision can be made more efficient by working together, as well as by working within the context of the region's natural environment. Middle Georgia is uniquely situated with many natural resources, as well as

a large variety of cultural resources that developed early on as a result of the region's strategic location along the Fall Line. While the region has been fortunate enough to experience growth in past years, growth and the natural environment, both assets for the region, sometimes find themselves at odds with each other. An example of this is the sprawling growth and development that has been seen throughout parts of Middle Georgia, particularly outside of the traditional urban centers. This has led to the loss of valuable greenspace, difficulties in affordable service provision, and congestion within the transportation system, as growth outpaces the capacity of existing road infrastructure. However, coming out of this are the opportunities to not only invest in the region's transportation infrastructure, but also the chance to improve regional growth patterns by encouraging mixed-use infill development within portions of the region that have already seen development occur. Likewise, the region can examine economic development opportunities that take advantage of existing natural and cultural resources, while working to preserve them. Finally, as these challenges persist, the opportunity also exists for partnerships across jurisdictions that will increase the efficiency of services and help to conserve the region's assets.

As mentioned above, the region has several opportunities to modify and advance its existing land-use within the region. For this, it is important to note that there are a number of areas where additional growth and development is expected over the 20-year planning period. These particularly include some of the region's major transportation corridors like Interstate 75 and Highway 129. In addition to these areas, there are a number of additional locations throughout the region where special attention needs to be paid over the upcoming years to respond to environmental and quality of life concerns. These include, not only areas of rapid development, but also areas where natural or cultural resources could be impacted by existing development within an area. Likewise, there are a number of areas in the region that are in need of redevelopment, or are characterized by significant disinvestment. While redevelopment can mean many things it certainly will require special care and attention from local governments to ensure that improvement occurs. These areas are specifically differentiated from others due to the broad impacts from these areas that can be felt beyond county borders.

In order to measure the condition of the Middle Georgia region, the regional assessment outlines its success in the concepts of the Department of Community Affairs' Quality Community Objectives. These objectives consist of 15 categories designed to evaluate the region's ability to develop in a way that maximizes its potential and preserves its character and resources. Some of the measures include, growth preparedness, preservation of natural and cultural resources, and educational opportunities, among others. Across Middle Georgia, there are examples of communities achieving positive results in the categories. There is, however, much progress needed in order for the majority of Middle Georgia to be considered a thriving place that is prepared to grow.

The factors described here and in the following pages of the Regional Assessment were identified by staff from the Middle Georgia Regional Commission with the assistance of regional stakeholders at a meeting on September 3, 2015. Much of the contents of this assessment are in their preliminary form, and may be revised in the Regional Agenda. However, what this document does contain is the latest, most accurate data available about the current state of Middle Georgia as well as a general overview of important concepts for regional policymakers to be aware of when planning for the future of their communities. For this reason, the Middle Georgia Regional Commission encourages the distribution of this document for public consumption, as well as continued engagement of all interested parties in the regional planning process.

## POTENTIAL ISSUES AND OPPORTUNITIES

Part of the foundation of a regional plan is the identification of key issues and challenges that may be facing an area, while taking advantage of the opportunities that they present. The following lists detail a number of areas of potential interest to citizens and policymakers throughout the Middle Georgia Region. Accompanying the lists of issues are lists of potential opportunities that the region has, some of which have a chance to improve the economic prosperity and quality of life within the region.

The following issues and opportunities have been drafted by staff at the Middle Georgia Regional Commission. As the regional planning process continues, a finalized list of issues and opportunities will be created with the assistance of regional stakeholders. This final list will be included with the Regional Agenda component of this plan.

### ISSUES AND OPPORTUNITIES IN ECONOMIC DEVELOPMENT

#### *Issues*

- Persistent high unemployment and poverty exist throughout the region, consistently in excess of state and national averages.
- The region lacks economic diversification, with a particular over-reliance on Robins Air Force Base and defense related spending.
- Many counties, especially the rural and suburban counties, lack industrial development.
- Rural counties are suffering economically from declines in the agricultural and mining sectors of the economy.
- Major urban corridors experience high rates of commercial vacancies.
- A number of former industrial sites are contaminated, which prevents their redevelopment.
- A large number of blighted and dilapidated commercial structures exist throughout the region.
- There are a lack of GRAD sites and pad-ready sites throughout the region, particularly in rural counties without the resources to invest in economic development.

#### *Opportunities*

- Strategic plans offer an opportunity to pursue economic diversification within the region.
- Local incentives can be implemented to assist new and existing businesses.
- State and federal assets exist that can be leveraged for economic development projects, specifically in areas that are eligible for additional need-based assistance.
- The Middle Georgia Economic Alliance exists to support and market the whole region to potential economic investors.
- The Central Georgia Joint Development Authority exists to assist regional development needs, particularly efforts to address encroachment around Robins Air Force Base.
- Blighted and vacant commercial buildings, particularly in urban corridors and downtown areas, can be redeveloped to help strengthen local economies.
- Brownfield sites and other areas that have experienced urban decay are available for reinvestment.
- Many large regional economic stakeholders have an interest in engaging with and participating in community revitalization efforts.
- Investment opportunities exist to strengthen the region's technological infrastructure in order to attract entrepreneurs and "makers."
- The region's assets can support and grow the warehouse and distribution industry.
- The region's existing aerospace assets can help to attract new development and expansion of current industries.

- Natural and cultural resources of the region, especially the Ocmulgee National Monument, can serve as assets to help grow ecotourism and economic development in the region.
- The region's designation as an EB-5 center can encourage additional foreign investment.

## ISSUES AND OPPORTUNITIES IN HOUSING

### *Issues*

- Many low-income individuals are significantly burdened by housing costs.
- The regional housing stock lacks diversity, particularly outside of urban areas.
- A significant number of substandard and dilapidated homes exist throughout the region.
- Many communities lack knowledge of their housing stock and lack the enforcement powers or mechanisms to abate derelict properties.
- A large number of manufactured homes exist in the region, many of which bring challenges for property maintenance, causing a loss of aesthetic appeal and safety.
- A significant number of homeless individuals are present in the region, and there is an insufficient number of shelters to meet their needs.
- A limited number of shelters exist outside of Macon-Bibb County for victims of domestic abuse.

### *Opportunities*

- Space is available for new mixed-income housing developments to be built and developed throughout the region, specifically projects with rent-controlled units for low-income individuals.
- Zoning policies can be revised to allow affordable housing developments in close proximity to places of employment.
- Infill development and small-lot development of single-family dwellings can be allowed, particularly in suburban and rural areas, as affordable alternatives to manufactured housing.
- Numerous vacant storefronts exist that can be converted into downtown loft developments.
- Strengthened code enforcement activities can assist with alleviating blight.
- The creation of urban redevelopment plans can provide guidelines for abating substandard housing and promulgating redevelopment efforts in blighted areas.
- Housing assessments can be utilized as a method for understanding local housing stock.
- Local governments can participate in the Georgia Initiative for Community Housing and other programs designed to promote affordable and accessible housing options.
- Additional homebuyer education services and other resources can be made available to provide information about affordable housing alternatives.
- Local public and non-profit agencies can be supported in their missions to meet the housing needs of the disabled, chronically ill, and homeless.
- Options for expanding housing alternatives for elderly residents can be considered.

## ISSUES AND OPPORTUNITIES IN COMMUNITY FACILITIES AND SERVICES

### *Issues*

- The costs of providing public services typically exceed revenue gained from new development.
- Shrinking local government budgets jeopardize public service provision, particularly in those communities with diminishing tax bases.
- Many water and wastewater systems are in need of significant repair, but lack the financial capacity for those necessary improvements or repairs, and/or hold a significant amount of debt related to their water and sewer systems.
- Water and wastewater capacity gaps are anticipated in some parts of the region over the next 20-30 years, particularly in growing communities, and those dependent on groundwater aquifers.

- Many parts of the region are served by aging septic systems that could pose a threat to water and soil quality if not properly maintained.
- Rural communities are not always adequately serviced by public facilities. Many areas lack access to fire protection and may have their water supply at risk in times of drought.
- Some places in the region, particularly urban areas, suffer from high crime rates and perceptions that travel to or through those places is unsafe.
- Rapid growth increases the difficulty of providing public safety services over large areas.
- Continued growth and development is adding to stormwater runoff, erosion, and sedimentation.
- Many communities have limited recreational facilities and programs.

#### *Opportunities*

- State and federal grant and loan funding is available to be leveraged for improvements to community facilities throughout the region, specifically in areas of high need.
- Local governments can set aside funds for the maintenance of existing facilities and for regular system improvements.
- By encouraging infill developments and discouraging new greenfield developments, local governments can decrease the cost of service provision.
- Potential cost-saving opportunities can be identified through the consolidation of community services and/or the establishment of mutual aid agreements between jurisdictions.
- Areas with high crime rates present opportunities to encourage investment in local law enforcement services and the development of innovative policing techniques.
- Ordinances, regulations, and public education efforts can help abate stormwater runoff, erosion, and sedimentation in problem areas.
- Opportunities exist for the development of recreational facilities and programs, including the possibility of public-private partnerships with interested parties.
- Local governments can consider the implementation of impact fees and related capital improvement elements as an alternative source of funding, especially in rapidly growing areas.

### ISSUES AND OPPORTUNITIES IN NATURAL AND CULTURAL RESOURCES

#### *Issues*

- A significant number of bodies of water throughout the region are on the 303(d) list of impaired waters, or are not meeting their designated uses.
- The region has a significant amount of wetlands, watersheds, and aquifers in need of protection.
- A number of environmentally sensitive lands need to be preserved, particularly public hunting grounds and wildlife refuges along the Ocmulgee River.
- Open space is being lost throughout the region, especially in areas of rapid, sprawling development.
- The region has a number of historic structures that need to be protected and preserved, especially as part of redevelopment efforts in traditional neighborhoods.
- Some communities lack the necessary codes and ordinances to help protect local resources.
- The Regionally Important Resources Plan needs to be promulgated throughout Middle Georgia, and its culturally important resources need continued preservation.

#### *Opportunities*

- The proposed expansion of the Ocmulgee National Monument to a National Park and Preserve, presents an opportunity to protect culturally important lands, environmentally sensitive areas, and potential hunting grounds.
- Funding, including grants and tax credits, can be pursued for historic revitalization.
- Agritourism can promote the economy and the preservation of agricultural lands.

- The region possesses several scenic byways and several more corridors where scenic byways could be established in the future.
- The Ocmulgee Heritage Trail and other land and water trails throughout Middle Georgia can be extended and enhanced.
- Local governments can promote water conservation and improve water quality throughout the region, specifically in areas where water supply gaps are anticipated, or where waterbodies are not supporting designated uses.
- The regional water plans for the Middle Ocmulgee and Upper Oconee rivers can provide a valuable framework to ensure the long-term viability of the regional water system.
- The work of the Middle Georgia Clean Air Coalition can be supported in an effort to improve air quality in the region, specifically in urban counties.
- Design guidelines can be implemented to guide the appearance of new construction within the region and develop a sense of place that differentiates Middle Georgia from other areas.
- Local governments can collaborate with historic preservation commissions throughout the region, and encourage their development in areas where culturally-important resources are at risk.
- Promulgating the Regionally Important Resources Plan and encouraging heritage tourism and ecotourism can help to better preserve and utilize these resources.

## ISSUES AND OPPORTUNITIES IN TRANSPORTATION

### *Issues*

- A number of highways through the region will exceed acceptable levels of service by 2030.
- Many roadways and bridges are in need of repair or upgrade.
- Many areas still have a significant number of unpaved roads.
- A number of counties lack consistent and convenient public transit service, and few resources are available for system expansions.
- Rapid, sprawling development has placed a strain on the transportation system, leading to inefficiency and traffic.
- The region lacks bicycle and pedestrian facilities throughout most areas, even within some urbanized areas.
- The region has major issues with east-west connectivity across the Ocmulgee River, which hinders the flow of goods and services and inhibits development.

### *Opportunities*

- The region's transportation assets present an opportunity for the development of an inland port, container yard, or multi-modal industrial park within the region to facilitate the movement of freight throughout the state and southeast.
- The region can consider possible funding options for transportation projects throughout the region, including, but not limited to, grant funding, SPLOST, or a potential transportation sales tax, as authorized by the Transportation Funding Act of 2015.
- Regional transportation infrastructure can benefit from investment in maintenance and improvement, particularly on unpaved roads.
- The Middle Georgia Clean Air Coalition can continue work to promote alternative fuels and transportation options, both to improve the region's air quality, as well as increase transportation efficiency.
- The development and implementation of local bicycle and pedestrian plans have the potential to aid transportation in Middle Georgia, particularly in downtown areas and near educational facilities.

- Local governments can utilize complete streets policies in conjunction with bicycle and pedestrian plans to build upon their work.
- Mobility management programs for the elderly and disabled residents of Middle Georgia can assist with the transportation needs of the growing elderly population.
- The development of a multi-modal transportation hub with passenger rail and bus service could enhance connections between Middle Georgia, Atlanta, and other parts of the state.
- The beautification and enhancement of key transportation corridors can assist with wayfinding and place-making throughout the region.
- The region can discuss the possibility of joint use of the runway at Robins Air Force Base for both military and civilian uses, including, but not limited to, passenger air transportation; freight transportation; and maintenance, repair, and overhaul activities on civilian and military aircraft.

## ISSUES AND OPPORTUNITIES IN LAND USE

### *Issues*

- Rapid, sprawling growth continues to occur in several parts of the region, leading to unplanned changes in traditional land use.
- Many corridors have developed without a sense of place and are now characterized by traffic, blight, and unsightly development.
- Most growth has been welcomed wherever it organically occurs, and few planning and zoning regulations have been used to restrict development to certain areas.
- Some communities lack any zoning ordinances.
- No public land conservation programs have been aimed at preserving farmland or open space.

### *Opportunities*

- The pursuit of infill development opportunities and adaptive reuse of existing structures throughout the region can assist in reducing sprawl, especially in traditional urban centers.
- Local governments can consider the implementation of local farmland and open space protection ordinances in suburban areas and places of rapid growth.
- Mixed-use developments and increased accessibility between residences, commercial services, and places of employment can reduce traffic and unsightly development.
- Inter-jurisdictional land use planning can help ensure cohesive development patterns that promote the efficient movement of people, goods, and services.

## ISSUES AND OPPORTUNITIES IN EDUCATION AND WORKFORCE DEVELOPMENT

### *Issues*

- Many industries are experiencing a skills gap where not enough workers are present in the region with the skills necessary to do the work of the company.
- Youth unemployment is significantly higher than other age demographics due to a lack of skills among both younger workers, as well as older workers who cannot advance beyond entry-level jobs.
- The impending retirement of many older workers poses another threat to the supply of skilled workers. In some industries as much as 40-55 percent of the workforce will be preparing to retire in the next three to five years.
- Persistently high levels of poverty negatively impact student performance and increase the difficulty of receiving effective job skills training.
- Many schools have graduation rates below the state average, and many counties fall below the state average in literacy.

### *Opportunities*

- Coordination with technical colleges and universities can help to provide job skills training to low-skill employees.
- College and career academies can be established at local high schools to help assist students with transitions into higher education or the workforce.
- Schools districts with low graduation rates present opportunities to target specific innovative programs for improvement.
- The expansion of registered apprenticeship programs as well as work-based learning and on-the-job training opportunities can help increase the skill of the local workforce.
- Expanded job training and transitional support for members of the armed forces who are leaving military service can assist these individuals throughout the region.
- Dialogue between regional businesses and industries and educational institutions, both K-12 and post-secondary, can help ensure that students are receiving the necessary skills for success.
- Regional collaboration can be expanded between workforce development agencies.

## ISSUES AND OPPORTUNITIES IN AGING SERVICES

### *Issues*

- The senior population is expected to grow rapidly, which places more demands upon resources and other programs.
- Many seniors lack access to transportation which would connect them to basic resources and vital social engagements.
- Many facilities throughout Middle Georgia lack accessibility for the older adult community.
- There are few affordable senior housing options throughout the region.
- Scams are regularly directed towards the senior community.
- Some senior caregivers are overburdened and do not have the proper resources to cope with their responsibilities.
- Seniors need additional access to adequate reactive and preventative healthcare, proper nutrition, and exercise.
- The senior community is changing and evolving at a more rapid rate than current programming.

### *Opportunities*

- The economic impact of the senior community can be considered in new development projects to better meet their needs.
- Current resources geared toward aiding older adults can be expanded.
- Regional and local work can be undertaken to increase the volume, accessibility, and availability of public transportation.
- Policies can be developed and enforced to ensure that the design of public facilities conforms to the needs of the senior community.
- The regional network of community-based services can be expanded with coordination between public, private and non-profit organizations.
- The provision of assistance tailored to the needs of older residents can help them age in place, while also benefitting the local economy.
- Funding can be pursued for the development of senior housing.
- Counseling and advocacy services available to seniors can be further publicized and promoted.
- Local governments can innovate to meet the changing needs of the senior population.

## ISSUES AND OPPORTUNITIES IN INTERGOVERNMENTAL COORDINATION

### *Issues*

- The region has traditionally lacked an identity or vision that is widely known, accepted, and promulgated, due to differences in local interests.
- Competition among local governments for industry prospects and grant funding fosters and adversarial spirit rather than a collaborative one among the cities and counties of the region—sometimes at risk of detriment to all.
- Transportation and land development have generally not been coordinated throughout the region, leading to conflicting plans and agendas.

### *Opportunities*

- Increased cooperation for support of economic growth and prosperity at a regional level can benefit each community, regardless of the exact location where growth and development occur.
- Local governments can consider expanding coordination of planning related to the region's shared natural and cultural resources and economic development activities.
- The continued renewal and revision of service delivery strategies can help identify areas where significant cost savings, or increases in efficiency may be realized.
- Using the region's collective bargaining power, particularly in terms of local government contracting, can help the financial situation of many local governments.
- Facilitating communication and open dialogue among regional elected officials can help create a regional approach to solving regional problems.
- The Regional Commission can support the continuation of the Middle Georgia Regional Leadership Champions program to equip regional leaders with the skillsets necessary to engage in regionally important issues and promote the importance of collaboration across city and county lines.

## ANALYSIS OF REGIONAL DEVELOPMENT PATTERNS

One of the significant opportunities that comes from the regional planning process is the chance for regional contributors in growth and economic development to engage in joint discussions about land use within the region, and how it has changed and will continue to change in the years ahead. Throughout Middle Georgia, this is one of the few opportunities to engage with land use planning at the multi-jurisdictional level. By projecting development patterns at the regional level, local governments are provided the opportunity to plan proactively for anticipated growth, to better meet the needs of the populace.

In preparation for the completion of the regional agenda, the Middle Georgia Regional Commission has developed projections of land use patterns over the next 20 years. In accordance with the Georgia Department of Community Affairs Standards and Procedures for Regional Planning, the region has been broadly divided into four categories of development:

- **Developed:** Areas exhibiting urban-type development and where traditional urban services (water, sewer, etc.) are already in place. Future development potential within these areas is typically limited to infill development and redevelopment of existing uses.
- **Developing:** Areas projected to become developed and require the provision of traditional urban services within the next 20 years. This designation includes extensions of existing development in surrounding greenfields, particularly along transportation corridors.
- **Rural:** Areas that are not developed nor are expected to experience development or require the corresponding urban services within the next 20 years. Typical and uses in these areas include agriculture, forestry, and recreation.
- **Conservation:** Areas that are identified for preservation in order to protect regionally important resources and/or other environmentally sensitive areas. Land within these areas is left largely undisturbed in order to preserve the natural environment. Individual parcels that are privately held in conservation are not included here, due to the fact that not all conservation covenants last throughout the full term of this plan's 20-year time period.

A map detailing the areas of the region which are projected to fall into each respective category can be found in Appendix B. This map was produced from a combination of current local land use information, as well as analysis by Middle Georgia Regional Commission Staff and regional stakeholders.

By categorizing the region within these four classifications, desired and anticipated levels of development and settlement patterns can be identified, and actions that can be taken to assist local governments to help steer development patterns into a desired direction. However, this plan does not prescribe specific types of land use within any category. That decision rests solely with the local government.

## REGIONAL GEOGRAPHY AND HISTORICAL DEVELOPMENT

The Middle Georgia Region, home to more than a half-million individuals, is located in the geographic center of the State of Georgia. Going back to early American settlement within the region, the natural environment was a powerful tool in shaping the region's patterns of development. Macon and Milledgeville were among the first cities within the region and were, for approximately the next 125 years, the most prominent cities within the region. Both Macon and Milledgeville were located along the Fall Line, a geographic demarcation between the larger rolling hills of the Piedmont region and the lower and smoother terrain of the Coastal Plain. As the state's navigable rivers reached the Fall Line, they became difficult to traverse upstream (and uphill) north of the Fall Line. As such, this became an ideal location for centers of trade and commerce, which in turn also made these cities places of political power. Over time, Macon and Milledgeville continued to develop, with each attracting various institutions that helped solidify their status

within the region and the state. Macon, given its rail access, proximity to Atlanta, and more centralized location, would outpace Milledgeville in growth, to later be joined by Warner Robins as among the region's largest cities. The development of Warner Robins came far later, in the 1940s, when the first U.S. air depot located nearby. Following the growth of Robins Air Force Base, Warner Robins continued to grow into a large city.

Outside of the region's large cities, development has traditionally been sparse, with the landscape and natural environment of the region guiding the types of economic activity that took place there. In the southern half of the region, agriculture has long been an important driver of the economy, aided by plentiful groundwater, relatively flat land, and rich soil. North of the Fall Line, the Georgia clay soil supported the growth of large hardwood forests, which has allowed the timber industry to prosper throughout the northern half of the region, particularly in and around the Oconee River basin. In addition to these features, the soils along the Fall Line, particularly in Wilkinson County are home to significant deposits of kaolin, a type of white clay with a variety of commercial and industrial uses. Each of these natural features helped attract some type of development into the region, with supporting industries and commerce helping to grow small cities throughout the region as centers of population and retail activity.

Although many of the traditional economic activities within Middle Georgia have seen their scope reduced in recent years as the regional economy has diversified, the region's development has continued to reflect its historical roots, with increased ease of travel supplementing regional growth through the development of suburban areas around the major cities of Macon and Warner Robins. When taken with the region's place in the state and nation, Middle Georgia has continued opportunities for growth and development, which will both aid the region economically, while challenging local governments to continue the provision of high quality services to a growing number of people.

#### CURRENT AND PROJECTED FUTURE DEVELOPMENT

The Middle Georgia Region is at a crossroads for future development, given its strategic location between Savannah and Atlanta, unique natural beauty and recreational opportunities, situation within major transportation corridors, and the presence of Robins Air Force Base. The following sections detail the patterns of development that have taken place within each county of the region, particularly as related to the growth and development of cities, the provision of urban services, and the growth of densely-populated areas. These sections are also predictive, attempting to anticipate the growth patterns of the community in future years and the needs for service provision. It should be clearly noted that these sections are not prescriptive or binding, and that development in one county can carry somewhat different connotations than development within another county.

##### *Baldwin County*

Within Baldwin County, the City of Milledgeville has traditionally been the center of development, and a significant portion of the land within and surrounding Milledgeville would be considered already developed. The historic downtown area of Milledgeville is fairly densely developed, particularly compared to the smaller cities of the region, presenting limited opportunities for infill development. Recent and projected future development in this area will be limited to redevelopment of existing structures. Just outside of the downtown area, infill opportunities do present themselves, but as a whole, the area is still quite developed. One significant redevelopment opportunity in this area is the old Central State Hospital facility, located just south of the downtown area.

Outside of Milledgeville, unincorporated Baldwin County has already seen significant development in the area around Lake Sinclair. A man-made lake in the northern half of the county, Lake Sinclair is one of the

prime recreational locations within the region. While some potential land is still available for subdivision development in and around the lake, the vast majority of lakefront property is already developed—particularly on the Baldwin County sides of the lake. These developments combined with the City of Milledgeville represent the most substantial areas of existing development within Baldwin County.

There are also a number of potential development locations where growth could be seen over the next 20 years—most of which are located along the main corridors leading into Milledgeville. Georgia State Route 22 and State Route 49 both connect Milledgeville to Macon, with the former passing through Gray and the latter serving as a direct route. Development has occurred and is expected to continue occurring along these corridors between Milledgeville and the county line. This area also includes the Baldwin County Industrial Park, which has already attracted several companies, but has more room in which to grow. The corridor along State Route 243 is also projected to continue growing in future years, particularly between the City of Milledgeville and the Fall Line Freeway. Lastly, some development has already occurred on the east side of the Oconee River along State Route 22 and State Route 24. This is expected to be another area for potential growth in the next 20 years, again bolstered by increased traffic between the City of Milledgeville and the Fall Line Freeway.

Most other parts of the county are expected to remain relatively rural over the next 20 years. The county's natural features, including Lake Sinclair, the Oconee River, Baldwin State Forest and Bartram Forest Wildlife Management Area will be held in conservation land usage.

#### *Macon-Bibb County*

Macon-Bibb County has the greatest percent of developed land of any county within the region. The center of this development is the downtown area on the south and west of the Ocmulgee River between Interstate 75 and Central City Park. The downtown area of Macon-Bibb County is the densest area of development within the region, and almost no new development can happen in the area. With that said, numerous redevelopment opportunities do exist within the downtown area that can be expected to occur in the years ahead. While this is where most of the oldest development in the downtown area occurred, a significant amount of growth has happened throughout Macon-Bibb County, including northward and eastward toward the county line. Additional development has occurred in the southern part of the county, particularly between Interstate 75 and Norfolk Southern's Brosnan Yard. The western half of the county has also experienced significant growth, not only in the area between Interstate 75 and Interstate 475, but also further west, around Lake Tobesofkee. The main impediment to development within most of these areas has been wetlands and other natural resources. Much of this land cannot be developed and will be kept undeveloped for conservation use.

Several parts of Macon-Bibb County still have room for development and can expect to see continued development over the next 20 years. One of these areas is the southern edge of the county, particularly along the soon-to-be-expanded Sardis Church Road and around Middle Georgia Regional Airport. This land is primed for additional development, as the Sardis Church Road expansion will greatly improve access to Interstate 75 for businesses and industries within southern Macon-Bibb County. In addition, the trend of suburban residential growth outward from the former Macon City Limits can likely be expected to continue over the next 20 years. Within Macon-Bibb County, this presents an opportunity to see additional growth in and around the unincorporated Lizella area as well.

Lastly, while the area as a whole can undoubtedly be considered developed, parts of north Macon-Bibb County, particularly around the Shoppes at River Crossing can still expect to see significant growth and development in the upcoming years. This is difficult to categorize as exclusively developed or developing, and does not meet the traditional definition of infill development either. Given that the amount of economic

activity occurring within that location and the size of major developments, the most logical classification for that area is “developed.” However, this does imply that growth in the area has run its course. Likewise, this designation does not detract from the fact that additional investments in infrastructure may be required in that area in the years ahead.

### *Crawford County*

Crawford County is one of the more rural counties within the region and includes relatively little developed or developing land. The City of Roberta is the only incorporated municipality within Crawford County and is the only area that can be considered developed. This area includes the downtown area near the intersection of U.S. Highway 80 and U.S. Highway 341, as well as the unincorporated Knoxville area, which serves as the county seat.

There are several areas of potential development in Crawford County, most notably, several corridors in the eastern half of the county along the county lines of Macon-Bibb and Peach counties. Among the prominent streets in those areas are Girl Scout Road, Carl Sutton Road, Lower Hartley Bridge Road, Boy Scout Road, Jordan Road, and State Route 42. These are also areas where the county has made recent investments in expanding the county-owned water system to cover the growing populations of these areas. Additional development is projected to occur within these areas over the next 20 years as growth from the Macon-Bibb area spreads outward. Much of the remaining land in the county is expected to be rural, with little growth expected in future years.

### *Houston County*

Houston County is one of the most developed counties in the region, but also includes significant rural areas as well. Generally, the northern half of the county is developed with developing land in the middle, and rural areas in the southern half of the county. The cities of Warner Robins, Centerville, and Perry each provide a significant amount of land that is considered developed. Within each of these, however, there remain opportunities, not only for infill development, but also for increased density of development. Generally speaking, development is suburban in nature, with a heavy emphasis on single-family homes. The rough line between developed parts of Houston County and those parts that are continuing to develop is State Route 96, which runs from Bonaire due west toward Interstate 75. This portion of the county, north of State Route 96, includes the entire city limits of Warner Robins as well as Centerville. Likewise, the City of Perry is mostly developed, particularly between Interstate 75 and the eastern half of Perry Parkway.

The area in between Warner Robins, Perry, and the unincorporated community of Kathleen has experienced rapid and significant growth over recent years, and is projected to continue to see growth over the next 20 years. This presents a challenge for the community in terms of its infrastructure, particularly related to transportation, as the trend of rapid development will incur significant new costs in infrastructure installation and future maintenance.

South of the line from Perry to Kathleen, Houston County remains mostly rural and is expected to remain rural over the next 20 years. While several small unincorporated communities such as Elko and Grovania can be found in this area, they are anomalies amidst the overwhelmingly agricultural landscape. The eastern border of Houston County is formed by the Ocmulgee River. In addition to being heavily comprised of wetlands, much of this area, including the Oaky Woods Wildlife Management Area, is also designated for conservation and could one day be included in a National Park and Preserve if long-range expansion efforts of the Ocmulgee National Monument are successful. For these reasons, the eastern edge of the county is not expected to develop.

### *Jones County*

Jones County has traditionally not seen extensive areas of development, but as a suburb of Macon is potentially situated for growth opportunities over the next 20 years. Gray is the only incorporated city within Jones County and has more development than most of the areas surrounding it. The southern edge of Jones County also has significant, established development that moved into Jones County from Macon-Bibb County, some of which was located in the incorporated limits of the City of Macon prior to consolidation. Unlike Gray, however, this portion of Jones County is significantly more impoverished and has been characterized by disinvestment. Another area of traditional development in Jones County is the unincorporated community of Haddock, located along State Route 22 between Gray and Milledgeville.

While much of the northern half of the county is expected to remain either rural or in conservation usage (due to the Piedmont National Wildlife Refuge and Oconee National Forest), the southern and central parts of the county have significant opportunities to see increased development within the next 20 years. The first potential area for development is expected to occur around the North Gray Bypass, which will be completed within the next several years. The county government is already anticipating new development to occur within this area and is planning for its development. Growth can also be expected to continue along U.S. Highway 129, the main route connecting the City of Gray with Macon-Bibb County. Additional opportunities for suburban residential growth tied to the Macon-Bibb County area also exist just off Highway 129, as well as further north near State Route 18.

Finally, additional development may also be expected along several eastbound corridors. As mentioned in Baldwin County, State Route 22 has seen development west of Milledgeville and headed toward the Jones County area, including the development of Baldwin County's industrial park. It is expected that some of this development will continue to occur in Jones County around the Haddock area, and the county government is planning and advocating for additional development in this area. Another opportunity for development is along the Fall Line Freeway near the Griswoldville area. Jones County has also developed its own industrial park in this area, and its strategic location with access to Interstate 16 may benefit this site's prospects for future development.

### *Monroe County*

Sharing several similarities with Jones County, Monroe County is another suburban community of Macon-Bibb County, with well-established development around its historical county seat and the potential for new development along major corridors. Forsyth serves as the county seat of Monroe County, and has been a center of commercial growth for the county. Although Monroe County lacks some of the industry seen in the region's larger counties, the industrial growth that has occurred there has also been close to Forsyth. The city is strengthened by its location along the Interstate 75 corridor, which brought growth from the downtown area along the State Route 83 corridor down toward that interchange. Two other small areas of established development may be found in Monroe County. In the southwestern corner of the county, the small town of Culloden exists. The expansion of Highway 341 as a bypass to Culloden has taken traffic outside of the city limits, although there is optimism that some development may take hold there too. Also, in the northwestern corner of the county, High Falls Lake is established as a point of development with residential subdivisions surrounding the lake and nearby High Falls State Park. While Lake Juliette is another area of natural beauty in Monroe County, it has traditionally seen less development and is not expected to develop as rapidly into the future.

The primary area for future development within the next 20 years is the southern portion of Monroe County around the unincorporated community of Bolingbroke and along the border with Macon-Bibb County. Development has already taken hold in many of these areas, both on the Macon-Bibb and Monroe sides of the county line. Recently, part of Monroe County was added to the Macon Metropolitan Planning

Organization area for regional transportation planning, signifying that continued growth has led to the need to plan for traffic between the two jurisdictions, particularly as commuters travel between the two counties. Over the next 20 years, this trend is anticipated to continue, with greater development occurring in southern Monroe County. Likewise, development is expected around the southern side of Forsyth, which maintains convenient access to the City of Forsyth, while still being within a short drive of Macon-Bibb County's attractions as well.

Finally, development is also expected to continue occurring in the northern half of the county, especially along the Interstate 75 corridor. This highlights Monroe County's advantageous location with accessibility for both the Macon-Bibb area as well as Atlanta. Butts, Lamar, and Jasper counties, which together surround all of northern Monroe County, are all considered part of the Atlanta Metropolitan Statistical Area. While Monroe County may seem too far removed from Atlanta to expect growth from the area, due to the traffic congestion of Atlanta, it could take less time to make the 45-mile drive from High Falls Lake to the Hartsfield-Jackson International Airport than the 25-mile drive from Sandy Springs to the airport. When coupled with the addition of new lanes to Interstate 75 in Henry County that should ease long-term traffic congestion in the south metro area, conditions exist that could promote additional development in the Monroe County area that is tied to Metro Atlanta within the next 20 years. As a result, this is something that Monroe County will need to plan for in terms of its future infrastructure demands.

#### *Peach County*

There are two incorporated municipalities that are located within Peach County—Byron at the northern end of the county and Fort Valley at the southern end. Georgia State Route 49, which includes part of the route of the Fall Line Freeway, is the main thoroughfare between the two cities. These two cities represent the traditional centers of development within the county. Fort Valley is the more populous city and serves as the county seat of Peach County. Its development is centered on the downtown area, as well as the campus of Fort Valley State University. Most of the development in that part of Peach County is contained within the city limits of Fort Valley, with a fair amount of rural areas surrounding the city. With that said, there are opportunities for additional development both within Fort Valley and outside of the city limits. Of particular interest are the corridors of the Fall Line Freeway, including State Route 49 to the north of the city and State Route 96 to the west of the city. A final area for future development would be just south of town at the South Peach Industrial Park site off Highway 341. In each of these areas around the city limits, future development could be expected within the next 20 years that could potentially require additional infrastructure investments as well.

Byron has considerably different development patterns from Fort Valley. While Byron is a less populous city, its strategic location along Interstate 75, as well as proximity to Warner Robins have allowed both Byron, and the areas surrounding the city limits to see considerable development within recent years. With that said, there is a strong likelihood that development will continue around this area. On one hand, the downtown area of Byron is somewhat less densely developed than some of the other downtowns within the region, which presents an opportunity for greater infill development. In addition, a significant amount of open space surrounds Byron, including areas with access to Interstate 75. Given the rapid growth that has been occurring within neighboring Houston County, particularly around the Warner Robins area, it can be expected that these portions of the county will continue to develop over the next 20 years.

#### *Pulaski County*

The southernmost county within the region, Pulaski County is another mostly rural and agricultural community. The Ocmulgee River bisects the county along a north-south line, and provides some land that is set aside for conservation usage along the river corridor. The City of Hawkinsville also lies along the Ocmulgee River and is the only part of the county to see significant development. This downtown area is

fairly compact and has limited opportunities for additional development. Directly across the river, the unincorporated area of Hartford also has a modest amount of development, including the local airport.

While much of the development in Pulaski County has been limited to the downtown area of Hawkinsville, some recent development has been seen moving northward along Highway 341 and Highway 129 toward Houston County. As of the last census, Pulaski County was added to the Warner Robins Metropolitan Area based on its growth in population and the movement of individuals between Pulaski County and Houston County. Mirroring this pattern, it is expected that over the next 20 years, additional development will be found moving through this main corridor between the two counties. However, this development is not expected to run throughout the entire corridor between Hawkinsville and Houston County.

The remaining land in Pulaski County is anticipated to remain highly rural within the next 20 years. Particularly in the southern half of the county below Hawkinsville, this land is almost exclusively rural and is expected to remain that way. In addition, some northern parts of the county along the river are expected to remain in conservation use, and could eventually be incorporated into a National Park and Preserve if the full Ocmulgee National Monument expansion came to fruition.

### *Putnam County*

Putnam County is the second county in Middle Georgia to be considered part of Georgia's Lake Country area, surrounding Lake Oconee and Lake Sinclair. Much like Baldwin County, to its south, development in Putnam County is centered both in a traditional downtown area, as well as on the lakefront. The City of Eatonton has a downtown area that is developed—both with local downtown businesses and several historic homes. Again, development in this area would be limited only to modest infill development or redevelopment of existing structures. The lake area of Putnam County accounts for an even greater share of the population and land mass than it does in Baldwin County, with around half of the county's borders being made up by one of the two lakes. This area is almost entirely developed with lakefront homes, with little opportunities for additional development. One of the exceptions here is the property owned by Georgia Power where the now-closed Plant Branch sits. While the future of this property remains undecided, it does represent an opportunity for new residential or commercial development along lakefront property.

Outside of these areas, the prime area for potential future development is the corridor between the City of Eatonton and Lake Sinclair along Highway 441. Currently, growth extends this way from each direction, both northward from the lake and southward from the city. Over the next 20 years, this area is expected to see continued growth, which would be particularly aided if redevelopment occurred at the former Plant Branch site. The other corridors between Eatonton and the lakes, in the directions of Sparta and Greensboro remain relatively rural in the areas between developments and cover a larger area than the Highway 441 corridor. As such, less development is projected here.

The western third of Putnam County is almost exclusively set aside for conservation usage as part of the Oconee National Forest. This is also the location of the Rock Eagle Effigy Mound, which is a regionally important cultural site. Accordingly, no additional development is expected in these areas, with that land remaining either rural or set aside for conservation.

### *Twiggs County*

Twiggs County is traditionally one of the most rural counties in the region, with a general lack of development and investment being seen throughout the entire county. The majority of land in Twiggs County is currently rural (if not in conservation along the Ocmulgee River), and is expected to stay largely rural over the next 20 years. The City of Jeffersonville is the county seat and one of the few areas with a

small amount of developed land within the county. The small cities of Danville and Allentown are also located partially within Twiggs County, but like Jeffersonville, have little development surrounding them.

However, recent transportation improvements, combined with the growth of Macon-Bibb County in the north have increased some chances for development within Twiggs County. State Route 96, which is the major thoroughfare between Jeffersonville and Warner Robins is in the process of being widened from its intersection with Interstate 16 through to Houston County. Academy Sports and Outdoors has already located a distribution center near the intersection of State Route 96 with Interstate 16, and Twiggs County has invested in an industrial park nearby as well. This provides an opportunity for additional growth to come into Twiggs County where it is sorely needed to stimulate the local economy. The northern edge of Twiggs County also possesses some opportunities for development with its location near the Fall Line Freeway as well as Macon-Bibb County. The small unincorporated community of Dry Branch is already located in this area, and has the potential to grow over the next 20 years as development expands southeastward from Macon-Bibb County. Likewise, some residential property has also been developing east of Dry Branch, not far from the Fall Line Freeway. While this development is not expected to be nearly as rapid as the growth seen in neighboring Houston County, it does represent an opportunity for additional growth that the county will need to consider and respond to in the coming years.

### *Wilkinson County*

Wilkinson County is also one of the more rural counties in the region, with the kaolin mining industry serving as a major component of the local economy. Seven municipalities are located partially or entirely within Wilkinson County, giving it the most local governments of any county within the Middle Georgia Region. However, most of these cities contain fewer than a thousand residents, and represent the only significant areas of development within Wilkinson County. Unlike some counties within the region, there is no county-operated water system or countywide water authority, with cities providing the only service. This limits the number of areas that could be classified as developed, as opposed to rural.

The two small pockets of development along the Twiggs County border are the towns of Danville and Allentown, both of which are partially in another county. Toombsboro is another small area of development in the east-central part of the county. Irwinton, the county seat, and McIntyre account for a modest area of development in the central part of the county, but even despite their close proximity, undeveloped land remains between the two. Gordon and Ivey are located in the northwestern corner of Wilkinson County, with the former being the most populous city at a population of just over 2,000 individuals. The area in east Gordon, heading south toward McIntyre represents one of the county's more likely areas for development due to the location of industrial property in the area, with at least one prospect committed to moving into Wilkinson County. The Fall Line Freeway, located just north of Gordon and Ivey also presents an opportunity for development, particularly where it intersects U.S. Highway 441. Beyond this, little development is expected in Wilkinson County with the bulk of the county being considered rural.

## AREAS REQUIRING SPECIAL ATTENTION

While the success of the all parts of the region is vital to the region at large, there are a few specific areas within the region that require special attention from local governments and policymakers to ensure that local planning and development efforts are fruitful. Some of these areas are traditionally disadvantaged communities that would benefit greatly from the additional attention that is being placed in their direction. Other locations have a good number of strategic assets, but need care to ensure that their relative strengths do not erode over time. The following sections describes these areas in brief. In the Regional Agenda, each of these areas will be identified on a map and will receive more thorough discussion and planning related to recommended development practices in these areas.

### *Regionally Important Resources*

The first of these areas identified as requiring special attention are the regionally important resources of Middle Georgia. These were designated by the Middle Georgia Regional Commission's 2010 Regionally Important Resources Plan, and include a number of heritage and natural resources throughout the region. Among the region's heritage resources, buildings are most prevalent, including the Old Governor's Mansion, Old State Capital, Hay House, and all 11 of the region's courthouses among others. Also included as heritage resources are the Ocmulgee National Monument, Rock Eagle and Rock Hawk Mounds, and historic districts in Milledgeville and Clinton. Among the various natural resources are High Falls State Park, Bond Swamp National Wildlife Refuge, Oconee National Forest, and the various rivers and lakes of the region. A complete list of regionally important resources can be found in the 2010 plan.

### *Potential Impacts to Natural or Cultural Resources*

In other parts of the region, development may potentially cause impacts to natural or cultural resources. While the regionally important resources are not directly at risk of being lost, some impacts may be felt, not only on those resources, but on other natural or cultural attractions that are still important to many people within the region. Spanning Baldwin and Putnam counties, development in Georgia's Lake Country, particularly in the lakefront areas themselves has the potential to cause impacts on water and soil quality in and around those areas. This has the potential to cause some negative impacts due to development. Further south, the kaolin mines of Wilkinson County are another area in which development may have significant impacts on the natural environment. Most cultural resources are well preserved, but some potential impacts come into play in the Macon Historic District. A number of redevelopment initiatives have taken place in Macon-Bibb County recently, some of which involved potential impacts to historic buildings that may be considered cultural resources. Particularly in this district, which involves the downtown area, this is a potential impact worth considering.

### *Areas of Rapid Development*

While rapid development can be a relative term from one part of the state to another, several parts of Middle Georgia have experienced rapid growth as of late and can be expected to experience more rapid growth in the near future. In these instances, additional planning will be required to respond to the infrastructure needs that may arise when local populations increase drastically in a short amount of time. These potential areas of rapid development include central Houston County, particularly between Georgia State Route 96 and the Perry city limits; Jones County, along the Highway 129 corridor and the North Gray Bypass; northern Macon-Bibb County and southern Monroe County, particularly along the Interstate 75 corridor and near the Shoppes at River Crossing development; and Peach County, in the City of Byron as well as along the Interstate 75 corridor.

### *Areas in Need of Redevelopment*

As buildings throughout the region age, problems of blight frequently arise within communities. As a result, investments may be needed in particular communities to encourage redevelopment that will improve the appearance of the community. In some cases, this may be due to neglect of a particular piece of property. However, in other cases, unchecked rapid development can lead to corridors that may be structurally sufficient but aesthetically unappealing. These are all considered potential areas in need of redevelopment, and the region has a significant number of them. In addition, some small areas are in need of redevelopment due to the loss of a specific large industry or employer, which has presented them with not only a need, but a possible site for redevelopment as well.

In the first category, several commercial corridors and residential neighborhoods throughout the region are experiencing distress and blight. One of these examples is the Eisenhower Boulevard corridor in Macon-

Bibb County, which is experiencing very high commercial vacancy rates and general blight throughout its stretch from Interstate 475 to Broadway. Rural downtowns are also not immune to blight, particularly as they affect residential neighborhoods surrounding the traditional downtown area. Among the cities with notable needs for redevelopment are Fort Valley and Eatonton, which both have a substantial number of substandard houses.

In regards to the second category of aesthetic improvements, the Warner Robins corridors of Watson Boulevard and Russell Parkway (east of South Houston Lake Road) present prime opportunities for redevelopment. Currently, each of these corridors is reflective of traditional suburban development that creates a car-dependent community and leads to inefficiency of government service provision. While, in general, there is not a shortage of development in these areas, redevelopment could allow higher density uses to take place, which combined with transportation improvements would significantly improve public accessibility throughout this corridors while creating a sense of place that is currently lacking.

Finally, there are several large individual properties in need of redevelopment. These include Central State Hospital in Milledgeville, the Brown and Williamson plant in Macon-Bibb County, and the Plant Branch and Horton Homes facilities in Putnam County. Both of these properties were major regional employers and economic engines that occupied sizeable sites. In each instance this presents a need for redevelopment to not only restore the economic productivity of these sites, but also improve their appearance.

#### *Areas with Infill Development Opportunities*

Throughout the region, more compact and dense development can be seen as an opportunity for improving the efficiency of government services as well as the appeal of urban neighborhoods. While this could be promoted anywhere throughout the region as an opportunity, infill development is more targeted than broad redevelopment of an entire corridor that may be aesthetically unappealing or poorly designed. In this sense, the unique opportunity exists within downtown Macon-Bibb County to capitalize on momentum that has already formed around redevelopment in the area. A number of parking lots still exist within the downtown area, particularly as one moves south from Poplar Street. These areas have the potential for infill development growth that capitalizes on the momentum of downtown Macon-Bibb County toward revitalization in general.

#### *Areas of Significant Disinvestment*

Beyond simply needing redevelopment, there are a number of communities in the region that are burdened by significant disinvestment. This often manifests itself in pockets of concentrated poverty and high unemployment, which if not actively addressed, increases the likelihood of persistent intergenerational poverty, where children lack the social and parental support necessary to climb out of poverty. These areas typically also have blight, but have greater underlying problems that outlast blighted structures. Many of these areas are found within Macon-Bibb County. While the county's urban redevelopment plan provides a more comprehensive list, the neighborhoods of East Macon, Lynmore Estates and Pleasant Hill, as well as along the corridors of Houston Avenue, Rocky Creek Road, and Napier Avenue are all plagued by high rates of poverty and disinvestment, which has also revealed itself in blight. Many of these challenges are also present in parts of Jones County that are in and around the former City of Macon, particularly along the Joycliff Road area.

Baldwin County has some similar problems to Macon-Bibb County. The Hardwick neighborhood, particularly near Central State Hospital, suffers from very high poverty rates, as do most of the residential neighborhoods in the downtown Milledgeville area. While some of these poverty rates may be skewed by the presence of Georgia College and State University, as well as some large public housing developments,

this remains a significant issue in Milledgeville, which has some of the highest poverty rates in the entirety of Middle Georgia.

Rural poverty is another issue that is reflected in these areas of significant disinvestment. While many rural parts of the region are impoverished, some communities have higher rates of poverty and additional challenges with service provision. The Haddock community in Jones County is one of these, as well as the City of Irwinton, which has particularly severe infrastructure problems. Finally, Twiggs County as a whole suffers from significant disinvestment. At the time of this writing, Twiggs County has the highest unemployment rate in the region and the highest poverty rate by county. Given the extent of extreme poverty within the region, this is a challenge that regional policymakers need to acknowledge and address to improve quality of life within their communities.

#### *Robins Air Force Base and Surrounding Areas*

While not falling into the traditional categories of an area requiring special attention, Robins Air Force Base and its surrounding areas is nonetheless a significant area of interest at a regional level. As has been noted throughout this assessment, Robins AFB is an important asset to the state and is a tremendous economic driver not only for Houston County, but also for the entirety of Middle Georgia. The consideration of land use and development around Robins AFB is particularly important due to the encroachment areas that surround the base. Many factors are considered in the process of evaluating locations for Base Realignment and Closure (BRAC) proceedings, one of which is the availability of land surrounding the base and the appropriateness of surrounding land uses. Practically, what this means for Middle Georgia is that local governments need to address development patterns around the base to ensure that homes and businesses are not located in areas of impact to the base, either through noise, or (more importantly) through location in a potential crash zone for aircraft. Failure to do so increases the risk that Robins AFB would be viewed unfavorably by the Department of Defense and could be at risk for losing missions. For this reason, Robins Air Force Base and its surrounding lands should also be considered areas requiring special attention for Middle Georgia.

## CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

The Georgia Department of Community Affairs has established six goals that indicate the health of a community as it pertains to planning and development. The goals are to succeed in the following categories, economic development, natural and cultural resources, community facilities and services, housing, land-use and transportation, and intergovernmental coordination; and have widespread implications for a community's ability to thrive, grow, maintain culture, and serve its residents. The Department has also developed 10 Quality Community Objectives that further elaborate on the aforementioned goals, which are broad by nature. These community objectives provide general guidance and benchmarks for the development of regional and local communities, to be used in conjunction with local knowledge about the community and its needs.

The following is an analysis of how the Middle Georgia region currently relates to each of the state's objective areas. This section considers each community and the region, as a whole. The Middle Georgia Regional Commission will utilize this analysis to identify both assets and gaps that will affect the region's continued development. This will serve as the foundation of the Regional Agenda.

### ECONOMIC PROSPERITY OBJECTIVE

Economic and business development efforts must be conducted in a strategic and thoughtful way. An important aspect of this is directing recruitment efforts towards the community's current resources and strengths. Additionally, recruitment must aim for business and industry that have maximum benefit to the community. In Middle Georgia, each county has at least one economic development professional to serve as their point of contact and strategic recruiting arm. In order for these efforts to be successful, these professionals must be proactive in understanding what development is viable. One frequently used strategy is to focus upon complementary business for existing industry. In much of the region, Robins Air Force Base (RAFB) acts as a beacon for compatible industry, whether it be in aerospace, service, or other fields. Unfortunately, the region has become largely over-dependent upon RAFB and efforts have been made to diversify the local economy. Outside of Warner Robins, some of the region's smaller communities are overly dependent upon one industry, with Wilkinson County and the kaolin industry being the best example.

Transportation infrastructure and geographic location both play a significant role in industry recruitment. Middle Georgia's interstate, state highway, and rail access make it a competitive place for logistics and distribution. Provided that the region maintains and maximizes this strength, it will present a significant opportunity for business growth in a highly appropriate sector. However, the lack of a skilled workforce is a sizable stumbling block that remains in the way of attracting highly-skilled industries, particularly advanced manufacturers. To achieve real success, the region must assure companies that it can employ people in high-skill fields.

Once talented and skilled workers receive their training, it is vital that jobs be available to them. Without attainable employment locally, the region risks losing some of its most prized workforce assets. High unemployment has plagued the regional economy. Though unemployment rates increased across the country during the most recent financial crisis, Middle Georgia's rates have trended above those for the nation and state, and are taking longer to return to pre-recession levels.

Today, Middle Georgia has available jobs, but most are confined to one or two industry sectors. The medical field has been a growing industry, providing many opportunities for employment to young professionals. Education has similarly been a field of high growth in recent years, attracting both educators and administrators. However, there are not a large number of job opportunities in the high-tech sector, with

employment declining somewhat in recent years. While the service industry has been a large employer in the region, its presence in the local economy is overrepresented, and its wages fall below high-skill sectors of the economy. In order to bring greater economic success, recruitment efforts must focus upon high-skills and technology industries where employment is lacking. The challenge exists to introduce both high- skilled jobs and, simultaneously, introduce the workforce training that is required to obtain those jobs.

#### RESOURCE MANAGEMENT OBJECTIVE

With each new expansion of development, the local community must consider both its environment and natural resources in order to protect them and to maximize their utility. These actions must extend to the entire environment, including air quality, water resources, and soil. The Middle Georgia community has made natural resources a priority and has taken steps to both remediate some problem areas and to proactively safeguard areas of greatest value.

Air quality has been considered an area of paramount concern. While Middle Georgia's transportation system is a significant economic benefit, continuous traffic has negative implications on air quality, exasperated by the dearth of public transportation and limited walkability of the area. Adding to this impact, Middle Georgia is also home to multiple industries and a coal-power plant, Plant Scherer. Due to these and other factors, Macon-Bibb County and portions of Monroe County were designated as being in nonattainment by the Environmental Protection Agency (EPA) in 2004. Local leaders understood that this designation would have widespread negative effects on Middle Georgia, particularly as it pertains to the stability of Robins Air Force Base. In response to this, the Middle Georgia Clean Air Coalition (MGCAC) was formed to specialize in preventing and mitigating negative environmental impacts. Through partnerships with local public and nonprofit entities, MGCAC's efforts to remove nonattainment status were successful. Work is on-going to ensure this progress continues.

Throughout much of Middle Georgia there are extensive tracts of undeveloped land. This is particularly observable in the rural counties, due to their sparse populations and dependence upon agricultural economies. The region is also home to a great deal of protected land, including portions of the Oconee National Forest, numerous wildlife management areas and state parks. These designations help to ensure the preservation of natural character. Locally, there are also other efforts to develop passive recreation facilities. Some of these, like High Falls State Park, revolve around the region's water resources. There are also recreational opportunities on many of the area's lakes and walking trails and greenspace along the Ocmulgee River.

There is still much work to be completed in regards to safeguarding the environment in Middle Georgia. Before environmental regulations were robust, companies were not thoroughly monitored in the handling of chemicals and other elements, and frequently discharged pollutants into the land and water surrounding their places of business. As these industrial sites, gas stations, and facilities closed, they left behind this contamination. As a result, there are several superfund sites in Middle Georgia and many more brownfield sites. While the communities have worked to mitigate these sites, complete remediation is extremely costly, and nearly impossible in some places. Challenges also remain in the continued preservation of natural resources. Even in counties where open space is prevalent, only a small portion is being utilized in ways that will maximize use, like public parks or wildlife corridors. Enhancing the region's capacity to protect and develop these spaces has the potential to benefit Middle Georgia environmentally and economically. While some local governments are addressing these issues, the task ahead remains monumental and regional in scope.

## EFFICIENT LAND USE OBJECTIVE

Rather than utilizing undeveloped greenfields for new development, communities should maximize their current inventory of vacant commercial and industrial sites as well as undeveloped parcels of land within traditional downtown areas. In addition to improving the aesthetics of downtown areas, local governments also see an increased efficiency of service delivery when either redevelopment or infill development is pursued over greenfield development. In some cases, the cost of providing new services to development that is located far away from existing growth can be more to the local government than is received in tax revenue. Alternatively, redevelopment can present a significant increase in local tax revenue with minimal cost in increased services.

Though downtowns have historically been the hub of economic life in the majority of Middle Georgia's towns, much new development has occurred along major transportation arteries. This has left a void with empty buildings and vacant lots. Through local Main Street and Downtown Development Authorities, many communities have sought to reverse this trend and bring new businesses in to fill the void, although with varying degrees of success.

While Macon-Bibb County has had some of the most significant issues with commercial vacancies, recent infill development efforts have significantly improved the landscape of its downtown. With that said, the trend toward infill development has not completely negated pressures for new greenfield development, as many communities are regularly allowing new shopping centers to be developed instead of the redevelopment of formerly occupied spaces. As another unfortunate effect, many of those strip malls that replaced downtown districts have now become aged, underutilized and vacant. Communities are now left with the question of what to do with these areas. Going forward, there will be many challenges left from past development policies, but the continued promotion of redevelopment and infill development can help alleviate some of these concerns.

## LOCAL PREPAREDNESS OBJECTIVE

In order for a community to thrive, it must continuously be advancing, developing, and growing. By and large, communities in Middle Georgia are actively seeking growth in terms of their population and local economy. In order to create an environment where this is possible, local jurisdictions must have the resources in place to meet this growth. Unfortunately most of the region's communities do not have the quality infrastructure necessary to accommodate development. There remain significant challenges, not only in expanding traditional utilities (water, sewer, and roads), but also in developing technological infrastructure, including providing broadband access to prospective developers.

Examination of the region's housing stock paints a picture with both positives and negatives. On the one hand, Middle Georgia has an ample supply of houses to meet current and anticipated population growth. On the other, many communities are stricken with other housing problems related to affordability and poor unit condition. Many local leaders have already begun to undertake efforts to combat these issues. This effort must continuously rise to meet the widespread need for redevelopment.

Another major hindrance in economic growth preparedness is the relative weakness of the local workforce and the existing skills gap. In order to attract major employers, particularly those in high-skill industries, the community must have a workforce capable of filling these positions. With high dropout rates and low literacy rates as compared to the state and nation, Middle Georgia has not been able to demonstrate the capacity to attract this type of growth.

When growth comes, local governments must have the proper guidelines in place to ensure that it occurs in a healthy manner. In order to prepare for growth, most of Middle Georgia's communities have enacted zoning ordinances with the goal of directing the types of development within their jurisdiction. In addition to these, each community prepares land-use maps which also provide guidance to the location of future development. The challenge remains for the governments to closely enforce these guidelines and not allow their subversion.

Once development has occurred, communities must be prepared to protect it from potential hazards. In accordance with state requirements, each county in Middle Georgia has a pre-disaster mitigation plan which is regularly updated. Through these documents, vulnerabilities are recognized and action steps are developed to help ensure the highest amount of safety to the area's people, facilities and resources.

#### SENSE OF PLACE OBJECTIVE

Much of the character and identity of a community is found in its natural and cultural resources. These resources must be protected and preserved in order for their value to be maximized. Throughout Middle Georgia there is a unique character produced through its natural resources and historic character.

Not only were historic downtowns the center for economic activity for many municipalities, but they were also the center of community social and cultural activity. This often imbued the districts with unique qualities and characteristics that distinguished the city from other areas of the surrounding hinterland and even from other developed locales. As time passes, these areas serve as a nexus between the past and the present, connecting the modern to the historic. If done successfully, the preservation of these areas sustains the sense of place. With this in mind, communities should invest in downtowns and encourage them to remain activity centers. Furthermore, developing communities have the opportunity to expand the characteristics of the traditional downtown area, so as to ensure that the entire community is united under a local identity that meshes between the old city and the new surrounding development.

Middle Georgia has a rich heritage that has the potential to create an incredible sense of place. The best examples of this sense are the historic courthouses found in the 11-county seats. Many of these buildings are powerful monuments to the past and help the focus remain on the downtown area. In several communities, the downtown areas have dwindled in residential and commercial activity. Both Macon-Bibb and Milledgeville have been active in successful drawing activity back to these areas with substantial public and private investment. Many other cities are seeking to follow their lead. A few communities, notably Centerville and Warner Robins, have no historic downtown due to their relatively young age and rapid development. However, both of these communities are currently taking steps to delineate activity centers to serve as their *de facto* downtowns. Current plans for these areas include mixed-use development with offices, retail, restaurants, and living spaces with walkable streets. In addition, Jones County, which is currently seeing a bypass constructed around downtown Gray, has invested time into the creation of design guidelines that will preserve a sense of place, even outside of the traditional city limits.

The growth of big box stores and national franchises has frequently served to erode the existing sense of place. Many retailers are willing to work with communities for the purpose of maintaining local identity, and some Middle Georgia communities, particularly the historic cities and traditional neighborhoods, have initiated these discussions. However, these conversations have only just begun to take place throughout the region. As a result, much of the new development, particularly in suburban areas, is monolithic and out of proportion with the human scale of traditional storefronts. This also leads to long commercial corridors that are virtually indistinguishable from any other part of the state or nation. This will present a continuing challenge for many Middle Georgia communities, as they must use a mix of prescriptive zoning ordinances

and public investment to simultaneously preserve their historic sense of place, improve upon existing structures that deviate from it, and plan for future development that respects the historical integrity of the surrounding community.

#### REGIONAL COOPERATION OBJECTIVE

In order to share needs, experiences, and solve common problems, counties and cities must turn to their regional neighbors. The first step of this regional collaboration begins with opening lines of communication to understand each other's needs. Required by the state, local Service Delivery Strategy (SDS) agreements not only help to prevent overlap of service, but also help communities determine the most efficient and effective method of service delivery. Middle Georgia communities have been active in regularly updating these agreements, with some taking innovative steps towards service provision. From here communities can plan a response to these needs and then undertake a common action. There are numerous examples of regional cooperation to address Middle Georgia's growing challenges.

While jurisdictions must cooperate in order to maintain healthy relationships, they must also work together to conquer monumental tasks. Transportation is a clear example of overlap among Middle Georgia's localities. In the metropolitan areas of Macon and Warner Robins, there are Metropolitan Planning Organizations (MPOs) designed to plan transportation projects for not only their communities, but also for portions of neighboring counties. Through the work of these organizations, governments are able to address congestion and gridlock that know no county borders.

Outside of transportation, multi-jurisdictional organizations and authorities have undertaken many additional large projects. Some of the progress made through these has included efforts in environmental protection, and support of Robins Air Force Base and other regional resources. Among the many examples of these groups are, Joint Development Authorities, the Middle Georgia Clean Air Coalition, the 21<sup>st</sup> Century Partnership, Water Planning Councils, and the Middle Georgia Economic Alliance. Each one of these entities focuses upon a particular issue or issues that have border crossing impact.

Middle Georgia's local governments have also found regional solutions through utilizing economies of scale. In the southern portion of the region, several local counties and cities have banded together to jointly bid road project materials. This has created greater efficiencies and cost savings for all those involved, particularly the smaller communities. In the future, there will likely be more opportunities where regional action is not only helpful, but necessary.

Though regionalism has been a valuable tool, there are still barriers to its consistent use. A challenge for the region will be to build trusting relationships across community leadership. It is vital that current and future leadership reach out to regional partners to bring the entire region forward.

#### HOUSING OPTIONS OBJECTIVE

In order for a community to develop in a healthy manner, it must have the proper volume and mix of housing to meet the demands placed by the local population. Particularly as communities seek business and job growth, they must provide the level of housing that this growth demands, not only to provide a workforce for new industry, but also to provide an adequate consumer base for the commercial retailers that will follow. Solely based upon numbers, Middle Georgia's housing stock is more than capable of satisfying projected growth.

Volume, however, is not the sole consideration of housing. As much of the housing stock continues to age, particularly in older communities, many local governments have had difficulty encouraging and enforcing the maintenance of these properties. The result has been pockets, and in some areas, entire blocks of substandard units and blight. This substandard and dilapidated housing is often unsuitable for human habitation and will not serve as an acceptable source of shelter for individuals moving into the community. As a result, the volume of suitable housing to support the demands of the population is considerably smaller than the total volume of available housing.

Housing costs also represent a large local housing concern. While median home values and gross rent prices are well below the state and national statistics, so too are median household incomes. As a result, many local residents are still heavily cost burdened, with more than 30 percent of their incomes designated to housing expenses. Finally, the types of housing are also limited, with most affordable units being manufactured housing, particularly in rural communities. With these challenges, communities must maximize available resources, develop innovative programs, and strategically respond to the issue.

#### TRANSPORTATION OPTIONS OBJECTIVE

In order to provide quality transportation to all residents, Middle Georgia communities must clearly identify obstacles to a better-functioning transportation system and utilize available resources to overcome those obstacles. The transportation system in Middle Georgia is primarily based around a robust network of roads, but is also complemented by modes of transportation that do not involve utilizing a personal vehicle, including mass transit, pedestrian-friendly streets, and bike routes, among others. However, there is a need to improve access to these methods of transportation for the region's residents. Particularly in more densely populated areas, the provision of transportation alternatives can have positive impacts, including less congestion, cost savings for residents, fewer parking concerns, improved health, and higher air quality. Each county in Middle Georgia has created a transit development plan and takes part in the regional bicycle and pedestrian planning process. These documents outline regional and community needs and encourage transportation alternatives where feasible.

Most Middle Georgia counties have some form of public transit. Unfortunately, the rural and sparsely populated nature of many of the counties make it difficult to operate an efficient, cost-effective system. As a result, personal automobile travel remains the only viable way to meet most of an individual's daily transportation needs. Macon-Bibb County is the only community with an established and consistent urban transit program, run through the Macon Transit Authority. Neither Monroe County nor Houston County have public transit systems, though the Warner Robins Area Transportation Study (comprised of Houston County and a portion of Peach County) has set aside some funding for this in the future. Middle Georgia communities can curb many issues with transportation by prioritizing redevelopment of vacant structures, infill development as an alternative to greenfield development, the design of traditional neighborhoods and the adoption of complete streets policies.

Finally, the road network found throughout the region has been developed primarily through the construction of primary highways and interstates, with local roads serving as off-shoots into each community. Greenfield development over the past few decades has largely occurred alongside or at the nexus of one or more of these state highways. Communities have been hesitant to prohibit such development for fear of inhibiting growth and economic development, which is viewed as coming with it. A major, on-going challenge for communities in the region is the development of a better understanding of the connection of transportation, land-use, and economic development.

## EDUCATIONAL OPPORTUNITIES OBJECTIVE

As was previously mentioned, education is a tool that enables quality job growth and a host of other community benefits. The Middle Georgia region has seen its share of difficulties in educating its workforce. Though recent graduation rates have shown marked improvement, many of the K-12 schools in the region underperform as compared to the state and national averages. In addition to producing low test scores, the school systems also have low graduation rates. Without a degree, youth have little opportunity to attain well-paying jobs, and many do not have the necessary soft skills to overcome this.

In response to these deficiencies, Middle Georgia has a myriad of resources available to help transform people into quality candidates for jobs. With three main campuses and seven satellite centers, Central Georgia Technical College is the region's leader in skills training. This entity works with local workforce development agencies (Middle Georgia Regional Commission, Middle Georgia Consortium), the Georgia Department of Labor, and local nonprofits to provide opportunities. Beyond these resources, there are also four universities located within the region (Mercer University, Georgia College and State University, Fort Valley State University, and Middle Georgia State University) and three colleges (Georgia Military College, Virginia College, and Wesleyan College). With these institutions, there is hope to improve the local workforce. However, in order for the region's residents to take advantage of the available opportunities, they must be knowledgeable about these opportunities, and have the ability to take advantage of them.

## COMMUNITY HEALTH OBJECTIVE

One measure of a community's health can be determined by the level of service and opportunity provided to all of its members regardless of age, ability, income, or societal status. Middle Georgia is home to a diverse population that includes a significant portion which may be considered vulnerable, including many elderly, low-income, or disabled persons, those impacted by drug addiction, and victims of domestic violence, etc. These groups often need higher levels of both traditional (those provided to all residents) and special (those which are population-specific designed to meet a unique need) services in order to participate fully in the community.

A great challenge for many Middle Georgia governments is providing an acceptable level of traditional services to its residents. Because of resource limitations, it is commonplace that quality community infrastructure is found lacking, particularly in older neighborhoods in need of redevelopment. These areas are oftentimes accompanied by high poverty rates, high crime rates, and low educational attainment. It is incumbent upon local governments to take advantage of available resources and find creative solutions which will spur redevelopment of these communities.

In response to these populations with special needs, Middle Georgia is home to numerous non-profit and public organizations with specific focuses towards assisting vulnerable populations. These organizations provide a variety of services that include, housing, nutrition, skills training, counseling and many others. While these groups are abundant, they often struggle to acquire the resources to fully achieve their missions. Across the region, there must be greater coordination of these efforts in order to impact the community's residents in a strategic and meaningful way.

## SUPPORTING ANALYSIS OF DATA AND INFORMATION

The following sections will detail and describe information and data that pertain to the relative prosperity and quality of life within the Middle Georgia Region. These data also serve as indicators of the potential challenges that may be seen within the region in the upcoming years. It is recommended that regional decision-makers and implementing actors consider pertinent sections of data when considering policies and actions that may have impacts on the regional community. Additional information can be found in the data tables in Appendix B.

### ANALYSIS OF POPULATION DATA

One of the most defining features of the Middle Georgia Region is its residents. The region has experienced sustained population growth in recent years with an estimated 2015 population of just over 500,000, and this trend is expected to continue well into the next 20 – 30 years, with many communities expecting close to 1 percent average annual growth over through 2050. As a whole, the region projects an average annual population growth rate at approximately .72 percent, for a net population gain of close to 130,000 individuals by 2050. While this growth is not insignificant, it places the Middle Georgia Region behind many economic competitors. The Southeastern United States (AL, AR, FL, GA, KY, LA, MS, NC, SC, TN, VA, and WV), projects average annual population growth of 1.0 percent through 2050, and the State of Georgia expecting 1.11 percent growth. Much of the expected population growth in Georgia comes from the Atlanta Metropolitan Area, which projects to see average annual growth of 1.42 percent through 2050—nearly twice the rate of the Middle Georgia region.

Population growth within Middle Georgia is not uniform. The suburban counties around Macon-Bibb are typically projected to see significant population growth, while many of the outlying communities, as well as Macon-Bibb County are expecting minimal (and in some cases, negative) population growth. The most significant anticipated change will be Houston County surpassing Macon-Bibb County as the most populous county in the region. This change is projected to occur within the next five years. Similarly, the populations of Jones and Monroe counties are expected to grow by more than half their existing population. Meanwhile, Twiggs and Wilkinson counties are both projected to experience negative growth in the years ahead. These disparities in population growth will require diverse regional responses that simultaneously work to accommodate the significant growth in certain areas, while seeking to encourage population growth and economic investment into areas that are experiencing negative or stagnant population growth.

While the population of Middle Georgia is expected to increase in the upcoming years, it is also expected to change significantly in terms of its demographic composition. One of these changes is the diversification of the region with additional residents coming from minority racial or ethnic groups. While the white non-Hispanic population is expected to increase only marginally through 2050, the black/African-American non-Hispanic population is expected to grow significantly during this same timeframe, at an average annual rate of 1.15 percent per year. Furthermore, the Asian/Pacific Islander racial group and Hispanic ethnic group are also expected to grow at a rapid pace in the upcoming years. Specifically, the Hispanic population is expected to double by 2040.

Another change seen throughout the region is the rapid aging of the Middle Georgia population. While the total regional population is expected to increase in every age range, the number of elderly Middle Georgian's is expected to increase far more rapidly than other groups of residents. The population of residents under the age of 25 is expected to increase by only 12 percent through 2050, while the population of residents over the age of 65 is expected to increase by over 40 percent. These demographic changes will likely result in changes for the type of services demanded and that must be provided by the local governments of the region.

In regards to income, the Middle Georgia Region is projected to follow the same general pattern nationwide of growing wealth and income. However, the region currently faces a number of challenges related to poverty and a lack of individual wealth throughout the region. While several counties (Houston, Jones, and Monroe) fare moderately well, with either median household incomes or per capita incomes in excess of the state average, many parts of the region continue to lack this wealth. This lack of high wages throughout the entire region not only contributes negatively to the quality of life for individuals across the region, but also hampers the economic activity of Middle Georgia relative to other parts of the state and nation, as the region lacks both the capital of wealth investors, as well as the disposable income of middle-class consumers.

Accompanying lower wages, poverty also continues to persist with more than one in five Middle Georgians living below the federal poverty level. In Baldwin County, this number is as high as 30 percent. This poverty rate exceeds the state and federal poverty levels significantly, and presents a challenge for governments that have great service demands placed upon them without the financial resources necessary to adequately fulfill those demands. This also means lower tax bases, and less ability to provide beneficial services. Lower-class and working-class Middle Georgian's make up a substantial amount of the regional population, in some counties, representing the largest income brackets. In the region as a whole, the income distribution is greatly skewed, with very few upper-class individuals compared to many lower-class individuals. Approximately 50,000 households in Middle Georgia earn less than \$20,000 per year—which is equivalent to the number of households earning more than \$75,000 per year. These data support the assertion that a strong focus on growing economic prosperity throughout the region is an important goal with the potential to benefit many Middle Georgians, and that a continued focus is necessary for the goal of alleviating poverty.

#### ANALYSIS OF ECONOMIC DEVELOPMENT DATA

The Middle Georgia economy mirrors the economic diversity of the state as a whole, outside of Atlanta. While the region as a whole typically underperforms the state, the region is a mix of more and less prosperous areas, each with its unique sets of challenges. For purposes of classifying counties by their economic development needs, the state is divided into four different tiers. Tier 1 counties are the most economically disadvantaged, with high poverty and unemployment rates, while Tier 4 counties are the most advantaged parts of the state. Middle Georgia contains three Tier 1 counties, four Tier 2 counties, three Tier 3 counties, and one Tier 4 county. However, even within these tiers, each county experiences different issues and opportunities.

Overall, the region has generally favorable projections looking toward the future, according to 2015 data from Woods and Poole Economics. Regional employment is expected to increase by more than 100,000 individuals through 2050, and total earnings are expected to nearly double during that same timeframe. The gross regional product, a measure of the value of all the products and services produced in the region, is also expected to grow significantly, from \$18 billion to nearly \$35 billion. However, these projections are not in excess of state or national projections, and should not detract from current issues facing the region.

As of 2015, the Middle Georgia Region's workforce consists of approximately 212,000 individuals, according to recent data from the Georgia Department of Labor. This workforce is responsible for a significant amount of the economic activity that takes place in the region, particularly as related to the production of goods and services. While this is a sizable number of individuals, it leaves a significant number of individuals excluded from the regional workforce. Further, this number does not include those who are unemployed. Among the 11 counties of Middle Georgia, between 43 and 66 percent of each county's population over the age of 16 is part of the labor force. However, these rates of participation are lower than seen nationally, and are coupled with high unemployment rates. Combined, this suggests that the regional

economy is not working at the highest level of productivity possible, due to either a lack of jobs and/or a lack of skills among the workforce to fill these jobs. Additional characteristics about the workforce, and about the people who compose it can be found later in the data analysis section on education and workforce development.

Among those who are employed within Middle Georgia, private-sector employment makes up approximately 79.5 percent of jobs in the region, while public-sector employment comprises the other 20.5 percent. As a whole, this makes the government one of the more significant employers within the region. Federal government employment makes up over two-fifths of this public sector employment, due in large part to Robins Air Force Base—the region’s largest employer and the largest single-site industrial complex in the state. Since 2001, public-sector employment has held mostly steady throughout the region, although the growth rate has varied by sector in recent years. State government employment has been falling steadily since 2001, as has military employment, since around 2004. Within the past five years, local government and federal civilian employment have also begun to decline (7 percent since 2010), following steady growth in the years prior. This trend will require continued monitoring in the years ahead, and may require additional investment in growing the private-sector to offset job losses in the public-sector.

Within the private-sector, employment in proprietorships has been on the rise, growing steadily since 2001. This represents a continued opportunity for regional job growth, provided that investments continue to be made that promote entrepreneurship throughout Middle Georgia. In terms of specific industry sectors, the service industries combine to create the largest share of regional employment. Retail trade accounts for 14.5 percent of private non-farm employment, while healthcare and accommodations account for 13.4 percent and 9.1 percent of the same, respectively. Each of these sectors has also experienced growth since 2001. The administrative and waste services sector grew by 56 percent from 2001 through 2013, and the other services sector grew by 43 percent over the same timeframe.

Outside of the traditional service sectors, several professional sectors also experienced job growth since 2001. When combined, the finance and insurance, real estate, professional and scientific services, and management sectors now combine to form nearly 18 percent of private non-farm employment for the region. However, the greatest job growth has occurred in the transportation and warehousing sector, with employment increasing by nearly 200 percent since 2001. While this remains a very small sector of the economy as a whole, it does represent a growth opportunity.

Unfortunately, several sectors have also had sharp declines in recent years. Most notable of these is the manufacturing sector, which has seen employment decline by 37.6 percent since 2001. Construction has also declined by approximately 20 percent over the same time. In addition, the farming, forestry, and mining sectors have also declined. These job losses present a need for reinvestment as well as economic diversification in many communities throughout the region.

Wages throughout the region have steadily grown since records were first kept at the regional level. In 1970, the average wage per job in the region was \$5,830. In 2013 the average wage per job was \$40,454, which outpaces the rate of inflation over that same time period (\$5,830 would be just over \$35,000 in 2013 dollars). With that said, regional wages have not grown as rapidly as statewide wages, and are still below the national average wage per job. Furthermore, the region’s rural counties typically have lower average wages, than the more urban counties, and are even further below the national and state averages. Commuting patterns typically mirror the wage distribution, with individuals travelling to areas with higher-paying jobs. Macon-Bibb and Houston counties (two of the counties with the highest average wages per job) also have the greatest increase in daytime population and the greatest number of commuters into the county. The exceptions to this rule are the fall line counties of Baldwin and Wilkinson. Baldwin County has

rather low average wages, but still sees an increase in daytime population, while Wilkinson County has the highest average wage per job in the region, but sees a slight decrease in daytime population.

The region does face several unique challenges for economic growth, particularly as related to the need for economic diversification and dependency on relatively few industries. The greatest of these challenges focuses on Robins AFB. As of September 2013, 78 percent of employees at Robins AFB lived within the Middle Georgia Region—meaning that one employer was responsible for one out of every 12.6 workers in the region. In Houston County, this number is one in five workers. When considering the indirect economic impact of these jobs, 20 percent of jobs in the region and over 50 percent of the jobs in Houston County are tied to Robins AFB in some way. It goes without saying that a Base Realignment and Closure (BRAC) process that either closed Robins AFB or moved away a significant number of missions would be devastating to the economy of Middle Georgia. However, as the region has recently experienced, BRAC is not required to reduce military staffing, reassign missions, or eliminate defense industry contracts. From 2013 to 2015, the region lost over 2,300 jobs on the base and with defense contractors. Initiatives are underway to prepare the region before the next BRAC, so that Robins AFB is more competitive for gaining, rather than losing missions. In addition, regional economic development entities are working to improve the industry mix within Houston County and the region, but the risk level still remains very high for the region in terms of its dependence on Robins AFB.

Outside of Robins AFB and Houston County, several rural communities are also heavily dependent on a small number of industries. In Wilkinson County, the mining industry, centered heavily on kaolin, contributes a significant amount of the county's workforce. In 2013, nearly a quarter of employees in Wilkinson County were employed in the mining sector. Also, while numbers are occasionally difficult to obtain due to non-disclosure provisions, the utilities sector is a major employer, with two large coal-fired power plants in the region, one of which, Plant Branch (located on the Putnam County-Baldwin County line), closed down in April 2015. This will have a significant impact on those two communities. Monroe County would see similar impacts if Plant Scherer were to ever close. Finally, many rural counties in the region are still attempting to recover from the loss of agricultural activity, which has also been declining in recent years.

One potential opportunity for the region to invest in economic diversification is to explore the expansion of the regional freight and logistics industry. As previously mentioned, the transportation and warehousing sector is the fastest growing sector within Middle Georgia, and still has considerable room to grow before it reaches the point of failing to bring diversification to the regional economy. The region's prospects are bolstered by its strategic location at the crossroads of Interstate-16, Interstate 75, and the Fall Line Freeway. A study was recently commissioned by the Middle Georgia Regional Commission to examine the opportunities of the region in this regard, and many regional leaders as well as economic developers recognize that the potential prospects of economic development in this part of the region are high.

One significant asset for Middle Georgia is the presence of local and regional economic development entities that are focused on promoting the region, and steering economic development toward the region's strengths. One of these organizations is the Middle Georgia Economic Alliance (MGEA), which brings the economic development professional representing each county together for the purpose of marketing the region as a whole. In early 2015, Crawford County hired its first full-time economic development professional, giving each county its own professional in this role. Several cities have also hired their own economic development professionals, and a number of chambers of commerce also have full-time professional management.

In addition to MGEA, there are several formally organized development authorities that span jurisdictional boundaries. The Central Georgia Joint Development Authority consists of eight counties within the region, the Middle Georgia Regional Development Authority includes another three counties from the region, and the Fall Line Regional Development Authority is a product of Baldwin and Wilkinson counties.

The Middle Georgia Regional Commission (MGRC) is also a partner in regional economic development, not only supporting the work of county-based development authorities, but also assisting in the strategic planning process for regional economic development. As the Economic Development District designated by the U.S. Department of Commerce Economic Development Administration, MGRC is responsible for the preparation of and updates to the Comprehensive Economic Development Strategy for the region. The next update will occur in 2017, and will reflect the changes in economic activity described earlier throughout this section, as well as those changes anticipated into the future.

### ANALYSIS OF HOUSING DATA

Housing serves as a chief indicator of a community's economic vitality and quality of life. As the Middle Georgia Region's population grows and ages and its economy develops, its housing stock must be maintained, grown, and redeveloped to ensure residents of the region have the shelter necessary to prosper. The measures housing success must include, not only quantity of housing, but also its quality, availability, affordability and placement. The challenge of the community is to create the environment that will spur positive housing development in order to meet the community's needs.

According to the 2013 American Community Survey five-year estimates, there are 213,739 housing units found within the region, compared to the region's 178,227 households; indicating there is an ample volume of units to house local residents. The vast majority, 69 percent, of the region's homes are single-family stick-built units. Multi-family units account for 38,313, or 17.9 percent of the units. The bulk of these units are found in the more urbanized areas. Utilizing year 2000 Census Data, the previous Regional Plan (2011) recognized significant growth in the utilization of manufactured homes as housing stock. Since the time of that plan however, the total number of manufactured homes has decreased by 5 percent (1,416 homes). Likewise, manufactured homes have decreased as a total percentage of housing units from 15.8 percent to 12.9 percent. However, in many of Middle Georgia's less populous and more rural counties, this form of housing remains a high percentage of the available stock. In each county besides Houston, Macon-Bibb, and Peach, manufactured homes still account for more than 20 percent of available units. For these counties, the challenge will be in ensuring the sustained quality of manufactured units, which degrade quickly and can become blighted without property maintenance enforcement.

As has been noted, there are ample units of housing as compared to number of households. While some surplus housing provides room for growth, the housing vacancy rate (16.6 percent) in Middle Georgia extends far beyond anticipated population growth and is well above both state (14.1 percent) and national (12.5 percent) vacancy rates. Middle Georgia's vacancy rate also increased by 5.5 percent in the years between 2000 and 2013. While high vacancy rates can keep the price of housing low, they can also lead to neglect of units that have long been unoccupied. As the vacancy rate has risen, the owner-occupancy rate has fallen from 60 percent in the year 2000 to 53.8 percent currently, with each county's rate also decreasing. Baldwin and Macon-Bibb counties have the lowest rates of owner-occupancy, with rates below 50 percent. Crawford, Jones and Monroe counties hold the region's highest owner-occupancy rates, with each above 67 percent. The region's renter-occupied rate has remained consistent over the past 15 years and is closely aligned with both national and state rates. Utilizing available resources, local, state and federal, the regional community must identify and attract the proper volume and mix of housing to meet the needs of its residents.

More than 54 percent of the region's current housing stock was built in the past 35 years. This indicates an even mix of aged and newer housing units. As this stock continues to age, Middle Georgia must be prepared to address its suitability and take action to help maintain its quality. Given the excess housing in the region, an opportunity exists to redevelop current housing stock rather than building new units. Available data on housing condition, identifies condition by three main measures: 1. Presence of complete plumbing, 2. Presence of complete kitchen facilities and 3. Availability of telephone service. These measures present an incomplete picture of housing condition. Because of this, many local communities have engaged in methods to further identify substandard housing. Once these properties are identified, a variety of methods, including code enforcement to housing rehabilitation, are utilized to improve housing quality.

As compared to the State of Georgia and the nation, housing costs in Middle Georgia are low. Each of the region's counties hold a median home value below that of these larger jurisdictions. The region's highest home values are found in the more populous and growing counties with urban and suburban qualities and those with natural resources that have spurred housing development. Monroe and Putnam counties have the region's highest median value with \$148,300 and \$140,600 respectively. These are followed by Jones, Houston, Macon-Bibb, Peach and Baldwin counties. Crawford, Pulaski, Wilkinson and Twiggs each have values below \$100,000. Gross rent costs, contract rent plus utilities, in the region's counties also fall below the state and nation. Houston (\$818 per month) and Jones (\$812 per month) counties are found to have the median monthly gross rents in the region. With each having a median monthly gross rent of less than \$600, Pulaski, Twiggs, and Wilkinson counties are the least expensive.

While housing costs in Middle Georgia are comparatively low, this does not paint the complete picture of housing affordability. The homeowner's or renter's income must also be considered. Housing Cost Burden is a measure for determining what percentage of a person's income is devoted to housing. The federal government has designated those devoting greater than 30 percent of their income to housing as *cost-burdened* and those who devote greater than 50 percent of their income to housing as *severely cost-burdened*. Residents in these categories may be able to pay for their housing, but are likely neglecting other basic needs to do so. According to Comprehensive Housing Affordability Strategy (CHAS) data, more than 23 percent of owner-occupied households in Middle Georgia are considered cost-burdened or severely cost-burdened. This marks an increase of greater than 4 percent since the year 2000. Cost burden among the renter-occupied households is far more prevalent, with almost 50 percent, 29,937 households, having some level of burden. Nearly 25.6 percent, or 16,168, of these households are severely cost-burdened. In total, 31.8 percent of Middle Georgia households, 56,748 homes, lack affordable housing.

Beyond traditional housing concerns, there are persons with special housing needs that have resulted from their specific challenges. These needs result from the person or household's status as homeless, elderly, victims of domestic violence, affected by substance abuse, those with mental or physical disabilities, those with HIV/AIDS or facing other unique challenges. Vulnerable populations throughout Middle Georgia are served primarily through local non-profit organizations and governmental service agencies. The nature of these vulnerabilities makes obtaining defined numbers difficult to estimate. The Department of Community Affairs acts as the Continuum of Care for a large portion of the state, including Middle Georgia. It is responsible for estimating the homeless population and does so using a point-in-time survey. Their 2013 estimates indicate that there are 713 homeless persons in Middle Georgia with only 381 available emergency beds found in only four counties (Baldwin, Houston, Macon-Bibb, and Putnam counties). This highlights that the homeless population is generally underserved. Reports from local agencies that service other special needs populations indicate that these populations are greater than available resources.

## ANALYSIS OF COMMUNITY FACILITIES AND SERVICES DATA

As much as there is great diversity among the population in Middle Georgia, there is also a great deal of diversity among its local governments. In order to meet the needs of their communities, each local government provides varying types and levels of service. A local government's service provision depends on many factors, including the expectations of the electorate, capacity of staff, and financial viability of the service to name a few. In order to provide services, local governments utilize a variety of methods, including in-house provision, inter-governmental agreements with neighboring jurisdictions, and contracting with private entities.

Public water distribution is a common service provided through much of Middle Georgia's more densely populated areas, including each one of the region's municipalities. In many cases, municipal service extends into a portion of the unincorporated county. In addition, most county governments have some level of water service, with some having extensive networks. While many local governments own and operate their own systems, Macon-Bibb County, Putnam County, Eatonton, Milledgeville and Baldwin County rely upon independent authorities to treat and supply water. The Macon Water Authority (MWA) is the most extensive provider of public water in the region. In addition to serving customers in Macon-Bibb County, the MWA also serves parts of Monroe, Jones, and Peach counties. Eatonton-Putnam Water and Sewer Authority and Sinclair Water Authority serve the lake counties of Middle Georgia. The Fort Valley Utility Commission is a provider of multiple utilities to the City of Fort Valley and much of the unincorporated Peach County. In areas of the region lacking water service, private wells are utilized. Despite much of the region having some level of water service, many communities face challenges with their systems. Some of these problems include: aging water lines, failing wells and pump stations, high water rates and high debt associated with water infrastructure. Most of these problems can be tied back to the lack of financial resources to maintain the current system and prepare for needed growth.

In many cases, sewer service overlaps with water service. While water service throughout Middle Georgia follows higher population density, sewer service does even more so. Some Middle Georgia counties do not possess any public sewerage in their unincorporated areas. Additionally, some small municipalities in rural counties, do not provide sewer service. In these cases residents rely upon private septic tank systems. Unfortunately, as time passes, the tanks are prone to leak, causing contamination to nearby ground water. Currently, the City of McIntyre is developing a city-wide sewer system that will not only better serve the residents, but will have widespread positive impacts on the environment. For those jurisdictions that currently provide public sewer, many of the same financial challenges exist as with water.

Beyond traditional utility services, Middle Georgia local governments touch many other service areas, including recreation, transportation, public safety, road maintenance, solid waste collection, community development, and others. Across the region there is a mix of methods for accomplishing these services. Solid waste, for example, is largely contracted to private companies among most of the communities. Fire protection is provided by most of the local governments through full-time staff or volunteer units. The majority of governments also have their own police forces to compliment the work of the county sheriff departments. As with water and sewer service, financial concerns impact these service areas.

There are challenges in many of Middle Georgia's governments in adequately staffing these service areas and funding the facilities it takes to carry them. The impact of these challenges extend to affecting the health, quality of life and public safety of residents. In many of the region's more urban areas, there exists higher rates of crime and a growing perception that crime is prevalent. This suggests that a greater emphasis must be placed upon both crime prevention and law enforcement in these communities. For rural communities, there is a frequent difficulty in providing adequate fire resources to more sparsely populated

areas. This leads, not only, to higher ISO ratings, and therefore higher insurance premiums, but also to longer response times, which lead to greater loss of property and life. There has been a trend in the region to consolidate services amongst neighboring jurisdictions to avoid duplication and improve efficiency. Hawkinsville and Pulaski counties have been the leaders in this activity with both public safety and recreation being performed by one unit. As financial revenues decrease, local governments must continue to look for other ways to more efficiently satisfy their community's needs.

#### ANALYSIS OF NATURAL AND CULTURAL RESOURCES DATA

Middle Georgia is home to a large number of natural and historic cultural resources within the region, including 149 sites on the National Register of Historic Places, a myriad of rivers and lakes, as well as a national monument. Recognizing the value of these resources, and to preserve their environmental, aesthetic, and economic benefits, the region has focused on the protection and enhancement of both the natural and cultural resources.

The Middle Georgia Region has many natural environmental resources that contribute to the overall quality of life of Middle Georgia residents. The region has two national wildlife refuges and several other state-designated wildlife management areas. These designations not only preserve the natural beauty of the region, but also serve as an attraction for hunters and sportsmen throughout the area. While some of these areas, like part of the Oaky Woods Wildlife Management Area, have been lost in recent years, residents of Middle Georgia are committed to preserving these areas. The natural landscape of Middle Georgia also includes 40 different species of animals and plants that are threatened or endangered. While the diversity of biota is an appeal for the region, preserving these scarce resources is a continuing challenge throughout Middle Georgia.

Agriculture is another significant asset for Middle Georgia. Aside from employing several thousand individuals throughout the region, it adds an opportunity for commerce and tourism, while preserving the visual landscape and aesthetic charm of the region. Dickey Farms in Crawford County and Lane Southern Orchards in Peach County are two of the larger farms within the region, both of which serve as attractions and centers of agritourism. Some communities of the region are also incorporating agritourism into their overall economic development strategy. The challenge for the more urban counties in the region will be finding ways to preserve this open space and protect farmland from development.

The region also has a great number of water resources, including three of the state's largest rivers. The Flint River forms the western border of the region, the Oconee River forms its eastern border, and the Ocmulgee flows right through the middle. It was this early access to water transportation that helped the fall line cities of Macon-Bibb and Milledgeville grow in their early years. The region's water resources have continued to be an asset for economic growth since that time. Lake Oconee and Lake Sinclair are major population centers within Putnam and Baldwin counties, and help bring tax revenue into those counties off the strength of lakefront property values. These lakes, along with smaller lakes like Macon-Bibb County's Lake Tobesofkee and Monroe County's High Falls Lake, are considerable tourist attractions as well, bringing in visitors for boating, fishing, and other aquatic recreation. The challenge for the region is, again, the protection of these resources. While an adequate supply of surface water is projected well into the future, many bodies of water throughout the region are impaired by various types of pollution and are not supporting their designated uses. Every county in the region has at least one of these impaired bodies of water, and the 2014 303(d) list of impaired waters added five new rivers and lakes that are in need of assessment by EPD to determine the amount by which contaminants in the water will need to be reduced.

Middle Georgia is also home to many historic cultural sites, especially in the historic cities of Macon-Bibb and Milledgeville. These cities have used their rich history to aid tourism-based economic development with services like trolley tours. The historic downtowns also serve as potential catalysts for redevelopment that preserves the structural integrity of historic buildings while bringing new businesses back into these areas. Some younger communities within the region, such as Warner Robins, are lacking in the number of sites that would typically be considered historic resources, but have nonetheless placed emphasis on their protection. Warner Robins has created a historic preservation commission, and Jones County is considering design guidelines to create a historic sense of place along the soon-to-be-constructed North Gray Bypass.

Finally, it is perhaps the region's oldest cultural resource that presents it with the greatest opportunity. The Ocmulgee National Monument, just outside of downtown Macon-Bibb is one of the oldest historic sites in the state, and has been continuously inhabited for the past 17,000 years. It is also an economic engine for the region, bringing in approximately \$6.9 million in visitor spending each year, according to the National Park Service. Legislation has been introduced to Congress that would authorize an expansion within Macon-Bibb County to establish it as a National Historic Park, as well as authorizing a study on a long-term expansion of the park into a National Park and Preserve down the Ocmulgee River to Hawkinsville. If this expansion were to come to fruition, it would greatly benefit the region's economy, and would present numerous opportunities for economic growth and cultural appreciation.

#### ANALYSIS OF TRANSPORTATION DATA

The transportation system found within the Middle Georgia region consists of the state highway and interstate system, an extensive network of local roads, numerous local and regional airports, a regional railroad hub, and options for alternative transportation modes. All of these elements come together to form a robust network built and maintained to support the free flow of goods and people, economic development opportunities, and an ever-increasing quality of life for residents of the Middle Georgia region.

The Middle Georgia transportation network provides a connection between our region and the rest of the state and nation. With direct access to the rapidly-growing Port of Savannah via Interstate 16 and numerous rail lines, Middle Georgia is connected to the rest of the world. This document gives an overview of each component of the extensive transportation network currently found in the region.

Local roadways, state and federal highways, and the interstate system form the road network in Middle Georgia. Interstate 75 bisects the region, running through Houston, Peach, Crawford, Macon-Bibb, and Monroe counties. Thirty-one exits along I-75 allow the residents of Middle Georgia to access a road which connects the region to Florida, Atlanta, and the northern half of the eastern United States. Interstate 16, beginning in the middle of Macon-Bibb County, connects the region to Savannah. Additionally, Interstate 475 provides a bypass to downtown Macon.

The network of major U.S. and state highways provide connections between population and employment centers within the region. These roadways also connect important destinations outside of the region and provide an alternative to interstate travel. The Fall Line Freeway, designed to cross the state between Columbus and Augusta, runs through the heart of the Middle Georgia region. The final section of this continuous four-lane highway is under construction in the eastern portion of the region.

Finally, each individual county maintains a network of local roadways which facilitates movement within the county. These roads play a vital role in connecting homes with businesses. An analysis of each county's local road network can be found in Table 6.1. One statistic worth noting is the amount of unpaved roads present in the Middle Georgia region. Many of the region's counties are rural, and, while unpaved roads

may be appropriate in some cases, further examination of the road network needs to occur at the local level in order to develop a schedule for the improvement of these roads where necessary.

The road network is planned and maintained at the different levels within the Middle Georgia region. There are two Metropolitan Planning Organizations (MPOs) which provide planning services for the two urbanized areas within the region. The Macon Area Transportation Study (MATS) includes Macon-Bibb County, the western portion of Jones County, and the southern portion of Monroe County. Additionally, the Warner Robins Area Transportation Study (WRATS) covers the entirety of Houston County, as well as the eastern portion of Peach County and the City of Byron. As in other rural areas of the state, the Georgia Department of Transportation (GDOT) provides transportation planning services for the remaining areas. Rural counties are able to identify areas for improvement in their local Comprehensive Plans, however, funding decisions for improvements on the state and federal highway system are made by the GDOT. A Regional Transportation Planning Organization (RPO) may benefit the rural counties by providing a more local focus in transportation planning efforts.

While the road network is the most visible portion of the Middle Georgia transportation network, alternative modes of transportation are also growing within the region. The largest provider of public transportation in the region is the Macon Transit Authority (MTA), which operates fixed-route and paratransit service within Macon-Bibb County and a portion of Jones County. Eight of the ten remaining counties in the Middle Georgia region operate a Section 5311 Rural Public Transportation Program either on their own or under contract. The Middle Georgia Regional Commission serves as the primary contractor with sub-contractual agreements for the Georgia Department of Human Services' (DHS) Coordinated Transportation Program. Additionally, the Middle Georgia Regional Commission has worked in each county to create a Transit Development Plan (TDP) tailored to each county's needs. These plans outline transit service existing conditions, needs, and workable goals and objectives for these jurisdictions.

The Bicycle and Pedestrian Plan for the Middle Georgia region was updated in 2015. As with previous versions, this plan continues to propose a system of interregional bike and shared-use trails connecting major regional points of interest and expansion of the Safe Routes to School (SRTS) program in the region's school districts. Two shared-use trails identified in the plan (Ocmulgee Heritage Trail in Macon and the Oconee River Greenway in Milledgeville) have been constructed in stages over the past decade, and future stages are planned for both trails. The Central Georgia Rail Trail Association (CGRTA) is working to establish a rails-to-trail project which will connect Macon and Milledgeville along abandoned CSX railway. Finally, Bicycle and Pedestrian advocacy groups are established in Macon-Bibb County, Baldwin County, and Wilkinson County. Efforts are currently underway to begin a group in Monroe County as well. The Middle Georgia Regional Bicycle and Pedestrian Advisory Committee has been instrumental in the development of the regional bicycle and pedestrian plan over the past decade, and this group will continue to meet annually to discuss issues and opportunities for regional bicycle and pedestrian connectivity.

Freight rail continues to be an important transportation mode to industry and commerce in the Middle Georgia region. Two Class I railroad operations serve the Middle Georgia region, Norfolk Southern (NS) and CSX Railways (CSXT). Macon-Bibb County is the primary railroad hub in the region, with the presence of Brosnan Yard (NS). From Macon, major shipping routes run north to Atlanta, east to Savannah and south to Albany and Valdosta. Active rail lines serve many of the other cities in the region as well. Within the region, NS manages the majority of Class I railway, passing through 10 of the 11 counties. CSXT services approximately eight miles of active track in Baldwin County, with a 38-mile stretch of inactive line connecting Milledgeville to Macon.

In addition to the Class I rail, two shortlines are present in Middle Georgia. The Georgia Central Railway begins at Brosnan Yard in Macon, running southeast through Twiggs County on the way to the Port of Savannah. The Georgia Southern Railway runs for 30 miles between the City of Roberta in Crawford County, intersecting with the NS line in Fort Valley, and terminating in the City of Perry in Houston County. These railways combined, transport approximately 20,000 carloads per year along their lines.

Passenger rail service is not available in the Middle Georgia region. The City of Forsyth and Macon-Bibb County are on a proposed commuter rail line to Atlanta. Portions of the Middle Georgia region are included in a federally-designated high-speed rail corridor; Macon-Atlanta-Charlotte. The draft State Rail Plan produced by the GDOT proposes preliminary service between Macon and Atlanta as either a rail or Thruway bus shuttle that would connect Middle Georgia to the Amtrak station located in Atlanta.

The nearest large hub airport (defined as having more than 10,000 passenger boardings each year) to the Middle Georgia region is the Hartsfield-Jackson International Airport in Atlanta that provides access to domestic and international commercial passenger service. Five public airports currently provide general aviation service to the Middle Georgia region: Middle Georgia Regional Airport and Herbert Smart Downtown Airport in Macon-Bibb County, Baldwin County Airport, Perry/Houston County Airport, and Hawkinsville/Pulaski County Airport.

A successful transportation network can be identified by how closely it serves the existing and future travel demand of the area. One way to achieve this is to consider existing and future land-use early and often in the transportation planning process. Transportation and land-use have not always been connected during the planning process in Middle Georgia communities. Land-use and development patterns have a direct impact on the type of transportation systems needed to support adequate and equitable mobility options for all citizens. By considering the pressure that local land-use patterns places on the existing transportation networks, communities within the region can make development decisions that result in the transportation systems which insure proper mobility.

As it pertains to the road network, regional congestion issues are mostly relegated to the I-75/I-16 interchange in Macon-Bibb County, the stretch of I-75 traversing Peach County, and extending from the entrances to Robins Air Force Base in Houston County on Georgia Highway 247. MATS, WRATS, and the GDOT have programmed projects which will address these concerns over the next five to ten years. Additionally, more localized congestion can be found within areas where suburban sprawl has spread more rapidly than the transportation networks could keep up. On-going challenges for the communities affected by this sprawl will be identifying projects that address the problems and coordinating funding to support these projects.

Outside of the urban and suburban centers, small communities and the rural countryside are not affected as much by congestion caused by sprawl. The primary concern for a number of these communities is large truck traffic passing through. The disruption caused by large trucks impacts ongoing efforts to revitalize small downtown areas, and the speed and frequency of this traffic poses a safety concern for all users of the transportation network. In some communities, the construction of highway bypasses can alleviate the downtown truck traffic concern. The most recent example of this is the North Gray Bypass currently under construction in Jones County. While this bypass will offer relief from the truck traffic which has plagued the City of Gray over the past half-century, land-use and development patterns may be altered by the construction of a new, limited-access, high-capacity roadway. As this additional infrastructure is opened to public use, there is concern that existing businesses, which have chosen to locate in historic, downtown Gray may choose to relocate to capture traffic on the new bypass.

The development of a region's human capital is essential for its continued success, economically, culturally, and politically. For this reason, the development of the region's residents and its workforce are essential to the work that must be done to achieve regional successes.

Regionally, a number of challenges are seen that have the potential to inhibit the economic growth of Middle Georgia if not otherwise addressed. The greatest of these challenges, is a general lack of skills throughout the regional workforce. While the region has enough individuals to meet the job needs of various companies, not enough of these potential workers have the knowledge and expertise required to effectively do their jobs. These skills include, not only technical and academics skills, but also the so-called "soft skills" pertaining to business etiquette. While difficult to quantify the exact lack of skills that make an individual work-ready, anecdotal accounts from employers throughout the region identify this as a major issue.

In the realm of scholastic preparedness, data is available for the region which verifies that the region has some weaknesses in regards to the educational attainment of its citizens. As one of the prime indicators of future academic success, many students throughout the region are not reading on a third-grade reading level by the time they are in the third grade. Even in Monroe County, which fares the best in the region, only 73 percent of third grade students are on that reading level. More alarmingly still, five of the eleven counties within the region have less than half of their third grade students on the third grade reading level. When combined with the persistent poverty seen in these counties (more than 80 percent of students on free or reduced lunch in six Middle Georgia counties), it can be predicted that students will continue to struggle significantly in the years ahead. As these students continue into their secondary schooling, these results begin to show in graduation rates. In 2014, most counties within the region fell significantly below the statewide high school rate, with three counties having less than 60 percent of students graduate on time.

The implications of this lagging student achievement are, and will continue to be, a grave indicator for the regional workforce. As of 2003, when the last National Assessment of Adult Literacy was completed, more than 20 percent of the adult population in seven Middle Georgia counties lacked basic prose literacy skills, and only one county, Houston, outperformed the nation as a whole. Naturally, this has negative impacts not only on the workforce and economy, but on society in general, as individuals find it more difficult to communicate and share ideas. Another result is high unemployment, which at the regional level has consistently exceeded the national unemployment rate, particularly since the economic downturn that began in 2007. This continues a cycle of poverty that makes it increasingly difficult for individuals to gain the skills and education that are required to be productive participants within the regional workforce, and when the regional workforce suffers, the entire economy suffers with it.

Compounding the challenges in the local workforce, many employees throughout the region are beginning to near the age of retirement, further draining the supply of qualified and skilled workers. The post-WWII generation of Baby Boomers, which had been the largest generation of Americans in number until 2015, is beginning to reach retirement, with the oldest individuals in the generation around age 70 and the youngest already over age 50. As these workers begin to retire, companies in Middle Georgia can expect the gap in skilled workers to only grow at an accelerating pace. This underscores the need for significant investment to continue in ensuring that the newer generation of workers can step in to fill these positions that are becoming open with increasing frequency.

Although impending retirements are expected to cause additional job openings to be created, the younger generation of workers is not yet ready to fill these positions. Youth unemployment is particularly high, throughout Middle Georgia, as individuals in the labor force under the age of 24 are considerably less likely

to be employed than their older counterparts. For example, in Macon-Bibb and Houston counties, unemployment for the 20-24 age bracket is approximately 23 percent. This is likely due to a skills gap, not only among these individuals, but also among older workers who also lack the skills to advance beyond their own entry level positions. If youth unemployment is left unaddressed, then the impending retirement boom will lead to positions that have to be filled with individuals who lack even entry-level work experience.

Throughout the region, two main governmental organizations assist with workforce development, particularly in implementation of the Workforce Innovation and Opportunity Act; the Middle Georgia Regional Commission (servicing Macon-Bibb County), and the Middle Georgia Consortium (serving the remaining 10 counties). In addition to these organizations, the Georgia Department of Labor and Georgia Department of Economic Development also assist with workforce development and job placement, as well as several non-profits like Goodwill Industries. These organizations collaborate with local educational organizations, such as Central Georgia Technical College to assist with the implementation of their programmatic goals. The number of organizations involved with workforce development indicates the importance that is placed on this service regionally, and all of these organizations are beginning to communicate and coordinate their efforts further to address the collective challenges faced throughout the region. Each of these organizations does their work effectively and efficiently, but the development of human capital remains a regional challenge requiring action on multiple fronts.

#### ANALYSIS OF AGING SERVICES DATA

According to Woods and Poole 2015 State Profile, Middle Georgia's population of older adults ( $\geq 65$  years) is expected to rise steeply over the next 45 years. This group is projected to grow by 46,887 people or 87 percent, far exceeding the expected 29 percent growth of the region's entire population. In light of this trend, local communities must be prepared to meet the needs of this population and to capitalize on the experience and wisdom that this population brings to the regional community. In addition, older adults are vital contributors to the economy, controlling a majority of the nation's disposable income. Though the benefits are invaluable, the expected growth in the population of older adults present several challenges to the agencies providing service.

The 2013 American Community Profile five-year estimates, there are 23,763 seniors in Middle Georgia with some form of physical or developmental disability. This represents 39 percent of all persons age 65 years and older. Additionally, this population accounts for 37 percent of the entire disabled population. With age and disability comes difficulty completing activities that could otherwise be done autonomously. The Middle Georgia Regional Commission's Area Agency on Agency's (AAA) 2012-2016 Area Plan identified the most common issues that seniors encounter in the region, with transportation, accessibility, housing, healthcare, and nutrition being the most prominent.

Due to declining health and fixed incomes, many seniors lack the ability to adequately transport themselves. Many of them do not have friends and family that can accommodate their basic travelling needs. While most Middle Georgia counties have some form of public transportation, Monroe County and Houston County do not. In these counties, citizens are required to solely rely upon private means of transportation to get basic necessities. Even those counties with public transit face many issues such as, limited funding amounts, operating close to capacity, and inconsistent scheduling. These troubles disproportionately impact the senior community.

Accessibility is a major concern for the aging community, particularly those who are disabled. Many public facilities throughout the region are not easily navigable to persons with physical challenges. This extends not only to buildings, but to public streets and crosswalks. Complicating these problems, making facilities

more accessible can require a significant investment for financially strapped governments. However, the alternative is the loss of the beneficial contributions brought by these populations.

There are obvious physical impairments that correlate with aging. As the body gets older, many physical ailments become more frequent and impactful, requiring additional medical attention. Though Medicare exists as a healthcare resource to most seniors, many have trouble navigating the healthcare system. In examining senior healthcare difficulties, it is important to not only consider reactive healthcare; the need for preventative healthcare and wellness resources is also vitally important. Many older adults do not have access to proper nutrition nor the resources available to properly exercise. Neglecting these issues can lead to long-term health problems, which can be debilitating and expensive.

Problems with transportation, healthcare, and accessibility, will frequently hinder a senior's ability to live independently causing them to turn to nursing homes for support. While Middle Georgia's nursing homes provide a valuable and needed service, it has been recognized that living independently can have positive impacts upon the physical and mental health of the senior, while keeping them engaged in their community.

As identified in the Area Plan, there is a network of federal, state and local organizations established to help accommodate the aging community's needs. The State of Georgia's Department of Human Services (DHS) Division of Aging Services (DAS), utilizing funds from the U.S. Department of Health and Human Services, is responsible for leadership on issues affecting older adults. This agency is responsible for statewide planning, program development, technical assistance, monitoring and oversight of local aging services. Under this DAS umbrella, the Middle GA AAA provides assistance to the region's aging population by operating a comprehensive service delivery system designed to assist older adults and their caregivers. This service delivery system uses a combination of private, public and non-profit contractors to aid those in need. Some of the services provided to local seniors include, counseling, legal advice, fraud prevention, home and community-based services, coordinated transportation, caregiver services, nutrition and wellness programs, ombudsman services, skills training, and many others. Even with these resources, there are fiscal limitations to the number of people that can be served. As the aging community continues to grow, these resources must continue to grow and be maximized to provide the services.

#### ANALYSIS OF INTERGOVERNMENTAL COORDINATION DATA

With interconnected communities, workforces, and resources, Middle Georgia relies upon coordinated efforts to meet the growing service demands of its residents. In order to facilitate these efforts, several local entities have developed mechanisms and systems aimed at achieving common goals. These take many forms and cover many areas of the community. Required by Georgia law since 1997, the primary mechanism that develops coordination among local governments are Service Delivery Strategy (SDS) agreements. These agreements ensure that a county and its municipalities identify and agree upon the provision of services and the methods of funding those services. All Middle Georgia communities maintain updated agreements, which reduce duplication of service and cross-boundary disagreements.

Beyond SDS agreements, communities undertake other efforts to coordinate actions, including the formation of multi-jurisdictional entities with specific purposes, many of which are aimed at serving the entire region. These entities can produce many shared benefits by aggregating resources and capitalizing on complementary strengths. Economic Development has been one notable area in which these entities have been utilized. Many local leaders have realized that development in one community will often positively impact neighboring communities. Residents frequently journey to neighboring jurisdictions for employment, and industries can oftentimes attract complimentary businesses to a nearby location. Cross-jurisdiction economic development groups have been a common mechanism for collaborating in this field.

One group that was formed for the promotion and marketing of the entire region is the Middle Georgia Economic Alliance (MGEA), which is comprised of each county's economic development professional. This group has been active in the development of marketing materials and coordination of efforts that were previously made solely on the county level. Other efforts for regional economic development have resulted in the creation of joint development authorities. Middle Georgia is home to three joint development authorities including the Central Georgia Joint Development Authority (Baldwin, Crawford, Houston, Jones, Macon-Bibb, Monroe, Peach and Twiggs counties), the Fall Line Industrial Authority (Baldwin and Wilkinson counties) and the Middle Georgia Regional Development Authority (Houston, Peach and Pulaski counties). These organizations allow for the use of development powers across county borders.

The protection of the region's greatest economic resource has also been a catalyst for intergovernmental cooperation. Employing more than 20,000 people and with an estimated economic impact of more than \$2.7 billion, Robins Air Force Base (RAFB) is the largest single-site industrial complex in the state and the driving economic engine of the Middle Georgia Region. Understanding the importance of Robins, local leaders have mobilized to take actions that will help respond to the needs of the base, and help ensure its continued presence in the region. The 21<sup>st</sup> Century Partnership is a non-profit organization that functions as the community's point of contact with the military community. The mission of the Partnership is to enhance the military value of Robins Air Force Base and the Middle Georgia community. Through this agency, local governments can understand the needs of the base and provide support. Another important group in support of Robins AFB is the Middle Georgia Military Affairs Committee (MGMAC), an organization comprised of local chamber Military Affairs Committees (MAC). These committees help inform and direct the business community on the needs and actions of the base.

Due to the fluid and expansive nature of the environment and natural resources, local stakeholders have also united to form organizations with specific focuses on resource preservation and environmental protection. The Middle Georgia Clean Air Coalition (MGCAC), comprised of 18 local city and county governments, has worked towards the improvement of air quality throughout the region and keeping the entire region from non-attainment status. Local water planning councils, Upper Oconee and Middle Ocmulgee, are cross-jurisdictional entities that ensure the sustainability of the region's water resources.

Middle Georgia is home to numerous state and federal highways, interstates, and railways. Each of these corridors connect multiple jurisdictions. To assist in regional transportation planning, two Metropolitan Planning Organizations (MPOs) are utilized. The Macon Area Transit Study (MATS) is responsible for transportation planning for all of Macon-Bibb County, and portions of Monroe and Jones counties. The Warner Robins Area Transit Study (WRATS) performs this function for all of Houston County, the City of Byron and part of unincorporated Peach County. As the two MPOs have adjacent service areas, the challenge going forward will be to increase the communication and interaction among these two entities.

In the area of education, Middle Georgia relies upon Regional Educational Service Agencies to help facilitate communication among local boards of education. The three that serve the region include the Oconee RESA, the Heart of Georgia RESA, and the Middle Georgia RESA. Through these organizations, education leaders are able to share expertise and services to help improve the effectiveness of their individual organizations.

Beyond the formation of organizations, there are many other examples of coordination and collaboration among the region's governments. One example is the efforts made by some of the region's local governments to bid road project materials together, capitalizing on economies of scale. Local and regional planning efforts also provide additional opportunities for entities to communicate with each other. As old challenges persist and new ones appear, Middle Georgia's local governments must continue to find innovative ways of accomplishing together what they cannot do separately.

# **Appendix A**

## **Data Tables**

## POPULATION DATA TABLES

- Table 1.1 – Total Population Change (2010-2050)  
 Table 1.2 – Population Change by Race and Ethnicity (2010-2050)  
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Table 1.1 -- Total Population Change (2010 - 2050)								
County	2010	2015	2020	2025	2030	2040	2050	Annual Prct Change
<b>Baldwin</b>	45,600	46,560	48,070	49,570	51,030	53,380	55,030	0.47%
<b>Macon-Bibb</b>	155,630	155,280	157,210	159,010	160,530	161,530	160,190	0.07%
<b>Crawford</b>	12,590	12,790	13,590	14,430	15,290	16,940	18,500	0.97%
<b>Houston</b>	140,740	150,840	159,630	168,780	178,110	195,830	212,200	1.03%
<b>Jones</b>	28,660	29,450	31,880	34,490	37,230	42,830	48,570	1.33%
<b>Monroe</b>	26,450	27,660	29,520	31,470	33,490	37,450	41,270	1.12%
<b>Peach</b>	27,780	27,380	28,430	29,480	30,510	32,270	33,650	0.48%
<b>Pulaski</b>	11,910	11,600	11,790	11,960	12,120	12,280	12,270	0.07%
<b>Putnam</b>	21,210	21,870	23,230	24,640	26,050	28,690	31,040	0.96%
<b>Twiggs</b>	8,970	8,490	8,560	8,610	8,650	8,620	8,470	-0.14%
<b>Wilkinson</b>	9,520	9,440	9,480	9,510	9,530	9,440	9,210	-0.08%
<b>Region</b>	<b>489,060</b>	<b>501,360</b>	<b>521,390</b>	<b>541,950</b>	<b>562,540</b>	<b>599,260</b>	<b>630,400</b>	<b>0.72%</b>
<b>Georgia</b>	9,713,250	10,227,010	10,879,860	11,571,410	12,291,440	13,720,070	15,133,700	1.11%
<b>United States</b>	309,326,290	321,449,210	336,449,600	352,280,990	368,462,450	399,180,810	427,950,860	0.81%

Source: Woods & Poole Economics, 2015

**Table 1.2 -- Population Change by Race & Ethnicity (2010 - 2050)**

County	Race	2010	2015	2020	2025	2030	2040	2050	Annual Prct Change
<b>Baldwin</b>	White (Non-Hispanic)	24,902	25,100	25,640	26,387	26,780	28,034	29,067	0.42%
	Black (Non-Hispanic)	18,982	19,522	20,116	20,654	21,513	22,292	22,745	0.50%
	Native American (Non-Hisp)	85	99	105	103	101	91	95	0.29%
	Asian/Pacific Islander (Non-Hisp)	706	826	1,027	1,125	1,210	1,298	1,294	2.08%
	Hispanic/Latino (Any Race)	927	1,018	1,180	1,304	1,422	1,661	1,827	2.43%
<b>Macon-Bibb</b>	White (Non-Hispanic)	66,106	62,466	59,743	57,058	54,407	48,631	42,627	-0.89%
	Black (Non-Hispanic)	81,960	84,164	87,772	91,097	93,919	98,168	100,511	0.57%
	Native American (Non-Hisp)	315	307	301	282	264	237	206	-0.87%
	Asian/Pacific Islander (Non-Hisp)	2,826	3,145	3,419	3,739	4,109	4,628	4,779	1.73%
	Hispanic/Latino (Any Race)	4,428	5,198	5,974	6,838	7,831	9,864	12,063	4.31%
<b>Crawford</b>	White (Non-Hispanic)	9,335	9,509	10,066	10,597	11,121	12,052	12,758	0.92%
	Black (Non-Hispanic)	2,855	2,788	2,959	3,169	3,391	3,884	4,425	1.37%
	Native American (Non-Hisp)	51	57	56	51	51	39	34	-0.83%
	Asian/Pacific Islander (Non-Hisp)	41	47	48	55	59	61	59	1.10%
<b>Houston</b>	White (Non-Hispanic)	86,659	89,275	91,398	93,266	95,050	97,170	97,686	0.32%
	Black (Non-Hispanic)	41,071	46,269	50,967	56,039	61,263	72,183	83,294	2.57%
	Native American (Non-Hisp)	455	470	469	460	437	419	366	-0.49%
	Asian/Pacific Islander (Non-Hisp)	3,932	4,678	5,069	5,527	5,995	6,704	7,062	1.99%
	Hispanic/Latino (Any Race)	8,620	10,149	11,732	13,492	15,369	19,355	23,794	4.40%
<b>Jones</b>	White (Non-Hispanic)	20,969	21,416	23,073	24,731	26,464	29,795	32,711	1.40%
	Black (Non-Hispanic)	7,105	7,339	8,013	8,798	9,637	11,578	13,957	2.41%
	Native American (Non-Hisp)	61	75	75	82	87	81	95	1.39%
	Asian/Pacific Islander (Non-Hisp)	209	229	266	319	376	500	643	5.19%
	Hispanic/Latino (Any Race)	312	392	457	556	664	879	1,164	6.83%
<b>Monroe</b>	White (Non-Hispanic)	19,279	20,139	21,310	22,380	23,428	25,271	26,595	0.95%
	Black (Non-Hispanic)	6,338	6,490	7,038	7,732	8,495	10,197	12,213	2.32%
	Native American (Non-Hisp)	67	73	72	70	64	52	36	-1.16%
	Asian/Pacific Islander (Non-Hisp)	221	290	321	381	443	556	678	5.17%
	Hispanic/Latino (Any Race)	547	667	777	910	1,063	1,373	1,746	5.48%
<b>Peach</b>	White (Non-Hispanic)	12,692	12,512	12,722	12,815	12,737	12,137	11,167	-0.30%
	Black (Non-Hispanic)	12,873	12,372	12,786	13,283	13,916	15,274	16,612	0.73%
	Native American (Non-Hisp)	64	89	99	104	110	118	114	1.95%
	Asian/Pacific Islander (Non-Hisp)	249	286	306	342	382	452	494	2.46%
	Hispanic/Latino (Any Race)	1,899	2,125	2,512	2,935	3,368	4,294	5,260	4.42%
<b>Pulaski</b>	White (Non-Hispanic)	7,440	7,287	7,256	7,184	7,100	6,844	6,518	-0.31%
	Black (Non-Hispanic)	3,855	3,717	3,857	4,004	4,134	4,348	4,452	0.39%
	Native American (Non-Hisp)	29	30	30	30	31	27	23	-0.52%
	Asian/Pacific Islander (Non-Hisp)	115	134	145	167	188	221	266	3.28%
	Hispanic/Latino (Any Race)	469	432	498	578	667	842	1,008	2.87%
<b>Putnam</b>	White (Non-Hispanic)	14,123	14,321	15,061	15,700	16,136	16,702	17,172	0.54%
	Black (Non-Hispanic)	5,571	5,873	6,237	6,658	7,153	8,111	8,790	1.44%
	Native American (Non-Hisp)	26	28	30	28	29	27	19	-0.67%
	Asian/Pacific Islander (Non-Hisp)	132	157	169	192	245	328	372	4.55%
	Hispanic/Latino (Any Race)	1,358	1,490	1,733	2,057	2,489	3,527	4,688	6.13%
<b>Twiggs</b>	White (Non-Hispanic)	5,073	4,737	4,742	4,739	4,690	4,509	4,303	-0.38%
	Black (Non-Hispanic)	3,719	3,549	3,600	3,645	3,706	3,820	3,859	0.09%
	Native American (Non-Hisp)	30	33	32	32	32	24	15	-1.25%
	Asian/Pacific Islander (Non-Hisp)	15	18	18	19	18	23	19	0.67%
	Hispanic/Latino (Any Race)	130	158	166	179	208	246	271	2.71%
<b>Wilkinson</b>	White (Non-Hispanic)	5,550	5,461	5,413	5,350	5,297	5,099	4,811	-0.33%
	Black (Non-Hispanic)	3,688	3,667	3,738	3,803	3,849	3,910	3,921	0.16%
	Native American (Non-Hisp)	19	16	15	15	14	9	6	-1.71%
	Asian/Pacific Islander (Non-Hisp)	35	44	44	44	45	46	64	2.07%
	Hispanic/Latino (Any Race)	225	248	269	301	324	375	413	2.09%
<b>Region</b>	White (Non-Hispanic)	272,128	272,223	276,424	280,207	283,210	286,244	285,415	0.12%
	Black (Non-Hispanic)	188,017	195,750	207,083	218,882	230,976	253,765	274,779	1.15%
	Native American (Non-Hisp)	1,202	1,277	1,284	1,257	1,220	1,124	1,009	-0.40%
	Asian/Pacific Islander (Non-Hisp)	8,481	9,854	10,832	11,910	13,070	14,817	15,730	2.14%
	Hispanic/Latino (Any Race)	19,222	22,270	25,762	29,707	34,070	43,322	53,462	4.45%

Source: Woods & Poole Economics, 2015

**Table 1.3 -- Median Age (2010 - 2050)**

County	2010	2015	2020	2025	2030	2040	2050
<b>Baldwin</b>	33.45	34.45	33.32	34.79	36.54	36.70	36.94
<b>Macon-Bibb</b>	35.57	35.80	36.28	36.90	37.93	38.08	37.89
<b>Crawford</b>	41.70	43.57	44.47	44.43	44.34	45.62	46.19
<b>Houston</b>	34.49	35.10	36.00	36.87	38.02	39.30	40.15
<b>Jones</b>	38.81	40.23	40.74	40.81	40.49	41.32	42.07
<b>Monroe</b>	41.39	43.01	43.51	43.32	43.10	44.18	44.47
<b>Peach</b>	33.26	35.15	36.66	37.38	38.48	38.38	36.76
<b>Pulaski</b>	41.24	43.38	43.74	43.69	44.08	44.63	45.47
<b>Putnam</b>	43.58	45.19	46.04	45.99	46.04	46.16	45.75
<b>Twiggs</b>	45.12	46.79	46.43	44.64	43.57	43.15	42.05
<b>Wilkinson</b>	41.09	41.74	40.35	39.80	39.25	38.27	38.47

*Source: Woods & Poole Economics, 2015*

**Table 1.4 -- Baldwin County Population Change by Age (2010 - 2050)**

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	2,741	2,471	2,688	2,789	2,828	2,881	3,029
5 - 9 Years	2,654	2,597	2,405	2,710	2,804	2,909	2,942
10 - 14 Years	2,423	2,596	2,539	2,431	2,725	2,844	2,917
15 - 19 Years	4,343	4,011	4,130	4,130	4,165	4,496	4,441
20 - 24 Years	5,899	6,063	5,509	5,578	5,656	6,186	5,960
25 - 29 Years	2,946	3,158	4,418	2,881	3,200	3,200	3,596
30 - 34 Years	2,509	2,695	3,155	4,443	2,738	3,105	3,397
35 - 39 Years	2,410	2,423	2,567	3,136	4,392	3,032	3,027
40 - 44 Years	2,621	2,360	2,326	2,567	3,109	2,668	3,074
45 - 49 Years	3,105	2,668	2,325	2,385	2,621	4,425	3,064
50 - 54 Years	3,113	3,130	2,604	2,360	2,409	3,180	2,731
55 - 59 Years	2,793	3,012	2,978	2,575	2,335	2,618	4,440
60 - 64 Years	2,539	2,732	2,894	2,963	2,552	2,355	3,140
65 - 69 Years	1,888	2,396	2,506	2,751	2,807	2,201	2,507
70 - 74 Years	1,357	1,683	2,085	2,269	2,487	2,188	2,084
75 - 79 Years	976	1,155	1,350	1,746	1,897	2,135	1,725
80 - 84 Years	665	750	896	1,096	1,413	1,694	1,522
85 Years and Over	620	665	693	763	888	1,259	1,432

*Source: Woods & Poole Economics, 2015*

**Table 1.5 -- Macon-Bibb County Population Change by Age (2010 - 2050)**

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	11,510	11,487	12,015	11,768	11,585	11,212	11,206
5 - 9 Years	10,874	11,157	11,336	11,854	11,669	11,314	11,066
10 - 14 Years	10,798	10,577	11,041	11,210	11,762	11,426	10,972
15 - 19 Years	11,732	10,044	10,031	10,563	10,669	11,141	10,760
20 - 24 Years	11,590	11,508	8,908	8,936	9,432	10,104	9,832
25 - 29 Years	10,567	11,366	11,590	9,309	9,359	10,018	10,144
30 - 34 Years	9,706	9,913	11,130	11,479	9,248	9,814	10,303
35 - 39 Years	9,588	9,228	9,825	11,039	11,472	9,337	9,936
40 - 44 Years	9,371	9,277	9,174	9,765	11,019	9,271	9,793
45 - 49 Years	10,592	9,082	9,161	9,067	9,684	11,382	9,181
50 - 54 Years	10,998	10,104	8,818	8,904	8,877	10,687	8,905
55 - 59 Years	9,993	10,405	9,681	8,445	8,589	9,173	10,684
60 - 64 Years	8,553	9,294	9,856	9,173	8,049	8,226	9,817
65 - 69 Years	5,966	7,619	8,585	9,138	8,543	7,678	8,185
70 - 74 Years	4,577	5,096	6,456	7,229	7,707	6,315	6,429
75 - 79 Years	3,668	3,639	4,117	5,211	5,836	5,791	5,147
80 - 84 Years	2,923	2,623	2,577	2,912	3,702	4,420	3,565
85 Years and Over	2,629	2,861	2,908	3,012	3,328	4,219	4,261

*Source: Woods & Poole Economics, 2015*

**Table 1.6 -- Crawford County Population Change by Age (2010 - 2050)**

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	717	632	700	729	759	806	886
5 - 9 Years	762	727	673	746	783	849	925
10 - 14 Years	821	812	785	730	808	893	961
15 - 19 Years	848	738	774	751	701	821	909
20 - 24 Years	742	743	720	771	756	778	883
25 - 29 Years	666	816	826	844	910	849	993
30 - 34 Years	656	689	894	921	948	1,020	1,055
35 - 39 Years	791	689	756	994	1,020	1,146	1,078
40 - 44 Years	934	783	743	825	1,080	1,148	1,255
45 - 49 Years	1,094	903	816	772	869	1,173	1,342
50 - 54 Years	1,103	1,100	929	844	807	1,196	1,294
55 - 59 Years	919	1,062	1,129	953	870	950	1,305
60 - 64 Years	868	862	1,094	1,165	986	879	1,336
65 - 69 Years	623	831	873	1,116	1,192	944	1,063
70 - 74 Years	459	621	823	870	1,123	1,044	961
75 - 79 Years	296	416	574	769	822	1,164	951
80 - 84 Years	178	239	351	486	667	939	899
85 Years and Over	112	131	133	143	186	343	408

*Source: Woods & Poole Economics, 2015*

**Table 1.7 -- Houston County Population Change by Age (2010 - 2050)**

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	10,224	10,577	11,610	11,927	12,143	12,659	13,298
5 - 9 Years	10,378	10,766	10,923	11,958	12,288	12,674	13,381
10 - 14 Years	10,354	10,824	11,013	11,164	12,198	12,756	13,254
15 - 19 Years	10,592	10,058	10,388	10,606	10,703	12,153	12,615
20 - 24 Years	9,547	10,436	9,454	9,845	10,066	11,179	11,868
25 - 29 Years	10,740	11,510	12,059	11,481	11,908	12,297	13,684
30 - 34 Years	9,425	11,022	11,983	12,630	12,149	12,912	14,077
35 - 39 Years	9,469	9,877	11,424	12,415	13,126	13,152	13,523
40 - 44 Years	9,473	9,645	10,053	11,605	12,632	12,862	13,671
45 - 49 Years	11,267	9,582	9,721	10,145	11,711	13,460	13,523
50 - 54 Years	10,030	11,206	9,564	9,687	10,129	12,717	12,965
55 - 59 Years	7,957	9,609	10,813	9,265	9,425	11,469	13,242
60 - 64 Years	6,631	7,717	9,123	10,290	8,865	9,578	12,113
65 - 69 Years	4,687	6,321	7,477	8,817	9,951	8,794	10,807
70 - 74 Years	3,794	4,280	5,567	6,620	7,818	7,670	8,443
75 - 79 Years	2,920	3,359	3,690	4,773	5,698	7,624	6,898
80 - 84 Years	1,833	2,305	2,669	2,954	3,829	5,448	5,426
85 Years and Over	1,416	1,747	2,104	2,602	3,475	6,427	9,414

Source: Woods & Poole Economics, 2015

**Table 1.8 -- Jones County Population Change by Age (2010 - 2050)**

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	1,892	1,667	2,187	2,320	2,405	2,728	2,957
5 - 9 Years	2,030	1,943	1,753	2,304	2,454	2,722	3,064
10 - 14 Years	2,185	2,179	2,077	1,886	2,470	2,723	3,112
15 - 19 Years	2,078	2,075	2,181	2,076	1,902	2,670	2,978
20 - 24 Years	1,492	1,682	1,783	1,898	1,838	2,182	2,457
25 - 29 Years	1,530	1,694	1,997	2,227	2,382	2,082	2,943
30 - 34 Years	1,718	1,644	1,881	2,226	2,496	2,606	3,080
35 - 39 Years	1,924	1,761	1,771	2,024	2,400	2,892	2,549
40 - 44 Years	2,064	1,944	1,859	1,869	2,141	2,854	2,986
45 - 49 Years	2,300	2,019	2,042	1,962	1,972	2,677	3,232
50 - 54 Years	2,172	2,202	2,134	2,154	2,072	2,394	3,172
55 - 59 Years	1,901	2,114	2,276	2,209	2,232	2,179	2,956
60 - 64 Years	1,766	1,829	2,197	2,361	2,298	2,253	2,618
65 - 69 Years	1,260	1,661	1,830	2,205	2,376	2,362	2,335
70 - 74 Years	947	1,204	1,588	1,762	2,132	2,276	2,277
75 - 79 Years	634	841	1,104	1,467	1,638	2,175	2,213
80 - 84 Years	397	528	699	926	1,241	1,708	1,870
85 Years and Over	366	464	525	610	779	1,350	1,771

Source: Woods & Poole Economics, 2015

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	1,463	1,495	1,816	1,838	1,894	2,054	2,186
5 - 9 Years	1,632	1,514	1,559	1,897	1,925	2,087	2,241
10 - 14 Years	1,741	1,661	1,570	1,622	1,972	2,080	2,275
15 - 19 Years	1,802	1,739	1,603	1,545	1,607	2,005	2,186
20 - 24 Years	1,563	1,731	1,673	1,618	1,575	1,964	2,092
25 - 29 Years	1,456	1,687	1,972	2,011	1,966	1,984	2,447
30 - 34 Years	1,447	1,546	1,804	2,134	2,202	2,114	2,646
35 - 39 Years	1,623	1,495	1,651	1,930	2,295	2,338	2,386
40 - 44 Years	1,827	1,758	1,575	1,738	2,038	2,516	2,435
45 - 49 Years	2,130	1,878	1,883	1,692	1,864	2,601	2,652
50 - 54 Years	2,259	2,165	1,980	1,982	1,794	2,315	2,847
55 - 59 Years	2,064	2,268	2,234	2,042	2,058	2,063	2,865
60 - 64 Years	1,749	2,029	2,343	2,309	2,127	1,961	2,529
65 - 69 Years	1,281	1,641	1,967	2,266	2,259	2,131	2,164
70 - 74 Years	899	1,209	1,566	1,885	2,192	2,053	1,939
75 - 79 Years	633	799	1,088	1,416	1,726	2,060	1,976
80 - 84 Years	453	506	649	890	1,175	1,725	1,652
85 Years and Over	430	538	585	658	824	1,398	1,750

Source: Woods & Poole Economics, 2015

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	1,843	1,756	2,033	1,993	1,958	2,077	2,181
5 - 9 Years	1,695	1,743	1,804	2,083	2,037	2,074	2,170
10 - 14 Years	1,738	1,657	1,759	1,815	2,093	2,016	2,160
15 - 19 Years	2,979	2,066	2,089	2,193	2,276	2,585	2,701
20 - 24 Years	2,945	2,997	2,300	2,225	2,441	2,899	2,925
25 - 29 Years	1,692	1,810	1,973	1,598	1,580	1,797	2,003
30 - 34 Years	1,485	1,613	1,723	1,896	1,545	1,671	1,992
35 - 39 Years	1,495	1,456	1,637	1,741	1,911	1,562	1,794
40 - 44 Years	1,630	1,496	1,517	1,696	1,796	1,612	1,758
45 - 49 Years	1,946	1,597	1,559	1,569	1,756	2,024	1,655
50 - 54 Years	1,937	1,917	1,636	1,600	1,599	1,885	1,686
55 - 59 Years	1,679	1,907	1,932	1,653	1,604	1,798	2,071
60 - 64 Years	1,511	1,583	1,900	1,921	1,633	1,600	1,896
65 - 69 Years	1,088	1,392	1,531	1,840	1,854	1,552	1,762
70 - 74 Years	835	919	1,306	1,442	1,729	1,505	1,504
75 - 79 Years	593	683	819	1,165	1,284	1,582	1,351
80 - 84 Years	392	463	555	662	952	1,281	1,148
85 Years and Over	294	329	352	387	465	755	890

Source: Woods & Poole Economics, 2015

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	692	529	613	598	573	530	529
5 - 9 Years	730	668	551	638	625	567	554
10 - 14 Years	712	673	694	577	665	620	580
15 - 19 Years	691	660	668	695	579	653	595
20 - 24 Years	635	641	648	670	695	667	628
25 - 29 Years	733	670	676	724	750	653	729
30 - 34 Years	757	762	702	714	770	838	795
35 - 39 Years	795	696	799	740	758	842	730
40 - 44 Years	841	757	710	823	759	833	903
45 - 49 Years	922	775	746	708	816	769	850
50 - 54 Years	923	854	757	733	697	750	821
55 - 59 Years	832	849	832	739	718	799	755
60 - 64 Years	791	797	827	819	728	684	738
65 - 69 Years	617	736	768	802	797	700	785
70 - 74 Years	519	570	687	724	767	690	655
75 - 79 Years	328	482	500	610	649	694	621
80 - 84 Years	225	259	383	410	494	570	529
85 Years and Over	165	222	225	239	280	423	470

Source: Woods & Poole Economics, 2015

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	1,329	1,235	1,303	1,356	1,424	1,513	1,649
5 - 9 Years	1,276	1,342	1,295	1,386	1,462	1,556	1,699
10 - 14 Years	1,245	1,286	1,397	1,367	1,479	1,613	1,688
15 - 19 Years	1,170	1,210	1,304	1,439	1,425	1,609	1,685
20 - 24 Years	1,160	1,064	1,132	1,256	1,417	1,494	1,595
25 - 29 Years	1,271	1,246	1,085	1,176	1,325	1,505	1,581
30 - 34 Years	1,105	1,245	1,332	1,174	1,280	1,648	1,668
35 - 39 Years	1,114	1,095	1,343	1,449	1,291	1,573	1,751
40 - 44 Years	1,309	1,159	1,180	1,467	1,591	1,495	1,908
45 - 49 Years	1,503	1,320	1,243	1,287	1,602	1,497	1,785
50 - 54 Years	1,519	1,510	1,415	1,356	1,413	1,863	1,680
55 - 59 Years	1,635	1,591	1,620	1,540	1,481	1,891	1,708
60 - 64 Years	1,696	1,734	1,720	1,758	1,666	1,658	2,132
65 - 69 Years	1,446	1,699	1,766	1,770	1,798	1,665	2,104
70 - 74 Years	1,065	1,339	1,619	1,716	1,729	1,686	1,703
75 - 79 Years	646	909	1,246	1,528	1,633	1,688	1,588
80 - 84 Years	405	493	791	1,094	1,360	1,488	1,469
85 Years and Over	316	392	439	516	676	1,253	1,648

Source: Woods & Poole Economics, 2015

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	514	451	440	447	464	456	457
5 - 9 Years	462	477	468	453	463	481	464
10 - 14 Years	495	449	497	485	472	492	477
15 - 19 Years	601	423	448	495	479	480	487
20 - 24 Years	537	508	409	439	492	460	480
25 - 29 Years	435	500	527	451	483	529	516
30 - 34 Years	415	437	522	556	473	576	533
35 - 39 Years	455	402	461	548	584	533	582
40 - 44 Years	552	426	407	466	555	503	604
45 - 49 Years	769	516	412	401	459	583	527
50 - 54 Years	853	728	498	400	390	535	481
55 - 59 Years	754	784	701	483	391	443	562
60 - 64 Years	664	694	762	681	473	373	518
65 - 69 Years	526	595	662	729	662	375	427
70 - 74 Years	376	470	550	616	687	432	347
75 - 79 Years	261	301	407	480	545	552	316
80 - 84 Years	176	185	236	326	390	497	321
85 Years and Over	122	149	151	158	192	322	368

Source: Woods & Poole Economics, 2015

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	648	599	626	633	619	611	599
5 - 9 Years	646	625	603	627	633	600	610
10 - 14 Years	626	625	634	611	629	611	599
15 - 19 Years	614	592	611	617	588	612	572
20 - 24 Years	531	517	556	580	589	581	563
25 - 29 Years	552	543	534	598	624	615	614
30 - 34 Years	481	567	552	546	613	655	631
35 - 39 Years	526	473	584	565	555	646	628
40 - 44 Years	585	510	474	575	555	606	642
45 - 49 Years	760	565	487	450	549	518	601
50 - 54 Years	775	740	538	465	430	502	545
55 - 59 Years	704	726	693	510	439	495	466
60 - 64 Years	575	651	687	657	483	387	448
65 - 69 Years	497	536	608	642	623	392	446
70 - 74 Years	382	445	484	553	591	413	337
75 - 79 Years	279	333	379	416	479	486	314
80 - 84 Years	191	214	259	295	327	397	283
85 Years and Over	145	175	170	173	203	312	317

Source: Woods & Poole Economics, 2015

**Table 1.15 -- Middle Georgia Region Population Change by Age (2010 - 2050)**

Age	2010	2015	2020	2025	2030	2040	2050
Under 5 Years	33,573	32,899	36,031	36,398	36,652	37,527	38,977
5 - 9 Years	33,139	33,559	33,370	36,656	37,143	37,833	39,116
10 - 14 Years	33,138	33,339	34,006	33,898	37,273	38,074	38,995
15 - 19 Years	37,450	33,616	34,227	35,110	35,094	39,225	39,929
20 - 24 Years	36,641	37,890	33,092	33,816	34,957	38,494	39,283
25 - 29 Years	32,588	35,000	37,657	33,300	34,487	35,529	39,250
30 - 34 Years	29,704	32,133	35,678	38,719	34,462	36,959	40,177
35 - 39 Years	30,190	29,595	32,818	36,581	39,804	37,053	37,984
40 - 44 Years	31,207	30,115	30,018	33,396	37,275	36,368	39,029
45 - 49 Years	36,388	30,905	30,395	30,438	33,903	41,109	38,412
50 - 54 Years	35,682	35,656	30,873	30,485	30,617	38,024	37,127
55 - 59 Years	31,231	34,327	34,889	30,414	30,142	33,878	41,054
60 - 64 Years	27,343	29,922	33,403	34,097	29,860	29,954	37,285
65 - 69 Years	19,879	25,427	28,573	32,076	32,862	28,794	32,585
70 - 74 Years	15,210	17,836	22,731	25,686	28,962	26,272	26,679
75 - 79 Years	11,234	12,917	15,274	19,581	22,207	25,951	23,100
80 - 84 Years	7,838	8,565	10,065	12,051	15,550	20,167	18,684
85 Years and Over	6,615	7,673	8,285	9,261	11,296	18,061	22,729

*Source: Woods & Poole Economics, 2015*

**Table 1.16 -- Projected Per Capita Income (in 2009 dollars)**

County	2010	2015	2020	2025	2030	2040	2050
<b>Baldwin</b>	\$26,539	\$27,502	\$29,648	\$31,923	\$33,926	\$36,777	\$39,786
<b>Macon-Bibb</b>	\$33,884	\$35,130	\$38,463	\$42,173	\$45,768	\$52,222	\$59,606
<b>Crawford</b>	\$29,698	\$31,920	\$33,568	\$35,345	\$36,894	\$38,942	\$41,126
<b>Houston</b>	\$34,804	\$35,598	\$37,847	\$40,290	\$42,577	\$46,480	\$50,845
<b>Jones</b>	\$32,813	\$33,237	\$35,674	\$38,042	\$40,057	\$42,942	\$45,942
<b>Monroe</b>	\$37,869	\$41,575	\$44,226	\$46,807	\$49,002	\$52,120	\$55,216
<b>Peach</b>	\$28,994	\$31,715	\$33,847	\$36,055	\$37,930	\$40,533	\$43,315
<b>Pulaski</b>	\$24,944	\$28,522	\$30,660	\$32,899	\$34,915	\$38,065	\$41,424
<b>Putnam</b>	\$31,290	\$33,597	\$36,302	\$39,085	\$41,545	\$45,262	\$49,203
<b>Twiggs</b>	\$30,517	\$34,105	\$38,675	\$43,213	\$47,781	\$57,528	\$68,327
<b>Wilkinson</b>	\$27,864	\$28,365	\$30,588	\$33,019	\$35,164	\$38,232	\$41,530

*Source: Woods & Poole Economics, 2015*

<b>Table 1.17 -- Poverty Status (last 12 months)</b>		
<b>County</b>	<b>Individuals Below Poverty Level</b>	<b>Households Receiving Food Stamps/SNAP</b>
<b>Baldwin</b>	30.0%	15.2%
<b>Macon-Bibb</b>	24.9%	21.4%
<b>Crawford</b>	20.6%	18.3%
<b>Houston</b>	15.2%	12.1%
<b>Jones</b>	16.6%	14.5%
<b>Monroe</b>	12.9%	15.8%
<b>Peach</b>	24.6%	25.6%
<b>Pulaski</b>	15.7%	23.5%
<b>Putnam</b>	14.0%	13.4%
<b>Twiggs</b>	28.7%	13.5%
<b>Wilkinson</b>	21.3%	13.9%
<b>Region</b>	<b>20.5%</b>	<b>17.0%</b>
<b>Georgia</b>	18.2%	12.4%
<b>United States</b>	15.4%	14.4%

Source: U.S. Census Bureau, 2009-2013 ACS 5-Year Estimates

<b>Table 1.18 -- Median Household Income (2013)</b>	
<b>County</b>	<b>Median Household Income</b>
<b>Baldwin</b>	\$32,751
<b>Macon-Bibb</b>	\$37,550
<b>Crawford</b>	\$41,586
<b>Houston</b>	\$54,893
<b>Jones</b>	\$51,497
<b>Monroe</b>	\$48,630
<b>Peach</b>	\$39,844
<b>Pulaski</b>	\$41,550
<b>Putnam</b>	\$44,764
<b>Twiggs</b>	\$31,234
<b>Wilkinson</b>	\$36,173
<b>Region</b>	<b>\$43,849</b>
<b>Georgia</b>	\$49,179
<b>United States</b>	\$53,046

Source: U.S. Census Bureau, 2009-2013 ACS 5-Year Estimates

**Table 1.19 -- Baldwin County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	2,353	2,790	2,804	2,656	2,429	2,228	2,154
\$10,000 - \$19,999	2,775	3,208	3,225	3,054	2,792	2,562	2,476
\$20,000 - \$29,999	2,247	2,262	2,273	2,153	1,969	1,806	1,746
\$30,000 - \$44,999	2,569	2,549	2,747	2,855	2,714	2,489	2,407
\$45,000 - \$59,999	1,857	1,729	1,915	2,192	2,554	2,857	2,972
\$60,000 - \$74,999	1,460	1,631	1,806	2,067	2,409	2,895	3,402
\$75,000 - \$99,999	1,551	1,543	1,709	1,956	2,279	2,738	3,219
\$100,000 - \$124,999	879	814	901	1,032	1,202	1,444	1,698
\$125,000 - \$149,999	331	588	651	745	868	1,043	1,227
\$150,000 - \$199,999	378	257	285	326	380	457	537
\$200,000 or More	137	142	158	180	210	252	297

Source: Woods & Poole Economics, 2015

**Table 1.20 -- Macon-Bibb County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	8,150	9,078	8,370	7,662	6,847	5,436	4,321
\$10,000 - \$19,999	9,718	10,052	9,268	8,484	7,583	6,020	4,785
\$20,000 - \$29,999	7,558	8,272	7,627	6,981	6,240	4,954	3,938
\$30,000 - \$44,999	8,991	8,849	8,738	8,081	7,223	5,734	4,558
\$45,000 - \$59,999	7,032	7,500	8,436	9,269	9,628	8,399	6,676
\$60,000 - \$74,999	5,376	5,865	6,599	7,296	8,118	9,824	10,104
\$75,000 - \$99,999	5,457	5,245	5,900	6,524	7,260	8,833	11,165
\$100,000 - \$124,999	3,464	3,293	3,704	4,096	4,558	5,545	7,009
\$125,000 - \$149,999	1,840	1,803	2,028	2,243	2,496	3,036	3,838
\$150,000 - \$199,999	1,238	1,471	1,654	1,830	2,036	2,477	3,131
\$200,000 or More	1,524	1,602	1,802	1,993	2,218	2,698	3,411

Source: Woods & Poole Economics, 2015

**Table 1.21 -- Crawford County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	642	783	775	767	759	747	731
\$10,000 - \$19,999	681	484	479	475	469	461	451
\$20,000 - \$29,999	542	577	570	565	558	549	538
\$30,000 - \$44,999	830	1,246	1,290	1,304	1,291	1,272	1,244
\$45,000 - \$59,999	612	658	765	867	966	1,113	1,227
\$60,000 - \$74,999	329	479	556	631	704	850	1,067
\$75,000 - \$99,999	559	464	539	611	683	823	1,035
\$100,000 - \$124,999	288	373	433	491	548	661	831
\$125,000 - \$149,999	105	73	84	96	107	129	162
\$150,000 - \$199,999	136	93	108	122	136	164	207
\$200,000 or More	90	33	38	43	48	58	73

Source: Woods & Poole Economics, 2015

**Table 1.22 -- Houston County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	3,976	4,097	4,040	3,906	3,708	3,268	2,904
\$10,000 - \$19,999	4,955	5,685	5,606	5,419	5,145	4,535	4,030
\$20,000 - \$29,999	5,511	6,033	5,949	5,751	5,461	4,812	4,276
\$30,000 - \$44,999	8,317	9,032	8,907	8,610	8,175	7,205	6,401
\$45,000 - \$59,999	6,424	7,053	7,182	6,944	6,592	5,810	5,163
\$60,000 - \$74,999	6,494	6,994	8,103	9,151	9,708	9,003	8,001
\$75,000 - \$99,999	8,418	8,860	10,266	11,870	13,730	18,077	21,356
\$100,000 - \$124,999	4,223	4,918	5,698	6,587	7,619	10,178	13,949
\$125,000 - \$149,999	2,044	2,521	2,921	3,377	3,906	5,219	7,152
\$150,000 - \$199,999	1,986	1,775	2,057	2,378	2,750	3,674	5,035
\$200,000 or More	1,047	1,366	1,583	1,830	2,117	2,828	3,876

Source: Woods & Poole Economics, 2015

**Table 1.23 -- Jones County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	992	825	799	766	751	709	738
\$10,000 - \$19,999	826	1,214	1,175	1,127	1,104	1,042	1,085
\$20,000 - \$29,999	1,476	1,495	1,448	1,388	1,360	1,284	1,336
\$30,000 - \$44,999	1,618	1,748	1,693	1,623	1,591	1,502	1,563
\$45,000 - \$59,999	1,574	1,641	1,781	1,749	1,713	1,617	1,684
\$60,000 - \$74,999	1,151	1,175	1,453	1,765	1,966	2,042	2,125
\$75,000 - \$99,999	1,268	1,677	2,073	2,530	2,964	4,042	5,033
\$100,000 - \$124,999	841	825	1,019	1,244	1,459	1,989	2,540
\$125,000 - \$149,999	355	310	383	468	548	748	955
\$150,000 - \$199,999	314	383	473	578	677	924	1,180
\$200,000 or More	170	270	334	408	478	652	833

*Source: Woods & Poole Economics, 2015*

**Table 1.24 -- Monroe County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	635	664	657	628	587	566	578
\$10,000 - \$19,999	1,126	1,456	1,441	1,377	1,287	1,240	1,267
\$20,000 - \$29,999	1,428	1,643	1,625	1,552	1,452	1,399	1,430
\$30,000 - \$44,999	1,586	1,413	1,399	1,336	1,249	1,204	1,231
\$45,000 - \$59,999	1,088	1,530	1,722	1,829	1,775	1,712	1,749
\$60,000 - \$74,999	770	884	1,034	1,224	1,457	1,690	1,830
\$75,000 - \$99,999	1,215	1,240	1,450	1,715	2,041	2,553	3,127
\$100,000 - \$124,999	854	830	970	1,149	1,367	1,709	2,094
\$125,000 - \$149,999	418	550	643	762	906	1,132	1,388
\$150,000 - \$199,999	330	261	305	361	429	537	658
\$200,000 or More	225	89	105	124	147	184	225

*Source: Woods & Poole Economics, 2015*

**Table 1.25 -- Peach County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	1,194	1,414	1,395	1,313	1,219	1,068	1,022
\$10,000 - \$19,999	1,649	1,630	1,607	1,512	1,403	1,230	1,177
\$20,000 - \$29,999	1,083	1,097	1,081	1,018	944	828	792
\$30,000 - \$44,999	1,508	1,603	1,609	1,516	1,407	1,232	1,180
\$45,000 - \$59,999	1,267	1,284	1,418	1,571	1,633	1,514	1,449
\$60,000 - \$74,999	935	978	1,081	1,223	1,378	1,674	1,845
\$75,000 - \$99,999	954	1,273	1,408	1,591	1,793	2,188	2,539
\$100,000 - \$124,999	588	617	682	771	869	1,060	1,231
\$125,000 - \$149,999	361	408	450	509	574	700	813
\$150,000 - \$199,999	337	257	284	321	362	441	513
\$200,000 or More	106	79	87	99	111	136	158

Source: Woods & Poole Economics, 2015

**Table 1.26 -- Pulaski County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	418	647	636	592	514	392	335
\$10,000 - \$19,999	833	778	764	710	618	471	403
\$20,000 - \$29,999	796	464	456	423	369	281	240
\$30,000 - \$44,999	735	814	831	811	712	543	464
\$45,000 - \$59,999	579	744	797	886	1,012	1,039	929
\$60,000 - \$74,999	315	376	404	448	524	692	836
\$75,000 - \$99,999	450	323	346	384	449	592	718
\$100,000 - \$124,999	243	290	311	345	403	532	645
\$125,000 - \$149,999	12	38	41	45	53	70	84
\$150,000 - \$199,999	53	78	84	93	109	143	174
\$200,000 or More	13	11	11	13	15	19	23

Source: Woods & Poole Economics, 2015

**Table 1.27 -- Putnam County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	857	738	687	642	624	584	571
\$10,000 - \$19,999	1,067	1,406	1,308	1,223	1,188	1,112	1,088
\$20,000 - \$29,999	1,322	1,600	1,488	1,391	1,351	1,265	1,237
\$30,000 - \$44,999	1,589	1,743	1,736	1,623	1,578	1,475	1,443
\$45,000 - \$59,999	1,103	905	1,124	1,297	1,353	1,298	1,269
\$60,000 - \$74,999	857	970	1,205	1,455	1,652	2,060	2,355
\$75,000 - \$99,999	680	668	830	1,001	1,138	1,441	1,794
\$100,000 - \$124,999	404	542	674	813	924	1,170	1,456
\$125,000 - \$149,999	289	333	414	500	568	719	895
\$150,000 - \$199,999	161	220	274	330	376	476	592
\$200,000 or More	283	295	367	442	503	637	792

Source: Woods & Poole Economics, 2015

**Table 1.28 -- Twiggs County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	504	590	530	449	412	337	270
\$10,000 - \$19,999	838	726	653	554	506	415	333
\$20,000 - \$29,999	731	525	472	401	366	300	240
\$30,000 - \$44,999	400	592	647	633	590	482	386
\$45,000 - \$59,999	373	323	373	447	485	505	420
\$60,000 - \$74,999	251	285	329	395	430	507	607
\$75,000 - \$99,999	264	277	320	383	416	491	614
\$100,000 - \$124,999	114	100	116	139	151	178	222
\$125,000 - \$149,999	55	97	112	134	146	172	215
\$150,000 - \$199,999	61	143	165	198	215	254	317
\$200,000 or More	25	21	24	29	31	37	46

Source: Woods & Poole Economics, 2015

**Table 1.29 -- Wilkinson County Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	566	392	359	322	286	224	191
\$10,000 - \$19,999	467	511	467	418	371	292	249
\$20,000 - \$29,999	519	586	535	480	426	334	285
\$30,000 - \$44,999	615	625	598	538	476	374	319
\$45,000 - \$59,999	418	483	543	592	600	504	430
\$60,000 - \$74,999	312	406	455	508	564	671	698
\$75,000 - \$99,999	459	480	537	601	666	800	913
\$100,000 - \$124,999	180	149	167	187	207	248	283
\$125,000 - \$149,999	53	69	77	86	96	115	131
\$150,000 - \$199,999	27	8	9	10	11	14	16
\$200,000 or More	45	32	36	40	44	53	61

Source: Woods & Poole Economics, 2015

**Table 1.30 -- Middle Georgia Region Households by Income (2010 - 2050)**

Household Income	2010	2015	2020	2025	2030	2040	2050
Less than \$10,000	20,287	22,018	21,052	19,703	18,136	15,559	13,815
\$10,000 - \$19,999	24,935	27,150	25,993	24,353	22,466	19,380	17,344
\$20,000 - \$29,999	23,213	24,554	23,524	22,103	20,496	17,812	16,058
\$30,000 - \$44,999	28,758	30,214	30,195	28,930	27,006	23,512	21,196
\$45,000 - \$59,999	22,327	23,850	26,056	27,643	28,311	26,368	23,968
\$60,000 - \$74,999	18,250	20,043	23,025	26,163	28,910	31,908	32,870
\$75,000 - \$99,999	21,275	22,050	25,378	29,166	33,419	42,578	51,513
\$100,000 - \$124,999	12,078	12,751	14,675	16,854	19,307	24,714	31,958
\$125,000 - \$149,999	5,863	6,790	7,804	8,965	10,268	13,083	16,860
\$150,000 - \$199,999	5,021	4,946	5,698	6,547	7,481	9,561	12,360
\$200,000 or More	3,665	3,940	4,545	5,201	5,922	7,554	9,795

Source: Woods & Poole Economics, 2015

## ECONOMIC DEVELOPMENT DATA TABLES

Table 2.1 – Bachelor’s Degrees

Table 2.2 – Labor Force Participation

Table 2.3 – Labor Force Participation by Education

Table 2.4 – Regional Employment by Type and Industry Sector (2001-2013)

Table 2.5 – Wages and Salaries by County (1970-2013)

Table 2.6 – Commuting Patterns (2013)

Table 2.7 – Daytime Population (2010)

Table 2.8 – Future Economic Performance Projections (2010-2050)

County	Total Degrees
<b>Baldwin</b>	4221
<b>Macon-Bibb</b>	18539
<b>Crawford</b>	835
<b>Houston</b>	19232
<b>Jones</b>	2824
<b>Monroe</b>	3028
<b>Peach</b>	2557
<b>Pulaski</b>	651
<b>Putnam</b>	2140
<b>Twiggs</b>	523
<b>Wilkinson</b>	421

Source: U.S. Census, 09-13 ACS 5-Year Est.

County	Prct in Labor Force	Unemployment Rate
<b>Baldwin</b>	49.0%	9.8%
<b>Macon-Bibb</b>	57.7%	11.8%
<b>Crawford</b>	57.1%	12.4%
<b>Houston</b>	66.4%	10.7%
<b>Jones</b>	60.8%	9.5%
<b>Monroe</b>	57.8%	10.0%
<b>Peach</b>	59.4%	14.0%
<b>Pulaski</b>	46.9%	10.8%
<b>Putnam</b>	56.6%	8.1%
<b>Twiggs</b>	42.9%	13.2%
<b>Wilkinson</b>	46.4%	7.7%

Source: U.S. Census Bureau, 2009-2013 ACS 5-Year Estimates

<b>Table 2.3 -- Labor Force Participation by Education</b>				
<b>County</b>	<b>No High School Diploma</b>		<b>High School Diploma (or Equivalent)</b>	
	<b>Prct in Labor Force</b>	<b>Unemployment Rate</b>	<b>Prct in Labor Force</b>	<b>Unemployment Rate</b>
<b>Baldwin</b>	31.8%	12.9%	58.3%	11.8%
<b>Macon-Bibb</b>	48.0%	24.8%	67.0%	11.8%
<b>Crawford</b>	58.6%	16.6%	74.4%	11.4%
<b>Houston</b>	62.5%	12.6%	72.0%	11.4%
<b>Jones</b>	46.6%	22.9%	72.5%	9.0%
<b>Monroe</b>	53.9%	18.5%	65.6%	11.1%
<b>Peach</b>	70.9%	26.2%	74.7%	11.8%
<b>Pulaski</b>	29.8%	20.7%	51.3%	6.9%
<b>Putnam</b>	61.5%	23.2%	69.4%	6.0%
<b>Twiggs</b>	32.1%	9.6%	50.8%	11.9%
<b>Wilkinson</b>	47.9%	12.6%	55.0%	5.3%
<b>County</b>	<b>Some College or Associate's Degree</b>		<b>Bachelor's Degree or Higher</b>	
	<b>Prct in Labor Force</b>	<b>Unemployment Rate</b>	<b>Prct in Labor Force</b>	<b>Unemployment Rate</b>
<b>Baldwin</b>	69.1%	7.0%	84.7%	2.0%
<b>Macon-Bibb</b>	78.3%	8.4%	82.9%	3.8%
<b>Crawford</b>	67.2%	8.2%	86.6%	6.1%
<b>Houston</b>	80.9%	6.5%	87.0%	3.9%
<b>Jones</b>	79.5%	4.3%	84.7%	6.0%
<b>Monroe</b>	78.5%	5.3%	81.2%	1.7%
<b>Peach</b>	81.4%	11.5%	79.5%	2.8%
<b>Pulaski</b>	64.1%	13.4%	75.6%	0.0%
<b>Putnam</b>	78.5%	7.2%	78.3%	1.3%
<b>Twiggs</b>	77.5%	6.7%	76.7%	2.5%
<b>Wilkinson</b>	68.2%	4.4%	88.6%	5.9%

Source: U.S. Census Bureau, 2009-2013 ACS 5-Year Estimates

<b>Table 2.4 -- Regional Employment by Type and Industry Sector (2001 - 2013)</b>							
Description	2001	2003	2005	2007	2009	2011	2013
Total employment	237,892	244,269	256,450	265,552	259,993	259,285	263,828
<b>By type</b>							
Wage and salary employment	202,121	204,316	208,803	212,213	204,844	199,973	203,000
Proprietors employment	35,771	39,953	47,647	53,339	55,149	59,312	60,828
Farm proprietors employment	2,204	1,898	1,837	1,743	1,711	1,699	1,640
Nonfarm proprietors employment	33,567	38,055	45,810	51,596	53,438	57,613	59,188
<b>By industry</b>							
Farm employment	3,012	2,688	2,785	2,502	2,511	2,421	2,368
Nonfarm employment	234,880	241,581	253,665	263,050	257,482	256,864	261,460
Private nonfarm employment	181,708	186,366	197,648	205,364	199,836	200,078	207,295
Forestry, fishing, and related activities	354	354	335	303	384	289	114
Mining	1,237	1,048	1,003	1,137	1,020	1,165	1,185
Utilities	174	171	173	188	294	233	(D)
Construction	12,460	13,061	14,366	15,028	12,562	10,957	9,880
Manufacturing	24,185	21,299	20,142	19,059	16,549	15,008	15,096
Wholesale trade	5,209	1,500	1,709	5,536	5,187	4,669	3,979
Retail trade	27,676	28,318	28,723	29,403	27,984	29,661	30,008
Transportation and warehousing	1,248	5,658	2,652	2,672	3,265	3,472	3,555
Information	3,494	3,431	3,366	3,049	2,487	2,399	2,268
Finance and insurance	10,668	11,126	11,709	12,552	13,800	14,412	14,677
Real estate and rental and leasing	6,410	6,618	7,932	8,974	8,498	8,471	8,734
Professional, scientific, & technical services	8,554	9,495	10,652	11,274	11,488	10,414	10,884
Management of companies and enterprises	1,466	1,594	1,810	2,055	2,063	2,464	2,516
Administrative & waste management services	10,584	11,633	14,951	14,911	14,285	14,764	16,467
Educational services	4,054	4,516	4,646	4,550	4,592	4,643	4,774
Health care and social assistance	18,578	22,688	23,540	25,882	26,088	26,359	27,816
Arts, entertainment, and recreation	2,597	2,349	2,699	2,855	2,920	3,016	3,195
Accommodation and food services	14,591	16,290	17,004	17,862	17,575	17,861	18,861
Other services, except public administration	12,835	14,143	14,247	15,139	15,759	17,648	18,359
Government and government enterprises	53,172	55,215	56,017	57,686	57,646	56,786	54,165
Federal, civilian	14,227	14,605	14,616	15,650	16,366	18,350	16,998
Military	6,448	7,194	7,006	6,364	5,467	5,349	5,168
State and local	32,497	33,416	34,395	35,672	35,813	33,087	31,983
State government	12,337	12,342	12,535	12,685	12,400	10,405	9,750
Local government	20,160	21,074	21,860	22,987	23,413	22,682	22,233

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Source: Bureau of Economic Analysis, 2015

Table 2.5 -- Wages and Salaries by County (1970 - 2013)							
County	Description	1970	1980	1990	2000	2010	2013
<b>Baldwin</b>	Wages & salaries (in thousands)	\$ 57,133	\$ 171,739	\$ 345,318	\$ 482,029	\$ 522,962	\$ 540,626
	Wage & salary employment	11,733	15,696	19,455	19,976	16,838	16,389
	Avg. wage per job (non-adjusted)	\$ 4,869	\$ 10,942	\$ 17,750	\$ 24,130	\$ 31,058	\$ 32,987
<b>Macon-Bibb</b>	Wages & salaries (in thousands)	\$ 328,876	\$ 808,081	\$ 1,768,080	\$ 2,872,277	\$ 3,268,365	\$ 3,524,886
	Wage & salary employment	60,006	67,868	84,055	96,641	85,667	86,858
	Avg. wage per job (non-adjusted)	\$ 5,481	\$ 11,907	\$ 21,035	\$ 29,721	\$ 38,152	\$ 40,582
<b>Crawford</b>	Wages & salaries (in thousands)	\$ 3,801	\$ 8,685	\$ 15,628	\$ 33,552	\$ 42,747	\$ 46,416
	Wage & salary employment	1,133	1,144	1,240	1,644	1,440	1,471
	Avg. wage per job (non-adjusted)	\$ 3,355	\$ 7,592	\$ 12,603	\$ 20,409	\$ 29,685	\$ 31,554
<b>Houston</b>	Wages & salaries (in thousands)	\$ 292,734	\$ 525,464	\$ 958,359	\$ 1,638,743	\$ 2,865,513	\$ 2,875,504
	Wage & salary employment	38,594	37,018	44,838	52,181	64,673	64,246
	Avg. wage per job (non-adjusted)	\$ 7,585	\$ 14,195	\$ 21,374	\$ 31,405	\$ 44,308	\$ 44,758
<b>Jones</b>	Wages & salaries (in thousands)	\$ 8,393	\$ 19,627	\$ 45,128	\$ 83,791	\$ 123,285	\$ 152,724
	Wage & salary employment	2,110	2,140	2,872	3,602	3,981	4,732
	Avg. wage per job (non-adjusted)	\$ 3,978	\$ 9,171	\$ 15,713	\$ 23,262	\$ 30,968	\$ 32,275
<b>Monroe</b>	Wages & salaries (in thousands)	\$ 16,267	\$ 80,649	\$ 99,885	\$ 138,908	\$ 245,637	\$ 271,030
	Wage & salary employment	4,164	6,750	6,031	5,539	6,745	7,457
	Avg. wage per job (non-adjusted)	\$ 3,907	\$ 11,948	\$ 16,562	\$ 25,078	\$ 36,418	\$ 36,346
<b>Peach</b>	Wages & salaries (in thousands)	\$ 20,755	\$ 72,049	\$ 150,273	\$ 243,308	\$ 278,165	\$ 320,150
	Wage & salary employment	4,887	6,728	7,848	9,075	8,388	8,866
	Avg. wage per job (non-adjusted)	\$ 4,247	\$ 10,709	\$ 19,148	\$ 26,811	\$ 33,162	\$ 36,110
<b>Pulaski</b>	Wages & salaries (in thousands)	\$ 9,748	\$ 20,524	\$ 39,401	\$ 84,138	\$ 95,369	\$ 98,414
	Wage & salary employment	2,775	2,521	2,801	3,499	2,964	2,838
	Avg. wage per job (non-adjusted)	\$ 3,513	\$ 8,141	\$ 14,067	\$ 24,046	\$ 32,176	\$ 34,677
<b>Putnam</b>	Wages & salaries (in thousands)	\$ 12,129	\$ 46,906	\$ 86,464	\$ 176,374	\$ 199,384	\$ 190,749
	Wage & salary employment	3,030	4,172	4,932	6,926	6,633	5,765
	Avg. wage per job (non-adjusted)	\$ 4,003	\$ 11,243	\$ 17,531	\$ 25,465	\$ 30,059	\$ 33,087
<b>Twiggs</b>	Wages & salaries (in thousands)	\$ 11,930	\$ 31,837	\$ 57,607	\$ 67,486	\$ 41,006	\$ 42,681
	Wage & salary employment	2,042	2,224	2,163	1,913	1,232	1,271
	Avg. wage per job (non-adjusted)	\$ 5,842	\$ 14,315	\$ 26,633	\$ 35,278	\$ 33,284	\$ 33,581
<b>Wilkinson</b>	Wages & salaries (in thousands)	\$ 14,504	\$ 44,641	\$ 89,413	\$ 116,523	\$ 135,053	\$ 149,031
	Wage & salary employment	2,674	3,346	3,672	3,568	3,118	3,107
	Avg. wage per job (non-adjusted)	\$ 5,424	\$ 13,342	\$ 24,350	\$ 32,658	\$ 43,314	\$ 47,966
<b>Regional</b>	Wages & salaries (in thousands)	\$ 776,270	\$ 1,830,202	\$ 3,655,556	\$ 5,937,129	\$ 7,817,486	\$ 8,212,211
	Wage & salary employment	133,148	149,607	179,907	204,564	201,679	203,000
	Avg. wage per job (non-adjusted)	\$ 5,830	\$ 12,233	\$ 20,319	\$ 29,023	\$ 38,762	\$ 40,454
<b>Georgia</b>	Wages & salaries (in thousands)	\$ 10,894,638	\$ 29,713,193	\$ 69,689,957	\$ 141,824,901	\$ 181,160,205	\$ 200,895,815
	Wage & salary employment	1,849,605	2,377,591	3,182,256	4,132,965	4,032,804	4,200,830
	Avg. wage per job (non-adjusted)	\$ 5,890	\$ 12,497	\$ 21,900	\$ 34,316	\$ 44,922	\$ 47,823
<b>United States</b>	Wages & salaries (in thousands)	\$ 545,441	\$ 1,366,990	\$ 2,729,857	\$ 4,823,765	\$ 6,368,897	\$ 7,110,424
	Wage & salary employment	78,793,000	97,646,000	116,544,000	137,610,000	135,526,000	142,173,000
	Avg. wage per job (non-adjusted)	\$ 6,922	\$ 13,999	\$ 23,423	\$ 35,054	\$ 46,994	\$ 50,012

Source: Bureau of Economic Analysis, 2015

County	Commute within County	Commute out of County	Commute into County
<b>Baldwin</b>	5,333 21%	12,118 48%	7,729 31%
<b>Macon-Bibb</b>	31,952 32%	20,985 21%	45,648 46%
<b>Crawford</b>	509 9%	4,417 76%	893 15%
<b>Houston</b>	20,754 34%	20,606 34%	19,754 32%
<b>Jones</b>	1,525 11%	10,663 74%	2,285 16%
<b>Monroe</b>	1,847 13%	7,066 49%	5,623 39%
<b>Peach</b>	1,863 11%	8,704 53%	5,922 36%
<b>Pulaski</b>	839 17%	2,451 49%	1,749 35%
<b>Putnam</b>	2,243 25%	3,770 42%	3,012 33%
<b>Twiggs</b>	376 6%	3,879 58%	2,455 37%
<b>Wilkinson</b>	765 16%	2,207 45%	1,880 39%

Source: U.S. Census Bureau, Center for Economic Studies, 2013

County	Resident Pop	Estimated Daytime Pop	Daytime Pop Change	Prct Daytime Pop Change
<b>Baldwin</b>	46,905	48,063	1,158	2.5%
<b>Macon-Bibb</b>	154,810	175,779	20,969	13.5%
<b>Crawford</b>	12,821	9,238	-3,583	-27.9%
<b>Houston</b>	134,880	136,760	1,880	1.4%
<b>Jones</b>	28,292	20,409	-7,883	-27.9%
<b>Monroe</b>	25,864	21,785	-4,079	-15.8%
<b>Peach</b>	26,883	25,735	-1,148	-4.3%
<b>Pulaski</b>	11,632	10,198	-1,434	-12.3%
<b>Putnam</b>	20,925	19,467	-1,458	-7.0%
<b>Twiggs</b>	9,385	7,910	-1,475	-15.7%
<b>Wilkinson</b>	9,685	9,393	-292	-3.0%
<b>Region</b>	482,082	484,737	2,655	0.6%

Source: U.S. Census Bureau, 2006-2010 ACS 5-Year Estimates

Table 2.8 -- Future Economic Performance Projections (2010 - 2050)								
County	Economic Factor	2010	2015	2020	2025	2030	2040	2050
Baldwin	Total Employment	21,600	22,220	23,620	24,980	26,290	28,740	31,160
	Total Earnings (2009\$)	\$ 734,340,000	\$ 724,200,000	\$ 798,350,000	\$ 863,480,000	\$ 928,610,000	\$ 1,059,730,000	\$ 1,197,860,000
	Total Retail Sales (2009\$)	\$ 514,030,000	\$ 584,400,000	\$ 625,930,000	\$ 662,950,000	\$ 697,490,000	\$ 766,510,000	\$ 846,100,000
	Gross County Prod. (2009\$)	\$ 1,126,410,000	\$ 1,210,740,000	\$ 1,322,390,000	\$ 1,436,140,000	\$ 1,550,350,000	\$ 1,781,680,000	\$ 2,027,430,000
Macon-Bibb	Total Employment	106,510	112,580	119,830	126,900	133,580	145,400	155,840
	Total Earnings (2009\$)	\$ 4,346,590,000	\$ 4,606,350,000	\$ 5,133,790,000	\$ 5,703,000,000	\$ 6,304,140,000	\$ 7,587,830,000	\$ 9,003,730,000
	Total Retail Sales (2009\$)	\$ 2,620,910,000	\$ 2,911,430,000	\$ 3,058,380,000	\$ 3,176,980,000	\$ 3,278,280,000	\$ 3,465,480,000	\$ 3,679,630,000
	Gross County Prod. (2009\$)	\$ 7,186,720,000	\$ 7,506,600,000	\$ 8,392,360,000	\$ 9,347,770,000	\$ 10,355,820,000	\$ 12,501,560,000	\$ 14,849,720,000
Crawford	Total Employment	4,160	4,610	5,020	5,450	5,880	6,780	7,780
	Total Earnings (2009\$)	\$ 68,870,000	\$ 107,640,000	\$ 118,980,000	\$ 130,990,000	\$ 143,570,000	\$ 171,470,000	\$ 205,140,000
	Total Retail Sales (2009\$)	\$ 17,690,000	\$ 20,020,000	\$ 22,070,000	\$ 24,060,000	\$ 26,050,000	\$ 30,340,000	\$ 35,470,000
	Gross County Prod. (2009\$)	\$ 146,560,000	\$ 181,310,000	\$ 201,440,000	\$ 223,140,000	\$ 246,210,000	\$ 298,220,000	\$ 361,460,000
Houston	Total Employment	78,750	83,010	89,530	96,180	102,870	116,230	130,150
	Total Earnings (2009\$)	\$ 3,910,360,000	\$ 398,520,000	\$ 4,396,410,000	\$ 4,839,800,000	\$ 5,311,720,000	\$ 6,346,320,000	\$ 7,530,570,000
	Total Retail Sales (2009\$)	\$ 1,669,080,000	\$ 1,991,740,000	\$ 2,187,080,000	\$ 2,374,830,000	\$ 2,561,600,000	\$ 2,958,830,000	\$ 3,432,830,000
	Gross County Prod. (2009\$)	\$ 6,469,390,000	\$ 6,492,250,000	\$ 7,184,240,000	\$ 7,928,580,000	\$ 8,719,750,000	\$ 10,447,400,000	\$ 12,408,650,000
Jones	Total Employment	6,500	7,680	8,480	9,310	10,150	11,870	13,740
	Total Earnings (2009\$)	\$ 186,770,000	\$ 222,460,000	\$ 253,420,000	\$ 286,750,000	\$ 322,101,000	\$ 399,630,000	\$ 491,270,000
	Total Retail Sales (2009\$)	\$ 79,070,000	\$ 90,470,000	\$ 101,630,000	\$ 112,890,000	\$ 124,560,000	\$ 150,570,000	\$ 182,800,000
	Gross County Prod. (2009\$)	\$ 319,580,000	\$ 338,850,000	\$ 382,850,000	\$ 434,000,000	\$ 492,310,000	\$ 634,310,000	\$ 817,960,000
Monroe	Total Employment	8,780	9,920	10,800	11,680	12,550	14,210	15,910
	Total Earnings (2009\$)	\$ 337,420,000	\$ 393,700,000	\$ 439,570,000	\$ 487,350,000	\$ 536,120,000	\$ 636,420,000	\$ 744,270,000
	Total Retail Sales (2009\$)	\$ 126,920,000	\$ 147,760,000	\$ 163,620,000	\$ 179,160,000	\$ 194,890,000	\$ 228,920,000	\$ 270,100,000
	Gross County Prod. (2009\$)	\$ 565,090,000	\$ 646,920,000	\$ 724,580,000	\$ 805,540,000	\$ 888,190,000	\$ 1,057,680,000	\$ 1,238,250,000
Peach	Total Employment	10,111	11,170	11,910	12,640	13,330	14,640	16,000
	Total Earnings (2009\$)	\$ 398,450,000	\$ 463,190,000	\$ 501,610,000	\$ 540,330,000	\$ 577,540,000	\$ 650,580,000	\$ 727,930,000
	Total Retail Sales (2009\$)	\$ 331,440,000	\$ 363,800,000	\$ 391,820,000	\$ 417,310,000	\$ 441,510,000	\$ 490,620,000	\$ 547,640,000
	Gross County Prod. (2009\$)	\$ 623,400,000	\$ 704,110,000	\$ 773,610,000	\$ 845,750,000	\$ 918,610,000	\$ 1,079,200,000	\$ 1,296,520,000
Pulaski	Total Employment	4,380	4,480	4,690	4,880	5,050	5,320	5,540
	Total Earnings (2009\$)	\$ 127,520,000	\$ 145,490,000	\$ 156,430,000	\$ 167,570,000	\$ 178,670,000	\$ 200,580,000	\$ 222,770,000
	Total Retail Sales (2009\$)	\$ 93,190,000	\$ 101,080,000	\$ 160,560,000	\$ 111,080,000	\$ 115,030,000	\$ 122,460,000	\$ 130,960,000
	Gross County Prod. (2009\$)	\$ 210,820,000	\$ 230,220,000	\$ 251,500,000	\$ 273,240,000	\$ 294,950,000	\$ 33,820,000	\$ 380,760,000
Putnam	Total Employment	9,670	9,180	10,000	10,810	11,600	13,100	14,590
	Total Earnings (2009\$)	\$ 298,820,000	\$ 309,720,000	\$ 348,890,000	\$ 390,100,000	\$ 432,530,000	\$ 522,180,000	\$ 621,910,000
	Total Retail Sales (2009\$)	\$ 210,170,000	\$ 241,270,000	\$ 265,910,000	\$ 289,610,000	\$ 313,050,000	\$ 362,240,000	\$ 419,560,000
	Gross County Prod. (2009\$)	\$ 504,140,000	\$ 515,980,000	\$ 582,410,000	\$ 652,410,000	\$ 724,590,000	\$ 877,000,000	\$ 1,045,620,000
Twiggs	Total Employment	2,540	2,700	2,890	3,080	3,260	3,590	3,900
	Total Earnings (2009\$)	\$ 54,050,000	\$ 59,490,000	\$ 71,730,000	\$ 83,980,000	\$ 96,230,000	\$ 120,720,000	\$ 145,210,000
	Total Retail Sales (2009\$)	\$ 29,330,000	\$ 30,080,000	\$ 30,940,000	\$ 32,340,000	\$ 33,430,000	\$ 35,930,000	\$ 37,780,000
	Gross County Prod. (2009\$)	\$ 98,290,000	\$ 102,290,000	\$ 109,930,000	\$ 117,530,000	\$ 124,920,000	\$ 138,260,000	\$ 151,190,000
Wilkinson	Total Employment	4,000	4,300	4,460	4,610	4,730	4,940	5,120
	Total Earnings (2009\$)	\$ 174,020,000	\$ 186,110,000	\$ 197,170,000	\$ 208,230,000	\$ 218,600,000	\$ 238,090,000	\$ 257,360,000
	Total Retail Sales (2009\$)	\$ 23,170,000	\$ 25,580,000	\$ 26,660,000	\$ 27,480,000	\$ 28,140,000	\$ 29,280,000	\$ 30,610,000
	Gross County Prod. (2009\$)	\$ 310,710,000	\$ 316,360,000	\$ 323,910,000	\$ 330,850,000	\$ 336,390,000	\$ 344,660,000	\$ 351,400,000
Region	Total Employment	257,001	271,850	291,230	310,520	329,290	364,820	399,730
	Total Earnings (2009\$)	\$ 10,637,210,000	\$ 7,616,870,000	\$ 12,416,350,000	\$ 13,701,580,000	\$ 15,049,831,000	\$ 17,933,550,000	\$ 21,148,020,000
	Total Retail Sales (2009\$)	\$ 5,715,000,000	\$ 6,507,630,000	\$ 7,034,600,000	\$ 7,408,690,000	\$ 7,814,030,000	\$ 8,641,180,000	\$ 9,613,480,000
	Gross Regional Prod. (2009\$)	\$ 17,561,110,000	\$ 18,245,630,000	\$ 20,249,220,000	\$ 22,394,950,000	\$ 24,652,090,000	\$ 29,193,790,000	\$ 34,928,960,000

Source: Woods & Poole Economics, 2015

## HOUSING DATA TABLES

Table 3.1 – Housing Stock by Type (2013)

Table 3.2 – Housing Occupancy (2013)

Table 3.3 – Housing Condition (2013)

Table 3.4 – Housing Cost (2013)

Table 3.5 – Renter-Occupied Housing Cost Burden (2012)

Table 3.6 – Owner-Occupied Housing Cost Burden (2012)

Table 3.7 – Age of Housing Stock (2013)

Table 3.8 – Homelessness (2013)

County	Single Family		Multi-Family		Manufactured Homes		Others		Total
<b>Baldwin</b>	59.7%	12,017	20.0%	4,023	20.3%	4,075	0.0%	0	20,115
<b>Macon-Bibb</b>	69.2%	48,277	27.8%	19,416	2.9%	2,051	0.0%	32	69,776
<b>Crawford</b>	59.8%	3,151	3.2%	170	37.0%	1,948	0.0%	0	5,269
<b>Houston</b>	74.5%	43,906	17.3%	10,202	8.1%	4,771	0.0%	18	58,897
<b>Jones</b>	74.3%	8,627	4.9%	569	20.8%	2,422	0.0%	0	11,618
<b>Monroe</b>	69.1%	7,441	9.5%	1,025	21.4%	2,300	0.0%	0	10,766
<b>Peach</b>	68.7%	7,610	15.6%	1,729	15.7%	1,737	0.0%	0	11,076
<b>Pulaski</b>	68.7%	3,313	5.7%	277	25.6%	1,233	0.0%	0	4,823
<b>Putnam</b>	65.1%	8,287	5.1%	644	29.9%	3,807	0.0%	0	12,738
<b>Twiggs</b>	54.2%	2,276	2.2%	93	43.6%	1,834	0.0%	0	4,203
<b>Wilkinson</b>	63.9%	2,847	3.7%	165	32.2%	1,437	0.2%	9	4,458
<b>Region</b>	<b>69.1%</b>	<b>147,752</b>	<b>17.9%</b>	<b>38,313</b>	<b>12.9%</b>	<b>27,615</b>	<b>0.0%</b>	<b>59</b>	<b>213,739</b>
<b>State</b>	70.1%	2,870,608	20.5%	839,104	9.3%	382,770	0.1%	2330	4,094,812
<b>National</b>	67.5%	89,145,936	26.0%	34,276,747	6.5%	8,525,947	0.1%	109174	132,057,804

Source: American Community Survey 2013 5-year Estimates

County	Vacant	Vacancy Ratio	Owner-Occupied	Owner-Occupied Vacancy Ratio	Renter-Occupied	Renter-Occupied Vacancy Ratio	Total
<b>Baldwin</b>	3,777	18.8%	9,348	46.5%	6,990	34.8%	20,115
<b>Macon-Bibb</b>	13,191	18.9%	30,803	44.1%	25,782	36.9%	69,776
<b>Crawford</b>	649	12.3%	3,649	69.3%	971	18.4%	5,269
<b>Houston</b>	6,567	11.1%	35,098	59.6%	17,232	29.3%	58,897
<b>Jones</b>	1,234	10.6%	8,214	70.7%	2,170	18.7%	11,618
<b>Monroe</b>	1,216	11.3%	7,290	67.7%	2,260	21.0%	10,766
<b>Peach</b>	1,551	14.0%	6,342	57.3%	3,183	28.7%	11,076
<b>Pulaski</b>	789	16.4%	2,743	56.9%	1,291	26.8%	4,823
<b>Putnam</b>	4,281	33.6%	6,519	51.2%	1,938	15.2%	12,738
<b>Twiggs</b>	1,147	27.3%	2,444	58.1%	612	14.6%	4,203
<b>Wilkinson</b>	1,110	24.9%	2,619	58.7%	729	16.4%	4,458
<b>Region</b>	<b>35,512</b>	<b>16.6%</b>	<b>115,069</b>	<b>53.8%</b>	<b>63,158</b>	<b>29.5%</b>	<b>213,739</b>
<b>State</b>	576,715	14.1%	2,292,030	56.0%	1,226,067	29.9%	4,094,812
<b>National</b>	16,447,588	12.5%	75,075,700	56.9%	40,534,516	30.7%	132,057,804

Source: American Community Survey 2013 5-year Estimates

**Table 3.3 -- Housing Condition (2013)**

County	Housing Units Lacking Complete Plumbing		Housing Units Lacking Complete Kitchen Facilities		No Telephone Service Available		Total
	Percentage	Count	Percentage	Count	Percentage	Count	
<b>Baldwin</b>	0.1%	29	0.2%	45	2.7%	550	20,115
<b>Macon-Bibb</b>	0.4%	297	0.7%	520	2.4%	1,658	69,776
<b>Crawford</b>	0.1%	6	0.1%	6	3.0%	160	5,269
<b>Houston</b>	0.4%	258	0.5%	300	2.6%	1,537	58,897
<b>Jones</b>	0.8%	98	0.8%	91	2.4%	282	11,618
<b>Monroe</b>	0.4%	40	0.5%	53	1.9%	207	10,766
<b>Peach</b>	0.2%	19	0.3%	28	3.0%	329	11,076
<b>Pulaski</b>	1.2%	58	0.1%	5	2.6%	127	4,823
<b>Putnam</b>	0.1%	13	0.0%	5	2.2%	279	12,738
<b>Twiggs</b>	0.4%	16	0.3%	13	1.8%	74	4,203
<b>Wilkinson</b>	0.3%	15	0.3%	15	1.9%	86	4,458
<b>Region</b>	<b>0.4%</b>	<b>849</b>	<b>0.5%</b>	<b>1,081</b>	<b>2.5%</b>	<b>5,289</b>	<b>213,739</b>
<b>State</b>	0.4%	17,116	0.6%	25,889	2.7%	111,557	4,094,812
<b>National</b>	0.4%	572,007	0.8%	1,025,964	2.1%	2,825,796	132,057,804

*Source: American Community Survey 2013 5-year Estimates*

**Table 3.4 -- Housing Cost (2013)**

County	Median Home Value	Median Monthly Gross Rent
<b>Baldwin</b>	\$103,900	\$686
<b>Macon-Bibb</b>	\$123,000	\$736
<b>Crawford</b>	\$90,800	\$690
<b>Houston</b>	\$132,900	\$818
<b>Jones</b>	\$138,900	\$812
<b>Monroe</b>	\$148,300	\$703
<b>Peach</b>	\$120,000	\$647
<b>Pulaski</b>	\$87,300	\$523
<b>Putnam</b>	\$140,600	\$695
<b>Twiggs</b>	\$54,700	\$587
<b>Wilkinson</b>	\$71,600	\$572
<b>State</b>	\$151,300	\$860
<b>National</b>	\$176,700	\$904

*Source: American Community Survey 2013 5-year Estimates*

County	Not Cost Burdened	Cost Burdened	Severely Cost Burdened	Not Available
<b>Baldwin</b>	39.4%	23.1%	28.9%	8.5%
<b>Macon-Bibb</b>	42.8%	22.2%	30.5%	4.5%
<b>Crawford</b>	49.4%	14.4%	31.7%	5.0%
<b>Houston</b>	57.3%	20.0%	20.5%	2.2%
<b>Jones</b>	57.6%	15.4%	21.1%	6.1%
<b>Monroe</b>	51.5%	29.9%	18.1%	0.5%
<b>Peach</b>	48.7%	18.2%	28.2%	5.0%
<b>Pulaski</b>	59.4%	21.9%	8.6%	9.7%
<b>Putnam</b>	39.4%	39.7%	19.5%	1.5%
<b>Twiggs</b>	53.3%	9.7%	18.0%	19.7%
<b>Wilkinson</b>	63.1%	21.5%	9.8%	6.2%
<b>Region</b>	<b>48.2%</b>	<b>21.8%</b>	<b>25.6%</b>	<b>4.5%</b>

*Not Cost Burdened: Housing costs account for less than 30% of the household income*  
*Cost Burdened: Housing costs account for between 30% and 49% of household income.*  
*Severely Cost Burdened: Housing Costs account for greater than 50% of household income.*

Source: Comprehensive Housing Affordability Strategy (CHAS) 2012 5-year Estimates

County	Not Cost Burdened	Cost Burdened	Severely Cost Burdened	Not Available
<b>Baldwin</b>	74.8%	14.6%	9.1%	1.5%
<b>Macon-Bibb</b>	72.4%	15.0%	12.1%	0.6%
<b>Crawford</b>	73.7%	15.0%	10.7%	0.7%
<b>Houston</b>	80.1%	11.2%	7.9%	0.7%
<b>Jones</b>	76.8%	13.5%	8.8%	0.9%
<b>Monroe</b>	73.6%	14.6%	11.3%	0.6%
<b>Peach</b>	73.5%	16.0%	8.8%	1.5%
<b>Pulaski</b>	79.3%	12.0%	7.6%	1.0%
<b>Putnam</b>	70.6%	13.1%	14.7%	1.8%
<b>Twiggs</b>	77.8%	9.4%	10.9%	1.4%
<b>Wilkinson</b>	82.2%	8.6%	8.0%	1.1%
<b>Region</b>	<b>75.8%</b>	<b>13.3%</b>	<b>10.0%</b>	<b>0.9%</b>

*Not Cost Burdened: Housing costs account for less than 30% of the household income*  
*Cost Burdened: Housing costs account for between 30% and 49% of household income.*  
*Severely Cost Burdened: Housing Costs account for greater than 50% of household income.*

Source: Comprehensive Housing Affordability Strategy (CHAS) 2012 5-year Estimates

**Table 3.7 -- Age of Housing Stock (2013)**

County	Built 1939 or Earlier		1940-1949		1950-1959		1960-1969		1970-1979		After 1979		Total
	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	
<b>Baldwin</b>	4.9%	992	3.0%	600	8.2%	1,651	12.4%	2,495	16.2%	3,264	55.2%	11,113	20,115
<b>Macon-Bibb</b>	8.1%	5,674	5.2%	3,625	15.3%	10,685	15.5%	10,821	17.6%	12,269	38.3%	26,702	69,776
<b>Crawford</b>	4.0%	211	2.0%	105	3.2%	169	7.8%	412	16.1%	846	66.9%	3,526	5,269
<b>Houston</b>	1.2%	680	1.6%	921	6.1%	3,581	11.3%	6,635	15.9%	9,390	64.0%	37,690	58,897
<b>Jones</b>	3.3%	388	1.2%	134	3.7%	425	7.2%	831	18.4%	2,143	66.3%	7,697	11,618
<b>Monroe</b>	6.5%	699	1.8%	190	4.0%	436	7.8%	840	14.5%	1,560	65.4%	7,041	10,766
<b>Peach</b>	4.2%	470	2.9%	320	5.4%	595	11.7%	1,301	20.8%	2,303	55.0%	6,087	11,076
<b>Pulaski</b>	8.4%	406	4.8%	230	9.2%	442	13.2%	636	20.0%	967	44.4%	2,142	4,823
<b>Putnam</b>	5.4%	693	0.7%	84	2.3%	292	6.2%	789	10.5%	1,332	75.0%	9,548	12,738
<b>Twiggs</b>	5.6%	234	1.4%	59	5.9%	249	8.5%	359	18.9%	794	59.7%	2,508	4,203
<b>Wilkinson</b>	7.6%	337	4.5%	199	10.6%	474	11.6%	519	16.6%	739	49.1%	2,190	4,458
<b>Region</b>	<b>5.0%</b>	<b>10,784</b>	<b>3.0%</b>	<b>6,467</b>	<b>8.9%</b>	<b>18,999</b>	<b>12.0%</b>	<b>25,638</b>	<b>16.7%</b>	<b>35,607</b>	<b>54.4%</b>	<b>116,244</b>	<b>213,739</b>
<b>State</b>	4.6%	190,273	3.0%	124,120	6.5%	264,474	9.2%	377,034	14.5%	592,895	62.2%	2,546,016	4,094,812
<b>National</b>	13.5%	17,792,390	5.5%	7,231,811	11.0%	14,464,282	11.1%	14,634,125	15.9%	21,042,566	43.1%	56,892,630	132,057,804

*Source: American Community Survey 2013 5-year Estimates*

**Table 3.8 -- Homelessness (2013)**

County	Homeless Individuals	Emergency Shelter Beds
<b>Baldwin</b>	82	12
<b>Bibb</b>	312	289
<b>Crawford</b>	20	0
<b>Houston</b>	170	75
<b>Jones</b>	27	0
<b>Monroe</b>	22	0
<b>Peach</b>	17	0
<b>Pulaski</b>	18	0
<b>Putnam</b>	22	5
<b>Twiggs</b>	12	0
<b>Wilkinson</b>	11	0
<b>Region</b>	<b>713</b>	<b>381</b>

*Source: Georgia Dept. of Community Affairs, 2013 Report on Homelessness*

## NATURAL AND CULTURAL RESOURCES DATA TABLES

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**Table 5.1 -- National Register of Historic Places Listings, Baldwin County**

Resource Name	Location	Date Listed
1) Andalusia	NW of Milledgeville on U.S. 441	2/8/1980
2) Atkinson Hall, Georgia College	Georgia College and State University Campus	1/20/1972
3) Barrowville	E of Milledgeville on GA 22/24	12/14/1978
4) Boykin, Maj. Francis House	10 mi. (16 km) SE of Milledgeville off GA 24	11/14/1978
5) Central Building, State Lunatic Asylum	Broad Street, Milledgeville	7/20/1978
6) Central State Hospital Cemeteries	3 mi. SE of Milledgeville, centered on Cedar Ln, at Central State Hospital, bet. US 441 and GA 112	7/12/2005
7) Devereux-Coleman House	167 Kenan Dr	4/8/1993
8) Fort-Hammond-Willis House	1760 Irwinton rd.	3/25/2003
9) Fowler Apartments	430 W. McIntosh St.	8/21/1997
10) Milledgeville Historic District	Bounded by Irwin, Thomas, and Warren Sts. and Fishing Creek	6/28/1972
11) Old Governor's Mansion	120 S. Clark St.	5/13/1970
12) Old State Capitol	Greene St.	5/13/1970
13) Old State Prison Building	3 mi. (4.8 km) W of Milledgeville on GA 22	5/8/1979
14) Rockwell, Samuel House	165 Allen Memorial Dr.	4/19/1978
15) Roe-Harper House	Off US 441	3/6/1986
16) Rutherford, John House	550 Allen Memorial Dr.	3/21/1978
17) Storehouse, State Lunatic Asylum	Broad St. and Lawrence Rd.	6/15/1978
18) Thalian Hall	Allen Memorial and Ivey Drs.	3/21/1978
19) Westbrook – Hubert Farm	143 Little Rd.	6/13/1997
20) Westover	151 Meriwether Rd. NW	2/12/1987
21) Woodville	3 mi. (4.8 km) S of Milledgeville on GA 243	6/22/1979
22) Zattau, Dr. Charles and Louise House	290 Lakeside Dr.	7/3/2012

Source: National Park Service, National Register of Historic Places

**Table 5.2 -- National Register of Historic Places Listings, Macon-Bibb County**

Resource Name	Location	Date Listed
23) Anderson, Capt. R.J. House	1730 West End Ave.	5/27/1971
24) Anderson, Judge Clifford House	642 Orange St.	7/14/1971
25) Baber, Ambrose House	577--587 Walnut St.	8/14/1973
26) Burke, Thomas C. House	1085 Georgia Ave.	6/21/1971
27) Cannonball House	856 Mulberry St.	5/27/1971
28) Central City Park Bandstand	Central City Park	3/16/1972
29) Cherokee Brick and Tile Company	3250 Waterville Rd.	4/11/2002
30) Cherokee Heights District	Pio Nono, Napier, Inverness, and Suwanee Aves.	7/8/1982
31) Christ Episcopal Church	538--566 Walnut St.	7/14/1971
32) Collins-Odom-Strickland House	1495 2nd St.	1/22/1979
33) Cowles House	988 Bond St.	6/21/1971
34) Cowles, Jerry Cottage	4569 Rivoli Dr.	6/21/1971
35) Dasher-Stevens House	904 Orange Ter.	10/18/1972
36) Davis-Guttenberger-Rankin House	134 Buford Pl.	11/30/1973
37) Domingos House	1261 Jefferson Ter.	6/21/1971
38) East Macon Historic District	Roughly bounded by Emery Hwy., Coliseum Dr., and Clinton, Fletcher and Fairview Sts.	4/1/1993
39) Emerson-Holmes Building	566 Mulberry St.	6/21/1971
40) Findlay, Robert House	785 2nd St.	1/20/1972
41) First Presbyterian Church	690 Mulberry St.	9/14/1972
42) Fort Hawkins Archaeological Site	Address Restricted	11/23/1977
43) Fort Hill Historic District	Roughly bounded by Emery Hwy., Second St. Ext., Mitchell and Morrow Sts. and Schaeffer Pl.	4/16/1993
44) Goodall House	618 Orange St.	5/27/1971
45) Grand Opera House	651 Mulberry St.	6/22/1970
46) Green-Poe House	841--845 Poplar St.	7/14/1971
47) Hatcher-Groover-Schwartz House	1144 – 1146 Georgia Ave.	6/21/1971
48) Holt, Walter R. House	3776 Vineville Ave.	2/24/2005
49) Holt-Peeler-Snow House	1129 Georgia Ave.	6/21/1971
50) Johnston-Hay House	934 Georgia Ave.	5/27/1971
51) Lanier, Sidney Cottage	935 High St.	1/31/1972
52) Lassiter House	315 College St.	4/11/1972
53) League, Ellamae Ellis House	1790 Waverland Dr.	2/15/2005
54) League, Joseph and Mary House	1849 Waverland Dr.	1/9/2009
55) Lee, W.G., Alumni House	1270 Ash (Coleman) St.	7/14/1971
56) Lustron House	3498 McKenzie Dr.	3/18/1996
57) Macon Historic District	Roughly bounded by Riverside Dr., Broadway, Elm, and I-75. Boundary Increase to: roughly, Adams St. and Linden Ave. S, W and N of Tattnell Sq. and Broadway and Third Sts. between Poplar and Pine Sts.	12/31/1974; 07/27/1995 (Boundary Increase)
58) Macon Railroad Industrial District	Roughly bounded by Fifth, Sixth, and Seventh Sts., Central of Georgia, Southern, and Seaboard RR tracks	6/12/1987
59) Macon Railway and Light Company Substation	1015 Riverside Dr.	11/9/2006
60) McCrary-DeWitt House	320 Hydrolia St.	3/22/1974
61) Mechanics Engine House No. 4	950 Third St.	9/13/1990
62) Mercer University Administration Building	Coleman Ave.	8/26/1971

<b>Table 5.2 -- National Register of Historic Places Listings, Macon-Bibb County (cont.)</b>		
Resource Name	Location	Date Listed
63) Militia Headquarters Building	552--564 Mulberry St.	4/11/1972
64) Monroe Street Apartments	641--661 Monroe St.	3/16/1972
65) Municipal Auditorium	415--435 1st St.	6/21/1971
66) Munroe-Dunlap-Snow House	415--435 1st St.	7/14/1971
67) Munroe-Goolsby House	159 Rogers Ave.	1/20/1972
68) Napier, Leroy House	2215 Napier Ave.	5/27/1971
69) North Highlands Historic District	Roughly bounded by Nottingham Dr., Boulevard and Clinton Rd.	11/22/1993
70) Ocmulgee National Monument	1207 Emery Hwy., E of Macon	10/15/1966
71) Old Macon Library	652--662 Mulberry St.	11/26/1973
72) Old U.S. Post Office & Federal Building	475 Mulberry St.	1/20/1972
73) Pleasant Hill Historic District	Roughly bounded by Sheridan Ave. and Schofield St., Madison, Jefferson and Ferguson, and Galliard Sts.	5/22/1986
74) Railroad Overpass at Ocmulgee	Off GA 49	12/18/1979
75) Raines-Carmichael House	1183 Georgia Ave.	6/21/1971
76) Randolph-Whittle House	1231 Jefferson Ter.	2/1/1972
77) Riverside Cemetery	1301 Riverside Dr.	4/28/1983
78) Rogers, Rock House	337 College St.	1/20/1972
79) Rose Hill Cemetery	Riverside Dr.	10/9/1973
80) Shirley Hills Historic District	Roughly Senate Pl., Parkview Dr., Curry Dr., Briarcliff Rd., Nottingham Dr., and the Ocmulgee River. Increase to: roughly Boulevard Ave., Woodland Dr., Waveland Cir., Nottingham, Briarcliff & Upper River Rds.	08/17/1989; 5/28/2014 (Boundary Increase)
81) Slate House	931--945 Walnut St.	1/21/1974
82) Small House	156 Rogers Ave.	5/27/1971
83) Solomon-Curd House	770 Mulberry St.	5/27/1971
84) Solomon-Smith-Martin House	2619 Vineville Ave.	7/14/1971
85) St. Joseph's Catholic Church	812 Poplar St.	7/14/1971
86) Tindall Heights Historic District	Roughly bounded by Broadway, Eisenhower Pkwy., Felton and Nussbaum Aves., Central of Georgia RR tracks and Oglethorpe St	7/1/1993
87) Villa Albicini	150 Tucker Rd.	5/16/1974
88) Vineville Historic District	GA 247 and U.S. 41	11/21/1980
89) Wesleyan College Historic District	4760 Forsyth Rd.	4/2/2004
90) Williams, Luther Field	225 Willie Smokey Glover Blvd., Central City Park	6/24/2004
91) Willingham-Hill-O'Neal Cottage	535 College St.	7/14/1971

Source: National Park Service, National Register of Historic Places

<b>Table 5.3 -- National Register of Historic Places Listings, Crawford County</b>		
Resource Name	Location	Date Listed
92) Crawford County Courthouse	Hwy. 80, Knoxville	9/18/1980
93) Crawford County Jail	GA 42, Knoxville	5/18/1989
94) Hawkins, Col. Benjamin, Gravesite	Benjamin Hawkins Rd.	11/10/2011
95) Roberta Historic District	Roughly bounded by E. Cruselle St., Kirby St., Agency St., and Mather St.	5/19/1989
96) The Georgia Post Building	100 GA 42 S.	5/1/2013
97) Williams-Moore-Hillsman House	West Hopewell Rd. at Colbert Rd,	6/14/2001

Source: National Park Service, National Register of Historic Places

**Table 5.4 -- National Register of Historic Places Listings, Houston County**

Resource Name	Location	Date Listed
98) Davis-Felton Plantation	NW of Henderson on Felton Rd.	11/13/1979
99) Log Dogtrot House	0.5 mi. E of jct. of GA 247 and Story St.	5/30/1991
100) New Perry Hotel	800 Main St.	4/1/2004
101) Warner Robins Depot	1 <sup>st</sup> Street	1/2/2008

Source: National Park Service, National Register of Historic Places

**Table 5.5 -- National Register of Historic Places Listings, Jones County**

Resource Name	Location	Date Listed
102) Cabaniss-Hanberry House	NE of Bradley on Transquilla Rd.	1/1/1976
103) Cabiness-Hunt House	SE of Round Oak off GA 11	5/2/1975
104) James, Lemuel and Mary House	153 James Rd.	5/14/2013
105) Jarrell Plantation	6 mi. E of East Juliette off Dames Ferry Rd.	5/9/1973
106) Jones County Courthouse	GA 49	9/18/1980
107) Jones County High School	Clinton St.	5/12/1999
108) Old Clinton Historic District	Runs along US 129 and SR 11	9/12/1974
109) Shaver, Herman and Allene, House	1421 Monticello Hwy.	10/9/2013

Source: National Park Service, National Register of Historic Places

**Table 5.6 -- National Register of Historic Places Listings, Monroe County**

Resource Name	Location	Date Listed
110) Culloden Historic District	Hickory Grove Rd., Main, College and Orange Sts.	3/13/1980
111) Forsyth Commercial Historic District	Main, Lee, Johnston, Adams, Jackson, Kimball, and Harris Sts.	1/13/1983
112) Forsyth Railroad Depots and Baggage Room	E. Adams St.	7/23/2013
113) Front Circle, Tift College	Tift College Dr.	2/8/1980
114) Great Hill Place	W of Bolingbroke off GA 41	7/24/1973
115) Hil'ardin/Sharp-Hardin-Wright House	212 S. Lee St.	6/22/1979
116) Monroe County Courthouse	Courthouse Sq.	9/18/1980
117) Montpelier Female Institute	W of Macon	10/10/1975
118) State Teachers and Agricultural College for Negroes Women's Dormitory and Teachers Cottage	Martin Luther King Dr.	5/30/2003

Source: National Park Service, National Register of Historic Places

**Table 5.7 -- National Register of Historic Places Listings, Peach County**

Resource Name	Location	Date Listed
119) Byron Historic District	Roughly, along the Central GA RR tracks from Jackson St. to Vinson St. including Boulevard, Main, Church and Academy Sts	6/20/1995
120) Everett Square Historic District	Roughly bounded by Knoxville, Vineville, Anderson, and Macon Sts. and the Central of Georgia RR tracks	12/30/1994
121) Everett, James A., House	220 Northwoods Dr.	12/10/1992
122) Fort Valley Downtown and Railroad Historic District	Centered around SR 49, Main St, Church St, and the railroad line	8/12/2010
123) Fort Valley State College Historic District	Pear St. and State University Dr.	4/21/2000
124) Peach County Courthouse	Off GA 49	9/18/1980
125) Strother's Farm	Rt. 3	11/25/1980

Source: National Park Service, National Register of Historic Places

<b>Table 5.8 -- National Register of Historic Places Listings, Pulaski County</b>		
Resource Name	Location	Date Listed
126) Hawkinsville City Hall-Auditorium (Old Opera House)	Lumpkin and Broad Sts.	3/1/1973
127) Hawkinsville Commercial and Industrial Historic District	Roughly bounded by Dooly, Broad, Houston, and 3rd Sts.	12/13/2004
128) Hawkinsville Public School	215 Warren St.	5/28/2008
129) Merritt-Ragan House	316 Merritt St.	8/29/1991
130) Pulaski County Courthouse	Courthouse Sq.	9/18/1980
131) St. Thomas African Methodist Episcopal Church	401 N. Dooly St.	12/7/2000
132) Taylor Hall	Kibbe St.	11/17/1978

Source: National Park Service, National Register of Historic Places

<b>Table 5.9 -- National Register of Historic Places Listings, Putnam County</b>		
Resource Name	Location	Date Listed
133) Eatonton Historic District	Most of town centered around courthouse and city hall	6/13/1975
134) Gatewood House	6 mi. NE of Eatonton off GA 44	6/20/1975
135) Rock Eagle Site	Address Restricted	5/23/1978
136) Rockville Academy and St. Paul Methodist Church Historic District	E of Eatonton and S of GA 16, Rockville Rd.	11/19/2002
137) Singleton House	SW of Eatonton off GA 16	10/1/1974
138) Strong-Davis-Rice-George House	107 Hudson Rd.	11/8/2006
139) Terrell-Sadler House	122 Harmony Rd	3/31/2000
140) Tompkins Inn	N of Eatonton on U.S. 441	10/5/1978
141) Turnwold	SE of Eatonton on Old Phoenix Rd.	3/10/1980
142) Woodland	NE of Eatonton on Harmony Rd.	1/29/1979

Source: National Park Service, National Register of Historic Places

<b>Table 5.10 -- National Register of Historic Places Listings, Twiggs County</b>		
Resource Name	Location	Date Listed
143) Bullard Everett Farm Historic District	Address Restrict	1/15/1998
144) Chapman, John Plantation	SE of Jeffersonville on GA 96	8/11/1982
145) Myrick's Mill	NE of Fitzpatrick on SR 378	12/6/1975
146) Richland Baptist Church	Richland Rd.	6/22/1982
147) Twiggs County Courthouse	Courthouse Sq.	9/18/1980
148) Wimberly Plantation	Jeffersonville Rd., GA 96	6/17/1982

Source: National Park Service, National Register of Historic Places

<b>Table 5.11 -- National Register of Historic Places Listings, Wilkinson County</b>		
Resource Name	Location	Date Listed
149) Elam-Camp House	216 Jackson St.	6/17/1982

Source: National Park Service, National Register of Historic Places

<b>Table 5.12 -- National Historic Landmarks</b>	
<b>Name</b>	<b>Location</b>
Old Governor's Mansion	Milledgeville
Johnston-Hay House	Georgia Avenue, Macon
Raines-Carmichael House	Georgia / College Avenue, Macon

Source: National Park Service

<b>Table 5.13 -- State and Federally Owned Historic Sites</b>		
<b>Site</b>	<b>Location</b>	<b>Ownership</b>
Jarrell Plantation Historic Site	Juliette, GA	State
Balls Ferry State Park (Proposed)	Baldwin, Wilkinson, Johnson, Laurens, and Washington Counties	State
Ocmulgee National Monument	Macon-Bibb County	Federal (NPS)

Source: Georgia Department of Natural Resources

<b>Table 5.14 -- Wildlife Management Areas</b>	
<b>Site</b>	<b>Location</b>
Bartram Forest WMA	Baldwin and Wilkinson Counties
B.F. Grant WMA	Putnam and Morgan Counties
Cedar Creek WMA	Jones, Putnam, and Jasper Counties
Echeconnee Natural Area	Houston and Macon-Bibb Counties
Flat Creek State Park and Public Fishing Area	Houston County
Oaky Woods WMA	Houston and Pulaski Counties
Ocmulgee WMA	Twiggs, Pulaski, and Bleckley Counties
Rum Creek WMA	Monroe County

Source: Georgia Department of Natural Resources

<b>Table 5.15 -- National Wildlife Refuges</b>	
<b>Site</b>	<b>Location</b>
Bond Swamp NWR	Macon-Bibb and Twiggs Counties
Piedmont NWR	Jones and Jasper Counties

Source: U.S. Fish and Wildlife Service

Species	Threat Level	Baldwin	Macon-Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Putnam	Twiggs	Wilkinson
Bald Eagle ( <i>Haliaeetus leucocephalus</i> )	State-Threatened	X	X				X			X	X	X
Red-Cockaded Woodpecker ( <i>picooides borealis</i> )	Endangered					X				X		
Wood stork ( <i>Mycteria Americana</i> )	Threatened				X				X		X	

Sources: U.S. Fish and Wildlife Service and Georgia Department of Natural Resources

Species	Threat Level	Baldwin	Macon-Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Putnam	Twiggs	Wilkinson
Gopher tortoise ( <i>gopherus polyphemus</i> )	Candidate			X	X			X	X		X	X
Alligator snapping turtle ( <i>macroclemys temminckii</i> )	State-Threatened			X				X				
Barbour's map turtle ( <i>graptemys barbouri</i> )	State-Threatened			X								
Southern Hognose Snake ( <i>Heterodon simus</i> )	State-Threatened								X			

Sources: U.S. Fish and Wildlife Service and Georgia Department of Natural Resources

Species	Threat Level	Baldwin	Macon-Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Putnam	Twiggs	Wilkinson
Purple bankclimber mussel ( <i>elliptoideus sloatianus</i> )	Threatened		X	X	X	X	X	X	X		X	
Altamaha Spiny mussel ( <i>Elliptio spinosa</i> )	Endangered	X		X	X	X		X	X		X	X
Oval pigtoe ( <i>Pleurobema pyriforme</i> )	Endangered			X	X		X	X				
Shinyrayed pocketbook ( <i>Lampsilis subangulata</i> )	Endangered			X	X		X	X				
Gulf moccasinshell ( <i>Medionidus penicillatus</i> )	Endangered			X	X		X	X				
Fat threeridge (mussel) ( <i>Amblema neislerii</i> )	Endangered				X							
Southern elktoe ( <i>Alasmidonta triangulate</i> )	State-Endangered			X								
Delicate spike ( <i>Elliptio arctata</i> )	State-Endangered			X								
Muckalee crayfish ( <i>Procambarus gibbus</i> )	State-Threatened			X								
Oconee burrowing crayfish ( <i>Cambarus truncates</i> )	State-Threatened											X

Sources: U.S. Fish and Wildlife Service and Georgia Department of Natural Resources

Species	Threat Level	Baldwin	Macon-Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Putnam	Twiggs	Wilkinson
Robust redbhorse ( <i>moxostoma robustum</i> )	State-Endangered	X				X	X		X	X	X	X
Altamaha shiner ( <i>cyprinella xaenura</i> )	State-Threatened		X	X		X	X			X		
Atlantic Sturgeon ( <i>Acipenser oxyrinchus oxyrinchus</i> )	Endangered	X	X						X		X	
Halloween Darter ( <i>Percina crypta</i> )	State-Threatened			X								

Sources: U.S. Fish and Wildlife Service and Georgia Department of Natural Resources

Species	Threat Level	Baldwin	Macon-Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Putnam	Twiggs	Wilkinson
Fringed campion ( <i>silene polypetala</i> )	Endangered		X	X	X	X	X		X		X	
Green pitcher-plant ( <i>sarracenia oreophila</i> )	Endangered			X								
Ocmulgee skullcap ( <i>scutellaria Ocmulgee</i> )	State-Threatened		X		X	X			X		X	
Relict trillium ( <i>trillium reliquum</i> )	Endangered		X	X	X	X	X	X	X		X	X
Sweet pitcher-plant ( <i>sarracenia rubra</i> )	State-Threatened		X	X		X		X			X	
Florida willow ( <i>salix floridana</i> )	State-Endangered								X			
Mat-forming quillwort ( <i>isoetes tegetiformans</i> )	Endangered									X		
Pool sprite, snorkelwort ( <i>amphianthus pusillus</i> )	Threatened									X		
Little amphianthus ( <i>Amphianthus pusillus</i> )	Threatened	X								X		
Michaux's sumac ( <i>Rhus michauxii</i> )	Endangered			X		X	X			X		
Canby's dropwort ( <i>Oxypolis canbyi</i> )	Endangered				X				X			
Harperella ( <i>Ptilimnium nodosum</i> )	Endangered				X					X		
Croomia ( <i>Croomia pauciflora</i> )	State-Threatened			X								
Three-flowered hawthorn ( <i>Crataegus triflora</i> )	State-Threatened				X							
Georgia aster ( <i>Symphyotrichum georgianum</i> )	State-Threatened Federal-Candidate				X							
Sun-loving draba ( <i>Draba aprica</i> )	State-Endangered									X		
Oglethorpe oak ( <i>Quercus oglethorpensis</i> )	State-Threatened									X		
Southern lady's-slipper ( <i>Cypripedium kentuckiense</i> )	State-Endangered											X

Sources: U.S. Fish and Wildlife Service and Georgia Department of Natural Resources

**Table 5.21 -- Section 303(d) List of Impaired Waters**

County	Stream Name	River Basin	Location	Extent	Use(s)	Criteria Violated	Potential Causes
<b>Bibb</b>	Tributary to Gum Branch	Ocmulgee	Headwaters to Gum Branch	4 miles	Fishing	Bio M	NP
<b>Houston</b>	Lonice C. Barrett Lake	Ocmulgee	Flat Creek PFA, Perry	87 acres	Recreation & Drinking Water	TWR	NP
<b>Monroe</b>	Towaliga River	Ocmulgee	High Falls Lake to Ocmulgee River	27 miles	Fishing	FC	NP
<b>Wilkinson</b>	Commissioner Creek	Oconee	Little Commissioner Creek to Upstream Oconee River	16 miles	Fishing	pH, Zn	NP, I2
<b>Wilkinson</b>	Little Commissioner Creek	Oconee	Ga. Hwy. 18 to Commissioner Creek	9 miles	Fishing	Bio F, FC, Cd, Zn	I1, I2, NP

*Abbreviations:*

**Criteria Violated:**

**Bio F:** Biota impacted in the fish community  
**Bio M:** Biota impacted in the macro invertebrate community  
**Cd:** Cadmium  
**FC:** Fecal Coliform Bacteria  
**pH:** Measure of acidity or basicity  
**TWR:** Mercury in fish tissue exceeding health standard  
**Zn:** Zinc

**Probable Causes:**

**I1:** Industrial Facility  
**I2:** Residue from industrial source  
**NP:** Nonpoint sources/unknown sources

Source: Georgia Environmental Protection Division, 2014

## TRANSPORTATION DATA TABLES

Table 6.1 – Road Mileage

<b>Table 6.1 -- Road Mileage</b>					
<b>County</b>	<b>State Highway Mileage (2014)</b>	<b>County Road Mileage (2014)</b>	<b>Total Mileage (2014)</b>	<b>Unpaved County Road Mileage (2009)</b>	<b>Prct Roads Unpaved (2009)</b>
Baldwin	92.07	367.78	459.85	43.01	9.35%
Bibb	141.91	1,131.95	1,273.86	46.22	3.63%
Crawford	69.84	342.23	412.07	118.27	28.70%
Houston	155.52	510.43	665.95	58.31	8.76%
Jones	87.11	465.42	552.53	188.91	34.19%
Monroe	155.39	466.51	621.90	108.83	17.50%
Peach	67.57	206.44	274.01	36.55	13.34%
Pulaski	106.62	267.09	373.71	143.64	38.44%
Putnam	85.04	425.40	510.44	75.42	14.78%
Twiggs	108.15	323.68	431.83	99.74	23.10%
Wilkinson	129.36	321.65	451.01	129.44	28.70%
<b>Region</b>	<b>1,198.58</b>	<b>4,828.58</b>	<b>6,027.16</b>	<b>1,048.34</b>	<b>17.39%</b>

Source: Georgia Department of Transportation

## EDUCATION AND WORKFORCE DEVELOPMENT DATA TABLES

Table 7.1 – 4-Year Graduation Rate by School and District

Table 7.2 – 3<sup>rd</sup> Grade Reading Level

Table 7.3 – Free and Reduced Lunch by County

Table 7.4 – Literacy Rate by County

<b>Table 7.1 -- 4-Year Graduation Rate by School and District</b>		
<b>System Name</b>	<b>School Name</b>	<b>Graduation Rate</b>
<b>Baldwin County</b>	Baldwin High School	66.6%
<b>Macon-Bibb County</b>	Howard High School	71.0%
	Central High School	54.7%
	Westside High School	55.0%
	Rutland High School	59.3%
	Northeast High School	65.0%
	William S. Hutchings Career Center	54.7%
	Southwest High School	56.1%
	<i>All Macon-Bibb County Schools</i>	<i>58.9%</i>
<b>Crawford County</b>	Crawford County High School	56.4%
<b>Houston County</b>	Veterans High School	86.0%
	Houston County High School	92.1%
	Houston County Career Academy	28.6%
	Perry High School	83.4%
	Northside High School	72.7%
	Warner Robins High School	69.2%
	<i>All Houston County Schools</i>	<i>76.8%</i>
<b>Jones County</b>	Jones County High School	71.8%
<b>Monroe County</b>	Mary Persons High School	82.9%
<b>Peach County</b>	Peach County High School	68.6%
<b>Pulaski County</b>	Hawkinsville High School	72.3%
<b>Putnam County</b>	Putnam County High School	81.5%
<b>Twiggs County</b>	Twiggs County High School	54.0%
<b>Wilkinson County</b>	Wilkinson County High School	68.9%
<b>Statewide</b>	<b>All Public Schools</b>	<b>72.6%</b>

Source: Georgia Dept of Education, 2014 College and Career Ready Performance Index (CCRPI)

**Table 7.2 -- 3rd Grade Reading Level**

County	Percent of Students at 3rd Grade Reading Level by 3rd Grade
<b>Baldwin County</b>	44.7%
<b>Macon-Bibb County</b>	43.4%
<b>Crawford County</b>	68.0%
<b>Houston County</b>	64.9%
<b>Jones County</b>	68.1%
<b>Monroe County</b>	73.0%
<b>Peach County</b>	48.9%
<b>Pulaski County</b>	53.2%
<b>Putnam County</b>	65.8%
<b>Twiggs County</b>	44.7%
<b>Wilkinson County</b>	41.1%

*Source: Georgia Dept of Education, 2014 CCRPI*

**Table 7.3 -- Free and Reduced Lunch by County**

County	K-12 Enrollment	Free Lunch	Reduced Lunch	FRL Percent
<b>Baldwin</b>	5,481	4,477	368	88.40%
<b>Macon-Bibb*</b>	23,490	23,138	0	98.50%
<b>Crawford</b>	1,680	1,183	166	80.30%
<b>Houston</b>	27,062	13,695	1,872	57.52%
<b>Jones</b>	5,187	2,223	391	50.40%
<b>Monroe</b>	3,813	1,879	318	57.62%
<b>Peach</b>	3,604	2,896	109	83.38%
<b>Pulaski</b>	1,321	848	69	69.42%
<b>Putnam</b>	2,709	1,830	217	75.56%
<b>Twiggs*</b>	878	825	0	93.96%
<b>Wilkinson</b>	1,437	1,099	130	85.53%

*\*Schools in Macon-Bibb County and Twiggs County offer free lunch to all students*

*Source: Georgia Dept of Education, Fall 2014*

**Table 7.4 -- Literacy Rate by County**

County	Est. Population Age 16 and Over	Percent Lacking Basic Prose Literacy Skills
<b>Baldwin</b>	30,172	20%
<b>Macon-Bibb</b>	111,853	20%
<b>Crawford</b>	9,545	20%
<b>Houston</b>	88,076	13%
<b>Jones</b>	19,299	21%
<b>Monroe</b>	17,520	16%
<b>Peach</b>	17,915	21%
<b>Pulaski</b>	6,825	19%
<b>Putnam</b>	15,147	19%
<b>Twiggs</b>	7,966	25%
<b>Wilkinson</b>	7,727	23%
<b>Georgia</b>	6,365,942	17%
<b>United States</b>	216,000,000	14%

*Source: U.S. Dept of Education, 2003 National Assessment of Adult Literacy*

## AGING SERVICES DATA TABLES

Table 8.1 – Older Adults and Disabilities (2013)

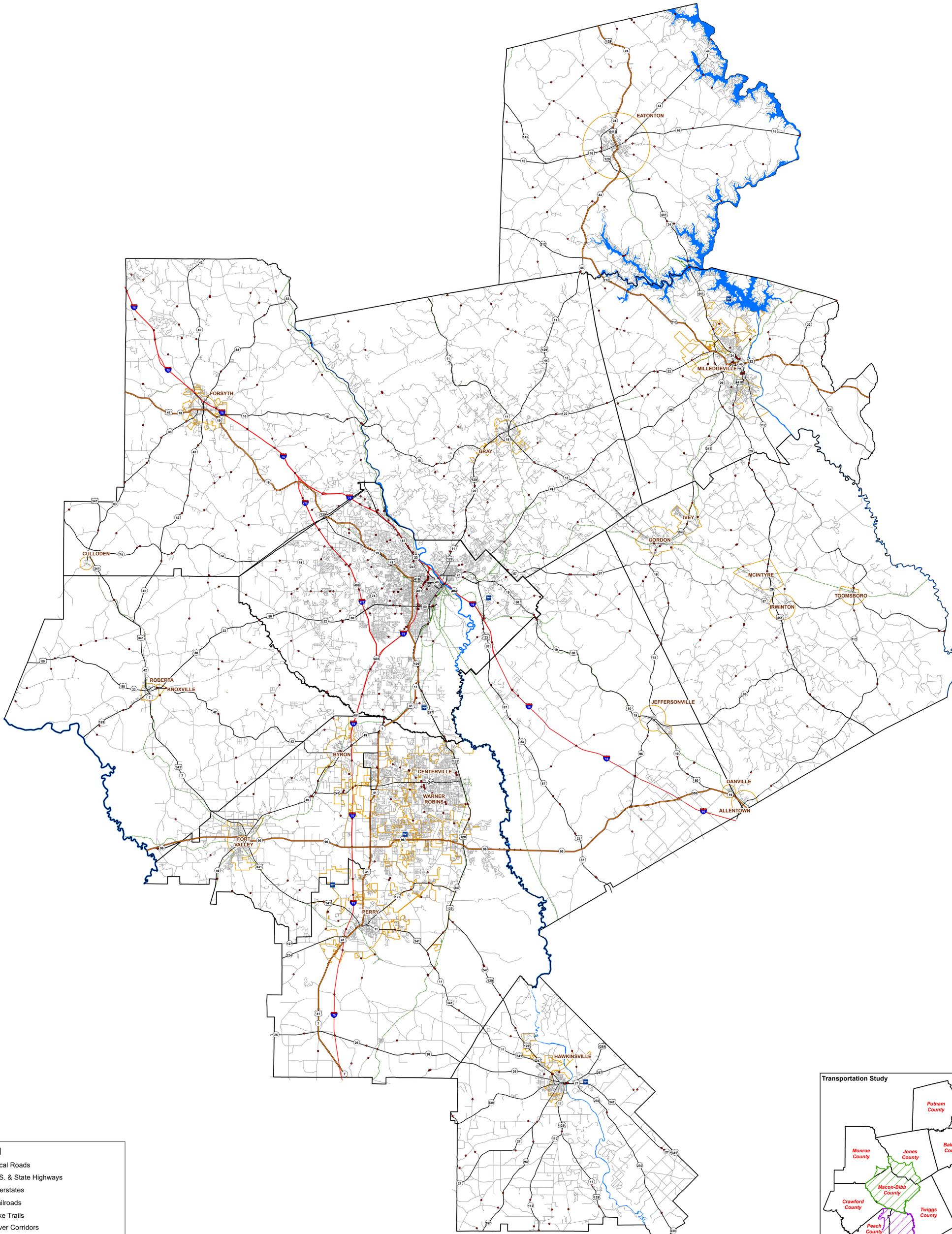
<b>Table 8.1 -- Older Adults and Disabilities (2013)</b>				
<b>County</b>	<b>Older Adults</b>	<b>Older Adults with Disabilities</b>	<b>Percentage of Older Adults With Disabilities</b>	<b>Percentage of the Disabled Population that are Older Adults</b>
<b>Baldwin</b>	5,213	2,135	41%	39%
<b>Macon-Bibb</b>	19,428	7,590	39%	35%
<b>Crawford</b>	1,733	523	30%	30%
<b>Houston</b>	14,897	6,174	41%	38%
<b>Jones</b>	3,773	1,355	36%	35%
<b>Monroe</b>	3,682	1,528	41%	40%
<b>Peach</b>	3,143	1,257	40%	36%
<b>Pulaski</b>	1,601	594	37%	35%
<b>Putnam</b>	4,029	1,418	35%	47%
<b>Twiggs</b>	1,464	632	43%	45%
<b>Wilkinson</b>	1,505	557	37%	38%
<b>Region</b>	<b>60,468</b>	<b>23,763</b>	<b>39%</b>	<b>37%</b>

Source: American Community Survey 2013 5-year Estimates

# **Appendix B**

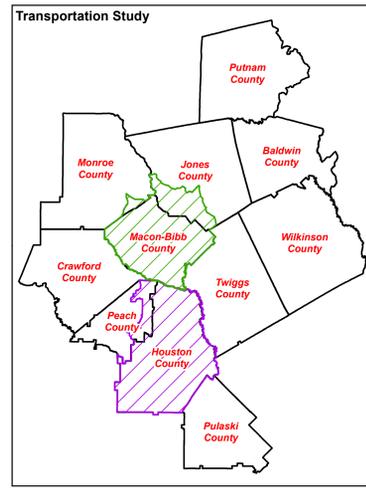
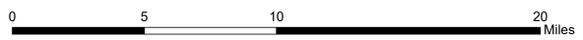
## **Maps**

# Middle Georgia Transportation System

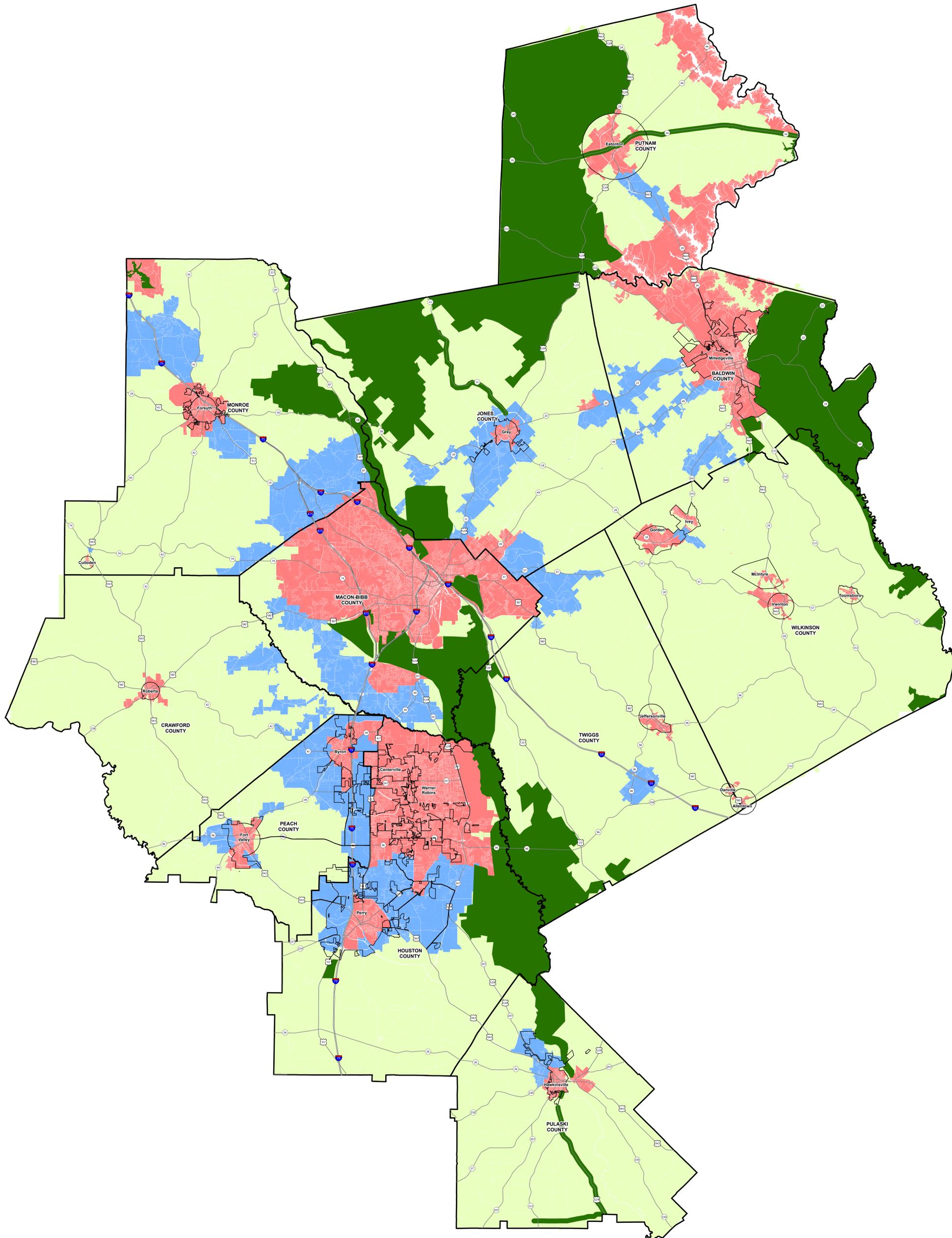


**Legend**

- Local Roads
- U.S. & State Highways
- Interstates
- Railroads
- Bike Trails
- River Corridors
- Airports
- Bridges
- Macon Area Transportation Study
- Warner Robins Area Transportation Study
- MGRC County Boundaries
- MGRC City Boundaries



# Projected Development Patterns



**Legend**

- Rural
- Developed
- Developing
- Conservation

