

1. Agenda

Documents:

[JULY 18 AGENDA.PDF](#)

2. Agenda Item III

Documents:

[AV_PLAN DRAFT.PDF](#)

2.I. Agenda Item III Pt. 2

Documents:

[DRAFT WORK PLAN JUNE 29.XLSX](#)

2.I.i. Agenda Item III Pt. 3

Documents:

[APPENDIX-DRAFT.PDF](#)

3. Agenda Item IV

Documents:

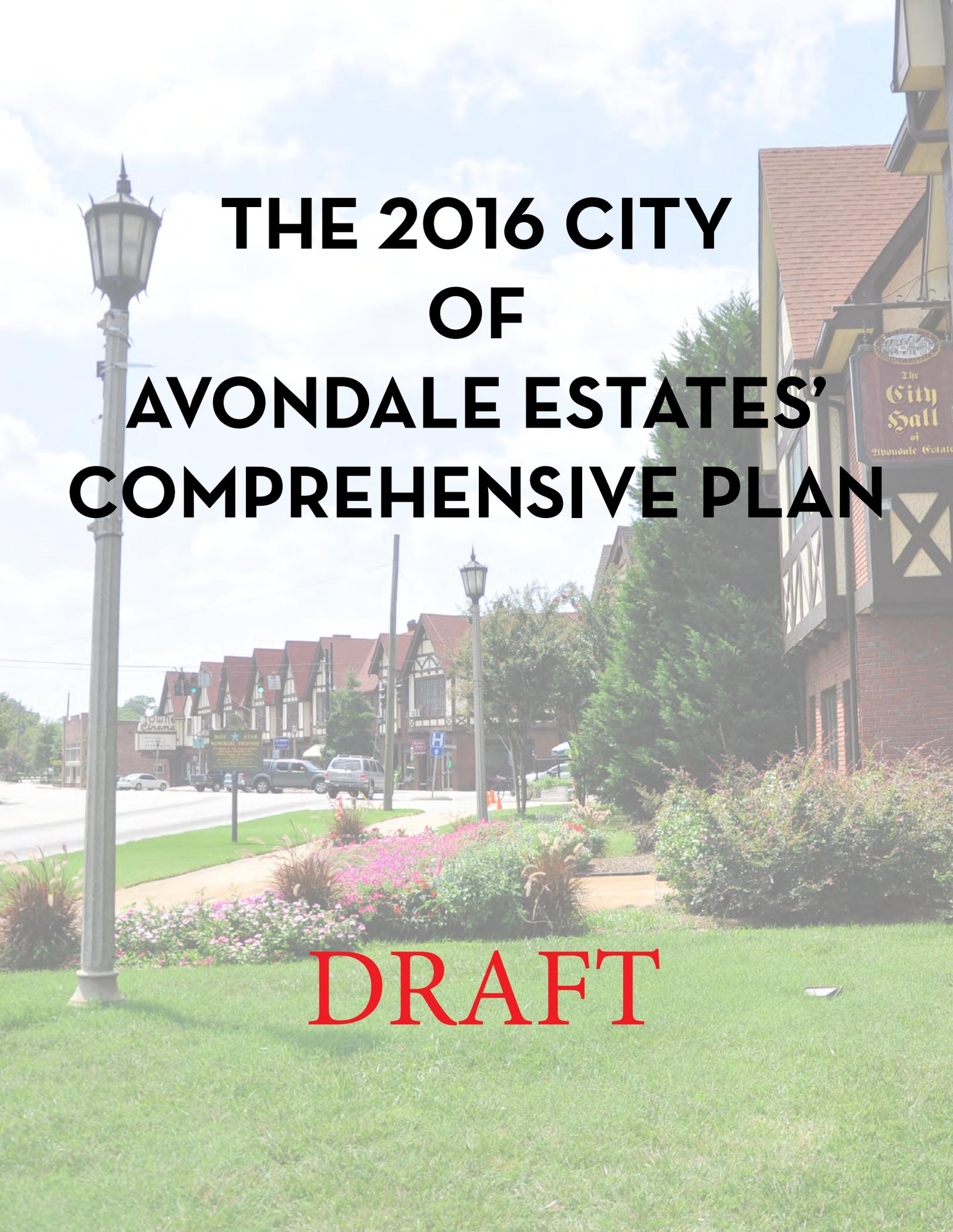
[CBD COVER PAGE 06-29-16.PDF](#)



**PLANNING AND ZONING BOARD
REGULAR MEETING
July 18, 2016
Immediately following the Public Hearing**

AGENDA

- | | |
|------------|--|
| Item No. 1 | Meeting called to Order |
| Item No. 2 | Approval of the Agenda |
| Item No. 3 | Comprehensive Plan |
| Item No. 4 | Discussion and Recommendation on the Proposed Text Amendment |
| Item No. 5 | Other Items for Discussion |
| Item No. 6 | Adjournment |



**THE 2016 CITY
OF
AVONDALE ESTATES'
COMPREHENSIVE PLAN**

DRAFT

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ACKNOWLEDGEMENTS

BOARD OF MAYOR & COMMISSIONERS

Mayor Jonathan Elmore
Mayor Pro Tem Terry Giager
Commissioner Randy Beebe
Commissioner Brian Fisher
Commissioner Adela Yelton
Former Commissioner John Quinn
Former Commissioner Lindsay Forlines

STEERING COMMITTEE

Mayor Jonathan Elmore
Former Commissioner John Quinn
Jonathan Clark-Planning & Zoning Board
Julie Feely-Planning & Zoning Board
Dennis Burns-Planning & Zoning Board
Keith Melton-Planning & Zoning Board
John Pomberg-Planning & Zoning Board
David Saks-Historic Preservation Commission
Stephany Cross-Tree Board
Paul Brown-Board of Zoning Appeals
Robert James-Downtown Development Authority
Tracey Scott-Resident
Martha Teall-Resident
John Davis-Resident
Marghe Means-Business Owner
Jen Bain-Resident
Candace Jones-Resident
Alyssa Lasseter-Resident
Lisa Shortell-Resident

CITY STAFF

Clai Brown, City Manager
Keri Stevens AICP, City Planner and Community
Development Officer

ATLANTA REGIONAL COMMISSION

Dan Reuter FAICP, Manager,
Jared Lombard AICP, Senior Principal Planner
Allison Duncan AICP, Principal Planner
Sidney Douse AICP, Senior Planner
Andrew Smith, Senior Planner
Beth Davis, Intern



EXECUTIVE SUMMARY

This is an exciting time for the City of Avondale Estates. We're a highly desirable place to be in the Atlanta region - our residents love living here, with public surveys showing excellent community ratings. At the same time, we look forward to a future of continued growth and change.

Broadly speaking, a comprehensive plan is a way to guide investment, development and the allocation of services within a jurisdiction. But cities, towns and counties are complicated places, and they make decisions about the future every day, in response to new opportunities or unexpected problems. A Comprehensive Plan like The City of Avondale Estates' Comprehensive Plan is one tool for helping to guide these decisions, with three distinctive features:

- It is long-range, looking ahead 5, 10, or 25 years
- It is comprehensive, looking across many different facets of what a City does
- It is deliberative, looking within to understand the needs and desires of the City

Most of the work of shaping the City of Avondale Estates' future will be done by the residents, businesses, and nonprofits. The City of Avondale Estates' government has a key role to play through these implementation tools:

- Regulations
- Capital spending
- Programs and staffing

The success of the goals of the City of Avondale Estates depends on being able to tap into the many voices of the City and weave their ideas, viewpoints, and thoughts into a common vision. Outreach and engagement were critical to reach a broad consensus of the diverse people who live and work in the City.

To meet the goal of an inclusive process meant creating multiple opportunities to get involved. The planning team developed a number of communication tools and forums to ensure meaningful community involvement that would form the backbone of the plan.

A Steering Committee was convened to oversee the process and act as an instrument to guide the development of the plan. Steering Committee Members were appointed from the business community, residents, City staff and City Commissioners and Board members.

Two Open Houses were held to allow for people to drop in to learn about the planning process. The Open Houses were located within City Hall which allowed for visitors to make a short stop to give valuable feedback to the planning team and steering committee.

Also a Community Feedback meeting was held to get information about development types and actions that the City could take.

A Community Survey was conducted to provide a forum for people to engage with the planning process from their own home. Like an online version of the Open Houses, the purpose was to involve residents in the planning process and to solicit their input.

These inputs assisted the Steering Committee and the Planning Team in creating Goals for the City of Avondale Estates. These goals recognize that the City of Avondale Estates is a diverse and forward looking community, engaged in shaping its own future.

The City of Avondale Estates will:

- Protect and enhance the City of Avondale Estates' historic character and small town atmosphere while facilitating smart growth and development
- Leverage the City of Avondale Estates' unique identity and location in the region to strengthen existing businesses and drive new economic development
- Promote an active, healthy community with opportunities for recreation and the enjoyment of greenspace
- Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce

ROLE OF COMPREHENSIVE PLAN

The Avondale Estates Comprehensive Plan is a guidebook for the future of our community. The plan identifies a common vision and set of goals for the community, based on a series of public discussions and an analysis of community needs.

Comprehensive plans serve two primary roles:

A Shared Vision for the Future

Comprehensive planning provides an opportunity for residents to create a shared vision for their community. Residents, business leaders and City Staff identified issues and opportunities for The City of Avondale Estates' land use, infrastructure, public facilities, natural resources, and more. These findings were used to create a vision for The City of Avondale Estates and set public priorities.

Guidance for Decision-Makers

This plan serves as a guide for the Board of Mayor and Commissioners, City Staff, the Planning and Zoning Board, Downtown Development Authority, Historic Preservation Commission, Architectural Review Board, and others as they set policy, make public investments and deliberate land use decisions.

Avondale Estates: By the Numbers

Comprehensive Plan Update

2015
Population
3,139

Number of
Households
1,365

Number of
Housing Units
1,478

1.23
Square
Miles

Homeownership
Rate
81.11%

Residential
Occupancy
Rate
92.4%

Average
Household
Income
\$113,934

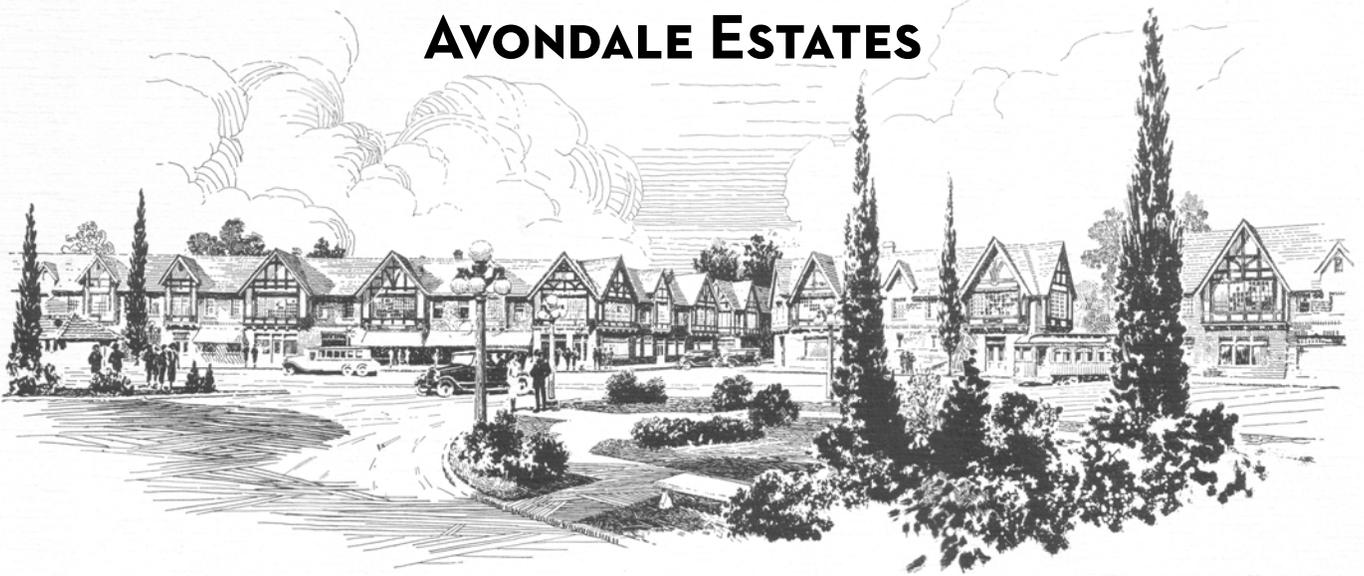
Average
Household
Size
2.16

Median
Age
44.7

Median
Home
Value
\$457,586

Data source: ESRI Business Analyst Online and US Census American Fact Finder 2014 American Community Survey

AN INTRODUCTION TO THE CITY OF AVONDALE ESTATES



Avondale Estates
... from an original pen and ink, circa 1926

History of the City of Avondale Estates

The City of Avondale Estates was founded by in 1924 by George Francis Willis, a self-made millionaire in patent medicines. Willis discovered the pastoral farmland known as Ingleside, and surrounding area, and determined that he would create “the seat of an ideally perfect social and political life” inspired by a trip he and his wife Lottie had taken to Stratford-upon-Avon, the birthplace of William Shakespeare. Willis hired internationally renowned experts in civic engineering, landscape architecture and city planning. The City was planned from the beginning to be an independent City and is still independent today. This is unique for early 20th century suburban development. Avondale Estates is the only documented example in the southeast of an early 20th century planned “new town”, now known as new urbanism.

The City was fully planned with all the amenities a resident could want including a business district, lake, swimming pool, riding stables, bridle paths, athletic fields, easy access to the adjacent golf course, pocket and large parks, playgrounds, educational facilities, a dairy, vegetable gardens, plant nursery, and paved streets with easy access to Atlanta. The planned commercial and residential zones are separated by, and linked, to the central transportation corridor. Prominent architectural styles in the Historic District include Tudor Revival, Dutch Colonial, Craftsman/Bungalow, Victorian and Spanish-Mission homes organized in a pedestrian, community oriented manner.

The original one-third of the City remains largely intact as designed. The City was placed on the National Register of Historic Places in 1986 for its significance in the fields of landscape architecture, architecture and city planning.

The City of Avondale Estates annexed the adjacent neighborhoods in and around Avonwood and Majestic Acres. These homes represent a wide variety of mid-century housing styles now featured by the Historic Preservation Division of the State of Georgia Department of Natural Resources as the principal model of residential housing between WWI and WWII and beyond.

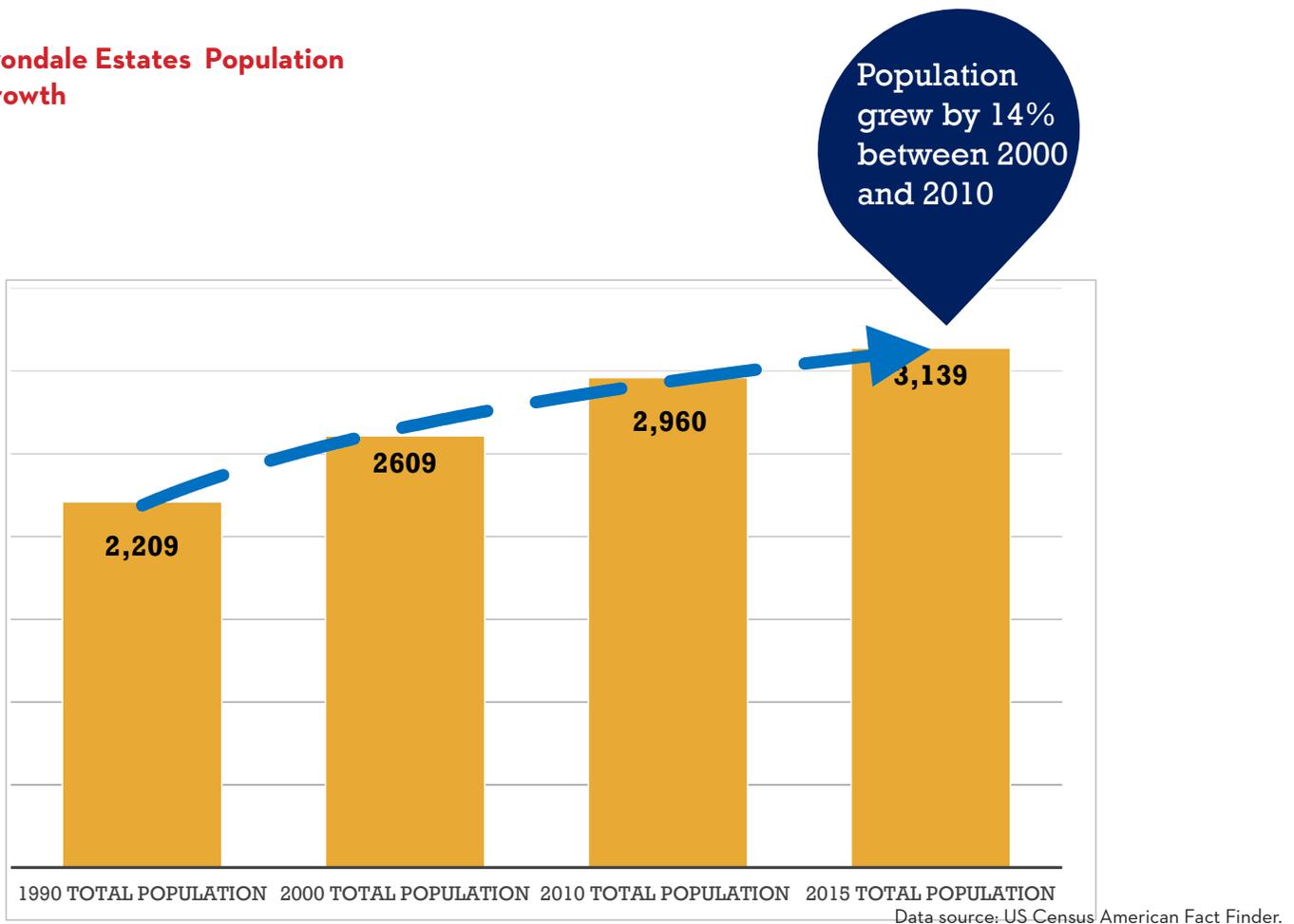
On Labor Day 1955, Avondale Estates neighbors Joe Rodgers Sr. and Tom Forkner founded the first Waffle House restaurant. The restaurant focused on fast-food speed and round-the-clock service reflected mid-century societal shifts toward an automobile culture. As suburbs and the interstate highway system developed throughout the region and the nation, Waffle House grew to include over 1,600 locations and has become a national icon. The State of Georgia installed a Georgia Historical Marker at the first Waffle House in 2012.

Future development will focus on utilizing this visionary planning while meeting the needs of a 20th century community utilizing the experience and fortitude of residents and business owners.

The City of Avondale Estates is located in District 15 in DeKalb County, and is in land lots 216, 217, 218, 231, 232, 233, 248, 249, and 250. It is also located in the 4th Congressional District in the State of Georgia



Avondale Estates Population Growth

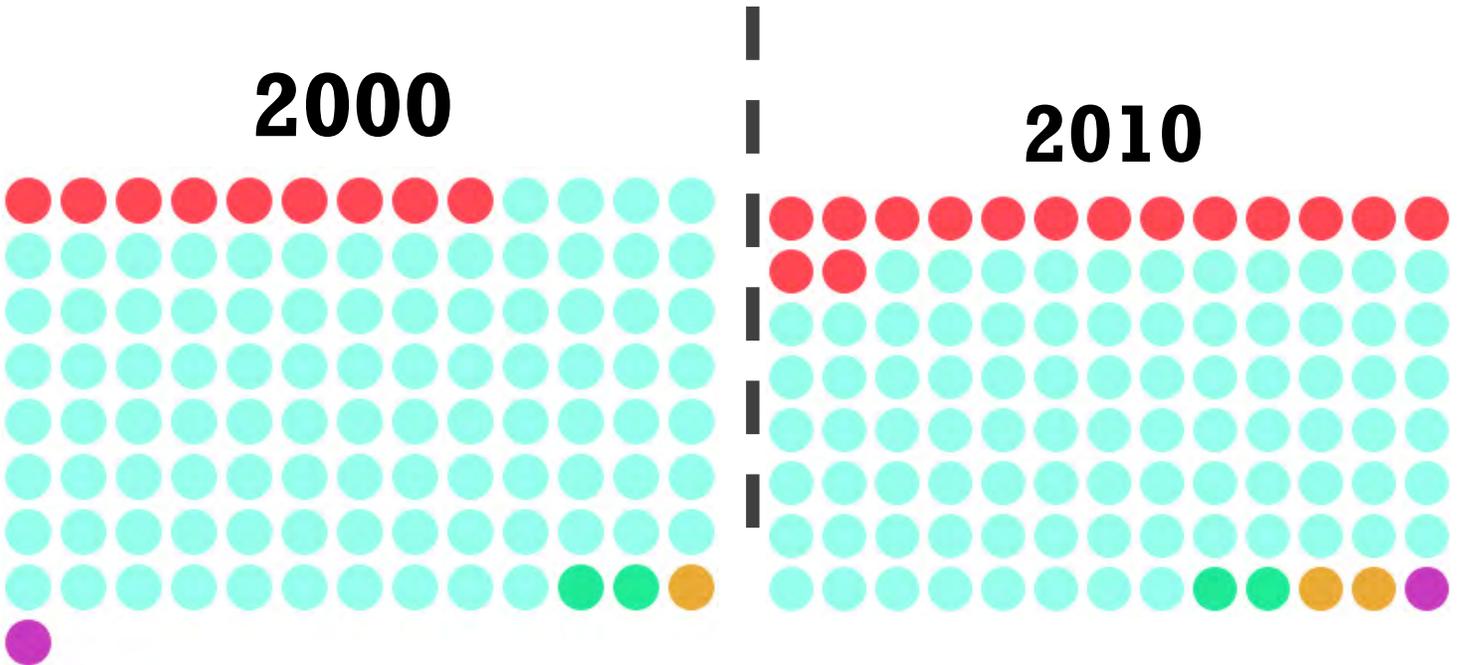


Who We Are

As a fully built out city within the Atlanta region, the City of Avondale Estates has experienced moderate growth as properties have redeveloped within the City of Avondale Estates, but growth options are limited unless redevelopment of key parcels happens. The 2015, the City's population is estimated to be at 3,139. The City's young and middle age adults (25-64) combined to make up 61% of the population.

The City has been getting more diverse over the last decade with rapid increases in its Asian and Black Population though whites still make up the majority of the residents.

Racial Make Up of the City of Avondale Estates



Data source: ESRI Business Analyst Online



Moving around Town

US 278 is the main East/West thoroughfare within the City. Avondale Estates is strategically located near the City of Decatur and the Emory/CDC Campus. Congestion is primarily at the intersection of US 278 and Clarendon Roads.

Currently over 1,121 people commute into the City of Avondale Estates for work each day while over 1,222 commute out of the City for work. Residents work primarily in Perimeter Center, Decatur, Emory, Downtown/Midtown Atlanta and Buckhead.

Most residents drive a single occupancy vehicle to and from work each day.

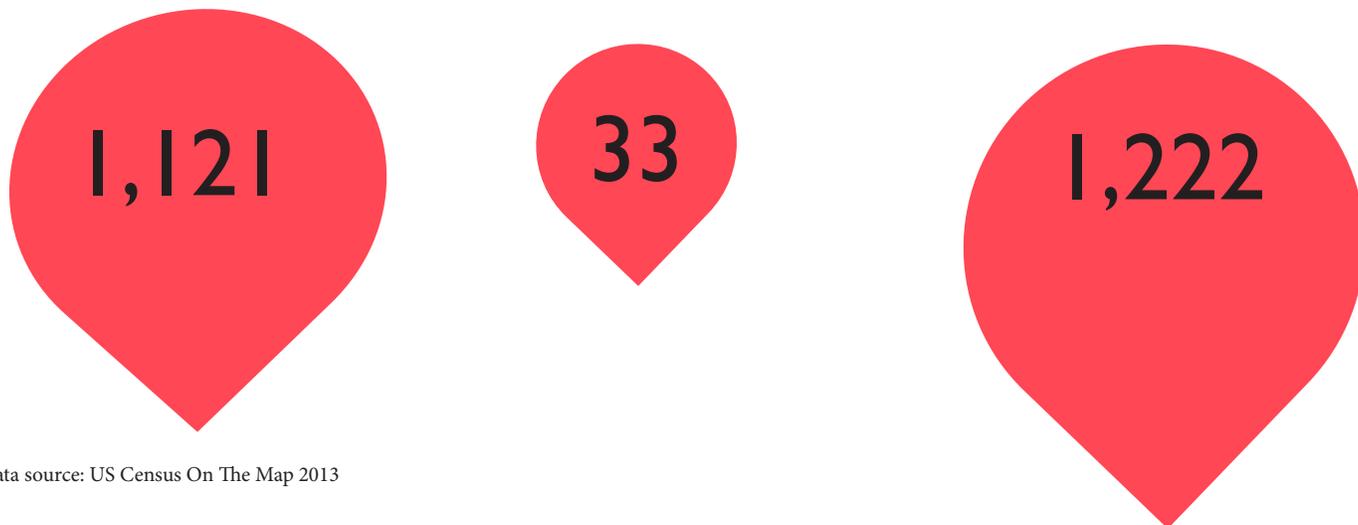
Two MARTA Stations, Avondale Station and Kensington Station, are a short distance from the City of Avondale Estates. MARTA is currently planning Transit Oriented Developments (TOD) at each station. These TODs have the opportunity to revitalize their surrounding areas which includes parts of the City of Avondale Estates.

Both stations are in the top 15 of the MARTA system in terms of daily ridership. Kensington Station has an average weekday ridership of 7,105 while Avondale Station has an average weekday ridership of 5,496 (2014 Ridership).

Two MARTA Bus routes serve the City of Avondale Estates. The 8 Route serves North Clarendon Avenue and US 278 and the 21 Route serves Memorial Drive.

The City of Avondale Estates provides a variety of free parking options within the Central Business District.

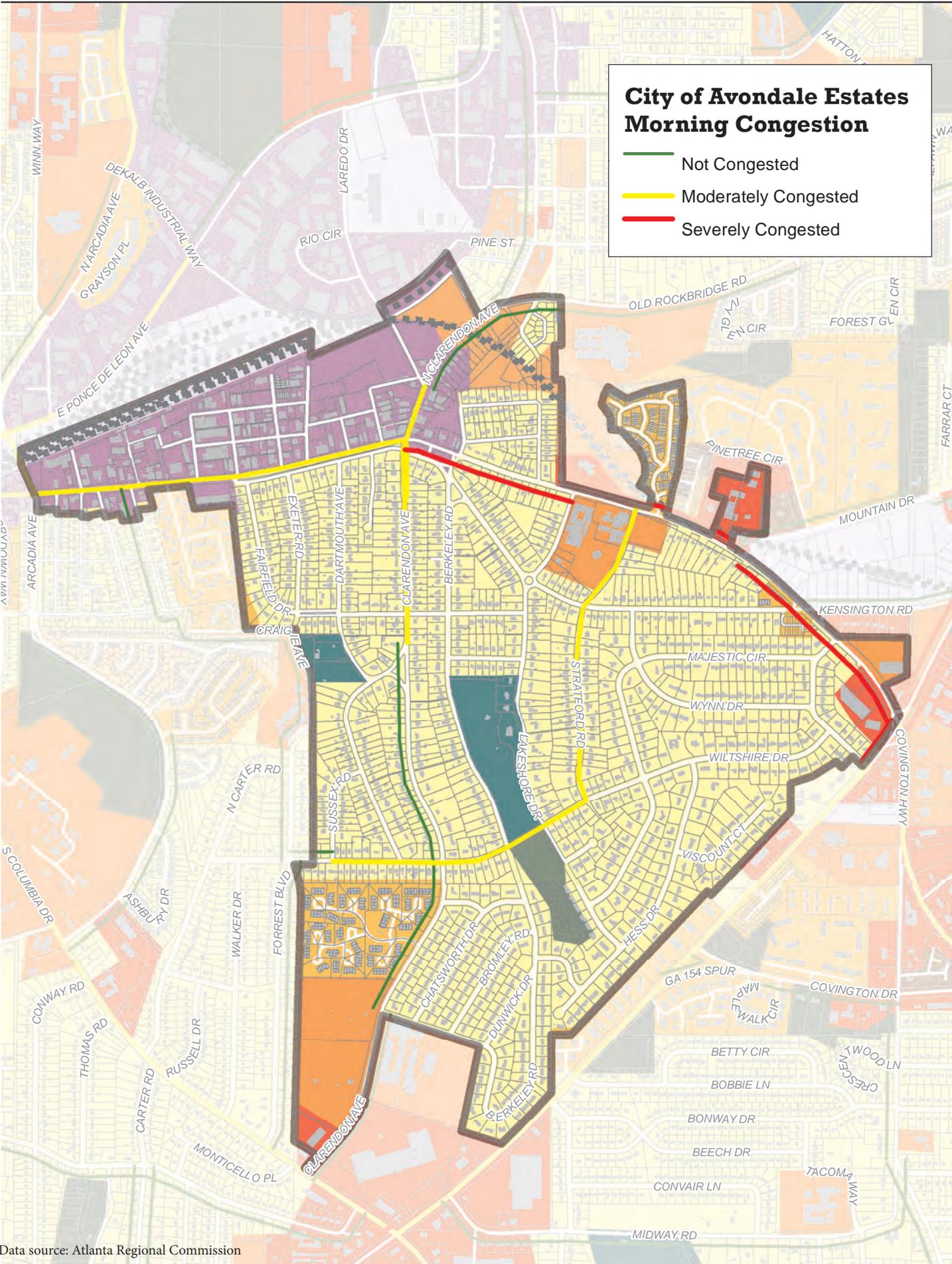
Commute Into Avondale Estates Live and Work within the City Commute out of Avondale Estates



Data source: US Census On The Map 2013

City of Avondale Estates Morning Congestion

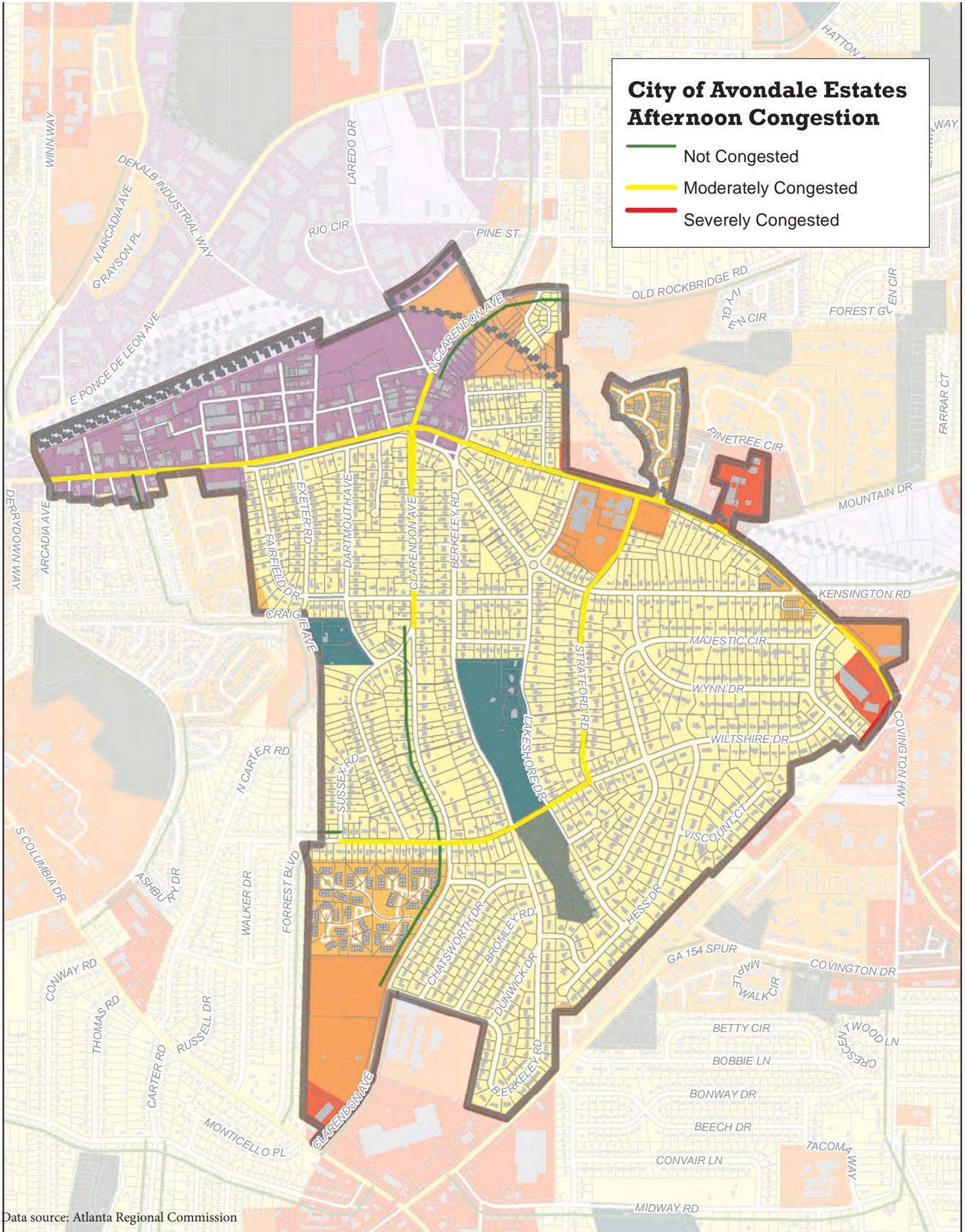
- Not Congested
- Moderately Congested
- Severely Congested



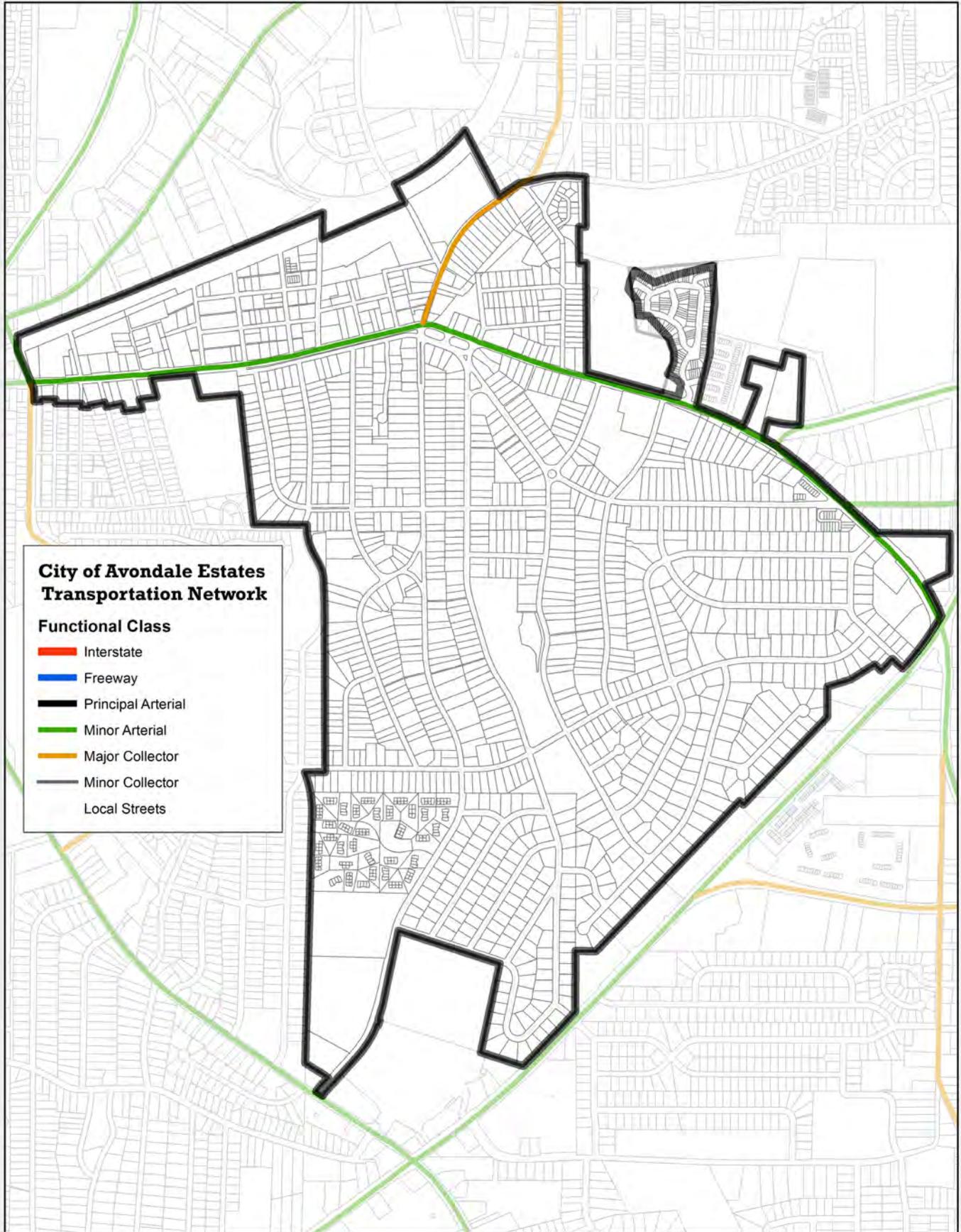
Data source: Atlanta Regional Commission

City of Avondale Estates Afternoon Congestion

- Not Congested
- Moderately Congested
- Severely Congested



Data source: Atlanta Regional Commission

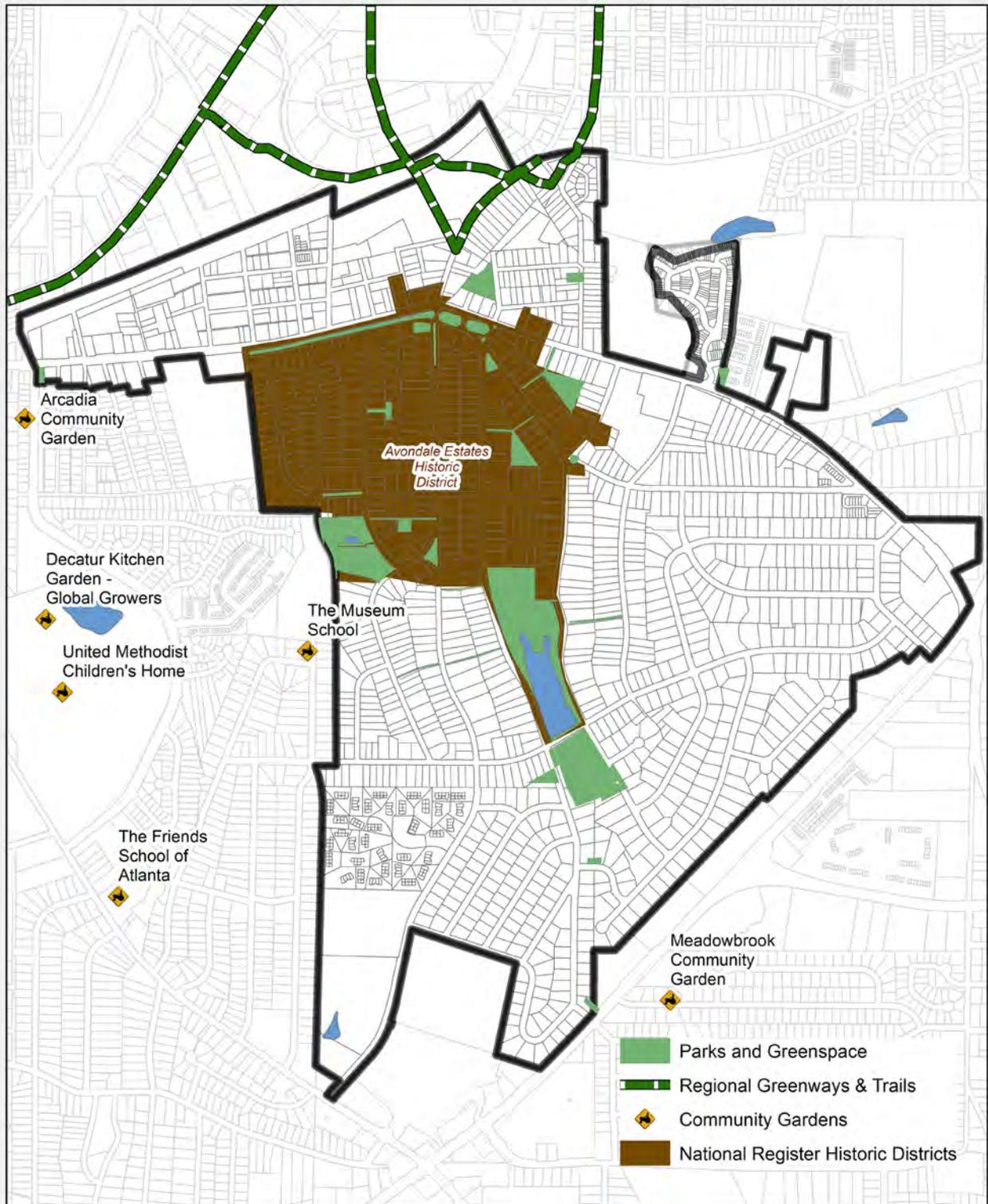


Data source: Atlanta Regional Commission

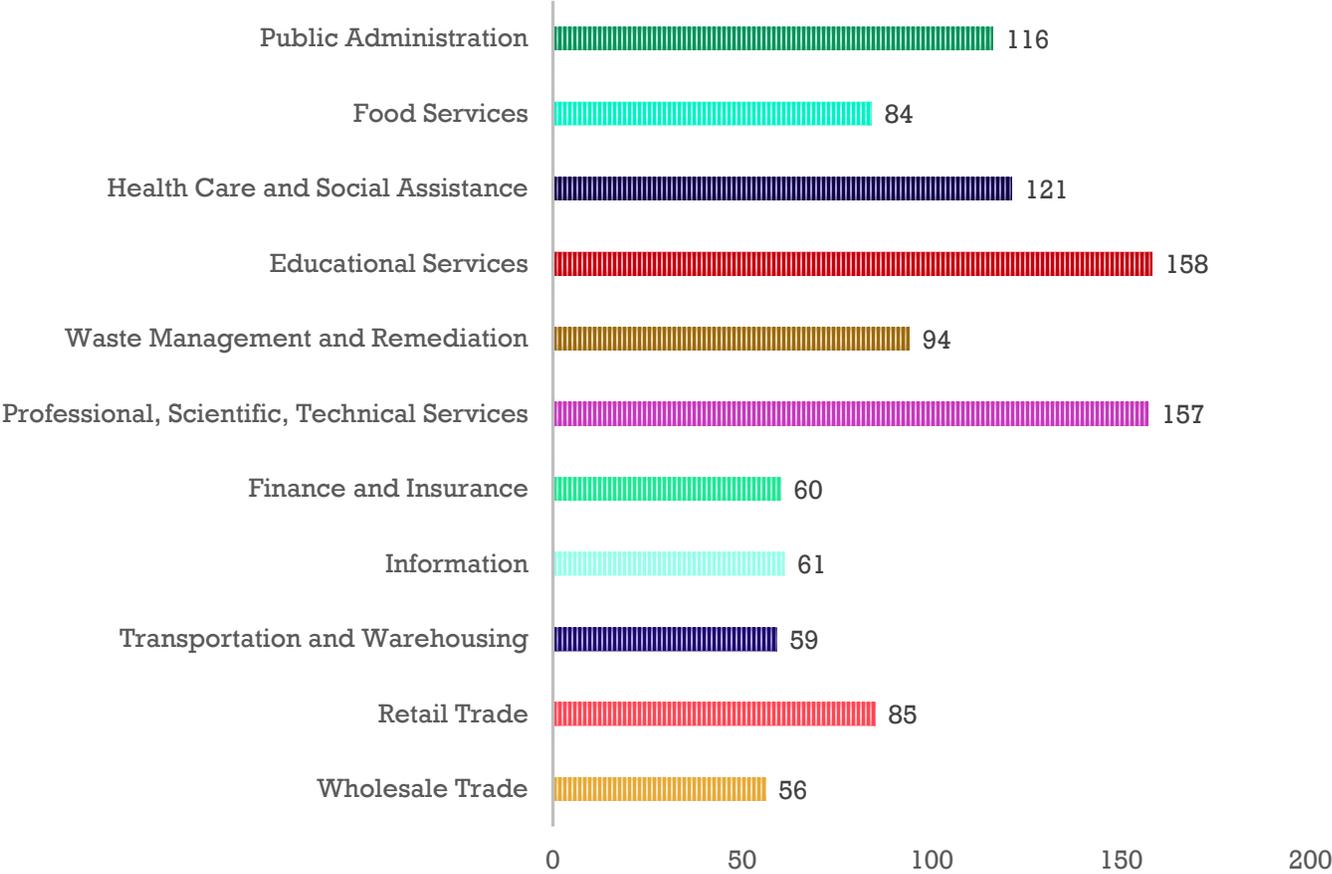
The City's Natural and Recreational Resources

The City of Avondale Estates has a number of planned park/greenspaces including: Lake Avondale, Willis Park, Fletcher Park, 7 Bridle Paths, 3 pocket parks, plazas, the hedge and green spaces along the verge. In addition, the Stone Mountain PATH trail is just to the north of the City, connecting Stone Mountain Park to the City of Decatur. There are 50.8 acres of greenspace within the City of Avondale Estates.

The City of Avondale Estates Natural and Cultural Resources



Jobs of City of Avondale Estates Residents



Data source: US Census On The Map

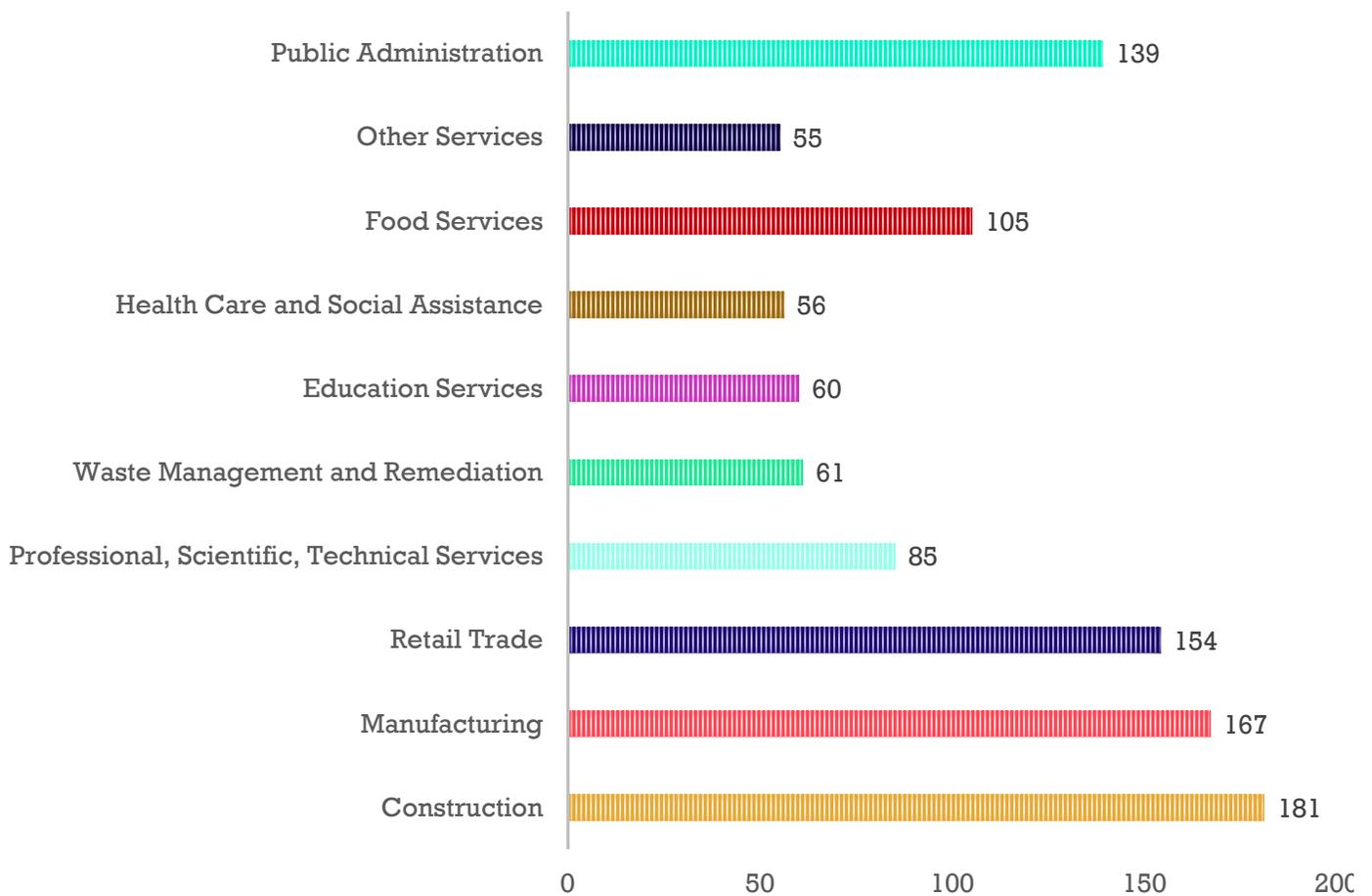
Jobs-Avondale Estates Likes to Build Things

The largest employment sector within the City of Avondale Estates is Construction, followed by Manufacturing. Residents are employed in Education and Professional, Scientific and Technical positions as well as Health Care. The City has a diverse employment base for its residents and workers, which provides a strong economic base.

Key Areas of Attention

Almost universally the top area of attention identified by the public and Steering Committee was the Central Business District from Sams Crossing to City Hall. The City of Avondale Estates has a plan for the corridor and is working to implement that plan. More information on the plan is available on page 23.

Jobs of Workers in The City of Avondale Estates



Data source: US Census On The Map





PAST PLANS

Recent Planning and Development Activities

The City of Avondale Estates has experienced a great deal of recent activity involving community meetings and planning charettes related to growth and development issues facing the City of Avondale Estates.

These recent planning activities are incorporated within this plan. The plans should be reviewed in the event of a project or plan impacts those plan objectives.

2014/2015 US 278 Roundabout and Road Diet Feasibility Study

The main priority project identified in the 2014 Downtown Master Plan was a redesign of US 278, which proposed a possible roundabout and road diet. The City of Avondale Estates, in conjunction with a consultant, studied the corridor and held public meetings and developed a demonstration project. The City also worked with required partners such as Georgia Department of Transportation (GDOT) and DeKalb Transportation. The community was concerned with the impact of the roundabout on the historic resources and GDOT was not supportive of a full road diet, so the consultant created an option which provides for sidewalks and safe crossings. Funding for the study and the project implementation has been provided by the Atlanta Regional Commission with a match from the City of Avondale Estates.



2014 Downtown Master Plan

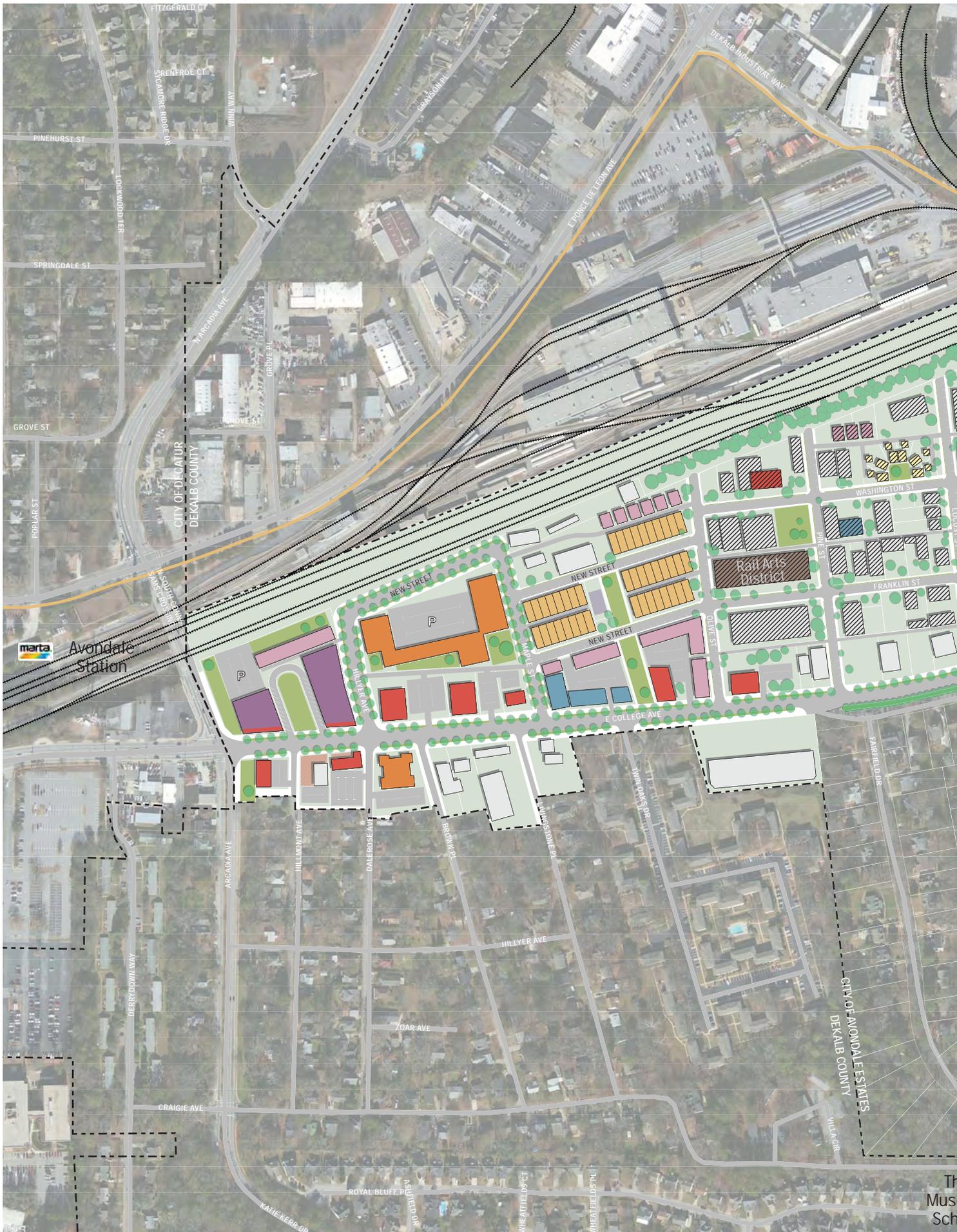
In 2013, the City of Avondale Estates was awarded a grant from the Atlanta Regional Commission (“ARC”) to update its 2004 Downtown Master Plan as part of the Livable Centers Initiative (“LCI”). The purpose of this update was to augment the original LCI study and incorporate relevant findings and recommendations, ensuring that the master plan for downtown Avondale Estates remains relevant and continues with implementation. This update takes a renewed look at goals and objectives, assesses how prior action items have been accomplished, and proposes a new five-year action plan.

The Downtown Master Plan 2014 provides land use, transportation, economic development, and urban design recommendations and strategies for the study area. The overall goal of the study is to ensure that Downtown Avondale Estates retains its desirability for businesses, residents, and visitors. Building from prior planning and visioning efforts, the update presents an economically realistic plan with an emphasis on providing a variety of housing options, improving connectivity for all types of transportation, strengthening economic viability, and outlining a blueprint for coordination among key partners. The plan, also includes a market analysis and a specific retail assessment to make sure the City is well positioned to take advantage of market and demographic trends.

The community focused on a pedestrian friendly, human scaled downtown which emphasizes a sense of place. A priority project was a redesign of US 278, and the City of Avondale Estates is working with GDOT to design that roadway.

Willis Park Plan

The City of Avondale Estates has been working on improvements to Willis Park since 2011. Willis Park is a 2.82 acre park located on Dartmouth Avenue. The improvements include new playground equipment, a new pavilion, and the construction of walking trails and plazas. These improvements were identified after a long community engagement process.





Walkability Study, 2013

In the spring of 2013, the Walkable and Livable Communities Institute completed an Avondale Estates Walkability Study, funded by ARC, the City of Avondale Estates, Grantmakers in Aging, and the Pfizer Foundation. The primary component of the Walkability Study was an Active Living Workshop, held on March 11, 2013, where participants conducted a walking audit and identified the area's assets and opportunities. The primary recommendations were to:

- Improve overall support for active living by installing and fixing crosswalks, filling in sidewalk gaps, adding bike lanes, implementing a “road diet” on US 278, adjusting traffic signals, updating and adding signage, and accommodating users of all abilities.
- Capitalize on the vacant 20 acre property by first reviewing and revising zoning ordinances, and then creating a plan for the area to establish a truly pedestrian- friendly, mixed use village that will help revitalize the entire area.
- Implement the strategies prioritized by the workshop participants as part of the Recommendations and 100-Day Challenge.”
- The walkability study found a few significant features affecting the pedestrian environment in the City of Avondale Estates and made related recommendations:
- There are no “Complete Streets,” or streets that are inclusive of all modes of transportation. The City of Avondale Estates should endorse a Complete Streets policy.
- US 278 is too wide and would be an ideal candidate for a road diet. Narrowing the street would help to reduce traffic speeds to 20 to 30 miles per hour.
- Vehicle speeds in the City are too high. A road diet would convert US 278 to a street with one 10.5' lane in each direction, a 10' center turn lane, a 5' bike lane and a 4' buffer, with room remaining for parallel parking.
- There are numerous conflict points, or intersections, within the study area. Safer intersection treatments, like roundabouts, can increase safety, reduce delays, and reduce crashes.
- There is a distinct lack of place in most of the Central Business District and along US 278. Focusing on placemaking can ultimately lead to a multi-disciplinary, stakeholder driven approach and set of solutions.

Lifelong Communities Survey, 2013

In January 2013, the Atlanta Regional Commission and the City of Avondale Estates conducted a survey of City residents, asking them to rate the importance of neighborhood assets related to Lifelong Communities. A Lifelong Community is “a neighborhood or community that fosters a high quality of life by offering choices to all residents, regardless of age.” It allows people to age in place and provides housing choice to families and individuals in all stages of life.

Over 380 residents completed the survey. Nearly all survey respondents (around 95%) stated that crossable, safe streets; adequate lighting for safe walking; and walkable destinations are important or very important. Over 80% also said that a town square, a grocery store, and community festivals are important or very important. Finally, roughly 65% of respondents said that gathering places like restaurants and shops, parks and playgrounds, and flexible housing are important or very important.

Western Gateway Visioning, 2012

In 2012, the City of Avondale Estates annexed the area west of Maple Street (then the western City limits), north of US 278 but including the parcels on the south side of the street, south of the railroad tracks, and east of Sams Crossing. Known as the Western Gateway, this area covers 13 acres and includes 24 parcels, mostly industrial uses. Three community meetings were held in 2012 to develop a vision for the Western Gateway.

The Western Gateway Visioning meetings identified strengths, weaknesses, and desired development patterns in the newly annexed area. The area benefits from its proximity to MARTA, viable local businesses, and a cohesive and involved community. However, it lacks cohesive aesthetics, has a high vacancy rate, and does not have a gathering space. There are opportunities to improve the pedestrian environment and foster an environment that supports independent local businesses. The visioning workshops also discussed allowable land uses and desired scale within the Western Gateway area.

Urban Redevelopment Plan and Opportunity Zone, 2012

The Central Business District has been approved as an Opportunity Zone by the Georgia Department of Community Affairs. Businesses operating within an Opportunity Zone are eligible for the maximum state job tax credit. Opportunity Zones are created in older commercial and industrial areas that are adjacent to or overlapping areas with a substantial rate of poverty. These zones encourage redevelopment, revitalization, and job creation. The Urban Redevelopment Plan associated with the Opportunity Zone application documents aging and deteriorated building conditions, non-conforming industrial uses, high non-residential vacancy rates, stagnant building permit activity, and difficulty attracting new businesses within the urban redevelopment area, or Opportunity Zone.

Fenner-Dunlop Vision Plan

In 2010 the City of Avondale Estates partnered with DeKalb County to conduct a visioning strategy for the 13.14 acre Fenner-Dunlop property which was recently decommissioned in 2010 and demolished in 2014. This plan provides guidance for the future redevelopment of this property. Priorities that emerged from the Vision Plan include:

- Preservation of the community's character;
- Establishing vibrant commercial centers;
- Architectural and site design considerations;
- Community and economic development issues, and
- Specific implementation strategies.

Tax Allocation District, 2007

A Tax Allocation District (TAD) was created in City of Avondale Estates in 2007. TADs use increased property taxes generated by new development in a designated redevelopment area to finance costs related to the development, such as public infrastructure, land acquisition, relocation, demolition, utilities, debt service, and planning costs. Financing is tax-exempt and specifically benefits underdeveloped or blighted areas. The original TAD district included all of the Central Business District, and the annexed Fenner Dunlop property / Mill District was added in 2012.

Lake Master Plan

In Fall 2006, City of Avondale Estates' officials decided to hire a consultant to create a Master Plan for Lake Avondale. This plan encompasses the park site along with the immediate neighborhood surrounding this strategic resource. Several sets of community meetings were conducted during 2007 to develop the plan. The plan implementation is underway with Phase I completed which stabilized the lake banks and upgraded the trail.



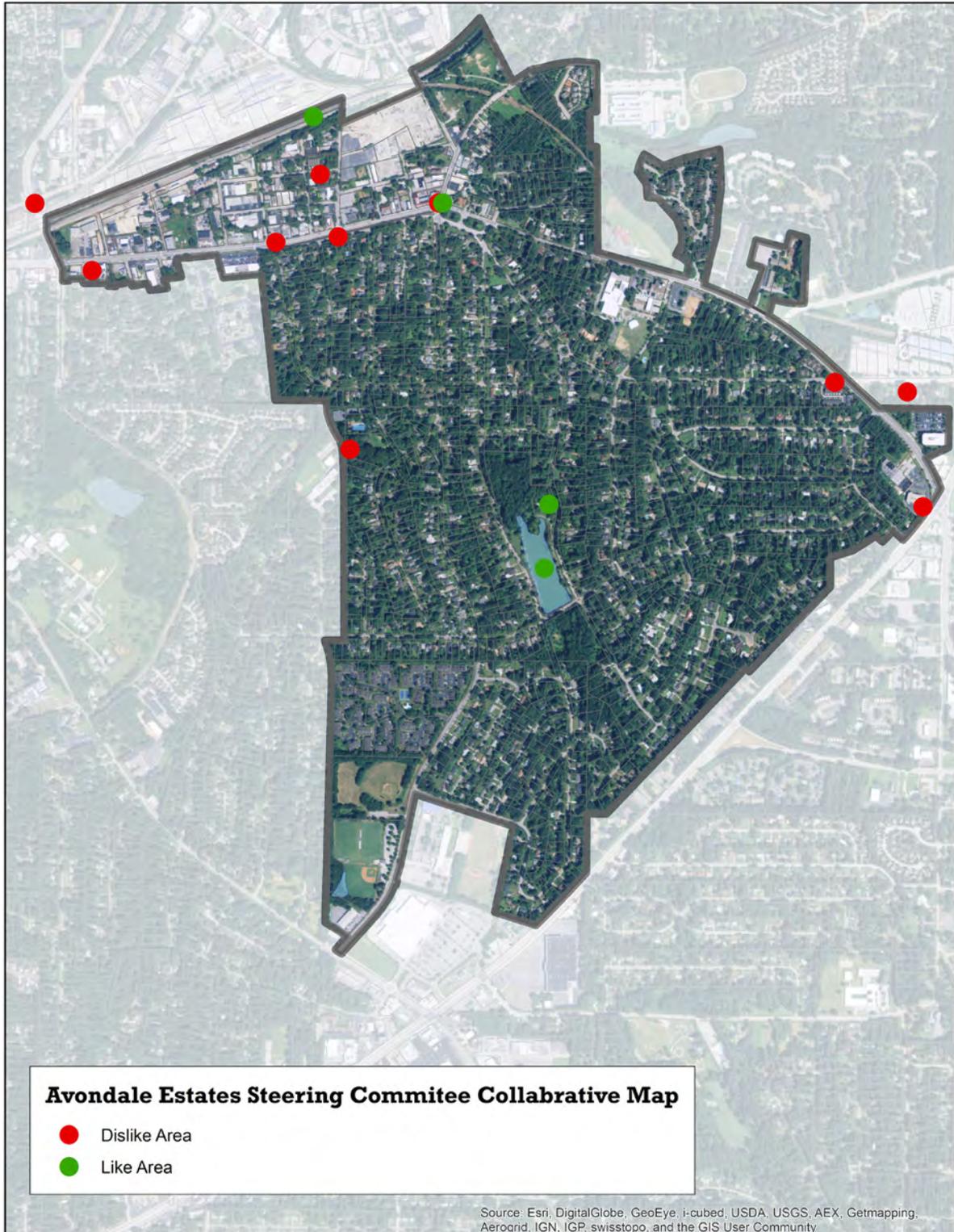
COMMUNITY INPUT

The City of Avondale Estates' staff and planning team designed a number of communication tools and activities to ensure that meaningful community input would form the backbone of this plan. A Steering Committee was convened to assist with guiding development of the plan. The Steering Committee played an essential role in providing input to the comprehensive planning process and represented a diverse cross-section of the City of Avondale Estates. The members' role was to provide input so that the plan was in line with the City of Avondale Estates' community values.

All of the outreach methods described below provided hundreds of observations and ideas for considerations. These ideas were then weaved into the list of Strategic Assets and Key Challenges in the next pages. These Strategic Assets and Key Challenges form the framework for Community Work Program.

Collaborative Map

A large-format map of the City of Avondale Estates and surrounding areas was used to gather responses to two questions from the Steering Committee-1) Besides your home, what is your favorite location in Avondale Estates? 2) If you had money to spend to improve one location in the City, where and what would you spend it on? The stickers used for responses were color coded by question. This exercise assisted the Planning Team in determining some early key areas to focus on.



June Open House

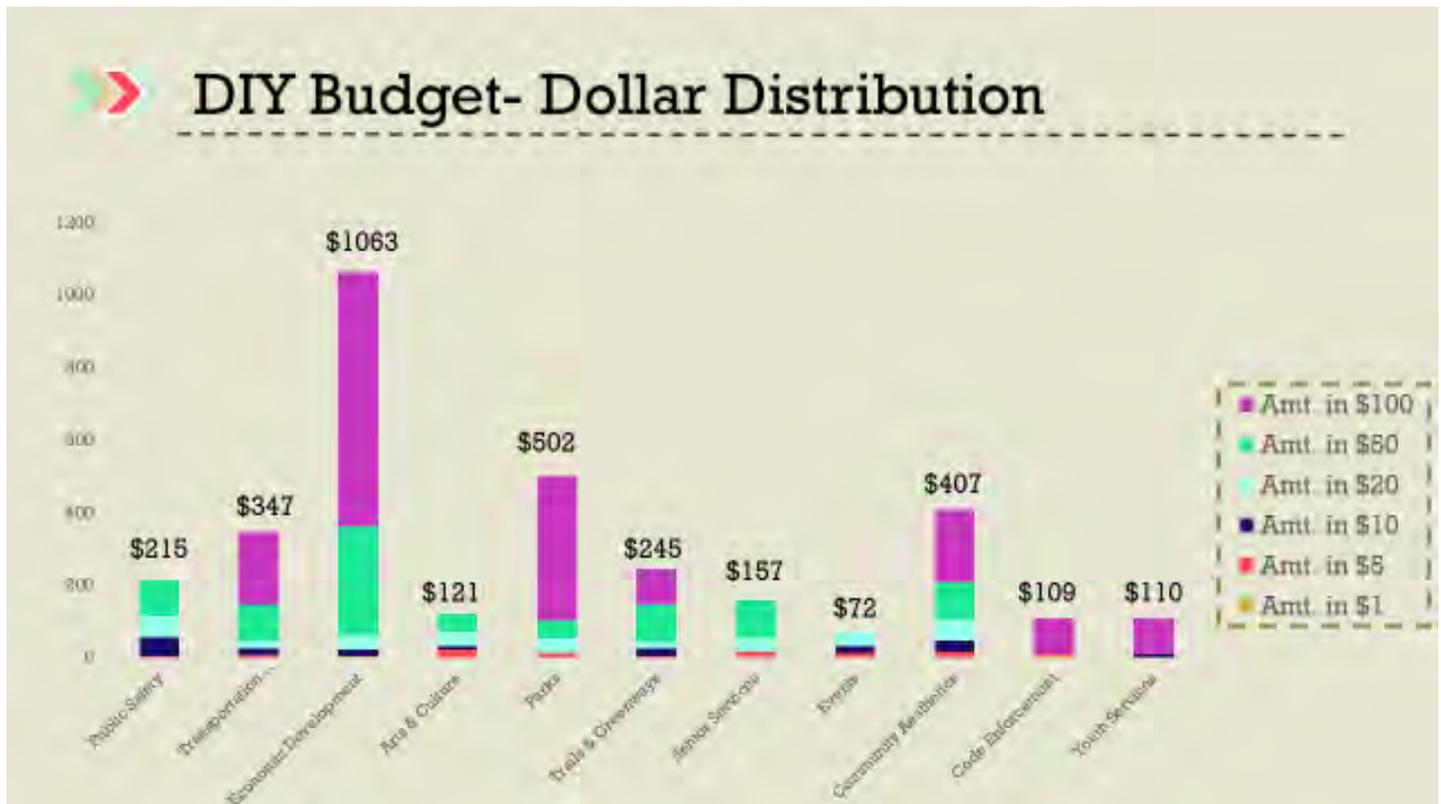
The City of Avondale Estates' first Open House on June 24th, 2015 hosted over 30 residents, officials, and stakeholders who shared feedback on what they imagine for the future of their town. This Open House provided an opportunity for the public-at-large to participate in interactive planning activities that speak to the values and needs of the City of Avondale Estates

Favorite Place and Area of Change

The East College Avenue area was both marked as the area of change and favorite place of the attendees of the Open House. Other favorite places identified were the City's parks. Areas of change were also marked at the City of Avondale Estates' gateways.

DIY (Do-It-Yourself) City Budgeting

Residents prioritized where they would like to see the City of Avondale Estates make investments in the future. Each resident was given a pack of "planning money" to spend on 11 different priorities, ranging from public safety to senior services to community aesthetics. Each money packet included one bill, each in six different denominations: \$1, \$5, \$10, \$20, \$50 and \$100, which totals to \$186. All priorities are listed on the graphs below.



YOUR FAVORITE PLACE IN AVONDALE ESTATES

WHAT YOU TOLD US



- We attend almost all local festivals and also occasionally Food Truck Wednesday at Tudor Square. Seems like the new Town Cinema would provide opportunities to co-sponsor music and entertainment festivals.

- Small - local business that are invested in our community.

- Develop the Dunlop plant property into mixed use. That would drive other developers to come into the city and purchase property that is languishing.

- With reasonable incentives businesses will continue to be attracted to downtown Avondale. The city can support local businesses not by providing taxpayer money to keep flagging businesses afloat, but rather by hosting events and marketing to attract customers to the businesses.

- Tree cover. Small town feeling and sense of community.

- Beautiful neighborhood, lots of trees, safe, good neighbors.

- Walkways, lake, tree cover.

- We have a tradition, a nice history where 3 generations of folks have lived; we have sidewalks, a pond, a park and Christmas Tree lighting.

AREAS WHERE YOU WOULD LIKE TO SEE CHANGE

WHAT YOU TOLD US



- A beautiful and inviting Town Green large enough for AutumnFest, and generally geared toward passive / informal recreation (i.e., not cluttered up with courts and sports fields) should be a focal point in our redeveloped CBD.
- Utilizing the old Fenlop location to build a downtown. Other areas around that can be acquired or re-purposed for more people to gather. Since we are in the south, having areas for gathering with tree coverage is important.
- The downtown area is in real need of a park or greenspace. The area across from City Hall is unused and essentially wasted space.
- One of the top priorities with promoting design should be to keep the tudor look when approving any development within the downtown area.
- The “secret park” at the end of Lakeshore near the lake needs attention.
- Bird sanctuary needs to be cleared of invasives (this was in the master plan of the lake).
- Is there anything we can do with the bird sanctuary?

GREETINGS FROM



AVONDALE ESTATES OF THE FUTURE

Postcard from the Future

Residents were asked to write a postcard to someone from the City of Avondale Estates 10 years in the Future. The general themes are provided within the Word Cloud below.



August Open House

The City of Avondale Estates' second Open House on August 26th, 2015 hosted over 20 residents, officials, and stakeholders who shared feedback on the goals and activities that the City of Avondale Estates should take to implement the plan.

Community Now and Then

Many residents in the City of Avondale Estates are used to driving to get where they need to go with a few who walk or bike to destinations. Most respondent's trips are to destinations were around 5-15 minutes with a few people traveling longer for trips to work and entertainment. The majority of residents needs both today and in the future are found near the City of Avondale Estates, but residents expressed a need for better walkability to those destinations.

Goal Priorities

The other activity was to identify Community Priorities to implement the Plan Goals. Greenspace Development and Economic Development were both identified as a top priority



Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development

Alternatives	Top Priority Votes	Bottom Priority Votes
Continue to implement Downtown Master Plan	8	
Continue to pursue functional and aesthetic improvements to US 278	3	
Promote and expand human scale, pedestrian-oriented streets city wide	4	
Improve tree coverage citywide	2	2
Develop central/downtown public gathering and events space	7	2
Promote beautification and landscaping in public rights-of-way	1	3
Invest more in repairs and maintenance of stormwater infrastructure	5	
Plan for and incentivize wrapped, screened parking, and/or centralized parking facilities, in downtown and commercial areas	5	1

Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors

Alternatives	Top Priority Votes	Bottom Priority Votes
Improve maintenance and repair of existing parks	7	
Connect existing parks with residential areas and commercial areas via a multi-use trail/path network	3	2
Develop a balanced mix of new active and passive greenspace	6	
Consider revisiting the development of a city dog park	3	7
Enhance bicycling mobility and recreation offerings city wide	8	3

Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce

Alternatives	Top Priority Votes	Bottom Priority Votes
Create conditions for the development of small-footprint detached homes and accessory dwelling units (e.g., garage apartments) in established residential areas	3	7
Create conditions for the development of townhomes, condominiums and small-footprint detached homes outside traditional residential areas	7	3

Leverage the city's unique identity and location in the region to strengthen existing businesses and drive new economic development

Alternatives	Top Priority Votes	Bottom Priority Votes
Create a unified branding and marketing program; incorporate into business recruitment and retention	2	2
Pursue redevelopment of catalytic sites with the unique character of Avondale Estates in mind	4	1
Develop a coherent gateway , wayfinding and signage program with cues from city's design heritage	4	3
Diversify economic base and recruit more small businesses, including neighborhood-serving retail options and arts-based businesses	6	
Improve bicycle and pedestrian access to both MARTA stations	5	4
Consider additional annexation, especially of commercial and recreational properties	4	

A photograph of a park with a paved path, trees, and a swing set. The path is paved with light-colored stones and leads through a lush green area with many trees. In the foreground, there is a swing set with a wooden seat. Two people are walking on the path in the distance. The text "AVONDALE ESTATES' CHALLENGES AND ASSETS" is overlaid in white, bold, sans-serif font.

AVONDALE ESTATES' CHALLENGES AND ASSETS

These assets of the City of Avondale Estates are items to be accentuated and improved on over time, while the challenges are items to be addressed and monitored over time to ensure the long-term success of the City.

People and Character of Avondale Estates

Throughout this process the Planning Team has heard about the importance and uniqueness of the City of Avondale Estates. From the careful planning in the initial development of the City, to the protection of canopy trees, to the architectural styles, Avondale Estates has uniqueness within the Atlanta region.

This uniqueness has attracted people to the City of Avondale Estates and throughout the years they have developed a sense of pride to live in the City of Avondale Estates.

Development Potential

As the City of Avondale Estates is mostly built out, new development will primarily be redevelopment of existing properties. There is an opportunity for redevelopment along the northern part of the City along U.S. Highway 278. The City has created a Livable Centers Initiative Plan to develop a vision for this area that takes into account the character and market visibility of the area.

The City is investing in making these areas attractive for reinvestment and should continue to follow their local plans.

Location

U.S. Highway 278 and Memorial Drive connect the City of Avondale Estates to the rest of the region and are major regional transportation corridors. These transportation connections provide residents and businesses within the City easy access to the Atlanta region and the world.

The City of Avondale Estates is strategically located near I-285 which provides transportation connections to the Hartsfield –Jackson Atlanta International Airport and the employment centers in Perimeter Center and Cumberland. In addition Avondale Estates is a short drive to the Emory-CDC Campus, and DeKalb Medical Center in DeKalb County.

Education

The City of Avondale Estates is served by the DeKalb County Public School System. While the City does not have any influence over education, it is impacted by education in terms of economic development and residential development. This is something that should be monitored over time to determine the impact.

The following public schools serve the City of Avondale Estates.

- Avondale Elementary
- Druid Hills Middle School
- Druid Hills High School

The DeKalb School for the Performing Arts is located just outside the City.

Two nearby private and charter schools are Peachtree Academy and The Museum School. The City formed an Education Ad Hoc Committee to address this asset which is also a challenge.



Economic Development

The top issue identified by residents in the community survey is the need for economic development which will attract the appropriate businesses for the culture of Avondale Estates. The residents are seeking small business and expanded restaurant options.

With new investment into downtown including new shops, restaurants and offices, there is still a continued need to attract new restaurants and entertainment options into the City of Avondale Estates. The City is competing against smaller cities within the Atlanta region therefore the continued investment into economic development is needed. This challenge aligns with the DeKalb County Consolidated Plan which assist development of small businesses with job creation.

The City of Avondale Estates is working to improve the economic development climate. The City of Avondale Estates is a part of the Georgia Main Street program which provides access to technical assistance and revolving loans. It has established an Opportunity Zone within Central Business District which gives incentives for job creation. The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit of \$3,500 per job which can be taken against the business's Georgia income tax liability and payroll withholding.

In addition, to those state incentives, the City of Avondale Estates has established a Tax Allocation District to provide for funds to supplement funding by public and private sources for public improvements that spur private redevelopment activity. The City has also established a Downtown Development Authority to help spur new business development within the Town Center area.

Redevelopment

As the City is mostly built out, new development will primarily be the redevelopment of existing properties. The challenge is to ensure that redevelopment happens in line with the character and feel of Avondale Estates. This challenge aligns with the DeKalb County Consolidated Plan.



AVONDALE ESTATES' GOALS FOR THE FUTURE

The City of Avondale Estates is a diverse and forward looking community engaged in shaping its own future. The people of Avondale Estates are working to capitalize on the qualities and values that have made it a successful community.

To be a successful community, Avondale Estates will:

- Protect and enhance the City's historic character and small town atmosphere while facilitating smart growth and development
- Leverage the City's unique identity and location in the region to strengthen existing businesses and drive new economic development
- Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors
- Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce

As the City of Avondale Estates moves forward in implementing the Comprehensive Plan. These goals should be monitored to ensure that they are still relevant to the City.





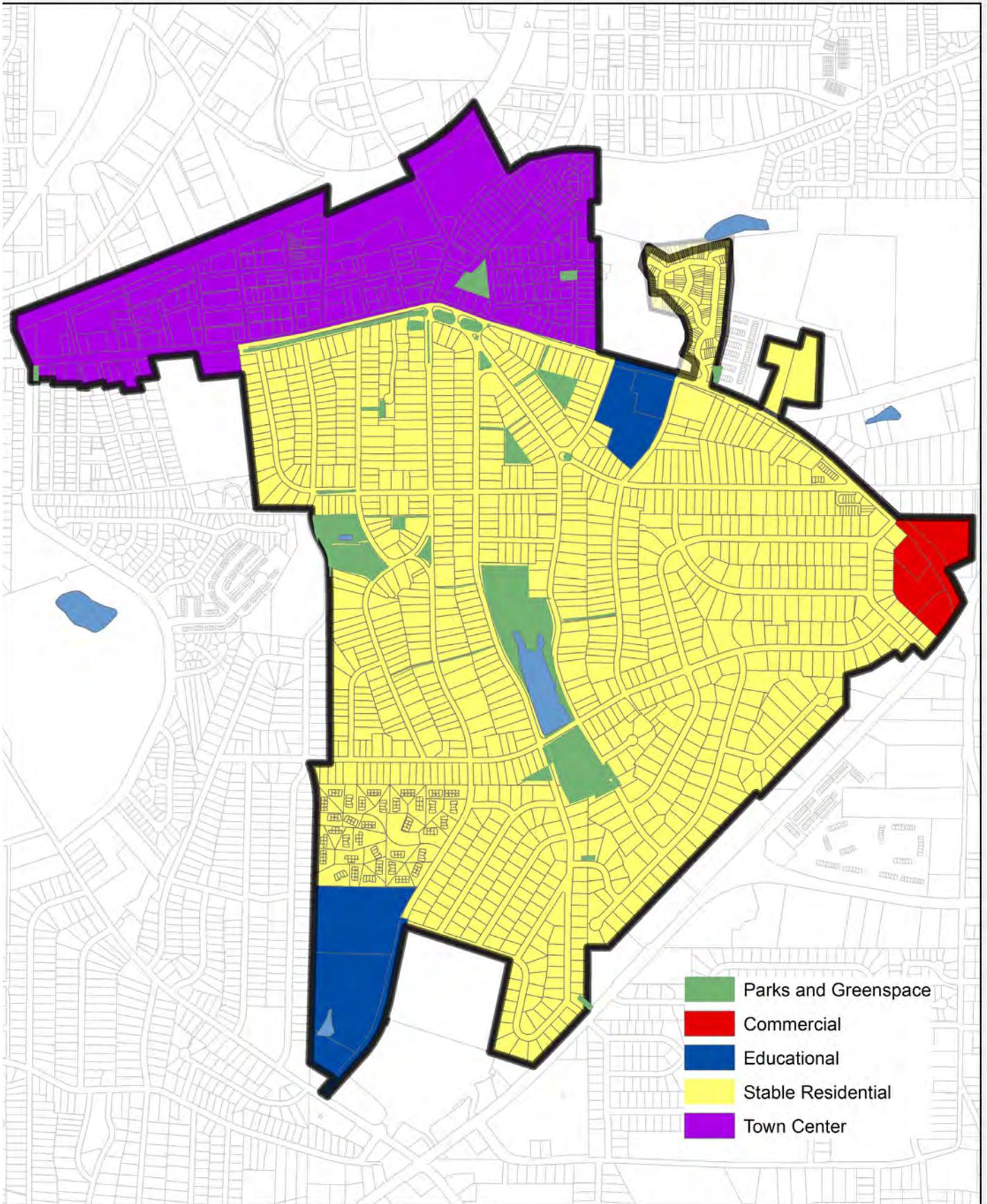
AVONDALE ESTATES' FUTURE DEVELOPMENT

There are a variety of ways to achieve The City of Avondale Estates' goals for the future. From an urban design standpoint, the key is to avoid dispersed development projects that are unrelated to one another and exist in isolation at random locations. Instead, by focusing appropriate development within distinct character areas, corridors and centers and arranging these areas within a comprehensive circulation system that incorporates multiple modes of transportation, the City will achieve a desirable development pattern that will carry them through to the year 2030.

As a first step in creating an appropriate development atmosphere, the City has developed "Character Areas." These "Character Areas" are intended to ensure compatible and unified development within specified areas of the City. The Future Development Map is broken into the following Character Areas:

- Town Center
- Commercial
- Stable Residential
- Parks
- Educational

The City of Avondale Estates Future Development Map



Town Center

Description

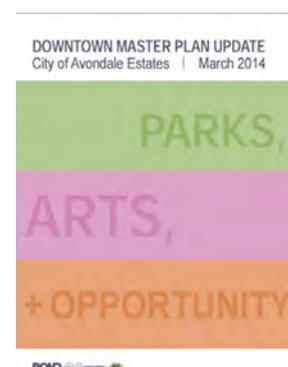
The Town Center area of Avondale Estates is comprised of its Central Business District, which includes its historic Tudor Village and a mixture of industrial, retail, restaurant and auto-oriented uses. This combination of businesses has evolved over time; in the future the City envisions a mixed-use downtown featuring restored historic buildings and a range of retail, employment and open space options tied together by new streets, greenways, and pedestrian facilities.

The Town Center will become an Activity Center, a place where the citizens of Avondale Estates will gather, shop, eat and enjoy the unique environment that blends new and old, bringing modern amenities in line with historic surroundings and peaceful small town environment. Appropriate development types are summarized below, but also detailed in the City's adopted Downtown Master Plan completed in 2004 and updated in 2014. The Downtown Master Plan should be consulted for any development within this area.

Appropriate Zoning Districts

- Mill District (MD)
- Central Business District (CBD)
- Planned Development (PD)
- Open Space Recreational (OS-R)
- Light Industrial (LI)-conditional on use

Development Images:



Educational

Description

This area is comprised of recreational fields associated with adjacent institutions, both public and private schools. These facilities are not open to the public and are anticipated to remain under control of the current owners/users for the foreseeable future. This area is designated as an educational center because of the concentration of facilities in a small area as well as its location, which is separate from the Neighborhood area and extends to the edge of the City limits.

If it becomes available, the City would like to purchase the former Avondale High School for open space or other uses identified by the community and the Board of Mayor and Commissioners, from the DeKalb Board of Education.

Appropriate Zoning Districts

- Office Institutional (O-I)
- Open Space Recreational (OS-R)

Development Images:



Commercial

Description

Currently, government offices occupy commercial space within an office building on the east side of Covington Highway, making this area a combination of public and institutional uses rather than pure commercial use. There are also neighborhood scale commercial uses such as an Rite Aid drugstore. These current uses are not likely to change significantly in the immediate future. The character of this area is anticipated and desired to remain largely unchanged in the next 10 to 20 years as this is the most appropriate part of the City for highway scale commercial uses.

If the Kensington MARTA Station develops into a Transit Oriented Development, this area will see pressure to develop into a more walkable district with similar characteristics as the Town Center District. The City of Avondale Estates is supportive of efforts to aesthetically enhance this entrance.

Appropriate Zoning Districts

- General Commercial (GC)
- Open Space Recreational (OS-R)
- Planned Development (PD)
- Office Institutional (O-I)

Development Images:



Stable Residential

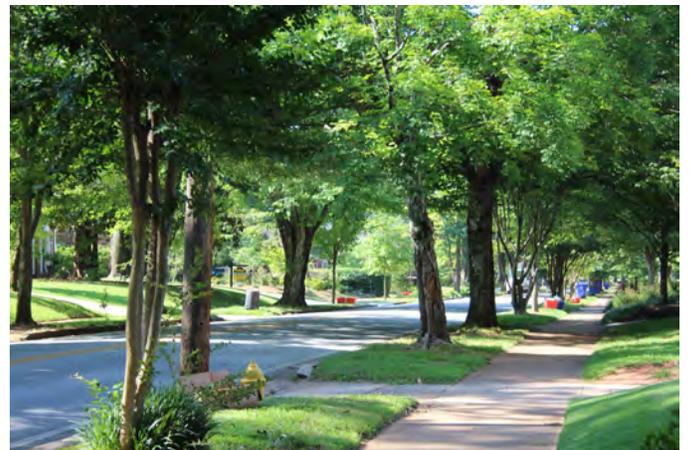
Description

The residential areas of the City of Avondale Estates are considered one neighborhood based on its character and the appropriateness for future development. There are many homes with historic value nestled within this area; these were designed and built in the style and tradition of notable American architectural periods such as Tudor Revival and Colonial Revival. The core of this area is representative of the City's history as an early 20th century planned new town. Homes within this area are largely well-maintained, there has been recent investment in many home renovations; the underlying street network and neighborhood fabric is sustainable. The residential neighborhoods make up the 95% of the land within the City and serve to connect other areas within the City of Avondale Estates. There is not anticipated to be a significant amount of change within the this area. Because this area is stable, continued maintenance and upkeep of the homes, infrastructure, and the amenities is required in order to preserve it into the future. Continued home renovations, of an appropriate style and scale will likely be commonplace; however, there will be a need to control the proliferation of large, out of scale new homes that are replacing existing, traditionally smaller homes.

Appropriate Zoning Districts

- Low Density Residential (R-12)
- Very Low Density Residential (R-24)
- Planned Development (PD)
- Open Space Recreational (OS-R)

Development Images:



Parks

Description

The City has a variety of planned greenspaces established by the original City plan. There are also many City maintained greenspace in terms of bridle paths, medians and verge. In addition, Lake Avondale in Bess Walker Park serves as both active and passive greenspace. It is highly valued for the natural habitat and environment it provides in the midst of the residential area.

Maintaining and upgrading Open Space in the City is a challenge that the City of Avondale Estates is working to address within the Short Term Work Program. In addition the City of Avondale Estates is looking to expand Open Space opportunities especially in the area north of East College Avenue and North Avondale Road, and is examining opportunities for a Town Green.

Appropriate Zoning Districts

- Open Space Recreational (OS-R)

Development Images:







COMMUNITY WORK PROGRAM

A key component of the Comprehensive Plan is to identify projects that the City of Avondale Estates will undertake to implement the goals of the plan. The following pages identify the projects that the City of Avondale Estates will undertake in the next five years as well as their Report of Accomplishments from the previous plan.

City of Avondale Estates

Report of Accomplishments

Short Term Work Program 2012-2016

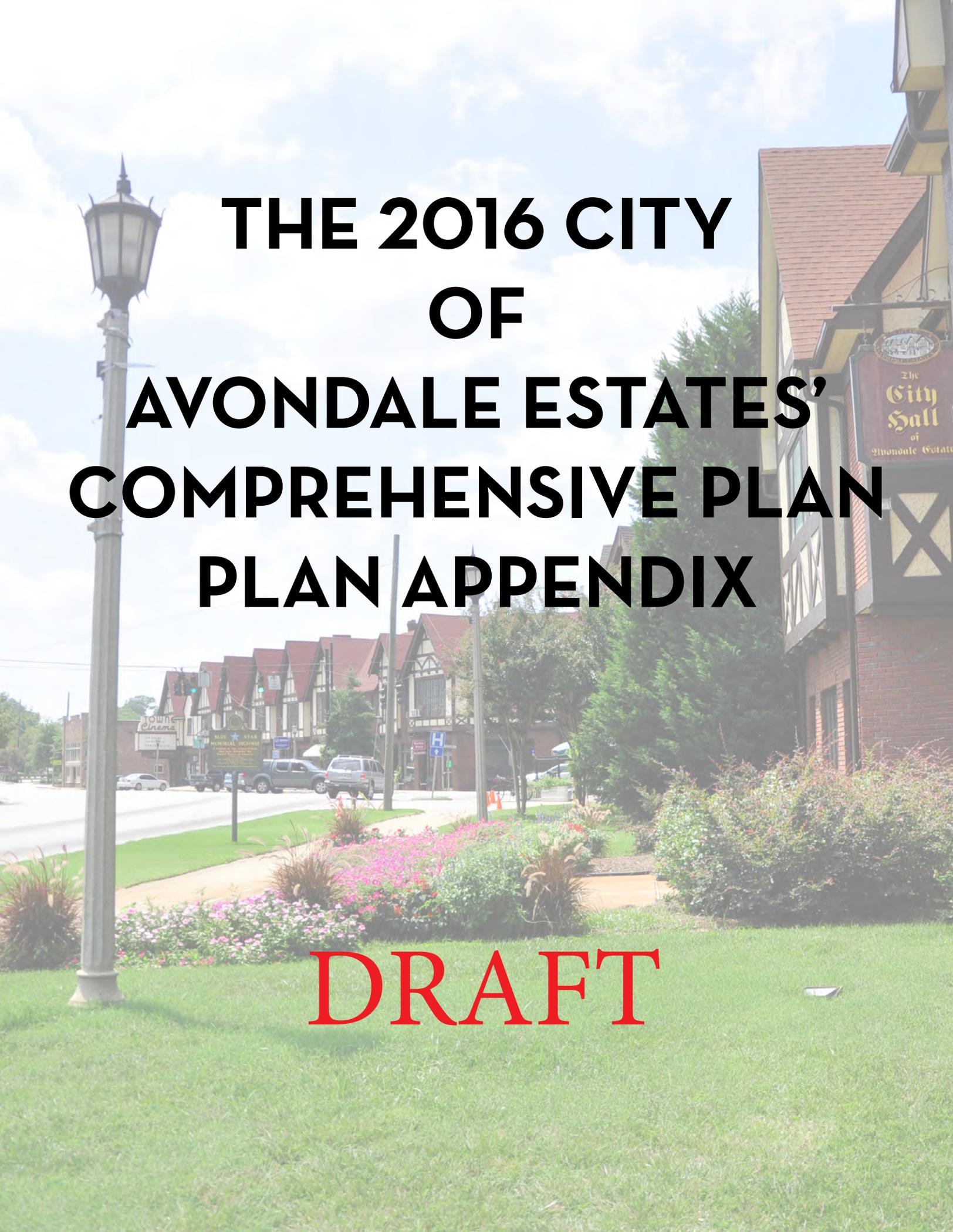
	Complete	Underway	Postponed or Dropped	Notes/Reason Postponed or Dropped
Economic Development				
Master Plan Implementation (focus on downtown redevelopment)		X		The City is actively pursuing the #1 priority project in the 2014 Downtown Master Plan. A grant application for funding has been filed. The City is now LAP certified, as required. The City is working to implement other aspects of the plans as well.
Tudor Village Redevelopment (Renovation)	X			Oakhurst Realty Partners (owners) completed the renovations of the building. Regular maintenance and upgrades are also underway.
Better Hometown Qualification	X			The City was designated a Classic Main Street Community in 2015. The Better Hometown Program was merged with Classic Main Street.
Web Page: DDA Link	X			The website links to the DDA/Main Street Page.
Web Page: DDA Vacant Property Database	X			
Web Page: Detailed Demographics		X		The new website is live. A facts sheet is being created with the information received as part of the 2015 Comprehensive Plan Update.

Extend TAD Boundary to Include Mill District	X			
Update Downtown Master Plan	X			
Investigate Branding Opportunities and Marketing		X		The City is working on this effort. A survey was conducted in 2015 to solicit public opinion.
CPP Program (Community Promotion Program)	X	X		The City reviews the funding for this program each year. In 2015 the BOMC allocated \$15,000 to the CPP which funded three (3) events.
Natural and Historical Resources				
Implement Lake Avondale Master Plan	X			The first phase is complete. The City will investigate further implementation measures in the future, as needed.
Additional work on Historic Design/ARB Guidelines		X		The BOMC allocated \$15,000 in 2015 to update the guidelines.
Implement City Tree Protection & Planning Program		X		The City drafted an ordinance for the residential district in 2015. It is under review. An Ad Hoc Greenspace Committee has been formed to address this and other issues associated with Greenspace.
Preserve America Designation			X	The City has not actively pursued this in the planning period because the program has been largely unfunded. The City will continue to monitor the status and apply if it seems beneficial. This will stay in the STWP.

Historic Preservation Division (DNR) Grants	X	X		The City received three grants from the Historic Preservation Division during this planning period. The City plans to apply as needed for additional grants.
Upgrade Willis Park		X		A scope and budget were approved by the BOMC and a consultant team was selected to implement the plans. The project should be complete by February of 2016.
Community Facilities and Services				
Stormwater Management (including priority program of work, i.e. Lake Avondale Dam, Bird Sanctuary)		X		Renamed-Examine opportunities to implement green infrastructure into public and private construction
Continue Implementing Streetscape Improvement Program	X	X		Curbing: 9,778 Linear Feet/18 ADA Ramp/ 3 Resurfacing Projects
Continue implementing Sidewalk Improvement Program	X	X		Clarendon Ave.: Clarendon Ave. At Wiltshire/ Kensington Ave. from Lakeshore Dr. to Stratford Rd. (540 Linear Feet)/Kensington Ave. from Covington Road to Wynn Drive (1700 Linear Feet)
Housing				
Continue active program of code enforcement	X	X		

Establish Plan/Regulations to address infill housing	X			Incorporated into the Zoning Ordinance.
Land Use				
Complete Zoning updates	X	X		The City is continuously updating the Zoning Ordinance as needed. A list of possible Zoning changes is kept.
Explore Additional Sign Overlays			X	The City has not yet had the need to complete this effort. It has been discussed at various meetings.
Explore Additional Design Areas including City Entrances			X	The City has not yet had the need to complete this effort. It has been discussed at various meetings.
Transportation				
New Streets and Improvements Programmed in Master Plan	X			The Downtown Master Plan was completed in 2014.
Priority Pedestrian Projects on existing streets (Master Plan)	X	X		The Downtown Master Plan was completed in 2014. A grant to implement the US 278 re-design was submitted in 2015.
Investigate Complete Streets/Amenity Corridors		X		The Downtown Master Plan was completed in 2014. A grant to implement the US 278 re-design was submitted in 2015. Contained in the Implementation Transportation Projects in the Downtown master Plan item in the new STWP

Investigate the Impact of Traffic	X		X	This was completed in part in 2015 through the Feasibility Study. The City has not completed a City-wide traffic impact study because it is not needed at this time. The City has a current project to address traffic and parking along and near Potter Avenue and prior to that studied possibly adding parking at the vacant MARTA storage site near the CSX tracks at the northern City boundary.
Intergovernmental Coordination				
Update Short-Term Work Program on an annual basis		X		This City will make this a priority in the upcoming planning period.



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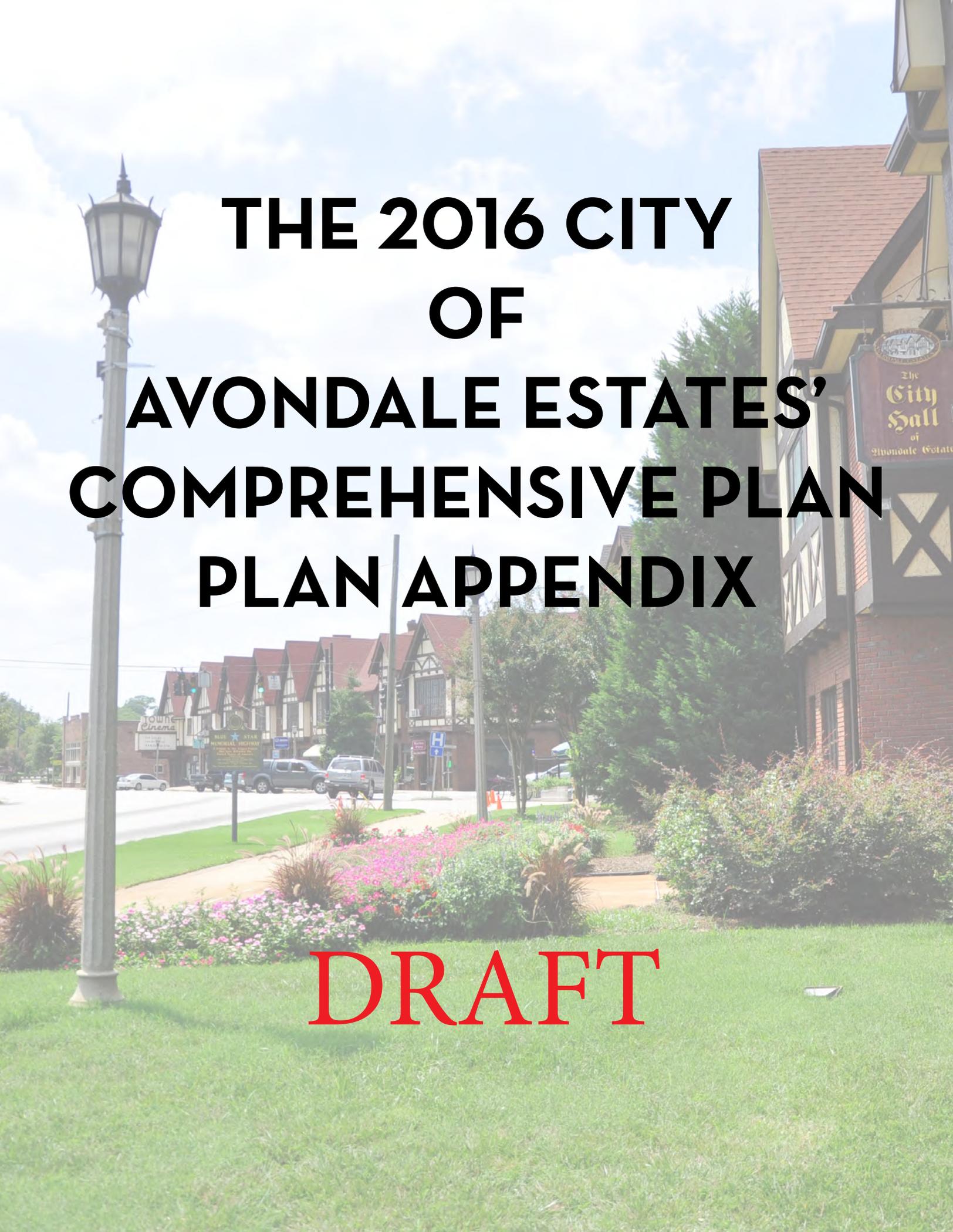
		Community Work Program for 2016-2020						
Goal	Project	2016	2017	2018	2019	2020	Responsibility	Funding and Cost
Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce	Continue to invest in, implement and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure)	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time/TBD (Project Specific)
	Promote Infill Housing in the Rail Arts District Area	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time
	Study options for the Zoning Code to allow for accessory housing units in existing structures		X				City Staff	Staff Time/Consultant
Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors	Continue to invest in, implement, and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure)	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time/TBD
	Linear park between Potter and Parry Street	X	X	X	X	X	BOMC/City Staff/DDA	TBD
	Focus on park redevelopment and development	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time
BOMC Addition	Continue to monitor Avondale High School and identify opportunities with other school properties for purchase and potential annexation.	X	X	X	X	X	BOMC/City Staff/DDA	TBD
	Continue to monitor Lanier Park for purchase	X	X	X	X	X	BOMC/City Staff/DDA	TBD
	Amphitheater site			X	X	X	BOMC/City Staff/DDA	\$ 740,000
	Skate park			X	X	X	BOMC/City Staff/DDA	\$ 150,000
	Dog park		X				BOMC/City Staff/DDA	\$ 15,000
	Passive park on MARTA/PATH site		X	X	X	X	BOMC/City Staff/DDA	TBD
	Town green	X	X	X	X	X	BOMC/City Staff/DDA	\$ 740,000
	Upgrade Willis Park	X					BOMC/City Staff/DDA	\$704, 362
	Public Space: deed back required open space to the City as part of the town green	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time
	Continue to support the greenspace committee to pursue and oversee implementation of new open	X					City Staff	Staff Time
Update Short-Term Work Program on an annual	X	X	X	X	X	BOMC/City Staff	BOMC/Staff Time	
Perform a Parks and Recreation Master Plan to determine amount and types of city-wide open space needs		X				Greenspace Ad Hoc Committee/City Staff	\$75,000	
Pursue a low-impact development ordinance to encourage practices such as natural landscaping and rainwater harvesting		X	X	X		Greenspace Ad Hoc Committee/City Staff	Staff Time/\$20,000	
Amend golf cart ordinance to permit crossing US 278			X	X	X	City Staff	Staff Time	

Staff Time

		Community Work Program for 2016-2020						
Goal	Project	2016	2017	2018	2019	2020	Responsibility	Funding and Cost
Leverage the City's unique identity and location in the region to strengthen existing businesses and drive new economic development	Continue to invest in, implement, and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure)	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time/TBD (Project Specific)
BOMC Addition	Develop an Intergovernmental Agreement between BOMC and DDA.	X	X				BOMC/DDA	Attorney's Review Cost
	Evaluate and consider annexation of properties important to the well being of the City	X	X	X	X	X	BOMC/City Staff	Staff Time
BOMC Addition	Continue and support the ad-hoc educational committee. Define their role and goals.	X					BOMC/City Staff	Staff Time
	Work with neighboring jurisdictions on infrastructure needs	X	X	X	X	X	City Staff	Staff Time
	Work with MARTA on safety and access improvements at Avondale and Kensington Stations	X	X	X	X	X	City Staff	Staff Time
	Continue to monitor the Clifton Corridor programs	X	X	X	X	X	City Staff	Staff Time
	Continue to monitor development around Avondale Estates	X	X	X	X	X	BOMC/City Staff/DDA	Staff Time
	Work with DDA and merchants to form a new business association	X	X				BOMC/City Staff/DDA	Staff Time
	Educate local businesses on city/state economic incentives	X	X	X	X	X	DDA/City Staff	Staff Time
	Develop façade grants to improve the appearance of existing structures		X	X			DDA/City Staff	\$ 50,000
	Implement branding and marketing strategies	X	X	X	X	X	DDA/City Staff	55,000-75,000 (2016/17)/25,000-35,000
	Conduct events within the downtown area	X	X	X	X	X	DDA/City Staff	Staff Time
	Develop a targeted marketing program to attract retail shopping and dining businesses	X	X				DDA/City Staff/Consultant	\$ 20,000
	Conduct small business outreach and education	X	X	X	X	X	DDA/City Staff	Staff Time
	Market opportunities and vision to study area businesses and property owners	X	X	X	X	X	DDA/City Staff	Staff Time
	Create a business assistance team		X				DDA/City Staff	Staff Time
	Implement business recognition program	X	X	X	X	X	DDA/City Staff	Staff Time
	Create residential and commercial property "sales package"	X	X	X	X	X	DDA/City Staff	Staff Time
	Develop a program/policy/regulations for outdoor dining and merchandising		X	X			City Staff	Staff Time
	Implement a public art program	X	X	X	X	X	DDA/City Staff	Staff Time
	Preserve America Designation			X			City Staff	Staff Time

		Community Work Program for 2016-2020						
Goal	Project	2016	2017	2018	2019	2020	Responsibility	Funding and Cost
	Review sign ordinance	X	X				BOMC/City Staff/DDA	Staff Time/Consultant
	Conduct a Parking Study of existing public parking spaces including on-street options.		X	X			DDA/City Staff	Staff Time/Consultant
	Implement Short Term Parking Recommendations for the Parking Study-Parking Management Program		X	X	X		DDA/Staff	Staff Time/Consultant
Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development	Continue to invest in and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure)	X	X	X	X	X	City Staff	Staff Time
	Pursue funding for Carl's Corner, interpretive signage, and parks		X				City Staff	Staff Time
	Update historic district guidelines		X				City Staff/Historic Preservation Commission	\$ 15,000
	Review areas outside the historic district for possible inclusion in the Historic District		X				City Staff/Historic Preservation Commission	Staff Time
	Review the tier designation of properties in the historic district		X				City Staff/Historic Preservation Commission	Staff Time
	Update architectural design guidelines	X	X				City Staff/Architectural Review Board	\$ 15,000
BOMC Addition	Support local schools through City policies, infrastructure investment and public safety.	X	X	X	X	X	BOMC	TBD
BOMC Addition	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for stormwater.	X	X				BOMC	TBD
BOMC Addition	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for street paving.	X	X				BOMC	TBD
BOMC Addition	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for the public works building.	X	X				BOMC	TBD

		Community Work Program for 2016-2020						
Goal	Project	2016	2017	2018	2019	2020	Responsibility	Funding and Cost
BOMC Addition	Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for the sidewalks.	X	X				BOMC	TBD
BOMC Addition	Define short term and long term expenditure needs, clarify budget constraints, partnering, and funding opportunities for the greenspace (specific projects have been developed and are listed).	X	X				BOMC	TBD
	Street network development: perform study and explore policies for City to participate in the creation of the new street grid network with redevelopment sites	X	X				BOMC/City Staff	Staff Time
	Create access management guidelines for the North Avondale Road corridor (US 278)	X	X				City Staff	\$160,000-Part of US 278 Project
	Continue coordination with surrounding jurisdictions on enhancements to Sams Crossing	X	X	X	X	X	City Staff	Staff Time
	Investigate an institutional building (senior housing)	X	X	X	X	X	BOMC/City Staff	Staff Time
	Support the adaptive reuse of the Post Office into classrooms, studios, and gallery space if it becomes available	X	X	X	X	X	City Staff	Staff Time
	Promote the development of the Mill District, Western Gateway, North Avondale Road, and E. College Ave.	X	X	X	X	X	DDA/City Staff	Staff Time
	Modify the Zoning Ordinance and Comprehensive Plan to align with the recommendations in the Downtown Master Plan		X	X			BOMC/City Staff/Consultant	Staff Time/Consultant
	Continue coordination with MARTA on the redevelopment of the Avondale/Kensington MARTA stations	X	X	X	X	X	City Staff	Staff Time
	Re-name Ingleside to Rail Arts District		X				BOMC/City Staff	Staff Time
	Promote the redevelopment of the area behind the Tudor Village/Tudor Square-possible plaza	X	X	X	X	X	DDA/City Staff	Staff Time
	Implement transportation projects in the Downtown Master Plan-Short Term						BOMC/City Staff/DDA	\$3,901,056
	Implement transportation projects in the Downtown Master Plan-Long Term	X	X	X	X	X	BOMC/City Staff/DDA	\$10,893,329



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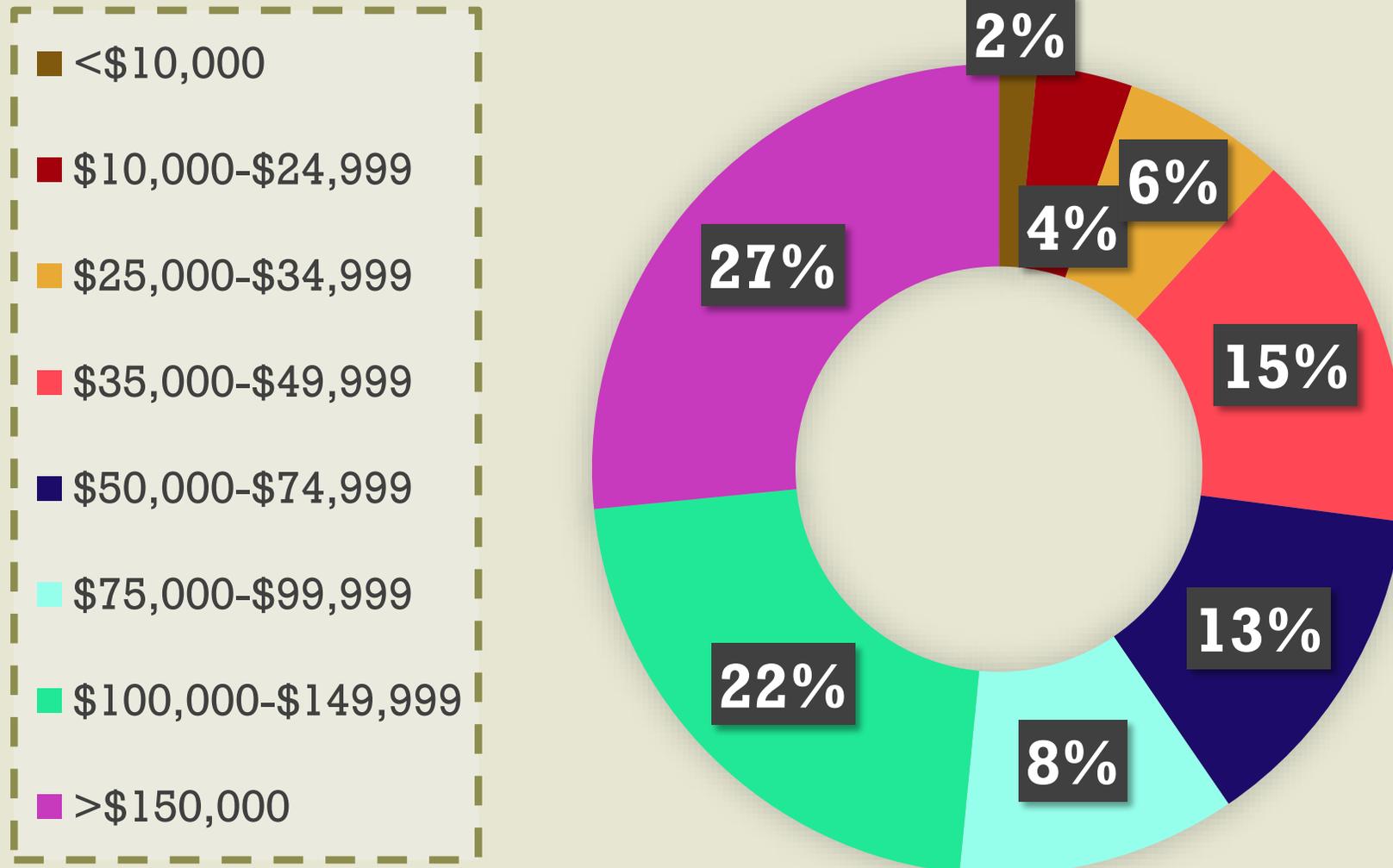
Housing Data Analysis



Household Income Distribution- Owner Occupied

Research and Analysis: *Housing Trends*

2016 Comprehensive Plan Update



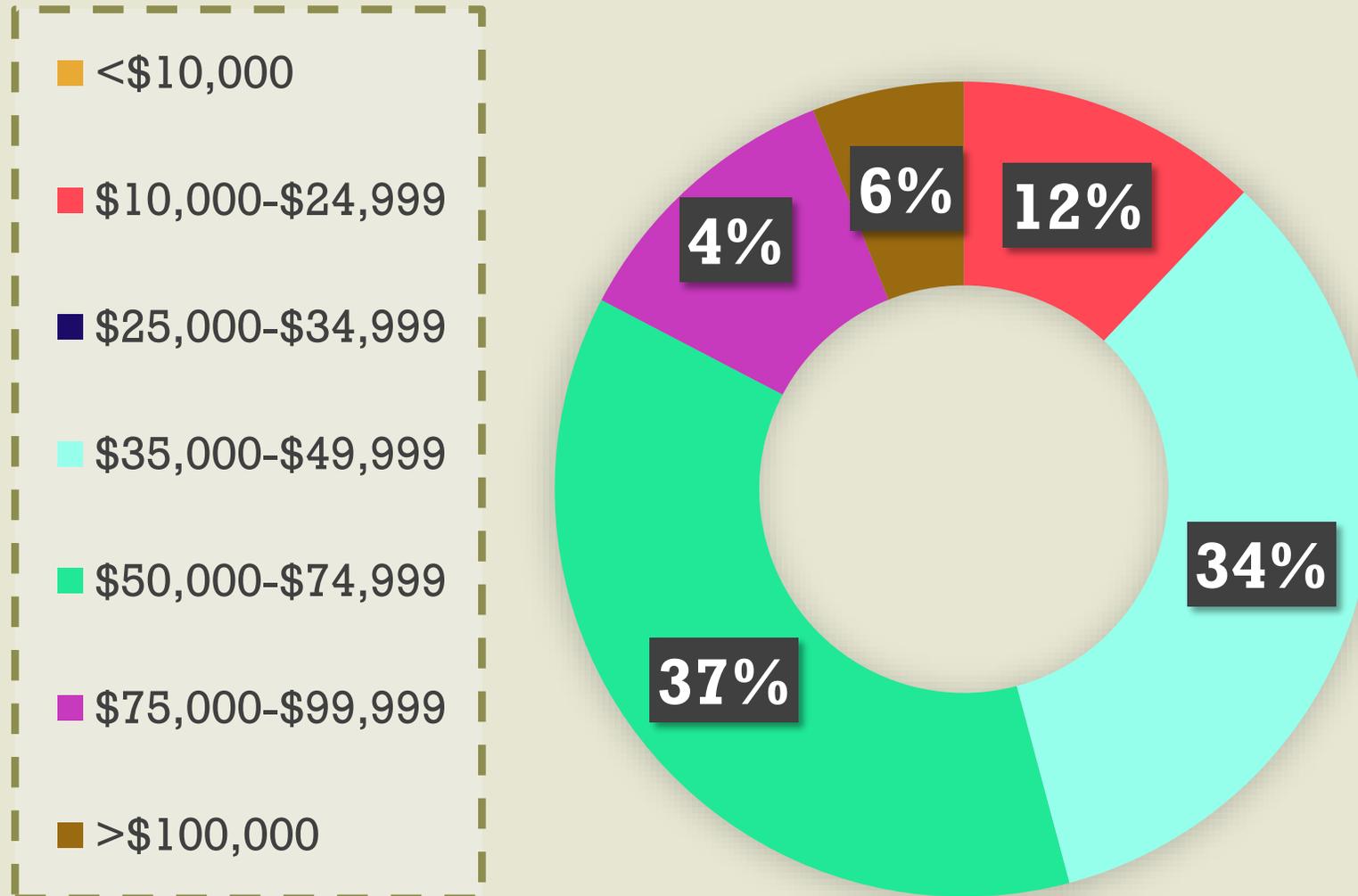
Source: American Fact Finder



Household Income Distribution- Renter Occupied

Research and Analysis: *Housing Trends*

2016 Comprehensive Plan Update



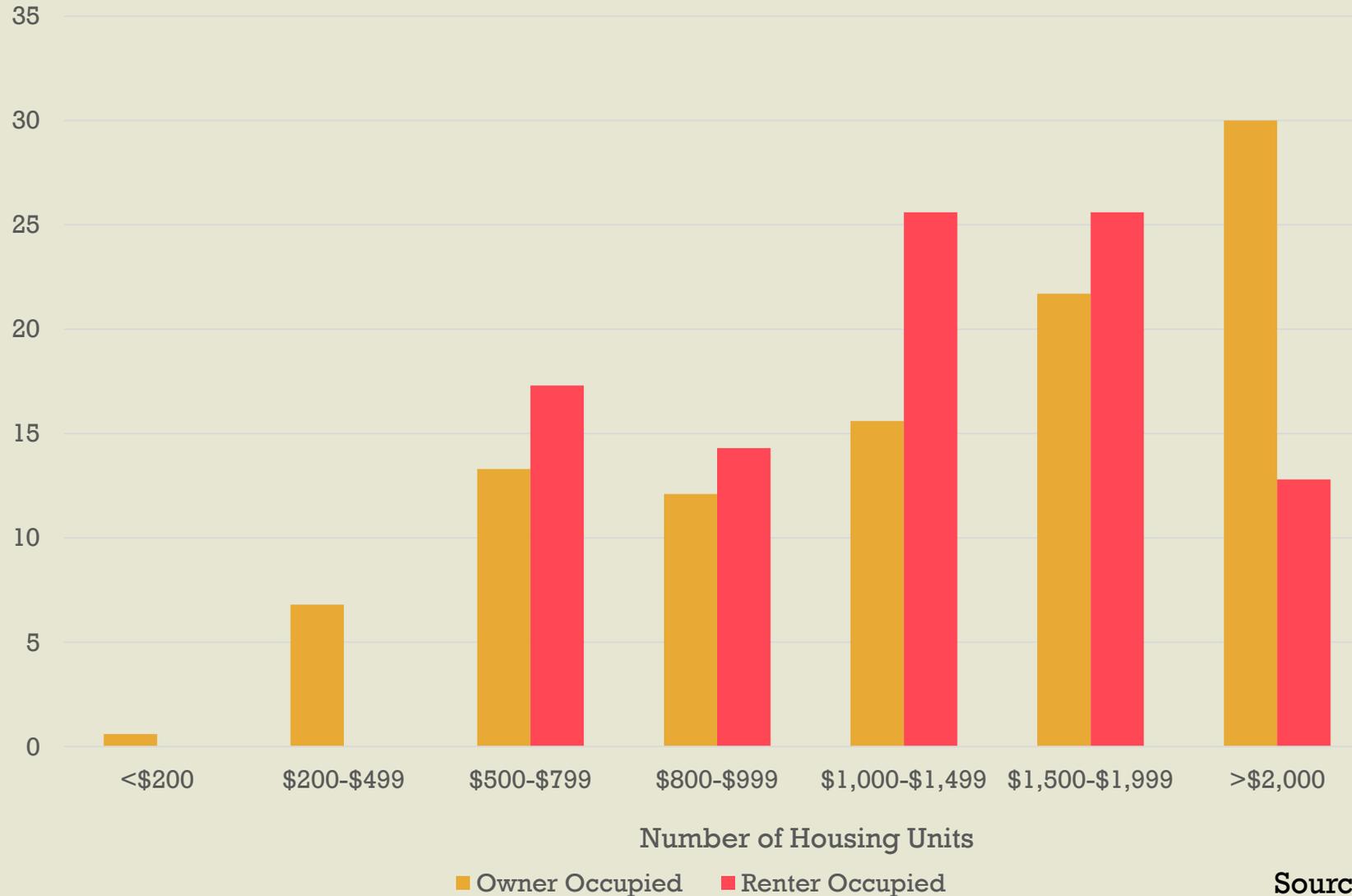
Source: American Fact Finder



Housing Trends: Monthly Housing Costs

Research and Analysis: *Housing Trends*

2015 Comprehensive Plan Update



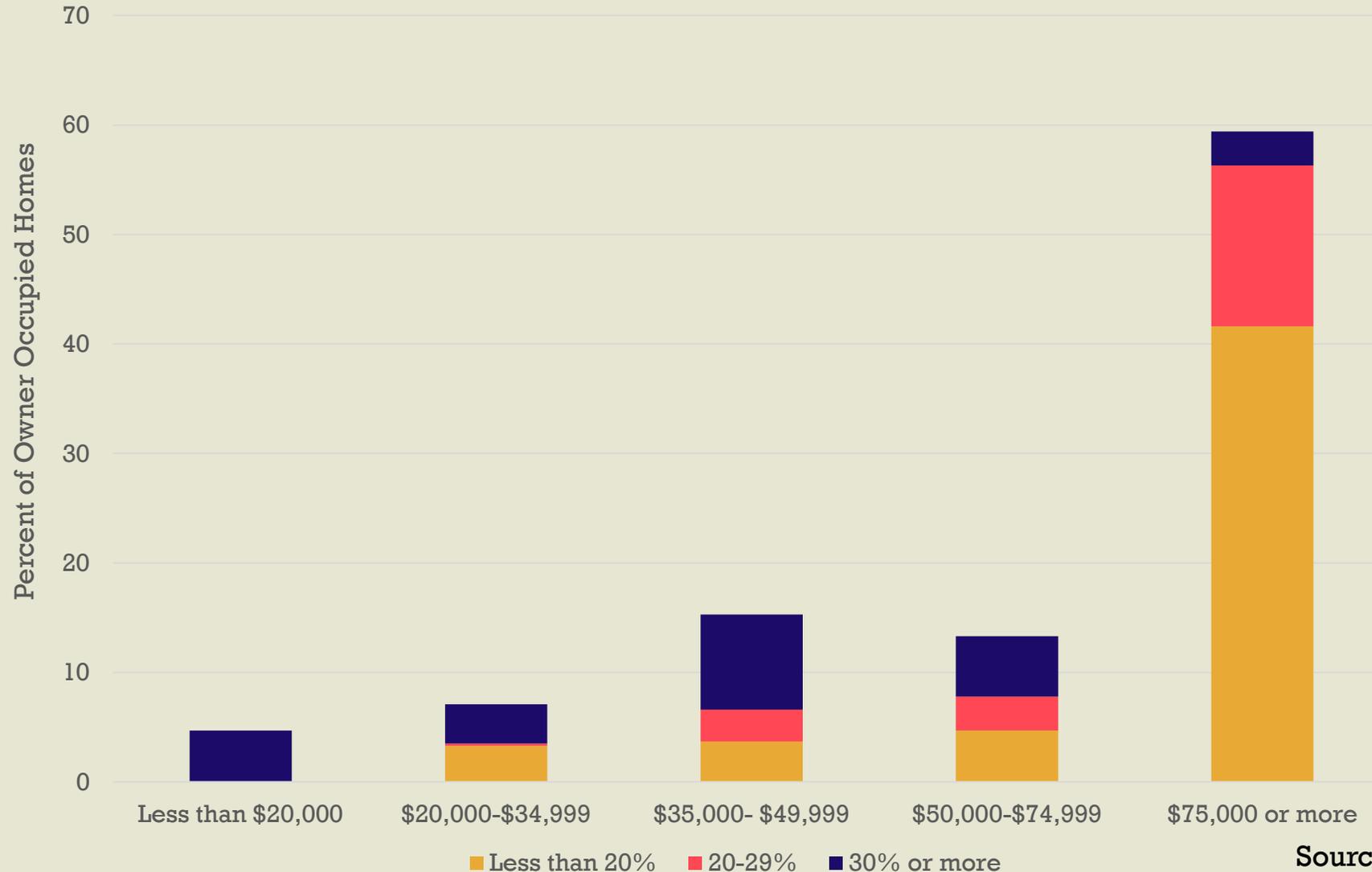
Source: American Fact Finder



Costs as A Percentage of Income by Income- Owner Occupied

Research and Analysis: *Housing Trends*

2015 Comprehensive Plan Update



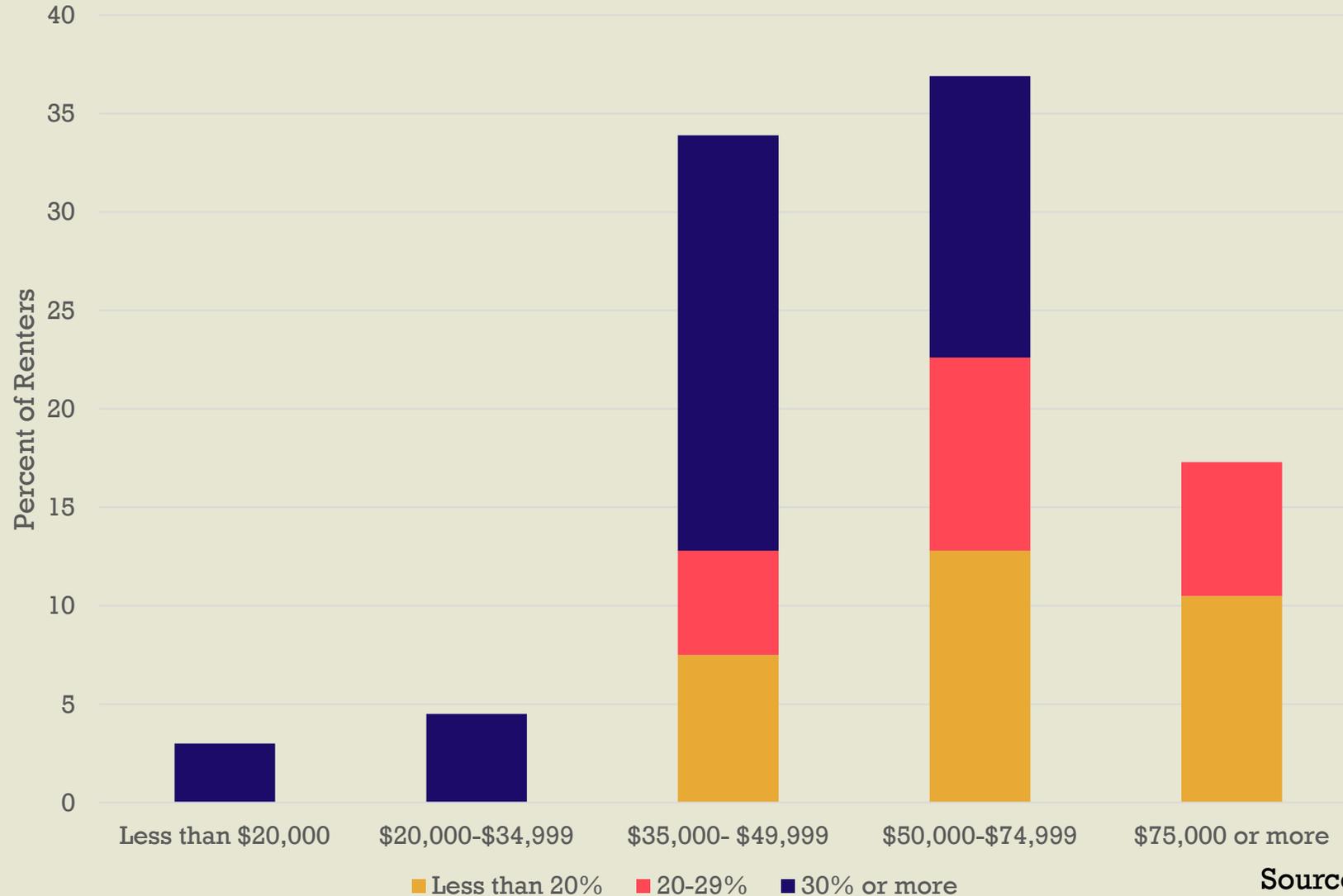
Source: American Fact Finder



Rent as A Percentage of Income by Income- Renter Occupied

Research and Analysis: Housing Trends

2015 Comprehensive Plan Update



Source: American Fact Finder

Intergovernmental Services

- The DeKalb County Service Delivery Agreement identifies how government services are served in the City of Avondale Estates and DeKalb County. The charts on the following page identify how services are provided to the residents of Avondale Estates.

Key:

- D: Direct (Jurisdiction provides its own service)
- IG-DC: Intergovernmental Agreement with DeKalb County
- C: Contract (Jurisdiction has executed an agreement of services with a private company)
- DC: DeKalb County (The County is the sole provider of service)
- J: Joint Agreement (Multiple agreements between two or more jurisdictions)
- DC-G: Services provided by DeKalb County and paid for by general funds.
- DC-E: Services provided by DeKalb County as an enterprise fund paid for by user fees.

General Services

	D	IG-DC	C	DC	J	DC-G	DC-E
Finance							
Purchasing							
Information Technologies							
Elections							
Personnel							
Property Tax Collections / Tax Billing							

Legal/Judicial Services

	D	IG-DC	C	DC	J	DC-G	DC-E
Municipal / Recorders Court							
Public Defender							
Solicitor							
Local Government Attorney							

Public Safety

	D	IG-DC	C	DC	J	DC-G	DC-E
Police (Basic)							
Police (Non-basic)							
Sheriff/ Jail & Evictions							
Marshall / Real Estate & Warrants							
Fire							
Animal Control							
EMS							
911							
Dispatch							
Medical Examiner							
Emergency Management							

Planning and Development							
	D	IG-DC	C	DC	J	DC-G	DC-E
Structural Inspections / Permits							
Plans Review							
Electrical Inspection							
Building Inspection							
Plumbing Inspection							
HVAC Inspection							
Land Development							
Plan Review Coordination							
Land Development Plan Review							
Land Development Inspection							
Final Plat Processing							

Leisure Services

	D	IG-DC	C	DC	J	DC-G	DC-E
Parks							
Recreation Programs							
Libraries							

Health and Social Services

	D	IG-DC	C	DC	J	DC-G	DC-E
Physical Health/ Environmental Health							
Hospital							
Mental Health/ Substance Abuse							
Welfare							
Senior Services							

Data Appendix

Variables	Avondale Estates City, GA	Stone Mountain City, GA	Doraville City, GA	Decatur City, GA	Chamblee City, GA
2015 Total Population (Esri)	2,937	5,668	8,328	20,145	10,326
2015 Average Household Income (Esri)	\$75,575	\$49,934	\$52,754	\$85,913	\$62,169
2015 Total Households (Esri)	1,365	2,173	2,570	9,035	3,517
2015 Total Housing Units (Esri)	1,479	2,587	2,828	9,545	3,887
2015 Owner Occupied Housing Units (Esri)	771	1,126	1,117	5,234	1,049
2015 Renter Occupied Housing Units (Esri)	594	1,047	1,453	3,801	2,468
2015 Vacant Housing Units (Esri)	114	414	258	510	370
2015 Average Home Value (Esri)	\$504,799	\$182,667	\$228,898	\$612,132	\$370,491
2015 White Population (Esri)	1,955	1,045	3,382	14,715	4,682
2015 Black/African American Population (Esri)	831	4,096	1,061	4,047	727
2015 American Indian/Alaska Native Population (Esri)	5	22	77	44	202
2015 Asian Population (Esri)	58	195	1,775	656	1,014
2015 Pacific Islander Population (Esri)	1	6	15	9	3
2015 Other Race Population (Esri)	19	180	1,707	122	3,260
2015 Population of Two or More Races (Esri)	68	124	312	552	438
2015 Hispanic Population (Esri)	70	363	3,527	617	5,728
2015 Hispanic White Population (Esri)	41	101	1,518	406	1,874
2015 Hispanic Black/African American Population (Esri)	11	49	73	56	86
2015 Hispanic American Indian/Alaska Native Population (Esri)	0	8	61	9	187
2015 Hispanic Asian Population (Esri)	1	2	12	12	16
2015 Hispanic Pacific Islander Population (Esri)	0	0	10	0	0
2015 Hispanic Other Race Population (Esri)	11	173	1,690	78	3,233
2015 Hispanic Population of Two or More Races (Esri)	6	30	163	56	332
2015 Non-Hispanic Population (Esri)	2,867	5,305	4,801	19,528	4,598
2015 White Non-Hispanic Population (Esri)	1,914	944	1,864	14,309	2,808
2015 Black/African American Non-Hispanic Population (Esri)	820	4,047	988	3,991	641
2015 American Indian/Alaska Native Non-Hispanic Population (Esri)	5	14	16	35	15
2015 Asian Non-Hispanic Population (Esri)	57	193	1,763	644	998
2015 Pacific Islander Non-Hispanic Population (Esri)	1	6	5	9	3
2015 Other Race Non-Hispanic Population (Esri)	8	7	17	44	27
2015 Multiple Races Non-Hispanic Population (Esri)	62	94	149	496	106
2015 Minority Population (Esri)	1,023	4,724	6,464	5,836	7,518
2015 Diversity Index (Esri)	50.1	50.9	88.4	45.9	88.8
2015 Occupation: Management (Esri)	145	211	264	1,427	445
2015 Occupation: Business/Financial (Esri)	92	136	114	964	393
2015 Occupation: Computer/Mathematical (Esri)	58	74	88	284	158
2015 Occupation: Architecture/Engineering (Esri)	5	25	64	293	91
2015 Occupation: Life/Physical/Social Science (Esri)	13	67	21	280	42
2015 Occupation: Community/Social Service (Esri)	29	75	71	222	29
2015 Occupation: Legal (Esri)	71	1	21	563	116
2015 Occupation: Education/Training/Library (Esri)	103	164	113	1,214	195
2015 Occupation: Arts/Design/Entertainment/Sports/Media (Esri)	52	8	33	822	50
2015 Occupation: Healthcare Practitioner/Technician (Esri)	119	107	91	688	204
2015 Occupation: Healthcare Support (Esri)	10	63	18	29	21
2015 Occupation: Protective Service (Esri)	9	30	24	17	54
2015 Occupation: Food Preparation/Serving Related (Esri)	65	263	597	342	381
2015 Occupation: Building/Grounds Cleaning/Maintenance (Esri)	47	172	458	129	446
2015 Occupation: Personal Care/Service (Esri)	105	86	161	375	158
2015 Occupation: Sales and Sales Related (Esri)	144	255	433	874	537
2015 Occupation: Office/Administrative Support (Esri)	102	475	581	826	522
2015 Occupation: Farming/Fishing/Forestry (Esri)	0	6	0	0	0
2015 Occupation: Construction/Extraction (Esri)	56	89	548	158	1,366
2015 Occupation: Installation/Maintenance/Repair (Esri)	40	82	113	110	118
2015 Occupation: Production (Esri)	30	81	219	111	435
2015 Occupation: Transportation/Material Moving (Esri)	24	245	277	139	299

Source: ESRI Business Analysis Online

Sites	2015 Total Population	2000 Total Households	2010 Total Households	2015 Total Households
Avondale Estates City, GA	2,937	1,430	1,366	1,365
Stone Mountain City, GA	5,668	2,406	2,194	2,173
Doraville City, GA	8,328	2,871	2,588	2,570
Decatur City, GA	20,145	8,073	8,599	9,035
Chamblee City, GA	10,326	2,870	3,326	3,517

Sites	2015 Owner Occupied Housing Units	2015 Renter Occupied Housing Units	2015 Vacant Housing Units
Avondale Estates City, GA	771	594	114
Stone Mountain City, GA	1,126	1,047	414
Doraville City, GA	1,117	1,453	258
Decatur City, GA	5,234	3,801	510
Chamblee City, GA	1,049	2,468	370

Sites	2015 Per Capita Income	2015 Median Household Income	2015 Average Household Income
Avondale Estates City, GA	\$36,665	\$56,323	\$75,575
Stone Mountain City, GA	\$18,830	\$41,418	\$49,934
Doraville City, GA	\$16,987	\$40,102	\$52,754
Decatur City, GA	\$38,806	\$61,974	\$85,913
Chamblee City, GA	\$21,640	\$46,190	\$62,169

Source: ESRI Business Analysis Online

ARC GIS Business Analyst Online:

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Executive Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

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Avondale Estates...

Population

2000 Population	3,181
2010 Population	2,960
2015 Population	2,937
2020 Population	2,970
2000-2010 Annual Rate	-0.72%
2010-2015 Annual Rate	-0.15%
2015-2020 Annual Rate	0.22%
2015 Male Population	46.4%
2015 Female Population	53.6%
2015 Median Age	44.7

In the identified area, the current year population is 2,937. In 2010, the Census count in the area was 2,960. The rate of change since 2010 was -0.15% annually. The five-year projection for the population in the area is 2,970 representing a change of 0.22% annually from 2015 to 2020. Currently, the population is 46.4% male and 53.6% female.

Median Age

The median age in this area is 44.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	66.6%
2015 Black Alone	28.3%
2015 American Indian/Alaska Native Alone	0.2%
2015 Asian Alone	2.0%
2015 Pacific Islander Alone	0.0%
2015 Other Race	0.6%
2015 Two or More Races	2.3%
2015 Hispanic Origin (Any Race)	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,430
2010 Households	1,366
2015 Total Households	1,365
2020 Total Households	1,388
2000-2010 Annual Rate	-0.46%
2010-2015 Annual Rate	-0.01%
2015-2020 Annual Rate	0.33%
2015 Average Household Size	2.15

The household count in this area has changed from 1,366 in 2010 to 1,365 in the current year, a change of -0.01% annually. The five-year projection of households is 1,388, a change of 0.33% annually from the current year total. Average household size is currently 2.15, compared to 2.16 in the year 2010. The number of families in the current year is 695 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

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Avondale Estates...

Median Household Income

2015 Median Household Income	\$56,323
2020 Median Household Income	\$72,645
2015-2020 Annual Rate	5.22%

Average Household Income

2015 Average Household Income	\$75,575
2020 Average Household Income	\$89,377
2015-2020 Annual Rate	3.41%

Per Capita Income

2015 Per Capita Income	\$36,665
2020 Per Capita Income	\$43,604
2015-2020 Annual Rate	3.53%

Households by Income

Current median household income is \$56,323 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$72,645 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$75,575 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$89,377 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$36,665 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$43,604 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	1,442
2000 Owner Occupied Housing Units	875
2000 Renter Occupied Housing Units	555
2000 Vacant Housing Units	12
2010 Total Housing Units	1,478
2010 Owner Occupied Housing Units	1,108
2010 Renter Occupied Housing Units	258
2010 Vacant Housing Units	112
2015 Total Housing Units	1,479
2015 Owner Occupied Housing Units	771
2015 Renter Occupied Housing Units	594
2015 Vacant Housing Units	114
2020 Total Housing Units	1,507
2020 Owner Occupied Housing Units	789
2020 Renter Occupied Housing Units	599
2020 Vacant Housing Units	119

Currently, 52.1% of the 1,479 housing units in the area are owner occupied; 40.2%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 1,478 housing units in the area - 75.0% owner occupied, 17.5% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 0.03%. Median home value in the area is \$457,586, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.30% annually to \$564,677.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2010 Census Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	3,181	2,960	-0.72%
Households	1,430	1,366	-0.46%
Housing Units	1,442	1,478	0.25%
Population by Race			
		Number	Percent
Total		2,960	100.0%
Population Reporting One Race		2,900	98.0%
White		2,394	80.9%
Black		428	14.5%
American Indian		3	0.1%
Asian		57	1.9%
Pacific Islander		2	0.1%
Some Other Race		16	0.5%
Population Reporting Two or More Races		60	2.0%
Total Hispanic Population		64	2.2%
Population by Sex			
Male		1,352	45.7%
Female		1,608	54.3%
Population by Age			
Total		2,960	100.0%
Age 0 - 4		202	6.8%
Age 5 - 9		203	6.9%
Age 10 - 14		127	4.3%
Age 15 - 19		98	3.3%
Age 20 - 24		69	2.3%
Age 25 - 29		122	4.1%
Age 30 - 34		143	4.8%
Age 35 - 39		235	7.9%
Age 40 - 44		281	9.5%
Age 45 - 49		256	8.6%
Age 50 - 54		279	9.4%
Age 55 - 59		264	8.9%
Age 60 - 64		232	7.8%
Age 65 - 69		123	4.2%
Age 70 - 74		81	2.7%
Age 75 - 79		81	2.7%
Age 80 - 84		80	2.7%
Age 85+		84	2.8%
Age 18+		2,364	79.9%
Age 65+		449	15.2%
Median Age by Sex and Race/Hispanic Origin			
Total Population		45.0	
Male		43.6	
Female		46.5	
White Alone		46.0	
Black Alone		43.8	
American Indian Alone		67.5	
Asian Alone		41.1	
Pacific Islander Alone		57.5	
Some Other Race Alone		21.7	
Two or More Races		9.2	
Hispanic Population		30.8	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

Avondale Estates Comprehensive Plan Update

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2010 Census Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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Households by Type		
Total	1,366	100.0%
Households with 1 Person	474	34.7%
Households with 2+ People	892	65.3%
Family Households	772	56.5%
Husband-wife Families	605	44.3%
With Own Children	250	18.3%
Other Family (No Spouse Present)	167	12.2%
With Own Children	78	5.7%
Nonfamily Households	120	8.8%
All Households with Children	347	25.4%
Multigenerational Households	23	1.7%
Unmarried Partner Households	99	7.2%
Male-female	40	2.9%
Same-sex	59	4.3%
Average Household Size	2.16	
Family Households by Size		
Total	772	100.0%
2 People	385	49.9%
3 People	177	22.9%
4 People	149	19.3%
5 People	50	6.5%
6 People	8	1.0%
7+ People	3	0.4%
Average Family Size	2.81	
Nonfamily Households by Size		
Total	594	100.0%
1 Person	474	79.8%
2 People	106	17.8%
3 People	10	1.7%
4 People	3	0.5%
5 People	0	0.0%
6 People	0	0.0%
7+ People	1	0.2%
Average Nonfamily Size	1.24	
Population by Relationship and Household Type		
Total	2,960	100.0%
In Households	2,955	99.8%
In Family Households	2,220	75.0%
Householder	772	26.1%
Spouse	605	20.4%
Child	726	24.5%
Other relative	66	2.2%
Nonrelative	51	1.7%
In Nonfamily Households	735	24.8%
In Group Quarters	5	0.2%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	5	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Data Appendix



2010 Census Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Family Households by Age of Householder		
Total	772	100.0%
Householder Age 15 - 44	270	35.0%
Householder Age 45 - 54	201	26.0%
Householder Age 55 - 64	174	22.5%
Householder Age 65 - 74	54	7.0%
Householder Age 75+	73	9.5%
Nonfamily Households by Age of Householder		
Total	594	100.0%
Householder Age 15 - 44	149	25.1%
Householder Age 45 - 54	120	20.2%
Householder Age 55 - 64	143	24.1%
Householder Age 65 - 74	75	12.6%
Householder Age 75+	107	18.0%
Households by Race of Householder		
Total	1,366	100.0%
Householder is White Alone	1,101	80.6%
Householder is Black Alone	228	16.7%
Householder is American Indian Alone	3	0.2%
Householder is Asian Alone	19	1.4%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	2	0.1%
Householder is Two or More Races	12	0.9%
Households with Hispanic Householder	20	1.5%
Husband-wife Families by Race of Householder		
Total	605	100.0%
Householder is White Alone	554	91.6%
Householder is Black Alone	32	5.3%
Householder is American Indian Alone	1	0.2%
Householder is Asian Alone	12	2.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.2%
Householder is Two or More Races	5	0.8%
Husband-wife Families with Hispanic Householder	10	1.7%
Other Families (No Spouse) by Race of Householder		
Total	167	100.0%
Householder is White Alone	97	58.1%
Householder is Black Alone	64	38.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	2	1.2%
Householder is Pacific Islander Alone	1	0.6%
Householder is Some Other Race Alone	1	0.6%
Householder is Two or More Races	2	1.2%
Other Families with Hispanic Householder	2	1.2%
Nonfamily Households by Race of Householder		
Total	594	100.0%
Householder is White Alone	450	75.8%
Householder is Black Alone	132	22.2%
Householder is American Indian Alone	2	0.3%
Householder is Asian Alone	5	0.8%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	5	0.8%
Nonfamily Households with Hispanic Householder	8	1.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Avondale Estates Comprehensive Plan Update

Data Appendix



2010 Census Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Total Housing Units by Occupancy		
Total	1,478	100.0%
Occupied Housing Units	1,366	92.4%
Vacant Housing Units		
For Rent	23	1.6%
Rented, not Occupied	0	0.0%
For Sale Only	49	3.3%
Sold, not Occupied	6	0.4%
For Seasonal/Recreational/Occasional Use	2	0.1%
For Migrant Workers	0	0.0%
Other Vacant	32	2.2%
Total Vacancy Rate	7.6%	
Households by Tenure and Mortgage Status		
Total	1,366	100.0%
Owner Occupied	1,108	81.1%
Owned with a Mortgage/Loan	841	61.6%
Owned Free and Clear	267	19.5%
Average Household Size	2.20	
Renter Occupied	258	18.9%
Average Household Size	2.01	
Owner-occupied Housing Units by Race of Householder		
Total	1,108	100.0%
Householder is White Alone	994	89.7%
Householder is Black Alone	86	7.8%
Householder is American Indian Alone	1	0.1%
Householder is Asian Alone	16	1.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.1%
Householder is Two or More Races	10	0.9%
Owner-occupied Housing Units with Hispanic Householder	15	1.4%
Renter-occupied Housing Units by Race of Householder		
Total	258	100.0%
Householder is White Alone	107	41.5%
Householder is Black Alone	142	55.0%
Householder is American Indian Alone	2	0.8%
Householder is Asian Alone	3	1.2%
Householder is Pacific Islander Alone	1	0.4%
Householder is Some Other Race Alone	1	0.4%
Householder is Two or More Races	2	0.8%
Renter-occupied Housing Units with Hispanic Householder	5	1.9%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.22	
Householder is Black Alone	1.82	
Householder is American Indian Alone	1.33	
Householder is Asian Alone	2.58	
Householder is Pacific Islander Alone	5.00	
Householder is Some Other Race Alone	2.00	
Householder is Two or More Races	2.67	
Householder is Hispanic	2.50	

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Avondale Estates Comprehensive Plan Update

Data Appendix



ACS Housing Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	2,804		32	■■■
Total Households	1,177		85	■■■
Total Housing Units	1,320		112	■■■
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	1,004	100.0%	105	■■■
Less than \$10,000	6	0.6%	9	■
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	0	0.0%	13	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	0	0.0%	13	
\$30,000 to \$34,999	0	0.0%	13	
\$35,000 to \$39,999	4	0.4%	7	■
\$40,000 to \$49,999	0	0.0%	13	
\$50,000 to \$59,999	0	0.0%	13	
\$60,000 to \$69,999	0	0.0%	13	
\$70,000 to \$79,999	5	0.5%	8	■
\$80,000 to \$89,999	0	0.0%	13	
\$90,000 to \$99,999	16	1.6%	16	■
\$100,000 to \$124,999	50	5.0%	39	■
\$125,000 to \$149,999	41	4.1%	28	■
\$150,000 to \$174,999	74	7.4%	36	■■
\$175,000 to \$199,999	46	4.6%	33	■
\$200,000 to \$249,999	62	6.2%	33	■■
\$250,000 to \$299,999	148	14.7%	56	■■
\$300,000 to \$399,999	315	31.4%	78	■■
\$400,000 to \$499,999	131	13.0%	49	■■
\$500,000 to \$749,999	55	5.5%	31	■■
\$750,000 to \$999,999	51	5.1%	53	■
\$1,000,000 or more	0	0.0%	13	
Median Home Value	\$315,900		N/A	
Average Home Value	\$317,663		\$63,134	■■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	1,004	100.0%	105	■■■
Housing units with a mortgage/contract to purchase/similar debt	598	59.6%	94	■■■
Second mortgage only	45	4.5%	32	■
Home equity loan only	150	14.9%	58	■■
Both second mortgage and home equity loan	0	0.0%	13	
No second mortgage and no home equity loan	403	40.1%	84	■■
Housing units without a mortgage	406	40.4%	81	■■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$310,778		\$72,471	■■
Housing units without a mortgage	\$327,805		\$129,902	■■

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■■■ high ■■■ medium ■ low

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ACS Housing Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	173	100.0%	70	■ ■
With cash rent	163	94.2%	70	■ ■
Less than \$100	0	0.0%	13	
\$100 to \$149	0	0.0%	13	
\$150 to \$199	0	0.0%	13	
\$200 to \$249	0	0.0%	13	
\$250 to \$299	0	0.0%	13	
\$300 to \$349	0	0.0%	13	
\$350 to \$399	0	0.0%	13	
\$400 to \$449	6	3.5%	10	■
\$450 to \$499	0	0.0%	13	
\$500 to \$549	10	5.8%	15	■
\$550 to \$599	0	0.0%	13	
\$600 to \$649	0	0.0%	13	
\$650 to \$699	8	4.6%	13	■
\$700 to \$749	0	0.0%	13	
\$750 to \$799	0	0.0%	13	
\$800 to \$899	10	5.8%	12	■
\$900 to \$999	10	5.8%	15	■
\$1,000 to \$1,249	62	35.8%	63	■
\$1,250 to \$1,499	11	6.4%	13	■
\$1,500 to \$1,999	46	26.6%	44	■
\$2,000 or more	0	0.0%	13	
No cash rent	10	5.8%	17	■
Median Contract Rent	\$1,151		N/A	
Average Contract Rent	\$1,155		\$713	■ ■
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	173	100.0%	70	■ ■
Pay extra for one or more utilities	173	100.0%	70	■ ■
No extra payment for any utilities	0	0.0%	13	
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	1,320	100.0%	112	■ ■ ■
1, detached	1,073	81.3%	102	■ ■ ■
1, attached	93	7.0%	44	■ ■
2	15	1.1%	26	■
3 or 4	26	2.0%	24	■
5 to 9	67	5.1%	41	■ ■
10 to 19	19	1.4%	20	■
20 to 49	17	1.3%	27	■
50 or more	10	0.8%	15	■
Mobile home	0	0.0%	13	
Boat, RV, van, etc.	0	0.0%	13	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■ ■ high ■ medium ■ low

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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	1,320	100.0%	112	■■■
Built 2010 or later	16	1.2%	26	■
Built 2000 to 2009	61	4.6%	32	■■
Built 1990 to 1999	55	4.2%	41	■
Built 1980 to 1989	131	9.9%	51	■■
Built 1970 to 1979	119	9.0%	59	■■
Built 1960 to 1969	178	13.5%	78	■■
Built 1950 to 1959	443	33.6%	100	■■
Built 1940 to 1949	156	11.8%	54	■■
Built 1939 or earlier	161	12.2%	58	■■
Median Year Structure Built	1958		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	1,177	100.0%	85	■■■
Owner occupied				
Moved in 2010 or later	80	6.8%	49	■■
Moved in 2000 to 2009	425	36.1%	84	■■
Moved in 1990 to 1999	241	20.5%	81	■■
Moved in 1980 to 1989	163	13.8%	79	■■
Moved in 1970 to 1979	32	2.7%	26	■
Moved in 1969 or earlier	63	5.4%	36	■■
Renter occupied				
Moved in 2010 or later	23	2.0%	18	■
Moved in 2000 to 2009	132	11.2%	64	■■
Moved in 1990 to 1999	8	0.7%	13	■
Moved in 1980 to 1989	0	0.0%	13	
Moved in 1970 to 1979	10	0.8%	17	■
Moved in 1969 or earlier	0	0.0%	13	
Median Year Householder Moved Into Unit	2001		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	1,177	100.0%	85	■■■
Utility gas	1,076	91.4%	91	■■■
Bottled, tank, or LP gas	5	0.4%	8	■
Electricity	88	7.5%	47	■■
Fuel oil, kerosene, etc.	0	0.0%	13	
Coal or coke	0	0.0%	13	
Wood	8	0.7%	13	■
Solar energy	0	0.0%	13	
Other fuel	0	0.0%	13	
No fuel used	0	0.0%	13	

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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	1,177	100.0%	85	High
Owner occupied				
No vehicle available	32	2.7%	26	Low
1 vehicle available	369	31.4%	81	Medium
2 vehicles available	424	36.0%	91	Medium
3 vehicles available	119	10.1%	52	Medium
4 vehicles available	60	5.1%	38	Medium
5 or more vehicles available	0	0.0%	13	
Renter occupied				
No vehicle available	10	0.8%	15	Low
1 vehicle available	48	4.1%	28	Medium
2 vehicles available	33	2.8%	27	Low
3 vehicles available	53	4.5%	60	Low
4 vehicles available	29	2.5%	39	Low
5 or more vehicles available	0	0.0%	13	
Average Number of Vehicles Available	1.9		0.2	High

Data Note: N/A means not available.

2009-2013 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High medium low

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	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	2,804		32	High
Total Households	1,177		85	High
Total Housing Units	1,320		112	High
POPULATION AGE 15+ YEARS BY MARITAL STATUS				
Total	2,230	100.0%	129	High
Never married	726	32.6%	177	Medium
Married	1,104	49.5%	115	High
Widowed	145	6.5%	49	Medium
Divorced	255	11.4%	86	Medium
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	2,629	100.0%	80	High
Enrolled in school	652	24.8%	109	High
Enrolled in nursery school, preschool	37	1.4%	30	Low
Public school	13	0.5%	20	Low
Private school	24	0.9%	22	Low
Enrolled in kindergarten	38	1.4%	31	Low
Public school	21	0.8%	21	Low
Private school	17	0.6%	22	Low
Enrolled in grade 1 to grade 4	148	5.6%	54	Medium
Public school	66	2.5%	43	Medium
Private school	82	3.1%	38	Medium
Enrolled in grade 5 to grade 8	174	6.6%	71	Medium
Public school	46	1.7%	29	Medium
Private school	128	4.9%	66	Medium
Enrolled in grade 9 to grade 12	25	1.0%	22	Low
Public school	7	0.3%	11	Low
Private school	18	0.7%	19	Low
Enrolled in college undergraduate years	165	6.3%	71	Medium
Public school	133	5.1%	76	Medium
Private school	32	1.2%	41	Low
Enrolled in graduate or professional school	65	2.5%	44	Low
Public school	53	2.0%	42	Low
Private school	12	0.5%	16	Low
Not enrolled in school	1,977	75.2%	133	High
POPULATION AGE 25+ YEARS BY EDUCATIONAL ATTAINMENT				
Total	2,020	100.0%	117	High
No schooling completed	0	0.0%	13	Low
Nursery School	0	0.0%	13	Low
Kindergarten	0	0.0%	13	Low
1-4th Grade	8	0.4%	26	Low
5-8th Grade	5	0.2%	24	Low
Some High School	19	0.9%	28	Low
High School Diploma	138	6.8%	91	Low
GED	55	2.7%	43	Low
Some College	295	14.6%	99	Medium
Associate's degree	124	6.1%	67	Medium
Bachelor's degree	641	31.7%	140	Medium
Master's degree	439	21.7%	108	Medium
Professional school degree	191	9.5%	63	Medium
Doctorate degree	105	5.2%	73	Low

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

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	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	2,605	100.0%	84	
5 to 17 years				
Speak only English	368	14.1%	96	
Speak Spanish	5	0.2%	9	
Speak English "very well" or "well"	5	0.2%	9	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	16	0.6%	19	
Speak English "very well" or "well"	16	0.6%	19	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	6	0.2%	11	
Speak English "very well" or "well"	6	0.2%	11	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
18 to 64 years				
Speak only English	1,696	65.1%	136	
Speak Spanish	42	1.6%	33	
Speak English "very well" or "well"	42	1.6%	35	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	91	3.5%	57	
Speak English "very well" or "well"	91	3.5%	57	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	9	0.3%	14	
Speak English "very well" or "well"	9	0.3%	14	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
65 years and over				
Speak only English	372	14.3%	69	
Speak Spanish	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: high medium low

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	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	1,287	100.0%	115	High
Worked in state and in county of residence	744	57.8%	121	High
Worked in state and outside county of residence	543	42.2%	117	Medium
Worked outside state of residence	0	0.0%	13	Low
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	1,287	100.0%	115	High
Drove alone	971	75.4%	109	High
Carpooled	127	9.9%	67	Medium
Public transportation (excluding taxicab)	43	3.3%	30	Low
Bus or trolley bus	8	0.6%	11	Low
Streetcar or trolley car	0	0.0%	13	Low
Subway or elevated	35	2.7%	28	Low
Railroad	0	0.0%	13	Low
Ferryboat	0	0.0%	13	Low
Taxicab	0	0.0%	13	Low
Motorcycle	0	0.0%	13	Low
Bicycle	0	0.0%	13	Low
Walked	1	0.1%	3	Low
Other means	30	2.3%	43	Low
Worked at home	115	8.9%	52	Medium
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	1,172	100.0%	118	High
Less than 5 minutes	1	0.1%	3	Low
5 to 9 minutes	66	5.6%	43	Medium
10 to 14 minutes	235	20.1%	83	Medium
15 to 19 minutes	155	13.2%	62	Medium
20 to 24 minutes	237	20.2%	79	Medium
25 to 29 minutes	80	6.8%	40	Medium
30 to 34 minutes	118	10.1%	42	Medium
35 to 39 minutes	45	3.8%	30	Low
40 to 44 minutes	11	0.9%	16	Low
45 to 59 minutes	142	12.1%	64	Medium
60 to 89 minutes	81	6.9%	52	Medium
90 or more minutes	1	0.1%	3	Low
Average Travel Time to Work (in minutes)	24.8		4.4	High

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

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	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS				
BY OCCUPATION				
Total	1,287	100.0%	117	High
Management	212	16.5%	74	Medium
Business and financial operations	163	12.7%	81	Medium
Computer and mathematical	59	4.6%	36	Medium
Architecture and engineering	14	1.1%	22	Low
Life, physical, and social science	79	6.1%	59	Low
Community and social services	37	2.9%	26	Low
Legal	65	5.1%	38	Medium
Education, training, and library	115	8.9%	56	Medium
Arts, design, entertainment, sports, and media	92	7.1%	59	Medium
Healthcare practitioner, technologists, and technicians	104	8.1%	44	Medium
Healthcare support	11	0.9%	16	Low
Protective service	10	0.8%	14	Low
Food preparation and serving related	17	1.3%	18	Low
Building and grounds cleaning and maintenance	24	1.9%	26	Low
Personal care and service	17	1.3%	19	Low
Sales and related	134	10.4%	51	Medium
Office and administrative support	48	3.7%	33	Low
Farming, fishing, and forestry	0	0.0%	13	Low
Construction and extraction	46	3.6%	47	Low
Installation, maintenance, and repair	19	1.5%	24	Low
Production	9	0.7%	12	Low
Transportation and material moving	12	0.9%	19	Low
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS				
BY INDUSTRY				
Total	1,287	100.0%	117	High
Agriculture, forestry, fishing and hunting	0	0.0%	13	Low
Mining, quarrying, and oil and gas extraction	0	0.0%	13	Low
Construction	54	4.2%	49	Low
Manufacturing	64	5.0%	40	Medium
Wholesale trade	43	3.3%	27	Medium
Retail trade	84	6.5%	52	Medium
Transportation and warehousing	16	1.2%	17	Low
Utilities	10	0.8%	12	Low
Information	57	4.4%	49	Medium
Finance and insurance	41	3.2%	31	Low
Real estate and rental and leasing	53	4.1%	33	Medium
Professional, scientific, and technical services	198	15.4%	72	Medium
Management of companies and enterprises	0	0.0%	13	Low
Administrative and support and waste management services	12	0.9%	17	Low
Educational services	200	15.5%	66	Medium
Health care and social assistance	215	16.7%	72	Medium
Arts, entertainment, and recreation	7	0.5%	11	Low
Accommodation and food services	45	3.5%	34	Low
Other services, except public administration	82	6.4%	49	Medium
Public administration	106	8.2%	68	Medium
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	924	100.0%	94	High
Own children under 6 years only	70	7.6%	34	Medium
In labor force	66	7.1%	34	Medium
Not in labor force	4	0.4%	7	Low
Own children under 6 years and 6 to 17 years	69	7.5%	33	Medium
In labor force	69	7.5%	33	Medium
Not in labor force	0	0.0%	13	Low
Own children 6 to 17 years only	171	18.5%	60	Medium
In labor force	135	14.6%	56	Medium
Not in labor force	36	3.9%	29	Low
No own children under 18 years	614	66.5%	125	Medium
In labor force	450	48.7%	100	Medium
Not in labor force	164	17.7%	79	Medium

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

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	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	2,804	100.0%	32	
Under .50	124	4.4%	71	
.50 to .99	45	1.6%	35	
1.00 to 1.24	33	1.2%	29	
1.25 to 1.49	29	1.0%	27	
1.50 to 1.84	28	1.0%	29	
1.85 to 1.99	15	0.5%	24	
2.00 and over	2,530	90.2%	105	
CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE & TYPES OF HEALTH INSURANCE COVERAGE				
Total	2,779	100.0%	49	
Under 18 years:	594	21.4%	122	
One Type of Health Insurance:	585	21.1%	122	
Employer-Based Health Ins Only	476	17.1%	123	
Direct-Purchase Health Ins Only	82	3.0%	49	
Medicare Coverage Only	0	0.0%	13	
Medicaid Coverage Only	0	0.0%	13	
TRICARE/Military Hlth Cov Only	27	1.0%	45	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	0	0.0%	13	
No Health Insurance Coverage	9	0.3%	15	
18 to 34 years:	439	15.8%	133	
One Type of Health Insurance:	352	12.7%	116	
Employer-Based Health Ins Only	284	10.2%	104	
Direct-Purchase Health Ins Only	67	2.4%	89	
Medicare Coverage Only	0	0.0%	13	
Medicaid Coverage Only	1	0.0%	3	
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	1	0.0%	3	
No Health Insurance Coverage	86	3.1%	82	
35 to 64 years:	1,374	49.4%	129	
One Type of Health Insurance:	1,109	39.9%	125	
Employer-Based Health Ins Only	986	35.5%	132	
Direct-Purchase Health Ins Only	95	3.4%	52	
Medicare Coverage Only	10	0.4%	16	
Medicaid Coverage Only	16	0.6%	19	
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	2	0.1%	4	
2+ Types of Health Insurance	42	1.5%	35	
No Health Insurance Coverage	223	8.0%	100	
65+ years:	372	13.4%	69	
One Type of Health Insurance:	43	1.5%	26	
Employer-Based Health Ins Only	0	0.0%	13	
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	43	1.5%	26	
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	329	11.8%	66	
No Health Insurance Coverage	0	0.0%	13	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: high medium low

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	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS				
Total	2,185	100.0%	136	■■■
Veteran	175	8.0%	53	■■■
Nonveteran	2,010	92.0%	130	■■■
Male	998	45.7%	110	■■■
Veteran	175	8.0%	53	■■■
Nonveteran	823	37.7%	105	■■■
Female	1,187	54.3%	105	■■■
Veteran	0	0.0%	13	■■■
Nonveteran	1,187	54.3%	105	■■■
CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE				
Total	175	100.0%	53	■■■
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	13	■■■
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	13	■■■
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	0	0.0%	13	■■■
Gulf War (8/90 to 8/01), no Vietnam Era	8	4.6%	11	■■■
Gulf War (8/90 to 8/01) and Vietnam Era	5	2.9%	8	■■■
Vietnam Era, no Korean War, no World War II	88	50.3%	36	■■■
Vietnam Era and Korean War, no World War II	0	0.0%	13	■■■
Vietnam Era and Korean War and World War II	0	0.0%	13	■■■
Korean War, no Vietnam Era, no World War II	32	18.3%	22	■■■
Korean War and World War II, no Vietnam Era	0	0.0%	13	■■■
World War II, no Korean War, no Vietnam Era	8	4.6%	12	■■■
Between Gulf War and Vietnam Era only	29	16.6%	27	■■■
Between Vietnam Era and Korean War only	5	2.9%	8	■■■
Between Korean War and World War II only	0	0.0%	13	■■■
Pre-World War II only	0	0.0%	13	■■■
HOUSEHOLDS BY POVERTY STATUS				
Total	1,177	100.0%	85	■■■
Income in the past 12 months below poverty level	54	4.6%	43	■■■
Married-couple family	0	0.0%	13	■■■
Other family - male householder (no wife present)	0	0.0%	13	■■■
Other family - female householder (no husband present)	0	0.0%	13	■■■
Nonfamily household - male householder	30	2.5%	39	■■■
Nonfamily household - female householder	24	2.0%	19	■■■
Income in the past 12 months at or above poverty level	1,123	95.4%	82	■■■
Married-couple family	505	42.9%	81	■■■
Other family - male householder (no wife present)	46	3.9%	45	■■■
Other family - female householder (no husband present)	153	13.0%	74	■■■
Nonfamily household - male householder	105	8.9%	44	■■■
Nonfamily household - female householder	314	26.7%	75	■■■

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■■■ high ■■■ medium ■■■ low

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ACS Population Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY INCOME				
Total	1,177	100.0%	85	High
Less than \$10,000	43	3.7%	41	Low
\$10,000 to \$14,999	25	2.1%	23	Low
\$15,000 to \$19,999	30	2.5%	26	Low
\$20,000 to \$24,999	5	0.4%	8	Low
\$25,000 to \$29,999	48	4.1%	28	Medium
\$30,000 to \$34,999	32	2.7%	24	Low
\$35,000 to \$39,999	58	4.9%	40	Low
\$40,000 to \$44,999	45	3.8%	31	Low
\$45,000 to \$49,999	46	3.9%	42	Low
\$50,000 to \$59,999	79	6.7%	41	Medium
\$60,000 to \$74,999	166	14.1%	74	Medium
\$75,000 to \$99,999	103	8.8%	52	Medium
\$100,000 to \$124,999	125	10.6%	52	Medium
\$125,000 to \$149,999	74	6.3%	43	Medium
\$150,000 to \$199,999	135	11.5%	50	Medium
\$200,000 or more	163	13.8%	56	Medium
Median Household Income	\$76,065		N/A	
Average Household Income	\$115,224		\$18,360	High
Per Capita Income	\$48,956		\$6,650	High
HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	0	100.0%	13	
Less than \$10,000	0	0.0%	13	
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	0	0.0%	13	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	0	0.0%	13	
\$30,000 to \$34,999	0	0.0%	13	
\$35,000 to \$39,999	0	0.0%	13	
\$40,000 to \$44,999	0	0.0%	13	
\$45,000 to \$49,999	0	0.0%	13	
\$50,000 to \$59,999	0	0.0%	13	
\$60,000 to \$74,999	0	0.0%	13	
\$75,000 to \$99,999	0	0.0%	13	
\$100,000 to \$124,999	0	0.0%	13	
\$125,000 to \$149,999	0	0.0%	13	
\$150,000 to \$199,999	0	0.0%	13	
\$200,000 or more	0	0.0%	13	
Median Household Income for HHr <25	N/A		N/A	
Average Household Income for HHr <25	N/A		N/A	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High medium Low

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ACS Population Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	295	100.0%	79	■
Less than \$10,000	0	0.0%	13	
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	0	0.0%	13	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	0	0.0%	13	
\$30,000 to \$34,999	0	0.0%	13	
\$35,000 to \$39,999	10	3.4%	15	■
\$40,000 to \$44,999	0	0.0%	13	
\$45,000 to \$49,999	38	12.9%	41	■
\$50,000 to \$59,999	3	1.0%	9	■
\$60,000 to \$74,999	44	14.9%	26	■
\$75,000 to \$99,999	12	4.1%	17	■
\$100,000 to \$124,999	28	9.5%	27	■
\$125,000 to \$149,999	34	11.5%	29	■
\$150,000 to \$199,999	77	26.1%	34	■
\$200,000 or more	49	16.6%	34	■
Median Household Income for HHR 25-44	\$129,338		N/A	
Average Household Income for HHR 25-44	\$145,742		\$56,734	■
HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	586	100.0%	88	■
Less than \$10,000	34	5.8%	38	■
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	10	1.7%	17	■
\$20,000 to \$24,999	5	0.9%	8	■
\$25,000 to \$29,999	8	1.4%	12	■
\$30,000 to \$34,999	20	3.4%	21	■
\$35,000 to \$39,999	13	2.2%	15	■
\$40,000 to \$44,999	25	4.3%	27	■
\$45,000 to \$49,999	0	0.0%	13	
\$50,000 to \$59,999	51	8.7%	31	■
\$60,000 to \$74,999	82	14.0%	62	■
\$75,000 to \$99,999	73	12.5%	44	■
\$100,000 to \$124,999	64	10.9%	33	■
\$125,000 to \$149,999	34	5.8%	27	■
\$150,000 to \$199,999	53	9.0%	42	■
\$200,000 or more	114	19.5%	46	■
Median Household Income for HHR 45-64	\$90,469		N/A	
Average Household Income for HHR 45-64	\$130,776		\$36,661	■

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: ■ high ■ medium ■ low

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ACS Population Summary

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Geography: Place

Prepared by Esri

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ YEARS BY INCOME				
Total	296	100.0%	59	■ ■ ■
Less than \$10,000	9	3.0%	14	■ ■ ■
\$10,000 to \$14,999	25	8.4%	23	■ ■ ■
\$15,000 to \$19,999	20	6.8%	21	■ ■ ■
\$20,000 to \$24,999	0	0.0%	13	■ ■ ■
\$25,000 to \$29,999	40	13.5%	26	■ ■ ■
\$30,000 to \$34,999	12	4.1%	14	■ ■ ■
\$35,000 to \$39,999	35	11.8%	34	■ ■ ■
\$40,000 to \$44,999	20	6.8%	15	■ ■ ■
\$45,000 to \$49,999	8	2.7%	12	■ ■ ■
\$50,000 to \$59,999	25	8.4%	28	■ ■ ■
\$60,000 to \$74,999	40	13.5%	27	■ ■ ■
\$75,000 to \$99,999	18	6.1%	17	■ ■ ■
\$100,000 to \$124,999	33	11.1%	27	■ ■ ■
\$125,000 to \$149,999	6	2.0%	10	■ ■ ■
\$150,000 to \$199,999	5	1.7%	8	■ ■ ■
\$200,000 or more	0	0.0%	13	■ ■ ■
Median Household Income for HHR 65+	\$41,591		N/A	
Average Household Income for HHR 65+	\$54,022		\$16,456	■ ■ ■
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	1,177	100.0%	85	■ ■ ■
With public assistance income	0	0.0%	13	■ ■ ■
No public assistance income	1,177	100.0%	85	■ ■ ■
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	1,177	100.0%	85	■ ■ ■
With Food Stamps/SNAP	19	1.6%	18	■ ■ ■
With No Food Stamps/SNAP	1,158	98.4%	87	■ ■ ■
HOUSEHOLDS BY DISABILITY STATUS				
Total	1,177	100.0%	85	■ ■ ■
With 1+ Persons w/Disability	161	13.7%	54	■ ■ ■
With No Person w/Disability	1,016	86.3%	87	■ ■ ■

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2013, adjusted for inflation.

2009-2013 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- ■ ■ High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- ■ Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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Community Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

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	Avondale Estates...
Population Summary	
2000 Total Population	3,181
2010 Total Population	2,960
2015 Total Population	2,937
2015 Group Quarters	4
2020 Total Population	2,970
2015-2020 Annual Rate	0.22%
Household Summary	
2000 Households	1,430
2000 Average Household Size	2.21
2010 Households	1,366
2010 Average Household Size	2.16
2015 Households	1,365
2015 Average Household Size	2.15
2020 Households	1,388
2020 Average Household Size	2.14
2015-2020 Annual Rate	0.33%
2010 Families	772
2010 Average Family Size	2.81
2015 Families	695
2015 Average Family Size	2.92
2020 Families	702
2020 Average Family Size	2.91
2015-2020 Annual Rate	0.20%
Housing Unit Summary	
2000 Housing Units	1,442
Owner Occupied Housing Units	60.7%
Renter Occupied Housing Units	38.5%
Vacant Housing Units	0.8%
2010 Housing Units	1,478
Owner Occupied Housing Units	75.0%
Renter Occupied Housing Units	17.5%
Vacant Housing Units	7.6%
2015 Housing Units	1,479
Owner Occupied Housing Units	52.1%
Renter Occupied Housing Units	40.2%
Vacant Housing Units	7.7%
2020 Housing Units	1,507
Owner Occupied Housing Units	52.4%
Renter Occupied Housing Units	39.7%
Vacant Housing Units	7.9%
Median Household Income	
2015	\$56,323
2020	\$72,645
Median Home Value	
2015	\$457,586
2020	\$564,677
Per Capita Income	
2015	\$36,665
2020	\$43,604
Median Age	
2010	45.0
2015	44.7
2020	45.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Avondale Estates City, GA 4
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Avondale Estates...

2015 Households by Income

Household Income Base	1,365
<\$15,000	16.8%
\$15,000 - \$24,999	12.5%
\$25,000 - \$34,999	8.1%
\$35,000 - \$49,999	7.6%
\$50,000 - \$74,999	15.1%
\$75,000 - \$99,999	13.2%
\$100,000 - \$149,999	15.5%
\$150,000 - \$199,999	6.5%
\$200,000+	4.6%
Average Household Income	\$75,575

2020 Households by Income

Household Income Base	1,388
<\$15,000	14.8%
\$15,000 - \$24,999	8.7%
\$25,000 - \$34,999	6.2%
\$35,000 - \$49,999	6.8%
\$50,000 - \$74,999	14.5%
\$75,000 - \$99,999	14.8%
\$100,000 - \$149,999	20.5%
\$150,000 - \$199,999	8.1%
\$200,000+	5.5%
Average Household Income	\$89,377

2015 Owner Occupied Housing Units by Value

Total	771
<\$50,000	0.3%
\$50,000 - \$99,999	0.5%
\$100,000 - \$149,999	2.5%
\$150,000 - \$199,999	6.6%
\$200,000 - \$249,999	10.5%
\$250,000 - \$299,999	4.4%
\$300,000 - \$399,999	14.4%
\$400,000 - \$499,999	18.8%
\$500,000 - \$749,999	26.7%
\$750,000 - \$999,999	10.5%
\$1,000,000 +	4.8%
Average Home Value	\$504,799

2020 Owner Occupied Housing Units by Value

Total	790
<\$50,000	0.1%
\$50,000 - \$99,999	0.3%
\$100,000 - \$149,999	0.9%
\$150,000 - \$199,999	3.8%
\$200,000 - \$249,999	8.7%
\$250,000 - \$299,999	4.2%
\$300,000 - \$399,999	11.8%
\$400,000 - \$499,999	13.7%
\$500,000 - \$749,999	25.4%
\$750,000 - \$999,999	22.2%
\$1,000,000 +	9.0%
Average Home Value	\$607,025

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Community Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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Prepared by Esri

	Avondale Estates...
2010 Population by Age	
Total	2,960
0 - 4	6.8%
5 - 9	6.9%
10 - 14	4.3%
15 - 24	5.6%
25 - 34	9.0%
35 - 44	17.4%
45 - 54	18.1%
55 - 64	16.8%
65 - 74	6.9%
75 - 84	5.4%
85 +	2.8%
18 +	79.9%
2015 Population by Age	
Total	2,936
0 - 4	5.9%
5 - 9	6.6%
10 - 14	6.4%
15 - 24	7.6%
25 - 34	10.8%
35 - 44	13.1%
45 - 54	16.5%
55 - 64	16.5%
65 - 74	10.4%
75 - 84	3.9%
85 +	2.3%
18 +	78.5%
2020 Population by Age	
Total	2,967
0 - 4	5.3%
5 - 9	6.1%
10 - 14	6.8%
15 - 24	9.8%
25 - 34	9.5%
35 - 44	11.4%
45 - 54	15.5%
55 - 64	15.7%
65 - 74	13.4%
75 - 84	4.5%
85 +	2.1%
18 +	78.2%
2010 Population by Sex	
Males	1,352
Females	1,608
2015 Population by Sex	
Males	1,363
Females	1,573
2020 Population by Sex	
Males	1,393
Females	1,574

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Community Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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Prepared by Esri

	Avondale Estates...
2010 Population by Race/Ethnicity	
Total	2,960
White Alone	80.9%
Black Alone	14.5%
American Indian Alone	0.1%
Asian Alone	1.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	0.5%
Two or More Races	2.0%
Hispanic Origin	2.2%
Diversity Index	35.3
2015 Population by Race/Ethnicity	
Total	2,937
White Alone	66.6%
Black Alone	28.3%
American Indian Alone	0.2%
Asian Alone	2.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.6%
Two or More Races	2.3%
Hispanic Origin	2.4%
Diversity Index	50.1
2020 Population by Race/Ethnicity	
Total	2,969
White Alone	66.3%
Black Alone	28.2%
American Indian Alone	0.2%
Asian Alone	2.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.6%
Two or More Races	2.5%
Hispanic Origin	2.4%
Diversity Index	50.6
2010 Population by Relationship and Household Type	
Total	2,960
In Households	99.8%
In Family Households	75.0%
Householder	26.1%
Spouse	20.4%
Child	24.5%
Other relative	2.2%
Nonrelative	1.7%
In Nonfamily Households	24.8%
In Group Quarters	0.2%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Community Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

	Avondale Estates...
2015 Population 25+ by Educational Attainment	
Total	2,156
Less than 9th Grade	0.6%
9th - 12th Grade, No Diploma	2.9%
High School Graduate	11.5%
GED/Alternative Credential	2.4%
Some College, No Degree	19.8%
Associate Degree	5.4%
Bachelor's Degree	27.6%
Graduate/Professional Degree	29.8%
2015 Population 15+ by Marital Status	
Total	2,380
Never Married	38.9%
Married	38.0%
Widowed	6.3%
Divorced	16.9%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	81.5%
Civilian Unemployed	18.5%
2015 Employed Population 16+ by Industry	
Total	1,319
Agriculture/Mining	0.0%
Construction	4.9%
Manufacturing	4.9%
Wholesale Trade	4.4%
Retail Trade	5.4%
Transportation/Utilities	3.3%
Information	2.7%
Finance/Insurance/Real Estate	6.8%
Services	62.5%
Public Administration	5.2%
2015 Employed Population 16+ by Occupation	
Total	1,319
White Collar	70.7%
Management/Business/Financial	18.0%
Professional	34.1%
Sales	10.9%
Administrative Support	7.7%
Services	17.9%
Blue Collar	11.4%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	4.2%
Installation/Maintenance/Repair	3.0%
Production	2.3%
Transportation/Material Moving	1.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Community Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

	Avondale Estates...
2010 Households by Type	
Total	1,366
Households with 1 Person	34.7%
Households with 2+ People	65.3%
Family Households	56.5%
Husband-wife Families	44.3%
With Related Children	18.7%
Other Family (No Spouse Present)	12.2%
Other Family with Male Householder	2.3%
With Related Children	1.1%
Other Family with Female Householder	10.0%
With Related Children	5.3%
Nonfamily Households	8.8%
All Households with Children	25.4%
Multigenerational Households	1.7%
Unmarried Partner Households	7.2%
Male-female	2.9%
Same-sex	4.3%
2010 Households by Size	
Total	1,366
1 Person Household	34.7%
2 Person Household	35.9%
3 Person Household	13.7%
4 Person Household	11.1%
5 Person Household	3.7%
6 Person Household	0.6%
7 + Person Household	0.3%
2010 Households by Tenure and Mortgage Status	
Total	1,366
Owner Occupied	81.1%
Owned with a Mortgage/Loan	61.6%
Owned Free and Clear	19.5%
Renter Occupied	18.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Avondale Estates Comprehensive Plan Update

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Demographic and Income Comparison Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

	Avondale Estates...
Census 2010 Summary	
Population	2,960
Households	1,366
Families	772
Average Household Size	2.16
Owner Occupied Housing Units	1,108
Renter Occupied Housing Units	258
Median Age	45.0
2015 Summary	
Population	2,937
Households	1,365
Families	695
Average Household Size	2.15
Owner Occupied Housing Units	771
Renter Occupied Housing Units	594
Median Age	44.7
Median Household Income	\$56,323
Average Household Income	\$75,575
2020 Summary	
Population	2,970
Households	1,388
Families	702
Average Household Size	2.14
Owner Occupied Housing Units	789
Renter Occupied Housing Units	599
Median Age	45.8
Median Household Income	\$72,645
Average Household Income	\$89,377
Trends: 2015-2020 Annual Rate	
Population	0.22%
Households	0.33%
Families	0.20%
Owner Households	0.46%
Median Household Income	5.22%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Demographic and Income Comparison Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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Prepared by Esri

2015 Households by Income	Avondale Estates...	
	Number	Percent
<\$15,000	230	16.8%
\$15,000 - \$24,999	170	12.5%
\$25,000 - \$34,999	111	8.1%
\$35,000 - \$49,999	104	7.6%
\$50,000 - \$74,999	206	15.1%
\$75,000 - \$99,999	180	13.2%
\$100,000 - \$149,999	212	15.5%
\$150,000 - \$199,999	89	6.5%
\$200,000+	63	4.6%
Median Household Income	\$56,323	
Average Household Income	\$75,575	
Per Capita Income	\$36,665	
2020 Households by Income	Number	Percent
<\$15,000	205	14.8%
\$15,000 - \$24,999	121	8.7%
\$25,000 - \$34,999	86	6.2%
\$35,000 - \$49,999	95	6.8%
\$50,000 - \$74,999	201	14.5%
\$75,000 - \$99,999	206	14.8%
\$100,000 - \$149,999	285	20.5%
\$150,000 - \$199,999	112	8.1%
\$200,000+	77	5.5%
Median Household Income	\$72,645	
Average Household Income	\$89,377	
Per Capita Income	\$43,604	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Avondale Estates Comprehensive Plan Update

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Demographic and Income Comparison Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

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2010 Population by Age	Avondale Estates...	
	Number	Percent
Age 0 - 4	202	6.8%
Age 5 - 9	203	6.9%
Age 10 - 14	127	4.3%
Age 15 - 19	98	3.3%
Age 20 - 24	69	2.3%
Age 25 - 34	265	9.0%
Age 35 - 44	516	17.4%
Age 45 - 54	535	18.1%
Age 55 - 64	496	16.8%
Age 65 - 74	204	6.9%
Age 75 - 84	161	5.4%
Age 85+	84	2.8%

2015 Population by Age	Number		Percent	
Age 0 - 4	174	5.9%		
Age 5 - 9	195	6.6%		
Age 10 - 14	188	6.4%		
Age 15 - 19	120	4.1%		
Age 20 - 24	103	3.5%		
Age 25 - 34	316	10.8%		
Age 35 - 44	385	13.1%		
Age 45 - 54	484	16.5%		
Age 55 - 64	484	16.5%		
Age 65 - 74	305	10.4%		
Age 75 - 84	115	3.9%		
Age 85+	67	2.3%		

2020 Population by Age	Number		Percent	
Age 0 - 4	158	5.3%		
Age 5 - 9	180	6.1%		
Age 10 - 14	202	6.8%		
Age 15 - 19	172	5.8%		
Age 20 - 24	119	4.0%		
Age 25 - 34	281	9.5%		
Age 35 - 44	337	11.4%		
Age 45 - 54	461	15.5%		
Age 55 - 64	466	15.7%		
Age 65 - 74	397	13.4%		
Age 75 - 84	133	4.5%		
Age 85+	61	2.1%		

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Demographic and Income Comparison Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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2010 Race and Ethnicity	Avondale Estates...	
	Number	Percent
White Alone	2,394	80.9%
Black Alone	428	14.5%
American Indian Alone	3	0.1%
Asian Alone	57	1.9%
Pacific Islander Alone	2	0.1%
Some Other Race Alone	16	0.5%
Two or More Races	60	2.0%
Hispanic Origin (Any Race)	64	2.2%

2015 Race and Ethnicity	Avondale Estates...	
	Number	Percent
White Alone	1,955	66.6%
Black Alone	831	28.3%
American Indian Alone	5	0.2%
Asian Alone	58	2.0%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	19	0.6%
Two or More Races	68	2.3%
Hispanic Origin (Any Race)	70	2.4%

2020 Race and Ethnicity	Avondale Estates...	
	Number	Percent
White Alone	1,967	66.3%
Black Alone	837	28.2%
American Indian Alone	5	0.2%
Asian Alone	65	2.2%
Pacific Islander Alone	1	0.0%
Some Other Race Alone	19	0.6%
Two or More Races	75	2.5%
Hispanic Origin (Any Race)	71	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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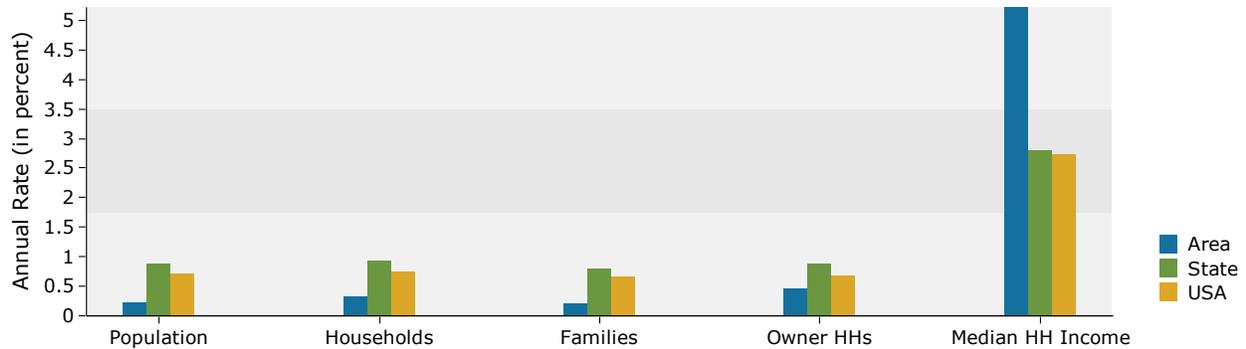
Demographic and Income Comparison Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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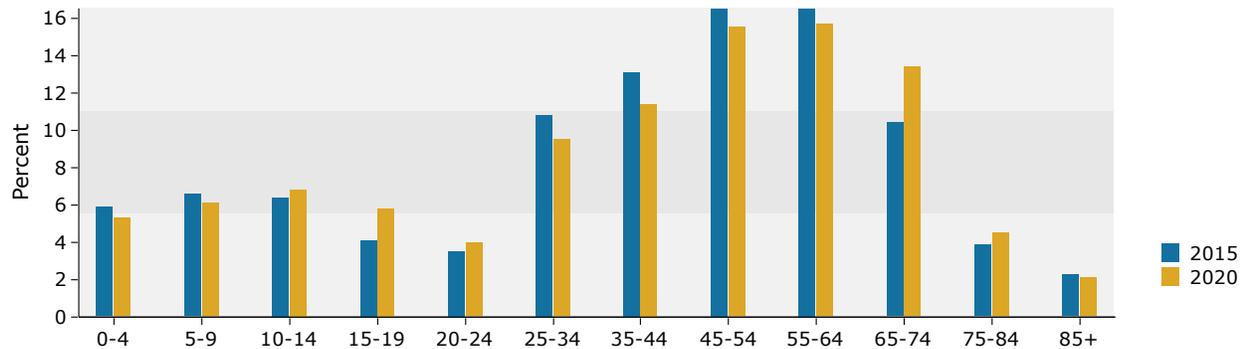
Prepared by Esri

Avondale Estates...

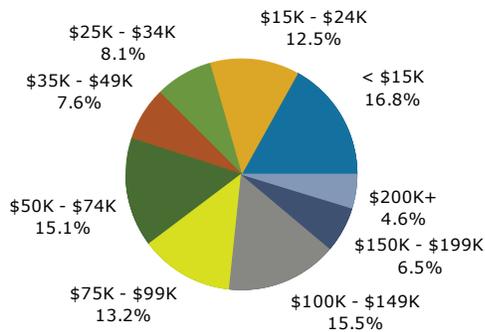
Trends 2015-2020



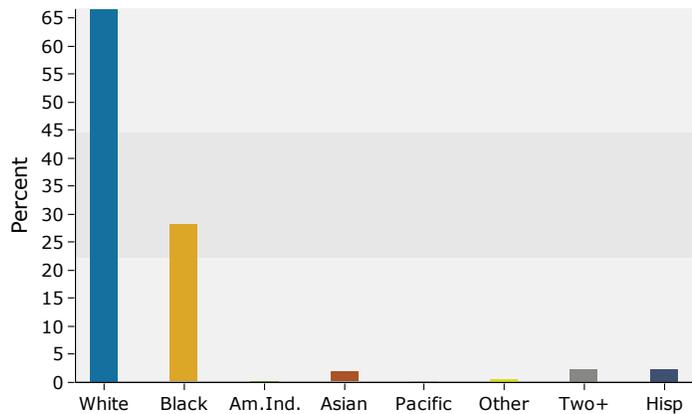
Population by Age



2015 Household Income



2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Demographic and Income Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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Summary	Census 2010	2015	2020			
Population	2,960	2,937	2,970			
Households	1,366	1,365	1,388			
Families	772	695	702			
Average Household Size	2.16	2.15	2.14			
Owner Occupied Housing Units	1,108	771	789			
Renter Occupied Housing Units	258	594	599			
Median Age	45.0	44.7	45.8			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	0.22%	0.90%	0.75%			
Households	0.33%	0.93%	0.77%			
Families	0.20%	0.80%	0.69%			
Owner HHS	0.46%	0.90%	0.70%			
Median Household Income	5.22%	2.80%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	230	16.8%	205	14.8%		
\$15,000 - \$24,999	170	12.5%	121	8.7%		
\$25,000 - \$34,999	111	8.1%	86	6.2%		
\$35,000 - \$49,999	104	7.6%	95	6.8%		
\$50,000 - \$74,999	206	15.1%	201	14.5%		
\$75,000 - \$99,999	180	13.2%	206	14.8%		
\$100,000 - \$149,999	212	15.5%	285	20.5%		
\$150,000 - \$199,999	89	6.5%	112	8.1%		
\$200,000+	63	4.6%	77	5.5%		
Median Household Income	\$56,323		\$72,645			
Average Household Income	\$75,575		\$89,377			
Per Capita Income	\$36,665		\$43,604			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	202	6.8%	174	5.9%	158	5.3%
5 - 9	203	6.9%	195	6.6%	180	6.1%
10 - 14	127	4.3%	188	6.4%	202	6.8%
15 - 19	98	3.3%	120	4.1%	172	5.8%
20 - 24	69	2.3%	103	3.5%	119	4.0%
25 - 34	265	9.0%	316	10.8%	281	9.5%
35 - 44	516	17.4%	385	13.1%	337	11.4%
45 - 54	535	18.1%	484	16.5%	461	15.5%
55 - 64	496	16.8%	484	16.5%	466	15.7%
65 - 74	204	6.9%	305	10.4%	397	13.4%
75 - 84	161	5.4%	115	3.9%	133	4.5%
85+	84	2.8%	67	2.3%	61	2.1%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,394	80.9%	1,955	66.6%	1,967	66.3%
Black Alone	428	14.5%	831	28.3%	837	28.2%
American Indian Alone	3	0.1%	5	0.2%	5	0.2%
Asian Alone	57	1.9%	58	2.0%	65	2.2%
Pacific Islander Alone	2	0.1%	1	0.0%	1	0.0%
Some Other Race Alone	16	0.5%	19	0.6%	19	0.6%
Two or More Races	60	2.0%	68	2.3%	75	2.5%
Hispanic Origin (Any Race)	64	2.2%	70	2.4%	71	2.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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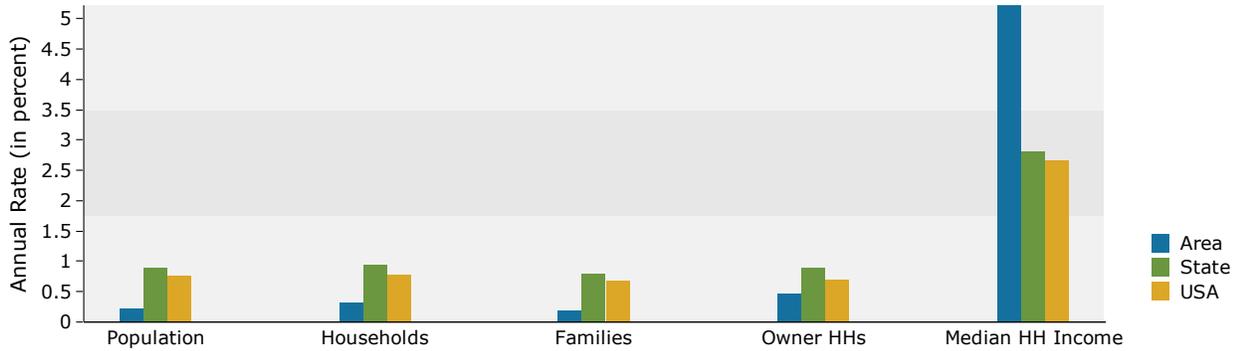


Demographic and Income Profile

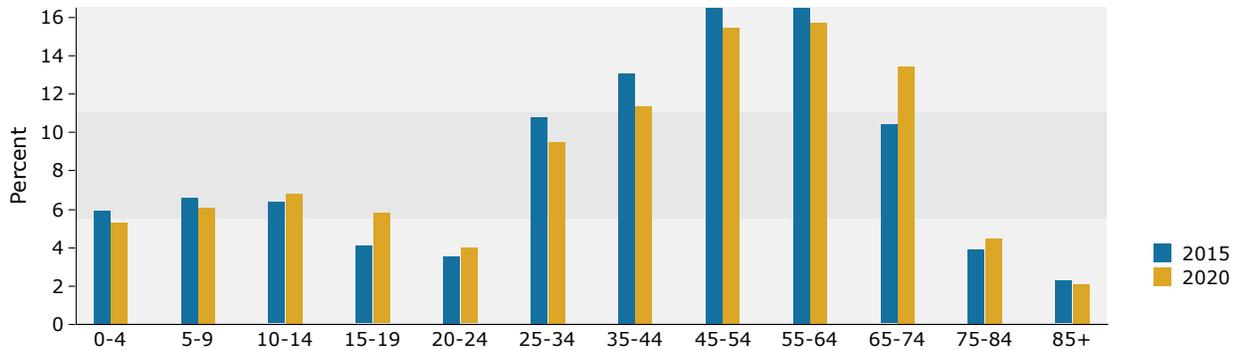
Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

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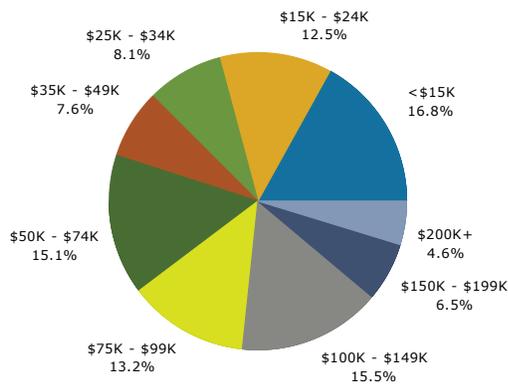
Trends 2015-2020



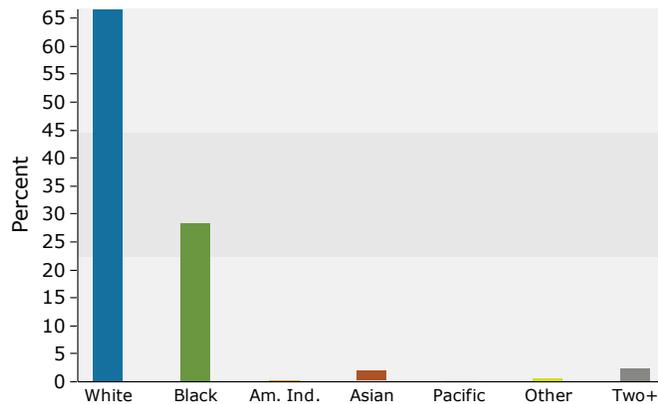
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Avondale Estates Comprehensive Plan Update

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House and Home Expenditures

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

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2015 Housing Summary		2015 Demographic Summary	
Housing Units	1,479	Population	2,937
2015-2020 Percent Change	1.89%	Households	1,365
Percent Occupied	92.3%	Families	695
Percent Owner Households	56.5%	Median Age	44.7
Median Home Value	\$457,586	Median Household Income	\$56,323
	Spending Potential Index	Average Amount Spent	Total
Owned Dwellings	103	\$11,818.02	\$16,131,596
Mortgage Interest	103	\$4,217.35	\$5,756,687
Mortgage Principal	104	\$2,259.00	\$3,083,529
Property Taxes	105	\$2,653.26	\$3,621,694
Homeowners Insurance	101	\$488.76	\$667,151
Ground Rent	86	\$60.51	\$82,595
Maintenance and Remodeling Services	103	\$1,731.04	\$2,362,874
Maintenance and Remodeling Materials	96	\$288.32	\$393,551
Property Management and Security	105	\$119.79	\$163,515
Rented Dwellings	97	\$4,153.81	\$5,669,948
Rent	97	\$3,996.59	\$5,455,342
Rent Received as Pay	89	\$102.91	\$140,474
Renters' Insurance	102	\$19.21	\$26,220
Maintenance and Repair Services	99	\$21.23	\$28,983
Maintenance and Repair Materials	104	\$13.87	\$18,930
Owned Vacation Homes	106	\$643.62	\$878,539
Mortgage Payment	103	\$180.80	\$246,792
Property Taxes	108	\$157.19	\$214,561
Homeowners Insurance	109	\$19.27	\$26,301
Maintenance and Remodeling	107	\$253.67	\$346,260
Property Management and Security	102	\$32.69	\$44,624
Housing While Attending School	103	\$97.29	\$132,807
Household Operations	102	\$1,879.36	\$2,565,322
Child Care	102	\$455.93	\$622,345
Care for Elderly or Handicapped	110	\$86.50	\$118,078
Appliance Rental and Repair	101	\$24.68	\$33,689
Computer Information Services	101	\$450.11	\$614,395
Home Security System Services	103	\$37.42	\$51,080
Non-Apparel Household Laundry/Dry Cleaning	99	\$30.56	\$41,718
Housekeeping Services	105	\$171.59	\$234,219
Lawn and Garden	102	\$441.26	\$602,318
Moving/Storage/Freight Express	101	\$75.20	\$102,654
Installation of Computers	101	\$0.68	\$928
PC Repair (Personal Use)	99	\$8.12	\$11,086
Reupholstering/Furniture Repair	106	\$6.56	\$8,952
Termite/Pest Control	99	\$33.34	\$45,507
Water Softening Services	88	\$5.61	\$7,657
Internet Services Away from Home	98	\$10.29	\$14,050
Voice Over IP Service	99	\$14.06	\$19,187
Other Home Services (1)	104	\$27.44	\$37,458

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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House and Home Expenditures

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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	Spending Potential Index	Average Amount Spent	Total
Utilities, Fuels, Public Services	99	\$5,014.70	\$6,845,059
Bottled Gas	84	\$59.65	\$81,423
Electricity	98	\$1,887.64	\$2,576,624
Fuel Oil	100	\$116.80	\$159,438
Natural Gas	105	\$561.88	\$766,971
Phone Services	99	\$1,668.25	\$2,277,167
Water and Other Public Services	101	\$710.11	\$969,305
Coal/Wood/Other Fuel	86	\$10.35	\$14,131
Housekeeping Supplies	99	\$717.22	\$978,999
Laundry and Cleaning Supplies	97	\$199.82	\$272,751
Postage and Stationery	101	\$182.76	\$249,470
Other HH Products (2)	100	\$334.64	\$456,777
Household Textiles	103	\$101.09	\$137,993
Bathroom Linens	103	\$13.80	\$18,843
Bedroom Linens	103	\$51.69	\$70,555
Kitchen and Dining Room Linens	107	\$2.71	\$3,701
Curtains and Draperies	100	\$14.62	\$19,951
Slipcovers, Decorative Pillows	103	\$5.31	\$7,245
Materials for Slipcovers/Curtains	103	\$11.52	\$15,721
Other Linens	108	\$1.45	\$1,977
Furniture	103	\$530.25	\$723,795
Mattresses and Box Springs	102	\$96.67	\$131,961
Other Bedroom Furniture	101	\$92.91	\$126,816
Sofas	105	\$139.65	\$190,623
Living Room Tables and Chairs	103	\$67.92	\$92,716
Kitchen, Dining Room Furniture	101	\$41.41	\$56,524
Infant Furniture	103	\$12.63	\$17,237
Outdoor Furniture	107	\$28.06	\$38,306
Wall Units, Cabinets, Other Furniture (3)	101	\$51.00	\$69,614
Major Appliances	101	\$272.00	\$371,275
Dishwashers and Disposals	104	\$23.11	\$31,547
Refrigerators and Freezers	102	\$79.31	\$108,257
Clothes Washers	101	\$47.04	\$64,213
Clothes Dryers	99	\$33.25	\$45,384
Cooking Stoves and Ovens	102	\$37.69	\$51,441
Microwave Ovens	101	\$13.63	\$18,603
Window Air Conditioners	88	\$5.88	\$8,031
Electric Floor Cleaning Equipment	102	\$22.67	\$30,944
Sewing Machines and Miscellaneous Appliances	105	\$9.42	\$12,854

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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House and Home Expenditures

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
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	Spending Potential Index	Average Amount Spent	Total
Household Items			
Rugs	105	\$25.88	\$35,333
Housewares	103	\$74.12	\$101,177
Small Appliances	101	\$46.16	\$63,008
Window Coverings	106	\$21.83	\$29,799
Lamps and Other Lighting Fixtures	105	\$17.15	\$23,414
Infant Equipment	101	\$19.33	\$26,391
Rental of Furniture	85	\$6.20	\$8,459
Laundry and Cleaning Equipment	100	\$25.28	\$34,506
Closet and Storage Items	99	\$19.97	\$27,259
Luggage	103	\$9.47	\$12,933
Clocks and Other Household Decoratives	102	\$170.07	\$232,139
Telephones and Accessories	97	\$48.52	\$66,226
Telephone Answering Devices	101	\$0.83	\$1,130
Grills and Outdoor Equipment	101	\$39.67	\$54,147
Power Tools	92	\$48.22	\$65,827
Hand Tools	99	\$8.63	\$11,779
Office Furniture/Equipment for Home Use	104	\$15.27	\$20,838
Computers and Hardware for Home Use	102	\$220.61	\$301,136
Portable Memory	104	\$5.57	\$7,602
Computer Software	102	\$20.73	\$28,290
Computer Accessories	103	\$19.66	\$26,830
Personal Digital Assistants	102	\$7.53	\$10,277
Other Household Items (4)	102	\$96.76	\$132,081

(1) **Other Home Services** include miscellaneous home services and small repair jobs not already specified.

(2) **Other HH Products** includes paper towels, napkins, toilet tissue, facial tissue, and miscellaneous household products, such as paper, plastic and foil products.

(3) **Wall Units Cabinets and Other Furniture** includes modular wall units, shelves or cabinets, and other living room, family or recreation room furniture including desks..

(4) **Other Household Items** includes the purchase/rental of smoke alarms and detectors for owned and rented homes, other household appliances for owned and rented homes, curtain and drapery hardware, rope, portable ladders, sheds, non-permanent shelves and shelving, and miscellaneous household equipment and parts.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Household Budget Expenditures

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Demographic Summary		2015	2020
Population		2,937	2,970
Households		1,365	1,388
Families		695	702
Median Age		44.7	45.8
Median Household Income		\$56,323	\$72,645

	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	101	\$72,559.99	\$99,044,392	100.0%
Food	100	\$8,483.32	\$11,579,727	11.7%
Food at Home	99	\$5,169.17	\$7,055,919	7.1%
Food Away from Home	101	\$3,314.15	\$4,523,808	4.6%
Alcoholic Beverages	104	\$576.18	\$786,483	0.8%
Housing	101	\$21,727.44	\$29,657,950	29.9%
Shelter	102	\$16,712.74	\$22,812,891	23.0%
Utilities, Fuel and Public Services	99	\$5,014.70	\$6,845,059	6.9%
Household Operations	102	\$1,879.36	\$2,565,322	2.6%
Housekeeping Supplies	99	\$717.22	\$978,999	1.0%
Household Furnishings and Equipment	102	\$1,870.80	\$2,553,647	2.6%
Apparel and Services	100	\$2,324.01	\$3,172,279	3.2%
Transportation	100	\$10,569.61	\$14,427,512	14.6%
Travel	104	\$2,033.19	\$2,775,311	2.8%
Health Care	101	\$4,788.45	\$6,536,231	6.6%
Entertainment and Recreation	101	\$3,341.47	\$4,561,108	4.6%
Personal Care Products & Services	102	\$800.98	\$1,093,340	1.1%
Education	103	\$1,570.77	\$2,144,104	2.2%
Smoking Products	94	\$438.28	\$598,247	0.6%
Miscellaneous (1)	105	\$1,137.80	\$1,553,094	1.6%
Support Payments/Cash Contribution/Gifts in Kind	101	\$2,535.92	\$3,461,527	3.5%
Life/Other Insurance	102	\$468.98	\$640,160	0.6%
Pensions and Social Security	103	\$7,296.23	\$9,959,351	10.1%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Miscellaneous includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fines, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Household Income Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Summary	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	2,937	2,970	33	0.22%
Households	1,365	1,388	23	0.33%
Median Age	44.7	45.8	1.1	0.49%
Average Household Size	2.15	2.14	-0.01	-0.09%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
Household	1,365	100%	1,388	100%
<\$15,000	230	16.8%	205	14.8%
\$15,000-\$24,999	170	12.5%	121	8.7%
\$25,000-\$34,999	111	8.1%	86	6.2%
\$35,000-\$49,999	104	7.6%	95	6.8%
\$50,000-\$74,999	206	15.1%	201	14.5%
\$75,000-\$99,999	180	13.2%	206	14.8%
\$100,000-\$149,999	212	15.5%	285	20.5%
\$150,000-\$199,999	89	6.5%	112	8.1%
\$200,000+	63	4.6%	77	5.5%
Median Household Income	\$56,323		\$72,645	
Average Household Income	\$75,575		\$89,377	
Per Capita Income	\$36,665		\$43,604	

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2018) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

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Household Income Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

2015 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	45	161	215	300	316	194	132
<\$15,000	18	42	28	51	49	32	10
\$15,000-\$24,999	9	21	27	39	35	27	12
\$25,000-\$34,999	4	16	12	17	17	11	32
\$35,000-\$49,999	4	12	17	14	18	11	28
\$50,000-\$74,999	6	19	21	38	42	52	27
\$75,000-\$99,999	2	25	45	24	46	27	10
\$100,000-\$149,999	2	18	32	71	48	30	11
\$150,000-\$199,999	0	6	25	25	30	4	0
\$200,000+	0	2	8	21	31	0	2
Median HH Income	\$18,873	\$36,487	\$75,949	\$67,515	\$72,608	\$55,281	\$40,018
Average HH Income	\$33,007	\$57,639	\$82,040	\$87,575	\$95,109	\$59,032	\$52,857
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	40.0%	26.1%	13.0%	17.0%	15.5%	16.5%	7.6%
\$15,000-\$24,999	20.0%	13.0%	12.6%	13.0%	11.1%	13.9%	9.1%
\$25,000-\$34,999	8.9%	9.9%	5.6%	5.7%	5.4%	5.7%	24.2%
\$35,000-\$49,999	8.9%	7.5%	7.9%	4.7%	5.7%	5.7%	21.2%
\$50,000-\$74,999	13.3%	11.8%	9.8%	12.7%	13.3%	26.8%	20.5%
\$75,000-\$99,999	4.4%	15.5%	20.9%	8.0%	14.6%	13.9%	7.6%
\$100,000-\$149,999	4.4%	11.2%	14.9%	23.7%	15.2%	15.5%	8.3%
\$150,000-\$199,999	0.0%	3.7%	11.6%	8.3%	9.5%	2.1%	0.0%
\$200,000+	0.0%	1.2%	3.7%	7.0%	9.8%	0.0%	1.5%

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2018) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

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Avondale Estates Comprehensive Plan Update

Data Appendix



Household Income Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

2020 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	57	148	190	288	307	256	143
<\$15,000	22	34	21	39	40	39	11
\$15,000-\$24,999	10	16	15	24	21	26	10
\$25,000-\$34,999	3	11	8	12	12	11	29
\$35,000-\$49,999	5	10	13	11	15	13	29
\$50,000-\$74,999	9	16	15	31	35	65	29
\$75,000-\$99,999	4	27	43	25	49	43	15
\$100,000-\$149,999	4	23	38	90	60	52	18
\$150,000-\$199,999	0	8	29	31	37	7	0
\$200,000+	0	3	8	25	38	0	2
Median HH Income	\$20,490	\$53,581	\$86,066	\$100,585	\$88,753	\$62,225	\$44,982
Average HH Income	\$39,053	\$68,873	\$99,098	\$107,610	\$115,851	\$68,394	\$61,125
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	38.6%	23.0%	11.1%	13.5%	13.0%	15.2%	7.7%
\$15,000-\$24,999	17.5%	10.8%	7.9%	8.3%	6.8%	10.2%	7.0%
\$25,000-\$34,999	5.3%	7.4%	4.2%	4.2%	3.9%	4.3%	20.3%
\$35,000-\$49,999	8.8%	6.8%	6.8%	3.8%	4.9%	5.1%	20.3%
\$50,000-\$74,999	15.8%	10.8%	7.9%	10.8%	11.4%	25.4%	20.3%
\$75,000-\$99,999	7.0%	18.2%	22.6%	8.7%	16.0%	16.8%	10.5%
\$100,000-\$149,999	7.0%	15.5%	20.0%	31.3%	19.5%	20.3%	12.6%
\$150,000-\$199,999	0.0%	5.4%	15.3%	10.8%	12.1%	2.7%	0.0%
\$200,000+	0.0%	2.0%	4.2%	8.7%	12.4%	0.0%	1.4%

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2018) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

Avondale Estates Comprehensive Plan Update

Data Appendix



Housing Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Population		Households	
2010 Total Population	2,960	2015 Median Household Income	\$56,323
2015 Total Population	2,937	2020 Median Household Income	\$72,645
2020 Total Population	2,970	2015-2020 Annual Rate	5.22%
2015-2020 Annual Rate	0.22%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,478	100.0%	1,479	100.0%	1,507	100.0%
Occupied	1,366	92.4%	1,365	92.3%	1,388	92.1%
Owner	1,108	75.0%	771	52.1%	789	52.4%
Renter	258	17.5%	594	40.2%	599	39.7%
Vacant	112	7.6%	114	7.7%	119	7.9%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	771	100.0%	790	100.0%
<\$50,000	2	0.3%	1	0.1%
\$50,000-\$99,999	4	0.5%	2	0.3%
\$100,000-\$149,999	19	2.5%	7	0.9%
\$150,000-\$199,999	51	6.6%	30	3.8%
\$200,000-\$249,999	81	10.5%	69	8.7%
\$250,000-\$299,999	34	4.4%	33	4.2%
\$300,000-\$399,999	111	14.4%	93	11.8%
\$400,000-\$499,999	145	18.8%	108	13.7%
\$500,000-\$749,999	206	26.7%	201	25.4%
\$750,000-\$999,999	81	10.5%	175	22.2%
\$1,000,000+	37	4.8%	71	9.0%

Median Value	\$457,586	\$564,677
Average Value	\$504,799	\$607,025

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Avondale Estates Comprehensive Plan Update

Data Appendix



Housing Profile

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	1,108	100.0%
Owned with a Mortgage/Loan	841	75.9%
Owned Free and Clear	267	24.1%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	112	100.0%
For Rent	23	20.5%
Rented- Not Occupied	0	0.0%
For Sale Only	49	43.8%
Sold - Not Occupied	6	5.4%
Seasonal/Recreational/Occasional Use	2	1.8%
For Migrant Workers	0	0.0%
Other Vacant	32	28.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,366	1,108	81.1%
15-24	11	2	18.2%
25-34	125	67	53.6%
35-44	283	230	81.3%
45-54	321	264	82.2%
55-64	317	271	85.5%
65-74	129	115	89.1%
75-84	116	102	87.9%
85+	64	57	89.1%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,366	1,108	81.1%
White Alone	1,101	994	90.3%
Black/African American	228	86	37.7%
American Indian/Alaska	3	1	33.3%
Asian Alone	19	16	84.2%
Pacific Islander Alone	1	0	0.0%
Other Race Alone	2	1	50.0%
Two or More Races	12	10	83.3%
Hispanic Origin	20	15	75.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,366	1,108	81.1%
1-Person	474	352	74.3%
2-Person	491	416	84.7%
3-Person	187	162	86.6%
4-Person	152	132	86.8%
5-Person	50	38	76.0%
6-Person	8	7	87.5%
7+ Person	4	1	25.0%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Avondale Estates Comprehensive Plan Update

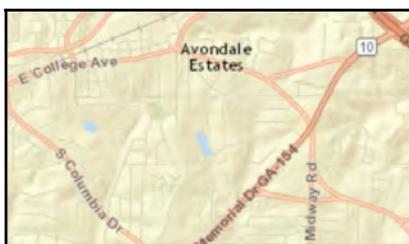
Data Appendix



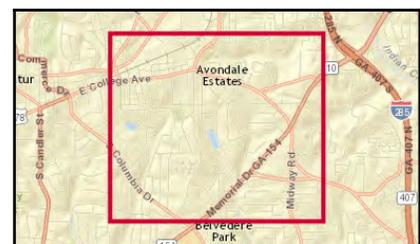
Traffic Count Map

Avondale Estates City, GA 4
 Avondale Estates city, GA (1304644)
 Place

Prepared by Esri



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

September 29, 2015

ORDINANCE NO. 16-___

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF AVONDALE ESTATES; TO PROVIDE FOR A NEW CENTRAL BUSINESS DISTRICT PLANNED DEVELOPMENT ZONE; AND FOR OTHER PURPOSES.

WHEREAS, the Board of Mayor and Commissioners is desirous of providing a mechanism whereby substantial developments in the CBD may be approved on a site-specific basis pursuant to certain criteria.

NOW THEREFORE, BE IT ORDAINED BY the City of Avondale Estates, as follows:

SECTION 1. Appendix A to the Code of Ordinances, known as the Zoning Ordinance of the City of Avondale Estates, is hereby amended to add new Section 1115, as follows:

“Section 1115. Central Business District Planned Development Zone

Section 1115.01. Policy and Intent of District.

The Central Business District – Planned Development Zone (“CBD-PD”) is intended to promote development of the Central Business District consistent with the intent of the Downtown Master Plan Update dated March 2014 by providing a mechanism to approve substantial development projects according to site-specific plans. The CBD-PD is intended as a site-specific overlay zone whereby the Board of Mayor and Commissioners may approve a development as a whole which might otherwise not strictly comply with one or more development controls for the Central Business District zone. When considering an application for CBD-PD overlay zoning, the Board of Mayor and Commissioners shall consider the extent to which the proposed development is consistent with the development controls set forth in § 1113.04 through § 1113.10 and whether the proposed development will contribute towards development of the Central Business District consistent with the intent of the Master Plan Update dated March 2014.

Section 1115.02. Permitted Uses.

Permitted uses for a CBD-PD development shall be the same as those listed for the relevant underlying Central Business District Area wherein the subject property is located as listed in Article 9 of the Zoning Ordinance. No use may be approved through CBD-PD zoning which is not “permitted” or “conditional” under Article 9.

Section 1115.03. Conditional Uses.

Available conditional uses for a CBD-PD development shall be the same as those listed for the relevant Central Business District Area where the subject property is located as listed in Article 9 of the Zoning Ordinance. Conditional uses may be approved simultaneously with approval of CBD-PD Zoning where such conditional use is specifically identified and approved by a Development Agreement pursuant to Section 1115.08.

Section 1115.04. Variances.

To the extent that a development approved as a CBD-PD zoning is not consistent with the development controls for the underlying Central Business District zone, the applicant shall not be required to separately obtain variance from the Board of Appeals. The Board of Mayor and Commissioners specifically reserves to itself the power to effectively approve variances when approving a CBD-PD zoning notwithstanding the provisions of Section 1610 of the Zoning Ordinance, which shall otherwise remain in full force and effect.

Section 1115.05. Minimum Project Size.

CBD-PD zoning is only available for parcels or assemblages of contiguous parcels which constitute at least two (2) acres of property.

Section 1115.06. Required Submittals.

CBD-PD zoning is site-specific. Therefore, an applicant zoning must submit the following documentation along with the application for rezoning to CBD-PD in order for such application to be considered:

- a) scaled site plan;
- b) elevations for each proposed building face;
- c) a description of the proposed uses for each aspect of the proposed development, including the number of residential units;
- d) usable space square footage calculations for each component part of the proposed development, along with total square footage proposed for residential uses, total square footage for office uses, and total square footage for commercial uses; and
- e) a parking plan identifying the number and locations of parking spaces for the proposed development.

Section 1115.07. Subdivision.

Where specifically approved by the Board of Mayor and Commissioners in the written development agreement that accompanies approval of a CBD-PD zoning, the parcel(s) so zoned may subsequently be subdivided. When so approved, zoning compliance for the CBD-PD zoned project shall be assessed based on the original CBD-PD zoning boundary notwithstanding subsequent subdivision.

Section 1115.08. Written Development Agreement.

At the time of approving a CBD-PD zoning, the Board of Mayor and Commissioners shall also approve a written agreement with the property owner/applicant which shall govern the development of the project.

Section 1115.09. Recordation of Approval.

Upon approval of a CBD-PD zoning, the parcel(s) so zoned shall be designated as “CBD-PD” followed by a unique number on the official City Zoning Map. The City Clerk shall maintain on file at City Hall the Written Development Agreement and any exhibits thereto, which shall constitute the approved development controls for the property so zoned.”

SECTION 2. This amendment shall become effective immediately upon its adoption in conformance with the Zoning Procedures Law.

SECTION 3. In the event any section, subsection, sentence, clause or phrase of this ordinance shall be declared or adjudged invalid or unconstitutional by a Court of competent jurisdiction, such declaration or adjudication shall in no manner affect the other sections, subsections, sentences, clauses, or phrases of this ordinance, which shall remain of full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof. The Board of Mayor and Commissioners hereby declares that it would have passed the remaining parts of the ordinance if it had known that such parts or parts hereof would be declared or adjudged invalid or unconstitutional.

First Reading: _____

Second Reading: _____

Third Reading: _____

Advertised _____

PZB Public Hearing _____

Advertised _____

BOMC Public Hearing _____

ADOPTED this ____ day of _____, 2016.

ATTEST:

**BOARD OF MAYOR AND COMMISSIONERS,
CITY OF AVONDALE ESTATES, GEORGIA**

By _____
Gina Hill, City Clerk

Jonathan Elmore, Mayor

(SEAL)

Approved as to Form

Robert E. Wilson, City Attorney