

JOINT COUNTY-CITIES COMMUNITY ASSESSMENT

TECHNICAL ADDENDUM

FOR

GWINNETT COUNTY

AND THE CITIES OF

BERKELEY LAKE

BUFORD

DACULA

DULUTH

GRAYSON

LAWRENCEVILLE

LILBURN

NORCROSS

SUWANEE

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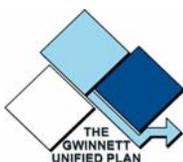


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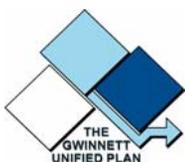
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Introduction

The Community Assessment is composed of four elements: (1) Identification of Potential Issues and Opportunities, (2) Analysis of Existing Development Patterns, (3) Analysis of Consistency with Quality Community Objectives and (4) Supporting Analysis of Data and Information.

This Technical Addendum is a stand alone document that provides an analysis of data, including past trends and projections. This information informs the Community Assessment. The Technical Addendum was prepared in accordance with guidelines established in the Rule of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Government Planning of the State Code, effective May 1, 2005 and Section 110-12-1-.07(1) Data and Mapping Specifications.

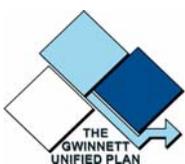
The State has identified four levels of planning requirements (Minimal, Basic, Intermediate and Advanced) for different local governments. Gwinnett County has been identified as an **“Advanced Planning Level”** County. The County and its Cities must meet the standards for Intermediate Planning Level Counties plus include additional data and maps along with a detailed evaluation of the local transportation system.

The Gwinnett County Community Assessment is a joint venture of Gwinnett County and nine of the County’s independent Cities. These Cities are: Berkeley Lake, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Norcross, and Suwanee. The County’s three other incorporated Cities, Snellville, Sugar Hill, and Rest Haven, did not participate in the planning process and are included for comparison in some charts as “Other Gwinnett Cities”. Loganville, Auburn, and Braselton have portions of their City within Gwinnett County. However, these Cities are members of other Regional Development Councils and their Comprehensive Plans fall under another jurisdiction.

To allow for the comparison of data across all the jurisdictions, data from the Census 2000 was used, since the 2005 data from the American Community Survey (ACS) is not yet available for all nine Cities. The American Community Survey has not released the 2005 data for Gwinnett County; however, 2005 estimates are available.

The following definitions will help the reader understand the document and data sources:

- Other Gwinnett Cities:** The combined data for Snellville, Sugar Hill, and Rest Haven,
- Unincorporated County:** Includes the data for the unincorporated area and Loganville, Auburn, and Braselton.
- Gwinnett County:** Combined data for all Cities and the unincorporated area.



1. Population

1.1: Total Population

1.1.1 Population Trends and Growth Rate Comparison

Gwinnett County has experienced a tremendous amount of growth in the past thirty years, with a nine-fold increase in population between 1970 and 2005. Table 1.1 lists the growth of Gwinnett and the Cities participating in this County assessment. The 1980s saw most of the growth in population; in fact, Gwinnett County was the fastest growing large county in the United States in 1986.

Suwanee, Duluth, and the unincorporated areas of Gwinnett County were the fastest growing areas between 1970 and 2005. Unincorporated Gwinnett grew the most between 1980 and 1990, while Duluth and Suwanee experienced the greatest growth between 1990 and 2000. The Cities with the most modest growth between 1970 and 2005, Buford and Grayson, still had growth rates that were well above the state average.

Gwinnett County has grown nine times faster in the past 35 years than the state of Georgia as a whole, and five times faster than the Atlanta region. In 2005, Gwinnett was the third most populous county in the ARC region, behind Fulton and DeKalb.

Table 1.1 Population Change: 1970-2005

	1970 Population	1980 Population	1990 Population	2000 Population	2005 Population (est)	Population Change 1970-2005	% Change 1970- 2005
Berkeley Lake	219	503	791	1,695	2,071	1,852	845.66%
Buford	4,640	6,697	8,771	10,668	10,972	6,332	136.47%
Dacula	782	1,577	2,217	3,848	4,425	3,643	465.86%
Duluth	1,810	2,956	9,029	22,122	24,482	22,672	1252.60%
Grayson	366	464	529	765	1,314	948	259.02%
Lawrenceville	5,207	8,928	16,848	22,397	28,393	23,186	445.29%
Lilburn	1,666	3,765	9,301	11,307	11,416	9,750	585.23%
Norcross	2,755	3,317	5,947	8,410	9,887	7,132	258.87%
Suwanee	615	1,026	2,412	8,725	12,553	11,938	1941.14%
Other Gwinnett Cities	3,923	11,085	16,817	26,091	35,081	31,158	794.24%
Unincorporated Gwinnett County	50,366	126,585	280,248	472,420	553,306	502,940	998.57%
Gwinnett County	72,349	166,903	352,910	588,448	693,900	621,551	859.10%
ARC	1,500,823	1,896,182	2,557,800	3,429,379	3,813,700	2,312,877	154.11%
Georgia	4,589,575	5,457,566	6,478,216	8,186,453	8,821,142	4,231,567	92.20%

Data Source: 1970, 1980, 1990 and 2000 Census; 2005 ARC, and ARC Envision 6+ Report



Table 1.2 shows the growth rate of Gwinnett County compared to other counties in the Atlanta region and the Atlanta region as a whole. Gwinnett has been the fastest-growing county in the Atlanta region for the past thirty-five years, and its rate of growth was significantly higher than that of the Atlanta region.

Table 1.2 Average Annual Growth Rate, 1970-2005				
	1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2005
Gwinnett County	8.7%	7.9%	5.1%	3.4%
Clayton County	4.4%	2.0%	2.5%	2.2%
Cobb County	4.2%	4.3%	3.0%	1.2%
DeKalb County	1.5%	1.4%	1.9%	1.0%
Fulton County	-0.3%	1.3%	2.0%	1.4%
City of Atlanta	-1.5%	-0.2%	0.0%	1.2%
Atlanta Region	2.4%	3.0%	3.0%	2.1%

Data Source: ARC, 2006

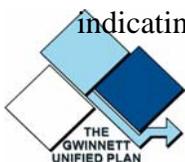
1.1.2 Future Projections

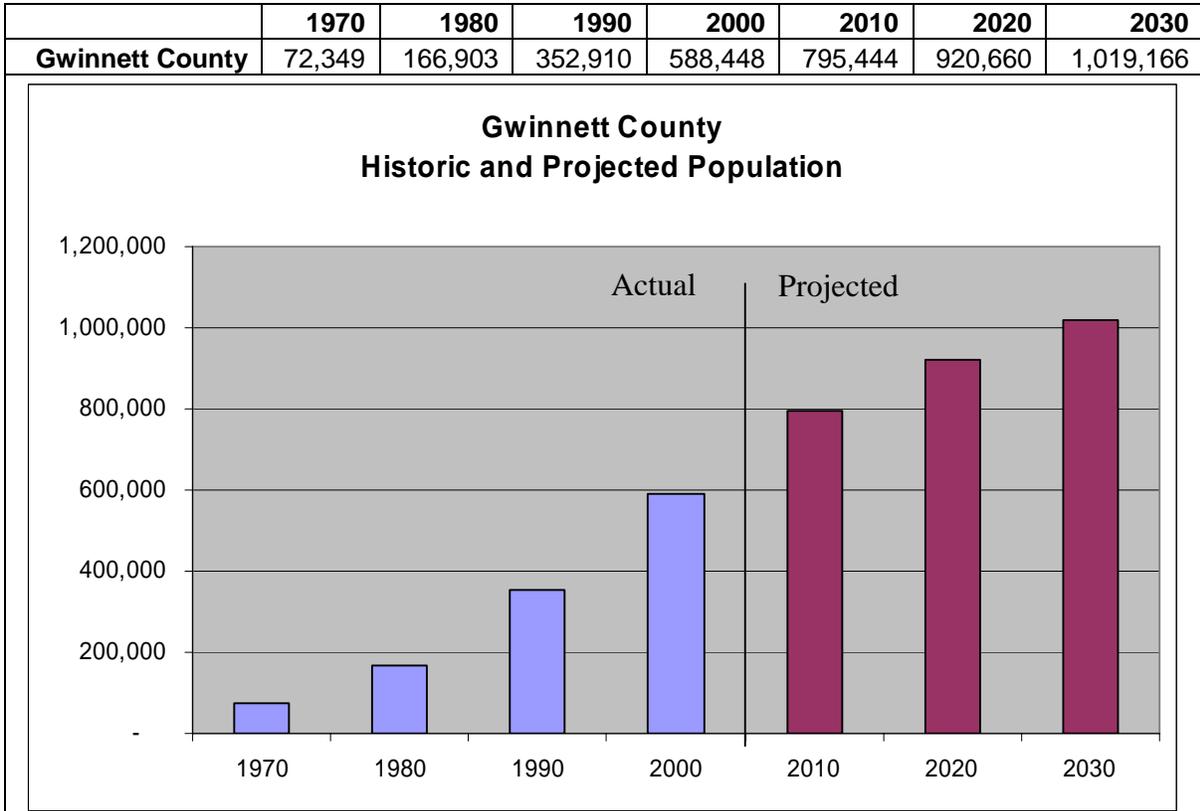
As part of the Gwinnett County 2030 Unified Plan, population projections have been prepared by Dr. Thomas Hammer, a Regional Scientist, for the 20-county ARC region. Table 1.3 shows population projections through 2030 when the County’s population is projected to have more than one million residents. The Cities within Gwinnett are expected to grow proportionally with the County as a whole, though the share of the County’s population within the incorporated Cities is expected to fall from 15.3% in 2000 to 14.0% in 2030. Therefore, while each jurisdiction should prepare for an influx of residents, the unincorporated areas of the County will experience the greatest gain.

Table 1.3 Population Projections: 2000-2030				
	2000	2010	2020	2030
Berkeley Lake	1,695	2,302	2,722	3,060
Buford	10,668	11,252	11,663	11,948
Dacula	3,848	4,712	5,162	5,495
Duluth	22,122	27,011	31,307	34,691
Grayson	765	1,528	1,954	2,327
Lawrenceville	22,397	30,396	34,082	36,882
Lilburn	11,307	11,649	12,002	12,246
Norcross	8,410	10,469	11,540	12,337
Suwanee **	8,725	14,729	19,585	24,014
Gwinnett County	588,448	795,444	920,660	1,019,166

Source: 2000 Census, Dr. Thomas Hammer Projections, 2006
 **Suwanee has their own projections and these will be revised for the final Community Assessment.

Figure 1.1 shows the population of the County as a whole in the fifty-year period between 1980 and 2030. In 2005 the exponentially-rising population figures begin to flatten, indicating constrained growth and approaching buildout.





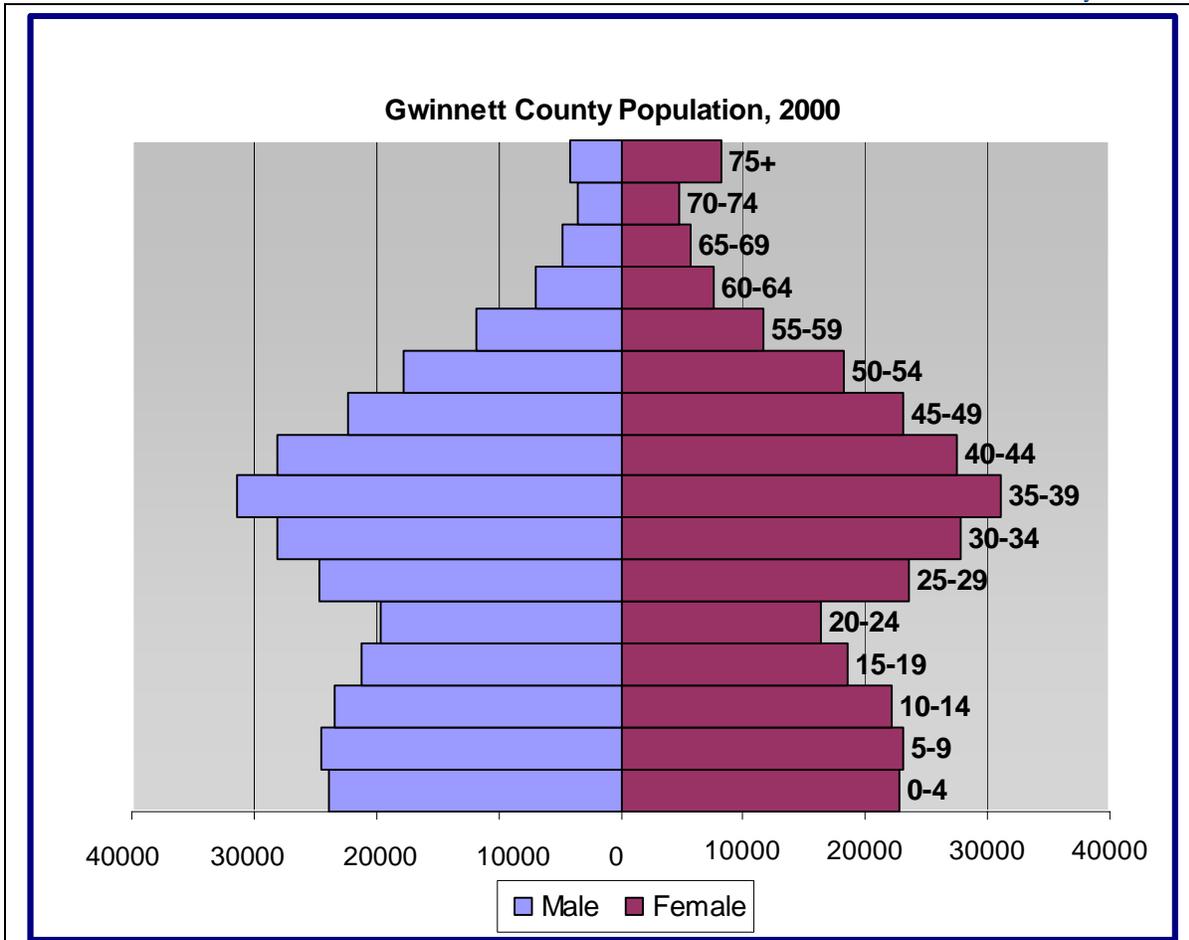
Source: 1980, 1990, 2000, Census and Dr. Thomas Hammer Projections (2006)

Figure 1.1 Historic and Projected Population Growth

1.2: Age Distribution

1.2.1 Age Groupings

Gwinnett County continues to be a family-oriented suburb, composed predominately of adults of child-bearing age and children under 14. However, Gwinnett's share of the older population has also grown significantly; between 1990 and 2000, the population age 55 and older doubled and now comprises more than 12% of the total population.



Source: 1990 Census, 2000 Census (SF3)

Figure 1.2 Gwinnett County Population

As Figure 1.3 below indicates, most of the areas listed follow consistent age distributions. The most notable exceptions are Norcross, with 25% of its total population in the twenties cohort (compared to the statewide rate of 15%, a function of the large Hispanic immigration of young males) and Berkeley Lake, with less than 5% of residents in their twenties and nearly 40% of residents between the ages of 40 and 59 (compared to the Georgia rate of 25%). Also, the unincorporated areas of Gwinnett County have significantly fewer residents aged 60 and older, and a higher share of school-aged children, than any jurisdiction in the County.

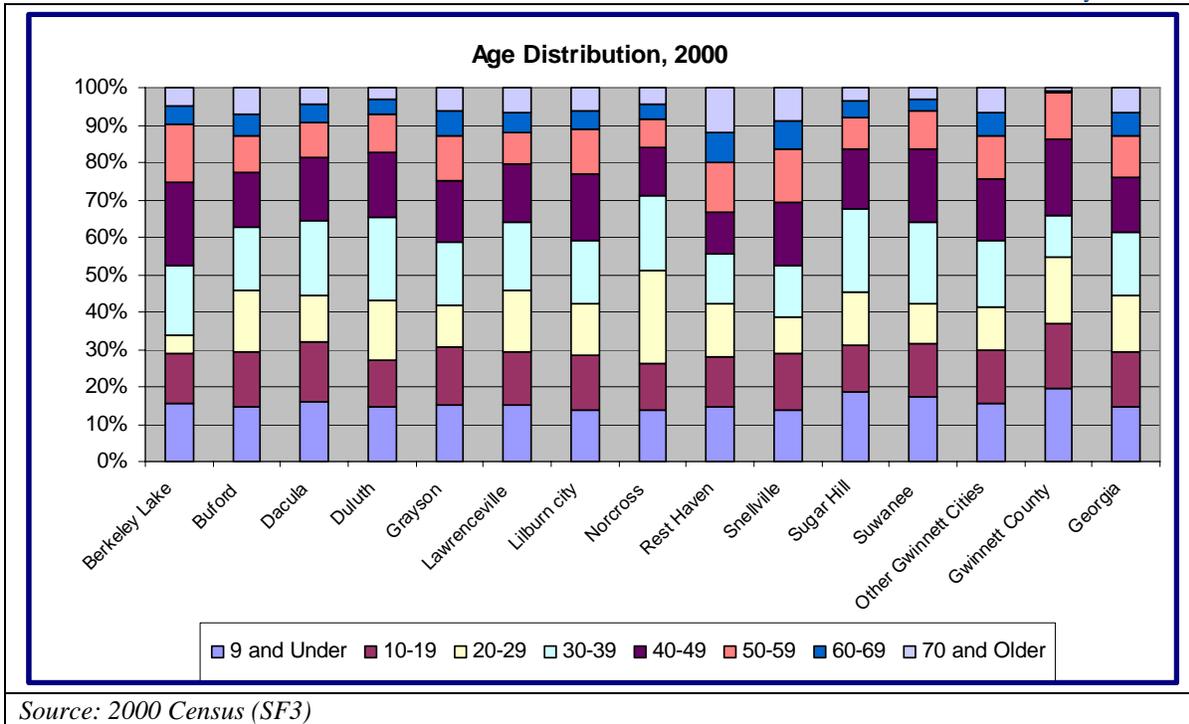


Figure 1.3 Age Distribution, 2000

Table 1.4 below illustrates the growth in age cohorts between 1990 and 2000. Every cohort increased. The largest-growing cohorts were 50-59, 70 and older, and 40-49. This means that Gwinnett is attracting older families, or that families with children are remaining in Gwinnett. The remarkable growth of the 50-59 cohort and 70 and older indicates a shift in the population towards older residents.

Table 1.4 Gwinnett County Age Cohorts			
	1990	2000	Percent Change
9 and Under	58,952	94,291	59.9%
10-19	48,542	86,096	77.4%
20-29	65,008	85,802	32.0%
30-39	77,187	116,461	50.9%
40-49	54,176	99,536	83.7%
50-59	24,331	60,046	146.8%
60-69	14,245	25,349	78.0%
70 and Older	10,469	20,867	99.3%

Source: 1990 Census, 2000 Census (SF3)



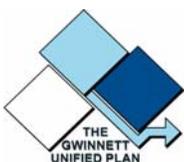
1.2.2 Future Projections

Figures 1.4 a-c show the trends in population cohort projections from 2000 to 2030. These projections, developed by the State of Georgia, are based on the rate of change from 1980 to 2000. Since the age cohort projections in Table 1.5 are based on a rate of change from 1980 to 2000, the County totals for the age cohorts may not equal the County totals in the population projections contained in Table 1.3 that were prepared by Dr. Thomas Hammer due to differences in methodology.

The cohort of school age children (5-13) is projected to remain relatively stable in Gwinnett County over the next twenty-five years. The Cities with slight increases include Berkeley Lake and Grayson, while Lawrenceville, Lilburn, and Norcross are projected to have a smaller share of school age children. Though these Cities will have smaller shares of children, raw numbers show continuing increases in the number of school-age children County-wide and in every jurisdiction.

The cohort of college age children (21-24) is projected to decrease slightly in Gwinnett County through 2030. This indicates that children this age are leaving home for college or work experiences, and should not be considered a negative indicator. Percentage share of this cohort remains stable or declines in every jurisdiction except Norcross. That jurisdiction is the outlier in this data set, as Norcross is home to the Lincoln College of Technology (formerly the Career Education Institute) and the Georgia Medical Institute, two community institutions that attract more college-age individuals.

The cohort of adults age 65 and older is projected to increase slightly in Gwinnett County during the next twenty-five years. Buford, now the jurisdiction with the largest share of older residents, will see a decline in their percentage, though raw numbers will continue to increase. Both Dacula and Lilburn are projected to see increases in their share of residents 65 and older. In all Cities, raw numbers of older residents will increase. See Table 1.5 for population projections from the State of Georgia.



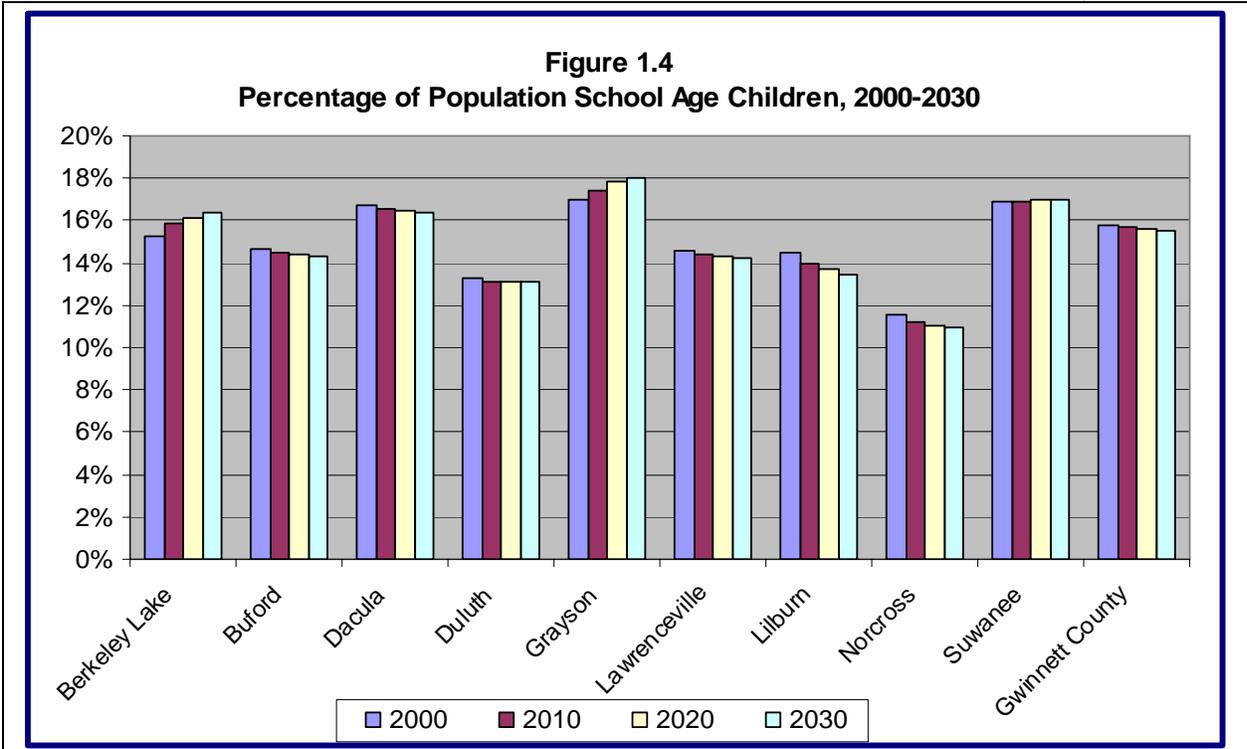


Figure 1.4a Percentage of Population School Age Children, 2000-2030

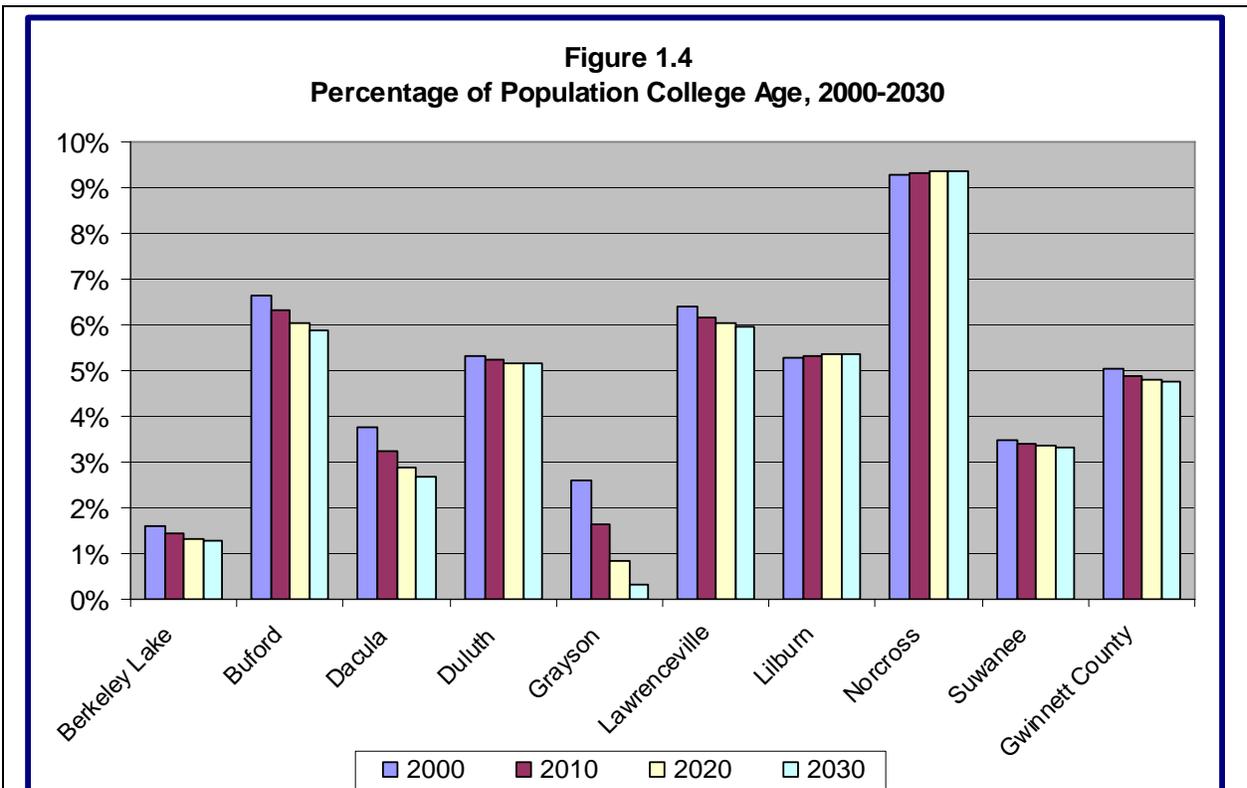


Figure 1.4b Percentage of Population College Age, 2000-2030



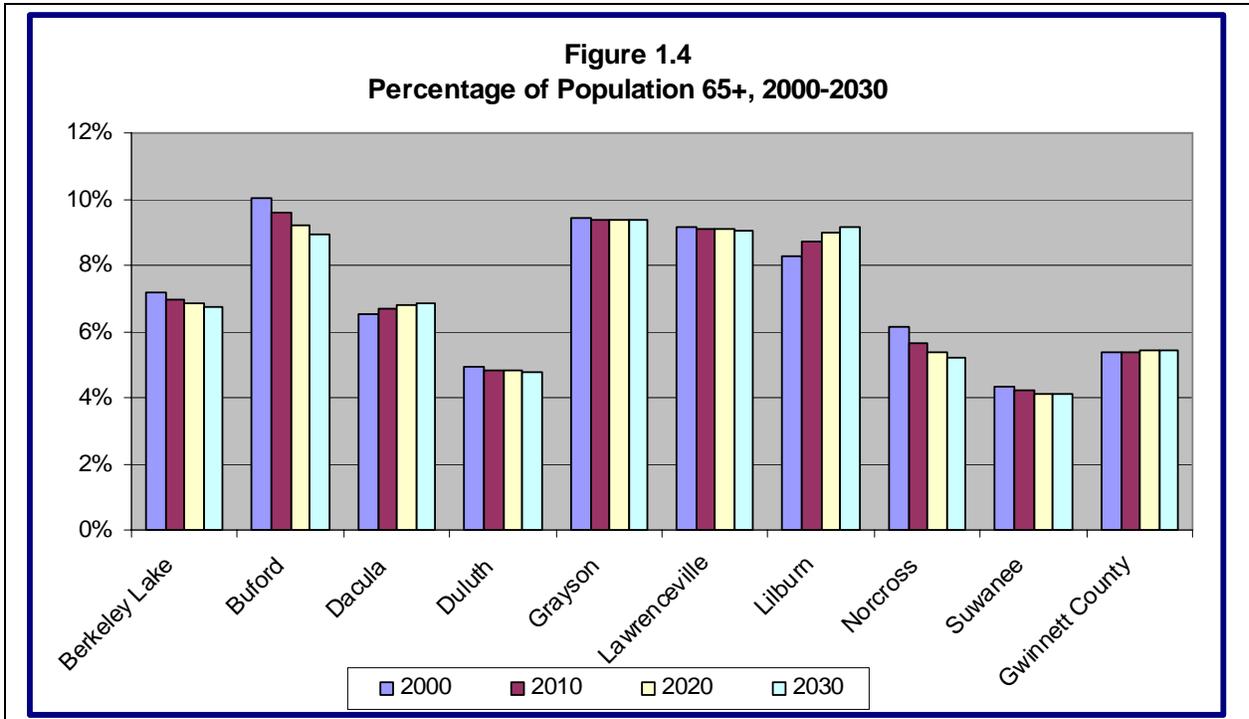


Figure 1.4c Percentage of Population 65+, 2000-2030

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>



Table 1.5 Age Projections, 2000-2030

	Gwinnett				Berkeley Lake				Buford				Dacula				Duluth			
	2000	2010	2020	2030	2000	2010	2020	2030	2000	2010	2020	2030	2000	2010	2020	2030	2000	2010	2020	2030
0 – 4 Years Old	47,075	63,659	80,243	96,827	133	186	238	291	799	924	1,049	1,174	316	407	498	589	1,680	2,379	3,078	3,777
5 – 13 Years Old	92,877	125,162	157,446	189,731	259	363	466	570	1,566	1,838	2,110	2,382	644	826	1,008	1,190	2,929	4,168	5,407	6,646
14 – 17 Years Old	26,041	33,181	40,320	47,460	77	100	123	146	461	437	413	389	164	186	207	229	829	1,138	1,446	1,755
18 – 20 Years Old	21,315	28,490	35,664	42,839	33	41	49	57	432	471	509	548	153	184	215	246	765	1,073	1,380	1,688
21 – 24 Years Old	29,689	39,136	48,582	58,029	27	33	38	44	710	799	887	976	144	161	177	194	1,176	1,656	2,135	2,615
25 – 34 Years Old	104,688	138,766	172,843	206,921	161	190	218	247	1,769	2,127	2,484	2,842	648	821	993	1,166	4,684	6,735	8,786	10,837
35 – 44 Years Old	115,719	160,662	205,604	250,547	394	549	704	859	1,827	2,349	2,871	3,393	772	1,057	1,341	1,626	4,560	6,641	8,722	10,803
45 – 54 Years Old	81,237	114,635	148,033	181,431	361	509	657	805	1,228	1,553	1,878	2,203	497	668	839	1,010	3,084	4,489	5,894	7,299
55 – 64 Years Old	38,208	52,416	66,623	80,831	128	163	197	232	804	946	1,088	1,230	260	343	426	509	1,329	1,894	2,459	3,024
65 and over	31,599	43,117	54,635	66,153	122	160	197	235	1,072	1,211	1,350	1,489	250	333	415	498	1,086	1,534	1,981	2,429

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>

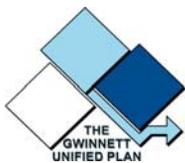


Table 1.5 Age Projections, 2000-2030

	Grayson				Lawrenceville				Lilburn				Norcross				Suwanee			
	2000	2010	2020	2030	2000	2010	2020	2030	2000	2010	2020	2030	2000	2010	2020	2030	2000	2010	2020	2030
0 – 4 Years Old	56	64	71	79	1,707	2,180	2,652	3,125	750	958	1,166	1,374	639	848	1,056	1,265	746	1,089	1,431	1,774
5 – 13 Years Old	130	160	190	220	3,254	4,195	5,135	6,076	1,635	2,106	2,576	3,047	971	1,231	1,491	1,751	1,476	2,130	2,783	3,437
14 – 17 Years Old	40	40	39	39	947	1,126	1,305	1,484	523	644	764	885	301	356	411	466	355	490	625	760
18 – 20 Years Old	15	14	12	11	1,025	1,295	1,564	1,834	427	568	708	849	467	603	739	875	226	317	407	498
21 – 24 Years Old	20	15	9	4	1,431	1,798	2,164	2,531	597	803	1,008	1,214	780	1,022	1,263	1,505	304	427	550	673
25 – 34 Years Old	116	133	150	167	3,906	4,997	6,087	7,178	1,733	2,188	2,643	3,098	2,029	2,714	3,399	4,084	1,402	2,010	2,618	3,226
35 – 44 Years Old	144	189	234	279	3,995	5,494	6,993	8,492	2,077	2,801	3,524	4,248	1,407	1,905	2,403	2,901	2,029	2,973	3,916	4,860
45 – 54 Years Old	105	140	174	209	2,704	3,655	4,606	5,557	1,754	2,478	3,202	3,926	843	1,106	1,368	1,631	1,325	1,934	2,543	3,152
55 – 64 Years Old	67	77	87	97	1,379	1,743	2,107	2,471	877	1,223	1,569	1,915	459	552	645	738	485	679	872	1,066
65 and over	72	86	100	114	2,049	2,651	3,253	3,855	934	1,312	1,689	2,067	514	621	728	835	377	528	679	830

Source: Georgia Planning DataView, <http://www.georgiaplanning.com/dataviews/census2/default.asp>



1.2.3 Implications

The County and its Cities need to be prepared for ever-increasing numbers of residents across all age ranges. Gwinnett County was once a family with children-dominated suburb, but, as residents age in place, the County will need to serve the needs of an aging population. Programs for older adults will need to be provided, while additional school facilities will be needed to serve the influx of school-age children and families that move to Gwinnett.

1.3: Race and Ethnicity

1.3.1 Racial and Ethnic Composition and Comparisons

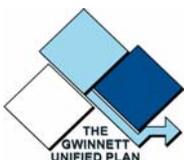
Between 1990 and 2000, the number of non-white residents in Gwinnett County has increased at ten times the rate of the white population, making non-white residents nearly a third of the total population in 2000. As shown in Table 1.6, all Cities but Suwanee had a white resident growth rate of under 100%, while all Cities but Buford had a non-white resident growth rate of over 100%. In every jurisdiction, white residents remain the majority, but non-white residents are quickly catching up.

Table 1.6 White and Non-White Population

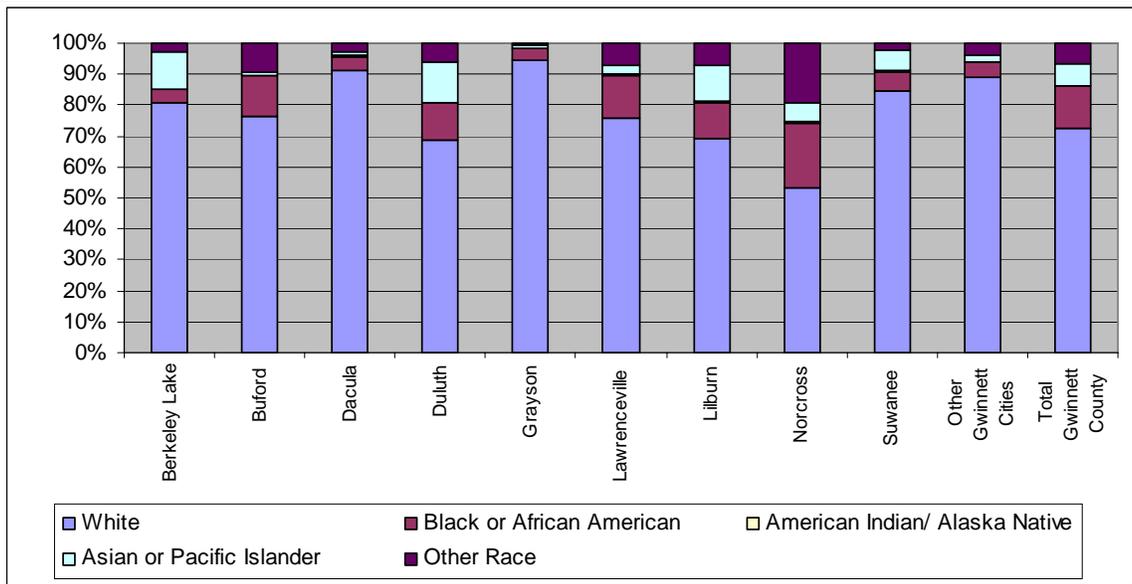
	White 1990	White 2000	Percent Change, 1990-2000	Non- White 1990	Non-White 2000	Percent Change, 1990-2000
Berkeley Lake	783	1,372	75.2%	8	323	3937.5%
Buford	7,332	8,125	10.8%	1,439	2,543	76.7%
Dacula	2,205	3,516	59.5%	12	332	2666.7%
Duluth	8,271	15,186	83.6%	758	6936	815.0%
Grayson	520	725	39.4%	9	40	344.4%
Lawrenceville	15,428	17,030	10.4%	1420	5367	278.0%
Lilburn	8,626	7,812	-9.4%	675	3495	417.8%
Norcross	4,377	4,499	2.8%	1,570	3,911	149.1%
Suwanee	2,258	7,372	226.5%	154	1353	778.6%
Other Gwinnett Cities	16,532	23,895	44.5%	285	3,006	954.7%
Gwinnett County	320,971	427,883	33.3%	31,939	160,565	402.7%
Atlanta ARC Region	1,773,404	2,017,854	13.8%	784,396	1,411,525	80.0%

Source: 1990 and 2000 Census (SF1)

As Figure 1.5 below indicates, there is a significant degree of variation in the breakdown of races among Gwinnett County's jurisdictions. Norcross is the most diverse jurisdiction in the County, with nearly half of residents identifying themselves as non-white. Conversely, Grayson and Dacula each have a non-white population of less than 10%. Certain Cities are home to higher-than-average concentrations of particular ethnicities; for example, Berkeley Lake with its 12% Asian population, Lawrenceville with its 14% African American population, and Norcross with its 19% Other Race (two or more races) population.



	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville	Lilburn	Norcross	Suwanee	Other Gwinnett Cities	Total Gwinnett County
White	1,372	8,125	3,516	15,186	725	17,030	7,812	4,499	7,372	23,895	427,883
Black or African American	69	1,422	163	2,623	27	3,048	1,349	1,751	557	1,365	78,224
American Indian/ Alaska Native	3	33	13	73	0	49	38	45	11	57	1,638
Asian or Pacific Islander	200	91	60	2,860	8	731	1,325	516	598	506	42,623
Other Race	51	997	96	1,380	5	1,539	783	1,599	187	1,078	38,080
Total	1,695	10,668	3,848	22,122	765	22,397	11,307	8,410	8,725	26,901	588,448



Source: 2000 Census (SF3)

Figure 1.5 Racial Distribution, 2000

Table 1.7 depicts the dramatic growth in the Hispanic population in the county and its Cities. The Hispanic population is not considered a race in Census tabulations, so this category is presented separately. Gwinnett County is now one tenth Hispanic, and several Cities have significantly higher shares of Hispanic residents. In 1980 the County and each participating jurisdiction was less than one percent Hispanic. Norcross has the highest concentration of Hispanic residents today, while Grayson has a extremely small Hispanic population, with only seven (7) residents identifying themselves as Hispanic. The Hispanic population is expected to continue to grow in the future.

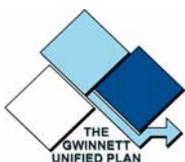


Table 1.7 Hispanic Population: 1980-2000

	1980 Total	1980 Percent	1990 Total	1990 Percent	2000 Total	2000 Percent
Berkeley Lake	3	0.50%	8	1.00%	45	2.65%
Buford	21	0.30%	213	2.40%	1,842	17.30%
Dacula	5	0.30%	22	0.90%	142	3.70%
Duluth	13	0.40%	217	2.40%	2,002	9.00%
Grayson	0	0.00%	9	1.70%	7	0.90%
Lawrenceville	80	0.80%	307	1.80%	2,720	12.10%
Lilburn	13	0.30%	216	2.30%	1,495	13.20%
Norcross	22	0.60%	292	4.90%	3,442	40.90%
Suwanee	3	0.20%	29	1.20%	276	3.20%
Other Gwinnett Cities	79	0.70%	175	1.04%	1,673	6.41%
Unincorporated County	1,159	0.90%	6,832	2.40%	49,967	10.60%
Gwinnett County	1,426	0.80%	8,470	2.40%	64,137	10.80%

Source: 1980 Census, 1990 Census, 2000 Census (SF3)

1.3.2 Future Projections

Between the present day and 2030, the majority population that is white will decline in all Cities, most notably in Norcross where the non-white population in the city will outnumber the white population for the first time by as early as 2010.

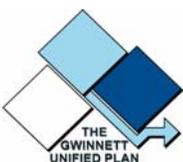
Since the State’s projections simply follow the rate of change from 1980 to 2000, the percentage shares remain relatively constant over time. With the exception of Norcross, distributions vary less than three percent over the twenty-year period.

1.3.3 Implications

Gwinnett County has evolved from a homogenous community in the 1970s and 1980s to a diverse, multi-ethnic community today, raising issues that require careful attention. Programs and resources for non-native English speakers will need to be increased in order to include this growing sector in the opportunities available in Gwinnett County. Multi-cultural community programs should be increased, and the County should continue to be responsive to a wider range of community needs.

1.4: Income

According to every economic indicator, Gwinnett County was in better shape in 2000 than in 1990. This economic growth has not been true for all of Gwinnett’s Cities, however, as a handful of Cities saw slight decline in the past decade. In general, incomes rose moderately, while some areas like Berkeley Lake and Suwanee recorded significant increases. Gwinnett County has matched, and in some cases surpassed, the economic vitality of the Atlanta region as a whole.



1.4.1 Median Household Income

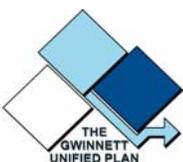
Median household income in Gwinnett County has grown moderately in the ten years between 1989 and 1999, and it remains greater than that of the Atlanta region or the state of Georgia (see Table 1.8). Two of Gwinnett's Cities, Berkeley Lake and Suwanee, have experienced significant increases, each with a more than \$30,000 gross increase in a decade. Lawrenceville saw a 6% decrease between 1989 and 1999 when adjusted for inflation, though gross incomes increased across the board. While all of the Cities within the County have grown in income between 1989 and 1999, Gwinnett's growth has slowed compared to the Atlanta region and state.

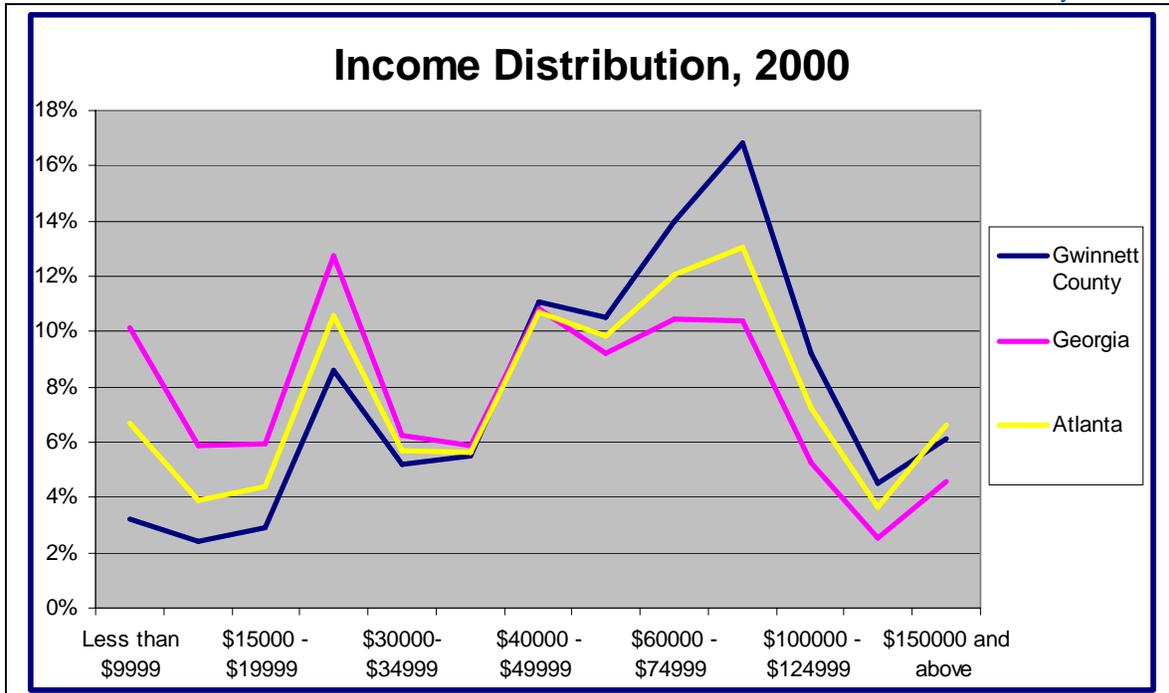
Table 1.8 Median Household Income: 1989-1999				
	1989	1999 (adjusted)	Median Household Income Change, 1989-1999	% Change 1989-1999
Berkeley Lake	\$65,426	\$83,087	\$17,661	26.99%
Buford	\$25,758	\$29,417	\$3,659	14.20%
Dacula	\$38,571	\$43,689	\$5,118	13.27%
Duluth	\$42,869	\$45,635	\$2,766	6.45%
Grayson	\$39,000	\$39,303	\$303	0.78%
Lawrenceville	\$34,826	\$32,884	-\$1,942	-5.57%
Lilburn	\$40,708	\$40,789	\$81	0.20%
Norcross	\$33,367	\$33,970	\$603	1.81%
Suwanee	\$48,750	\$63,825	\$15,075	30.92%
Total Gwinnett County	\$43,518	\$45,976	\$2,458	5.65%
Atlanta MSA	\$36,051	\$39,453	\$3,402	9.44%
Georgia	\$29,021	\$32,227	\$3,206	11.05%

Source: 1990 Census (SF3) and 2000 Census (SF3). Incomes adjusted to use 1989 as a base year.

1.4.2 Income Distribution

Figure 1.6 below illustrates the percentage of households in Gwinnett County, the state of Georgia, and the Atlanta MSA that have an annual household income within a specific income range. Gwinnett County has a larger share of higher incomes than the rest of the Atlanta region or Georgia. The three areas follow similar patterns across the range of incomes, with Georgia's distribution the most stable across the range and Gwinnett's the most variable, with only 2% of households with incomes between \$10,000 and \$14,999, but nearly 17% of households with incomes between \$75,000 and \$99,999. This indicates that Gwinnett County is home to a larger share of higher-income residents than the rest of the metropolitan region or the state.





Source: 2000 Census (SF3)

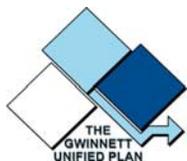
Figure 1.6 Income Distribution, 2000

Table 1.9 illustrates the percentage of households in Gwinnett County with an annual household income within a specific income range. Most of the Cities resemble the overall Gwinnett trend, with the most notable exception of Berkeley Lake. Between 1990 and 2000, Berkeley Lake’s percentage of household incomes greater than \$150,000 grew from an already significant 5.2% to nearly 30%. Besides the two high-income Cities of Berkeley Lake and Suwanee, most Cities in 2000 had a normal distribution and peaked between \$60,000 and \$99,999. Lawrenceville and Buford have lower income distributions than the County or the other Cities, with peaks in the \$20,000 to \$29,999 range. In every jurisdiction, the income distribution shifted to higher categories from 1990 to 2000, indicating general economic growth and higher incomes.

Table 1.9 Income Distribution: 1990-2000

Category	Gwinnett County		Berkeley Lake		Buford		Dacula		Duluth		Grayson		Lawrenceville		Liburn		Norcross		Suwanee		
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Less than \$9,999	4.60%	3.20%	0.00%	1.90%	16.80%	10.00%	9.10%	0.90%	2.60%	2.00%	6.30%	4.10%	10.80%	7.60%	7.60%	4.50%	5.20%	6.30%	3.70%	1.50%	
\$10,000 - \$14,999	3.90%	2.40%	5.20%	1.60%	11.00%	6.00%	5.60%	2.50%	3.60%	1.70%	1.70%	4.70%	5.00%	5.30%	4.50%	5.30%	6.20%	4.70%	2.50%	2.20%	
\$15,000 - \$19,999	5.30%	2.90%	1.00%	1.80%	11.70%	8.20%	5.20%	3.80%	4.20%	3.20%	4.50%	9.10%	9.50%	5.80%	5.00%	3.40%	10.00%	6.50%	3.40%	0.90%	
\$20,000 - \$29,999	13.90%	8.60%	5.20%	2.10%	17.30%	14.00%	15.30%	7.30%	17.50%	7.30%	22.20%	11.50%	17.10%	14.60%	16.00%	11.00%	20.10%	13.10%	9.60%	2.80%	
\$30,000 - \$34,999	8.20%	5.20%	4.20%	1.40%	10.00%	7.70%	7.40%	6.50%	10.10%	6.70%	8.00%	4.40%	7.90%	5.50%	5.90%	5.90%	10.30%	5.00%	7.90%	4.00%	
\$35,000 - \$39,999	7.70%	5.50%	2.80%	2.10%	4.70%	6.00%	11.00%	6.20%	7.30%	6.90%	9.70%	5.10%	7.00%	6.90%	9.80%	4.00%	6.90%	6.70%	6.20%	2.80%	
\$40,000 - \$49,999	16.40%	11.10%	12.10%	4.30%	10.90%	10.70%	21.20%	12.10%	14.40%	10.20%	18.80%	8.80%	14.20%	11.70%	14.50%	11.40%	15.90%	14.80%	17.30%	9.50%	
\$50,000 - \$59,999	12.60%	10.50%	8.00%	5.30%	7.50%	8.20%	10.10%	14.70%	12.60%	11.90%	6.30%	8.10%	9.80%	9.90%	9.50%	9.70%	11.60%	14.30%	11.50%	7.70%	
\$60,000 - \$74,999	12.50%	14.00%	25.60%	4.30%	6.10%	11.30%	9.10%	21.10%	14.00%	13.90%	14.80%	19.60%	11.00%	11.10%	11.40%	13.70%	10.10%	8.00%	15.50%	13.70%	
\$75,000 - \$99,999	9.30%	16.80%	21.80%	18.80%	3.20%	10.10%	4.60%	12.90%	8.80%	15.30%	5.70%	15.50%	5.00%	10.80%	9.40%	14.40%	2.40%	10.50%	16.20%	17.90%	
\$100,000 - \$124,999	3.00%	9.20%	6.60%	14.30%	0.30%	3.70%	0.90%	7.50%	2.90%	9.50%	1.10%	6.40%	1.50%	5.20%	3.10%	9.60%	1.10%	4.10%	3.10%	14.20%	
\$125,000 - \$14,9999	1.00%	4.50%	2.40%	12.70%	0.70%	1.40%	0.00%	2.30%	1.10%	5.20%	0.00%	1.40%	0.50%	3.00%	1.20%	3.70%	0.00%	2.80%	0.80%	10.30%	
\$150,000 and above	1.50%	6.10%	5.20%	29.30%	0.00%	2.70%	0.30%	2.20%	0.90%	6.30%	1.10%	1.40%	0.90%	2.50%	2.10%	3.40%	0.20%	3.10%	2.30%	12.40%	

Source: 1990 Census, 2000 Census (SF3)



1.4.3 Per Capita Income

Gwinnett County's average per capita income grew slightly between 1990 and 2000, while the jurisdictions experienced various levels of growth and decline (see Table 1.10). Berkeley Lake and Suwanee have a higher-income subset of residents, while Lilburn and Norcross have experienced the opposite. In the Atlanta metropolitan region as a whole, per capita income declined sharply between 1990 and 2000.

Table 1.10 Per Capita Income: 1990-2000				
	1990	2000 (adjusted)	Per Capita Income Change, 1990-2000	% Change 1990-2000
Berkeley Lake	\$26,883	\$32,991	\$6,108	22.72%
Buford	\$11,250	\$13,904	\$2,654	23.60%
Dacula	\$13,245	\$14,977	\$1,732	13.08%
Duluth	\$19,866	\$22,165	\$2,299	11.57%
Grayson	\$13,973	\$17,236	\$3,263	23.35%
Lawrenceville	\$14,479	\$14,923	\$444	3.07%
Lilburn	\$18,377	\$17,090	-\$1,287	-7.00%
Norcross	\$14,410	\$14,106	-\$304	-2.11%
Suwanee	\$17,301	\$22,566	\$5,265	30.43%
Gwinnett County	\$17,881	\$18,991	\$1,110	6.21%
Atlanta Regional Council (10 Counties)	\$23,918	\$19,674	-\$4,244	-17.74%
Georgia	\$13,631	\$16,066	\$2,435	17.86%

Source: 1990 Census (SF3), 2000 Census (SF3), and ARC Envision6 Report. Incomes adjusted to use 1990 as a base year.

1.4.4 Poverty

Gwinnett County's prosperity is shared among most of its residents; however, it has its share of residents living in poverty. Gwinnett's share of residents in poverty grew from 1989 to 1999 as shown in Table 1.11, but the County's poverty rate remains lower than the rate of the Atlanta region and much lower than the rate of the state of Georgia. All but two of the participating Cities recorded increases in the percentage of residents living in poverty between 1989 and 1999. Within Gwinnett, the Cities of Norcross, Lawrenceville, and Buford have the highest poverty rates. Norcross in particular has seen a sharp increase in the percentage and number of residents in poverty in the ten-year period; 410 residents were below the poverty level in 1989, but that number grew to 1,477 residents in 1999. So while the residents of the County and most of its Cities are prospering, special attention must continue to be paid to the residents that are struggling economically.

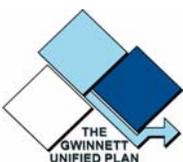


Table 1.11 Poverty Rate: 1990-2000						
	1990	1990	1990	2000	2000	2000
	Total people	People Below Poverty Level	Percentage of Total	Total people	People Below Poverty Level	Percentage of Total
Berkeley Lake	782	5	0.64%	1,760	41	2.33%
Buford	8,585	1,202	14.00%	10,537	1,180	11.20%
Dacula	2,214	119	5.37%	3,889	59	1.52%
Duluth	8,923	225	2.52%	22,264	979	4.40%
Grayson	538	15	2.79%	772	63	8.16%
Lawrenceville	16,671	1,475	8.85%	20,715	2,389	11.53%
Lilburn	9,134	341	3.73%	11,159	681	6.10%
Norcross	5,925	410	6.92%	8,252	1,477	17.90%
Suwanee	2,411	45	1.87%	9,051	202	2.23%
Gwinnett County	350,595	13,951	3.98%	582,453	33,067	5.68%
Atlanta MSA	2,784,333	279,507	10.04%	4,040,946	379,924	9.40%
Georgia	6,299,654	923,085	14.65%	7,959,649	1,033,793	12.99%

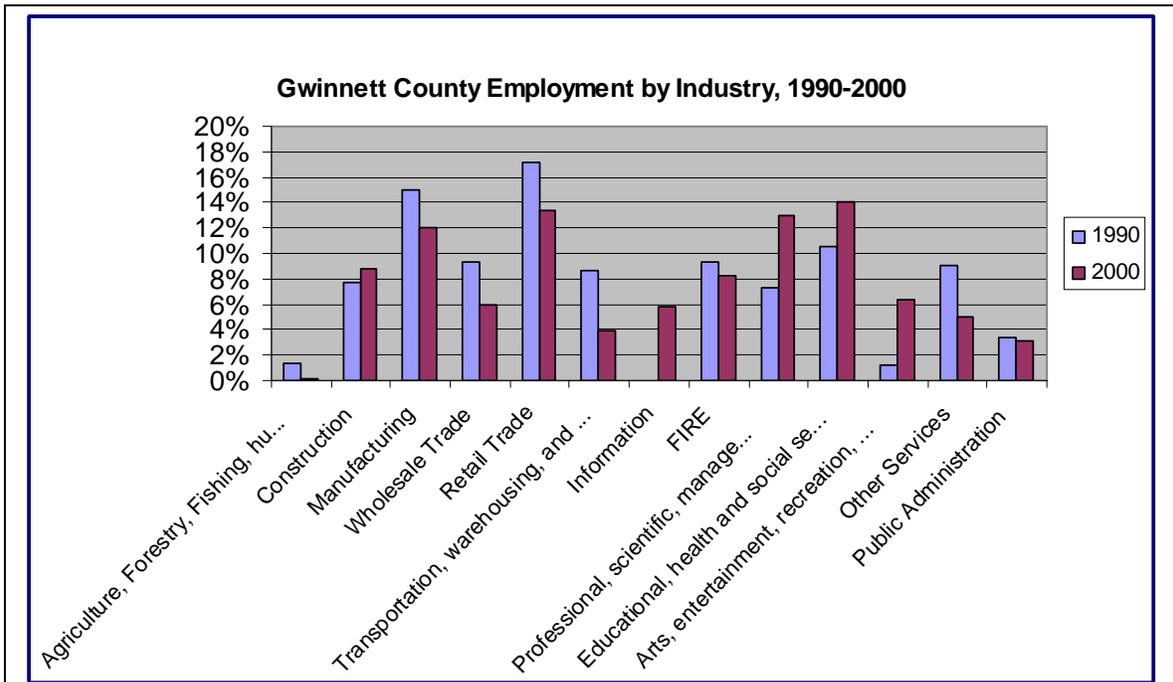
Source: 1990 Census, 2000 Census (SF3)



2. Economic Development

2.1: Economic Base

The percentage of employment by industry is calculated by the number of Gwinnett County residents employed in an industry versus the total civilian employed population. Gwinnett County's residents are employed in a wide range of industries, so the County is not dependent on any particular industry. In 1990 the dominant industries were retail trade and manufacturing. By 2000 the County had shifted to a more balanced variety of industries with educational and health services leading. Significant changes between 1990 and 2000 include growth in the professional, education and health, and arts and entertainment industries.



Source: 1990 and 2000 Census (SF3)

Figure 2.1 Employment by Industry, 1990-2000

Table 2.1 Employment by Industry, 1990-2000

	Gwinnett County		Berkeley Lake		Buford		Dacula		Duluth		Grayson		Lawrenceville		Lilburn		Norcross		Suwanee		
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Agriculture	1.3%	0.2%	0.0%	0.2%	1.5%	0.0%	0.7%	0.8%	2.0%	0.1%	2.6%	0.0%	1.5%	0.1%	1.3%	0.3%	0.7%	0.2%	0.9%	0.0%	
Construction	7.7%	8.8%	7.7%	4.3%	12.6%	13.1%	10.0%	11.8%	7.3%	6.3%	14.7%	7.1%	10.6%	13.2%	8.2%	8.6%	9.9%	20.2%	8.4%	4.8%	
Manufacturing	15.0%	12.0%	14.1%	8.4%	23.0%	16.8%	20.8%	15.7%	18.4%	11.0%	14.7%	13.6%	13.8%	12.0%	11.6%	12.1%	12.7%	13.0%	17.1%	14.4%	
Wholesale Trade	9.3%	6.0%	10.1%	6.6%	5.7%	5.0%	8.4%	7.2%	11.6%	5.9%	8.7%	4.8%	8.0%	6.0%	8.9%	4.6%	12.6%	5.3%	11.4%	4.1%	
Retail Trade	17.2%	13.4%	12.8%	11.4%	19.6%	16.2%	14.0%	14.9%	17.9%	13.6%	15.1%	15.2%	19.5%	14.5%	18.5%	11.3%	15.9%	9.3%	18.9%	15.3%	
Transportation and Warehousing	8.6%	3.9%	9.4%	3.1%	5.4%	4.1%	7.7%	6.5%	5.9%	2.7%	10.2%	7.8%	7.7%	2.7%	10.9%	4.7%	8.3%	3.9%	4.2%	3.3%	
Information	NA	5.8%	NA	7.5%	NA	3.0%	NA	3.8%	NA	7.9%	NA	3.0%	NA	3.5%	NA	6.3%	NA	4.4%	NA	8.1%	
FIRE	9.3%	8.2%	11.1%	10.4%	6.2%	5.4%	6.1%	6.3%	9.9%	9.5%	5.3%	4.8%	8.2%	6.4%	9.5%	7.4%	9.0%	5.3%	4.3%	8.1%	
Professional Services	7.3%	13.0%	8.1%	22.0%	7.1%	9.1%	4.2%	8.9%	6.5%	15.6%	5.7%	3.5%	7.2%	11.3%	5.9%	12.4%	7.9%	15.7%	10.1%	11.7%	
Educational and Health Services	10.6%	14.0%	16.3%	14.2%	7.2%	10.1%	13.1%	11.9%	7.1%	12.1%	11.7%	25.8%	10.4%	15.0%	12.4%	14.7%	8.8%	7.1%	13.9%	15.0%	
Arts and Entertainment	1.2%	6.4%	0.5%	6.1%	0.0%	9.4%	0.7%	3.1%	1.0%	7.3%	0.0%	4.8%	1.4%	7.2%	1.4%	7.6%	0.5%	11.1%	1.2%	6.5%	
Other Services	9.0%	5.0%	7.9%	1.7%	9.3%	4.8%	8.2%	6.0%	10.2%	5.6%	5.7%	2.5%	7.1%	4.6%	9.1%	8.0%	9.8%	3.6%	8.2%	5.5%	
Public Administration	3.4%	3.1%	2.0%	4.1%	2.3%	3.0%	6.0%	3.2%	2.3%	2.5%	5.7%	7.1%	4.6%	3.4%	2.2%	1.9%	3.9%	0.9%	1.4%	3.2%	

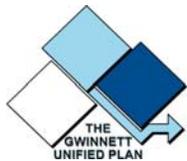
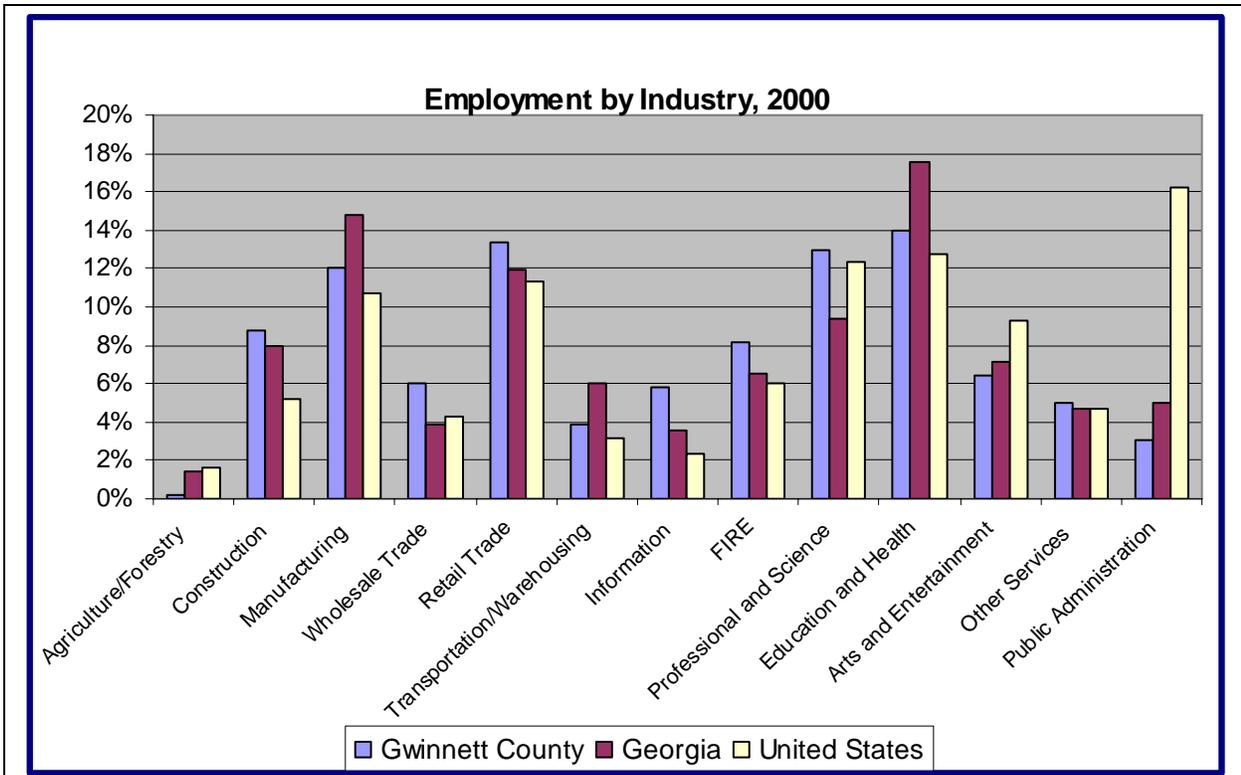


Figure 2.2 compares the percentage of jobs by industry in Gwinnett County with the percentage of jobs in the state of Georgia and in the United States. Compared to the State of Georgia, Gwinnett County has a larger percentage of jobs in the industries of information, finance, and professional and scientific services, but a smaller percentage of jobs in manufacturing and transportation than the State. Compared to the nation, Gwinnett County has a smaller percentage of jobs in public administration, but a larger percentage in information, construction and retail trade.



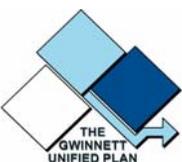
Source: 2000 Census (SF3)

Figure 2.2 Employment by Industry

2.2: Labor Force

2.2.1 Employment Status

Gwinnett County’s unemployment rate of 3.25% in 2000 was lower than the state average of 3.5% and the national rate of 4.0%. However, five of Gwinnett’s Cities had unemployment rates higher than the national average in 2000. Buford, Dacula, Grayson, Lawrenceville, and Norcross each had unemployment rates of more than 4.0%, with Norcross the highest at 6.3%. Although the County’s unemployment rate remained stable between 1990 and 2000, the rates of Grayson and Norcross doubled in that time.



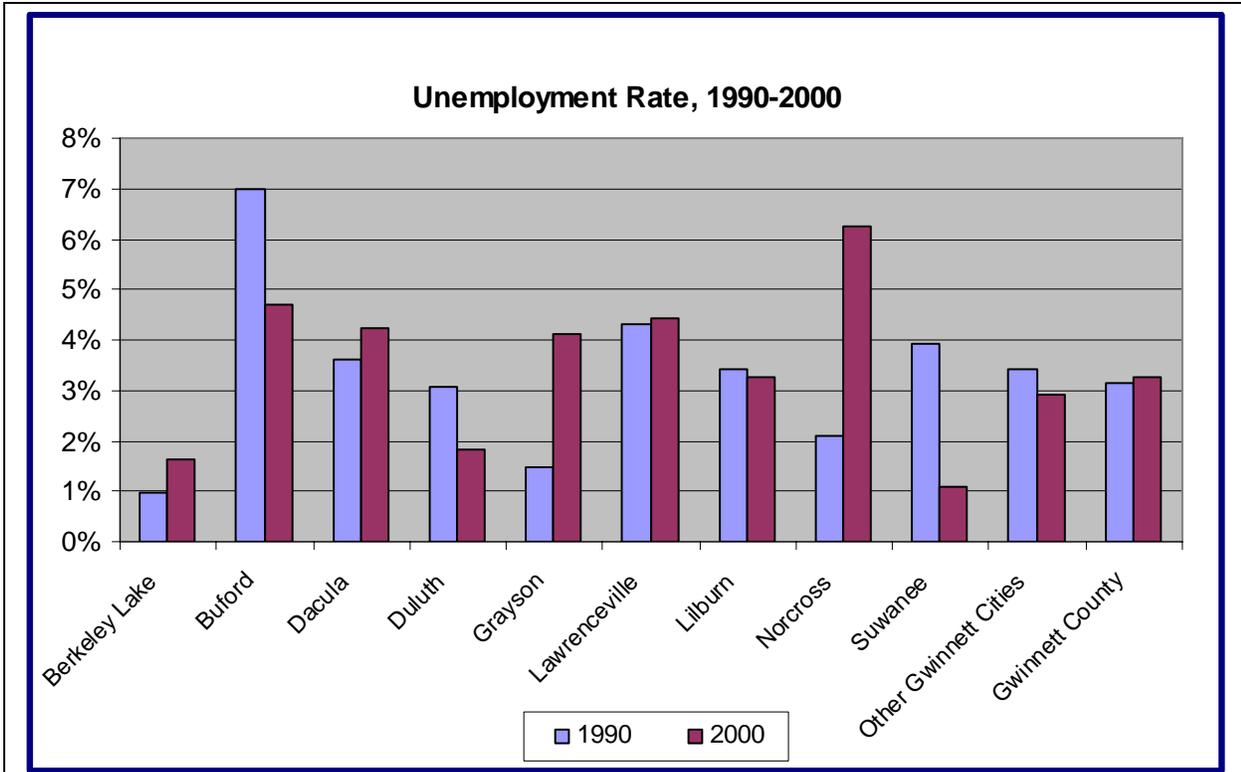


Figure 2.3 Unemployment Rate, 1990-2000

	Labor Force 1990	Unemployed 1990	Percent Unemployed	Labor Force 2000	Unemployed 2000	Percent Unemployed
Berkeley Lake	411	4	0.97%	971	16	1.65%
Buford	4,479	313	6.99%	5,382	252	4.68%
Dacula	1,241	45	3.63%	2,154	91	4.22%
Duluth	5,767	177	3.07%	13,825	250	1.81%
Grayson	269	4	1.49%	413	17	4.12%
Lawrenceville	9,131	392	4.29%	11,332	501	4.42%
Lilburn	5,575	190	3.41%	6,208	202	3.25%
Norcross	3,611	76	2.10%	4,595	288	6.27%
Rest Haven	71	0	0.00%	67	0	0.00%
Snellville	6,490	201	3.10%	8,093	272	3.36%
Sugar Hill	2,577	113	4.38%	6,211	147	2.37%
Suwanee	1,345	53	3.94%	4,861	53	1.09%
Other Gwinnett Cities	9,138	314	3.44%	14,371	419	2.92%
Gwinnett County	210,295	6,646	3.16%	325,379	10,596	3.26%

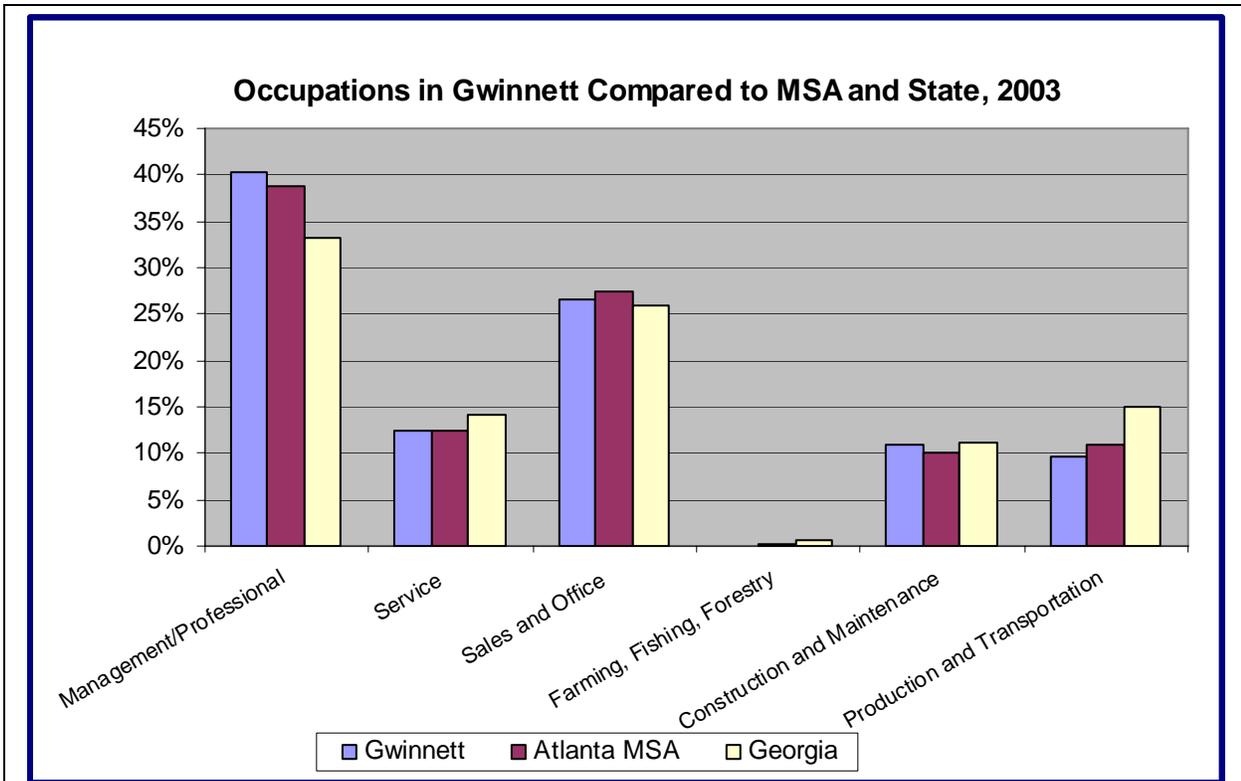
2.2.2 Occupations

Occupations in Gwinnett County followed the trends of the Atlanta region as a whole. In terms of percentage of jobs, Gwinnett residents are more employed in management and professional fields and construction and maintenance than the region as a whole. Compared with the State,



Gwinnett has a higher percentage of management and professional employee residents and a lower percentage of production and transportation employees. Occupational data from the 2003 American Community Survey (ACS) is not yet available for the Cities within Gwinnett County.

The 2003 ACS also indicates that 84 percent of Gwinnett residents employed were private wage and salary workers; 10 percent were federal, state, or local government workers; and 6 percent were self-employed.



Source: 2003 American Community Survey, Selected Economic Characteristics

Figure 2.4 Occupations in Gwinnett Compared to MSA and State, 2003

2.2.3 Personal Income

As shown in Table 2.2, the trends in personal income have remained stable from 1990 to 2000. Overall, Gwinnett's income patterns correspond with regional and state figures and remain stable. Most Gwinnett County residents support themselves by earning wages, as in the Atlanta region as a whole. There are more Gwinnett residents earning income through retirement now than in 1990, which indicates an aging population.



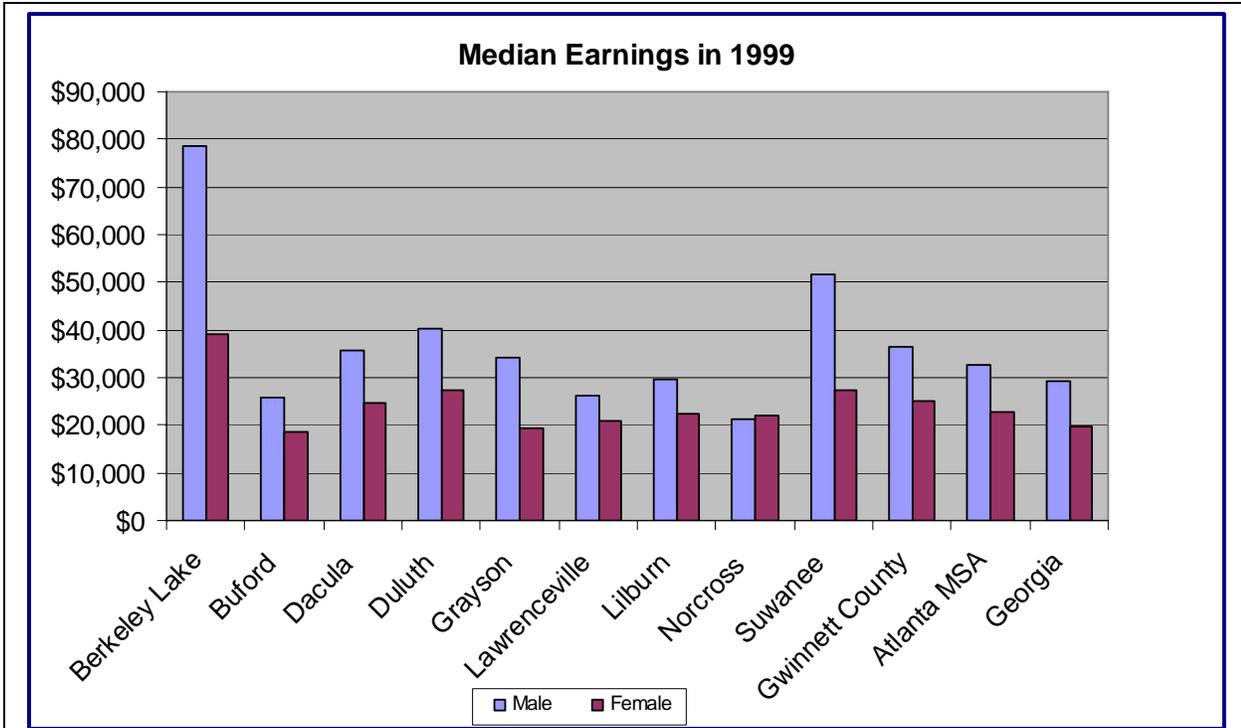
Table 2.2 Personal Income by Type

	1990 Constant Dollars	1990 Percentage	2000 Dollars	2000 Percentage	Difference
Wage or Salary	\$7,161,124,061	86.20%	12,422,379,700	85.40%	-0.80%
Other Types	\$59,077,605	0.70%	152,224,200	1.00%	0.30%
Self Employment	\$472,778,197	5.70%	801,120,400	5.50%	-0.20%
Interest, Dividends, Rental	\$317,018,907	3.80%	494,207,100	3.40%	-0.40%
Social Security	\$146,010,769	1.80%	287,405,300	2.00%	0.20%
Public Assistance	\$12,794,760	0.15%	29,618,600	0.20%	0.00%
Retirement	\$134,919,270	1.60%	357,304,100	2.50%	0.90%
Total Income	\$8,303,723,578		14,544,259,400		

Source: 1990 and 2000 Census (SF3); 1990 CPI was 130.7

2.2.4 Wages

Figure 2.5 below shows the median wage earned in 1999 for males and females in Gwinnett County and its Cities. Most jurisdictions follow the state standard of females earning a median wage two-thirds the rate of males. There are two distinct breaks with that rule, however: in Berkeley Lake, the median wage for males is twice the rate of that of females, and in Norcross, the female wage rate is slightly higher than that of males.



Source: 2000 Census

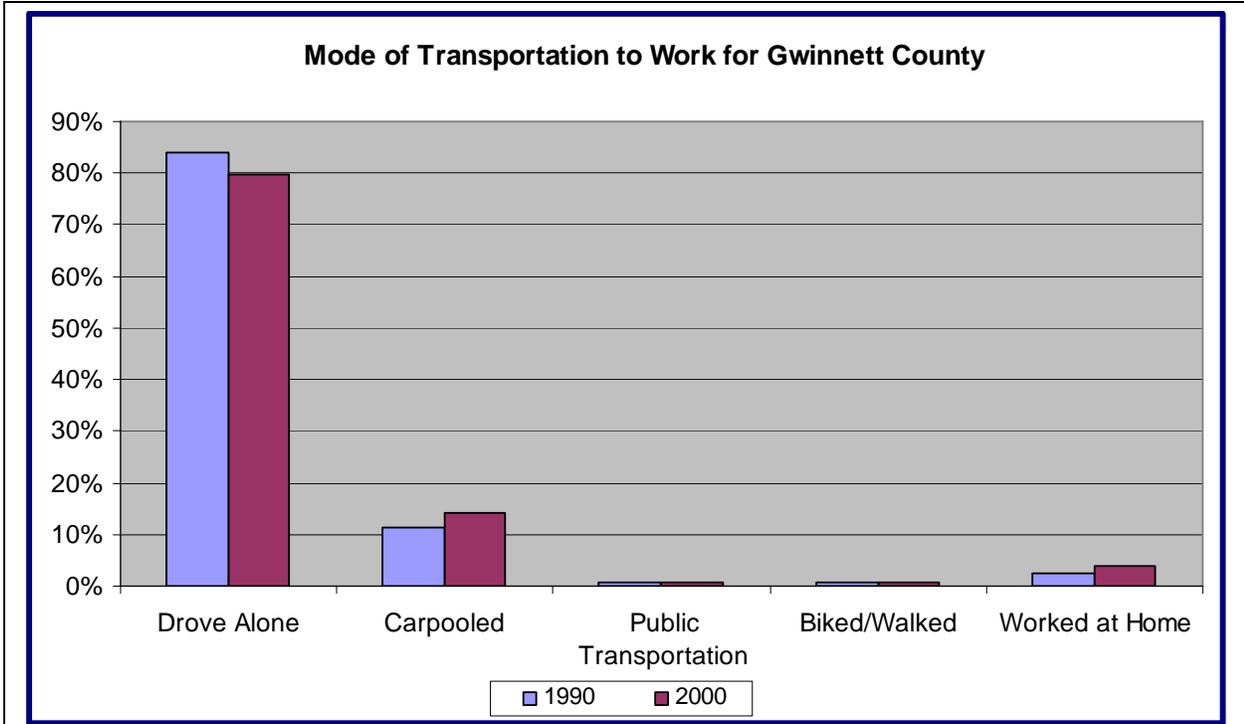
Figure 2.5 Median Earnings in 1999 by Sex

1999 Median Earnings	Male	Female
Berkeley Lake	\$78,457	\$38,938
Buford	\$25,913	\$18,636
Dacula	\$35,712	\$24,609
Duluth	\$40,392	\$27,329
Grayson	\$34,063	\$19,500
Lawrenceville	\$26,364	\$20,947
Lilburn	\$29,670	\$22,248
Norcross	\$21,410	\$21,960
Suwanee	\$51,680	\$27,524
Gwinnett County	\$36,403	\$24,903
Atlanta MSA	\$32,654	\$22,916
Georgia	\$29,053	\$19,649



2.2.5 Commuting Patterns

As a suburban area, Gwinnett County's transportation system is heavily reliant on the personal car. More than three-quarters of Gwinnett residents drove alone to work in 2000, with most of the remainder carpooling. However, between 1990 and 2000, a smaller share of residents drove alone to work, while every other alternative mode gained percentage points. This shift can be attributed to worsening traffic conditions in the Atlanta region. Figure 2.6 below shows changes in Gwinnett County commuting patterns between 1990 and 2000.



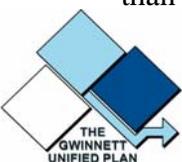
Source: 1990 and 2000 Census (SF3)

Figure 2.6 Mode of Transportation to Work for Gwinnett County

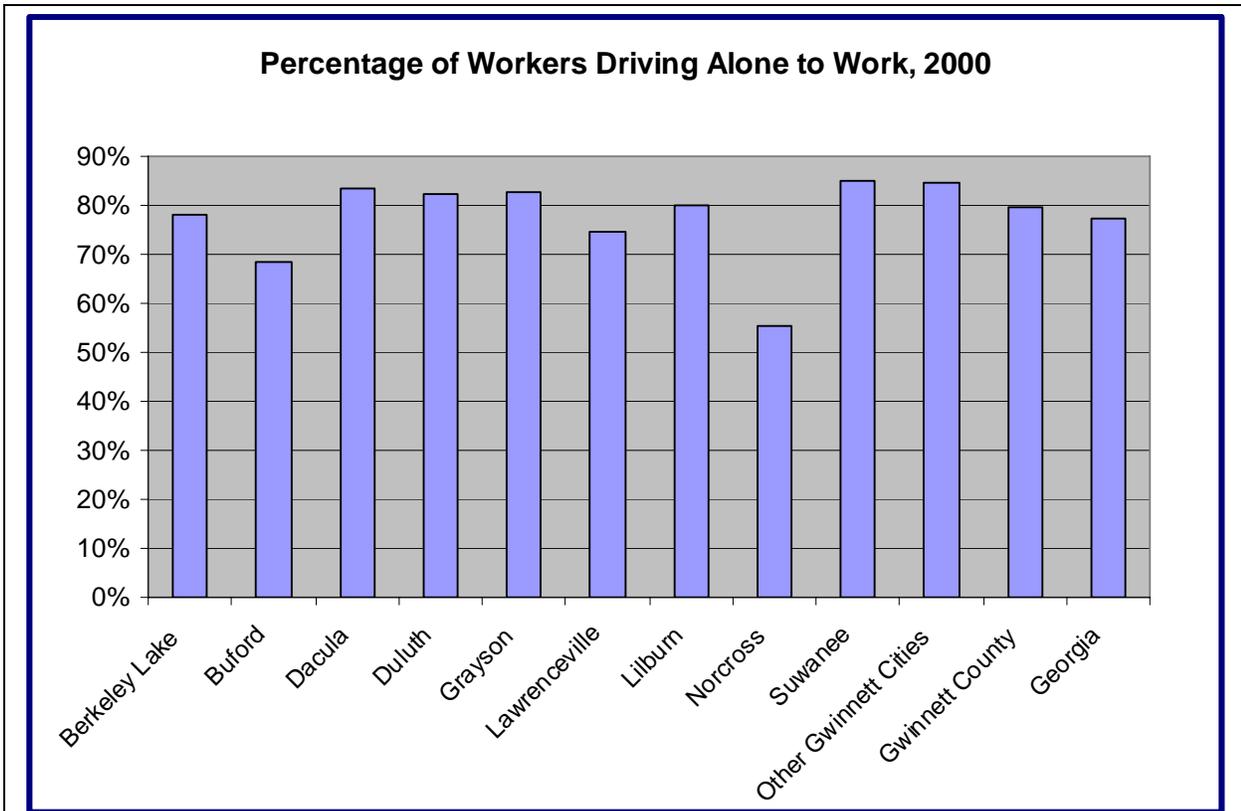
	1990	Percent 1990	2000	Percent 2000
Drove Alone	169,048	84.1%	246,884	79.7%
Carpooled	22,888	11.4%	43,689	14.1%
Public Transportation	1,313	0.7%	2,632	0.8%
Biked/Walked	1,373	0.7%	2,656	0.9%
Worked at Home	4,781	2.4%	11,704	3.8%
Total	200,970		309,797	

Source: 1990 and 2000 Census

Commuting modes for the Cities within Gwinnett County mostly follow the trends of the County as a whole, with some variations. Buford and Norcross have higher-than average carpooling shares (27% and 36%, respectively). Berkeley Lake and Norcross have higher-than average shares of public transportation riders. Lilburn, Norcross, and Suwanee have



higher concentrations of walkers and bicyclists. In 2005, the mean travel time to work in Gwinnett Was 31.5 minutes, which is slightly more than the State of Georgia average of 27 minutes and the U.S. average of 25 minutes.



Source: 2000 Census (SF3)

Figure 2.7 Percentage of Workers Driving Alone to Work, 2000

2.3: Economic Resources

2.3.1 Development Agencies and Programs

Gwinnett County is home to a number of economic development agencies that work to attract new business in the community. The Gwinnett Chamber of Commerce is the largest of these agencies with 3,000 members. The Chamber envisions itself as the “leader in creating, promoting, and sustaining a responsible pro-business environment in Gwinnett County” (Chamber of Commerce Mission Statement). The Chamber of Commerce compiles economic and demographic data for the County, operates a small business resource center, and lobbies for local businesses on key issues.

The Council for Quality Growth is a regional organization that has promoted existing business interests, with a particular focus on development, in Gwinnett County for the past 25 years. In 2003, the Council expanded its reach to the Atlanta region as a whole and now serves as the

regional organization for development-related industries. The Council is an industry advocate and provides business development services to member organizations.

Other economic development agencies include the Gwinnett Convention & Visitors Bureau, which promotes tourism in the County; the North Gwinnett Business Association, which offers networking and support services for local businesses; and business outreach services provided by Georgia Tech and the University of Georgia. The Georgia Hispanic Chamber of Commerce and the Asian American Resource Center provide information and resources to its members.

2.3.2 Tools

Gwinnett's growth has come with little use of development programs, largely because the County's location within the Atlanta metropolitan region has been draw enough to high-profile businesses and agencies. The County's Development Authority has not played an active role in development programs. Snellville, Norcross, and Lawrenceville have established local development authorities to attract new businesses to their areas.

2.3.3 Education

The Gwinnett County Public School system is the largest in the state of Georgia, with 144,599 students in the 2005-2006 school year. Gwinnett schools provide a comprehensive education from kindergarten through 12th grade. The County's school system has grown at a rate of 70% during the past decade and has established a building program to keep up with this growth rate. In 2005 alone, the school system added more than 7,000 students.

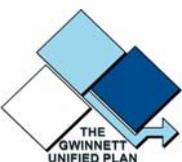
Gwinnett Technical College, based in Lawrenceville, offers more than 70 Associate degree, diploma, and technical certification programs. Additionally, the Gwinnett University Center, also in Lawrenceville, offers undergraduate degree programs, graduate degree programs, and business and community programs as a satellite campus for various state institutions, such as the University of Georgia or Southern Polytechnic State University. In fall 2006, the Gwinnett University Center was re-chartered as Georgia Gwinnett College, a new high-tech, four-year, state college, and is now its own degree-granting institution.

2.3.4 Training

There is a range of training opportunities available in Gwinnett County. The Metropolitan Atlanta Private Industry Council (MAPIC) administers Job Training Partnership Funds for economically disadvantaged Gwinnett residents. The program provides free occupational specific training to qualified individuals.

Georgia's QuickStart program offers businesses job training opportunities for their employees free of charge. This program is based in Lawrenceville at the Gwinnett Technical College.

Gwinnett Senior Services, a division of the local government, operates three senior centers County-wide and offers a Senior Employment Program to counsel and place residents 55 and over in appropriate jobs. Seniors may also qualify for the Job Training Partnership Funds mentioned above.



There are also several leadership training programs in the County, including Leadership Gwinnett, Gwinnett Senior Leadership, the Gwinnett Student Leadership Team, and Teachers as Leaders.

2.4: Economic Trends

2.4.1 Sector Trends

Gwinnett County has established itself as a technology and global business center. More than twenty percent of Fortune 500 companies have established branch offices or plants in Gwinnett County. The County is home to more than 200 foreign-based firms and almost 1,000 high-technology firms.

2.4.2 Major Employers

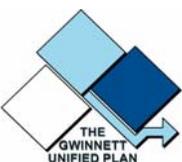
According to the 2006 Gwinnett County Economic Indicators, the major employers are public sector based, notably the Gwinnett County Public Schools and Gwinnett County Government. The top employers in the County were:

1. Gwinnett County Public Schools—18,226 employees
2. Gwinnett County Government—4,586 employees
3. Gwinnett Health Care System—4,229 employees
4. Wal-Mart—4,163 employees
5. Publix—3,250 employees
6. United States Postal Service—2,760 employees
7. State of Georgia—2,159 employees
8. Kroger—1,981 employees
9. Primerica Financial Services—1,682 employees
10. Scientific-Atlanta/Cisco—1,624 employees
11. Waffle House—1,059 employees
12. Home Depot—1,037 employees
13. Atlanta Journal-Constitution—970 employees
14. CheckFree—877 employees
15. Emory-Eastside Medical Center—867 employees

2.4.3 Important New Developments

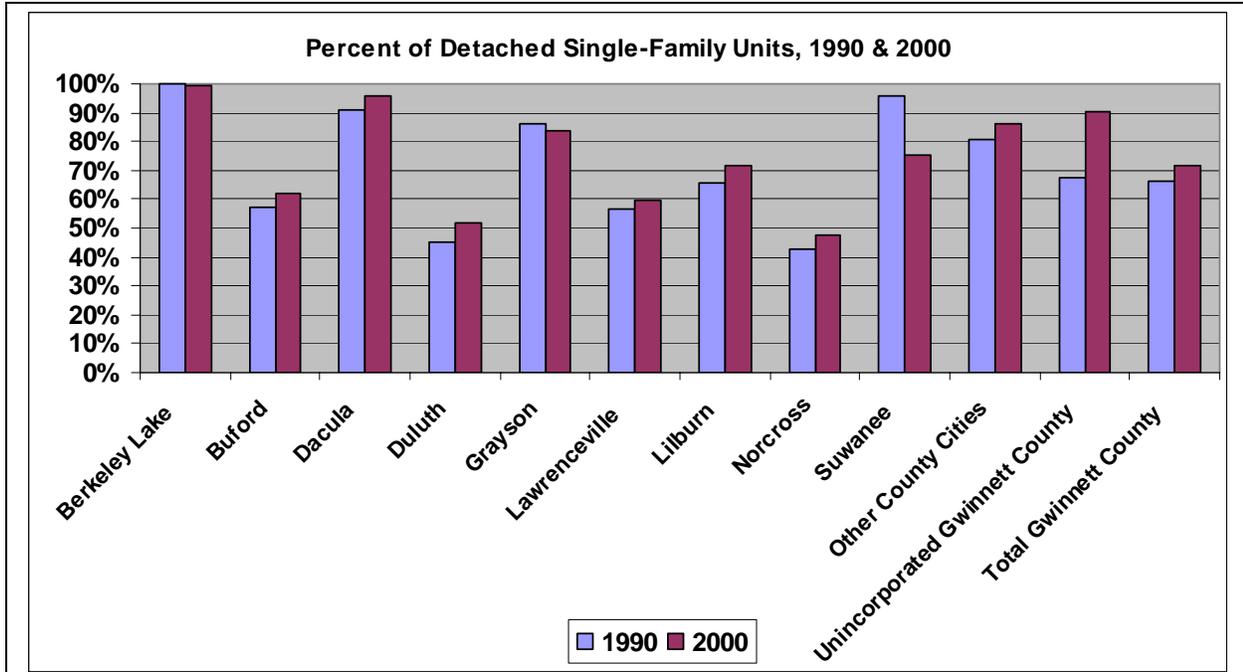
The Gwinnett Development Division, a division of the County's Department of Planning and Development reviews and inspects all new development proposals. The Gwinnett Board of Commissioners has recently begun a study to consider establishing impact fees for new developments to help finance infrastructure and public facilities in high-growth areas.

The County has recently established a new Division of Economic Analysis and an Office of Economic Development. This division plans to use economic incentives to attract new business and increase the quality of jobs in Gwinnett County. It was established in response to higher vacancy rates in the County and high-wage jobs being replaced by low-wage jobs in recent years. The County hopes its recent focus on economic development will lead to increased commercial development and more prosperity for its residents.



3. Housing

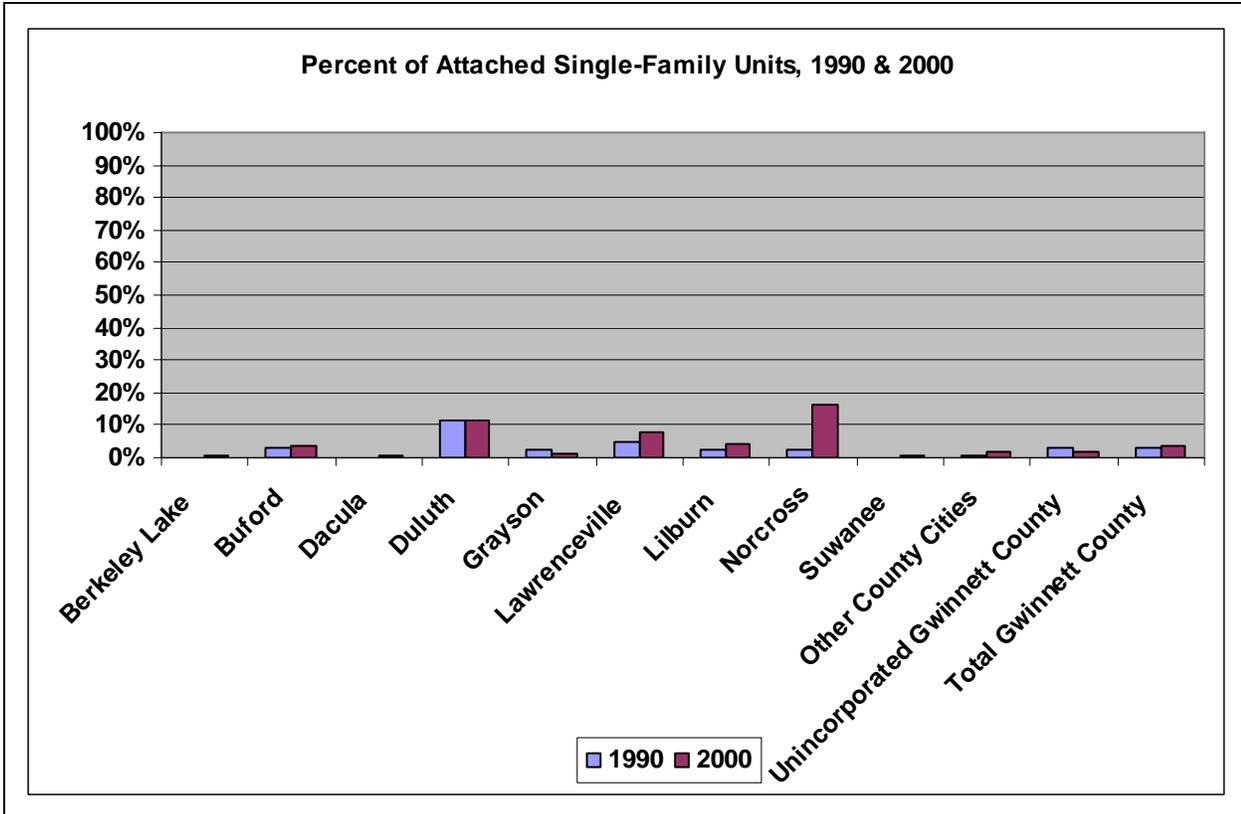
3.1: Housing Types & Mix



*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

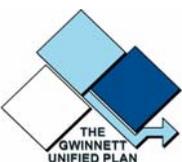
Figure 3.1a Percent of Detached Single-Family Units, 1990 & 2000

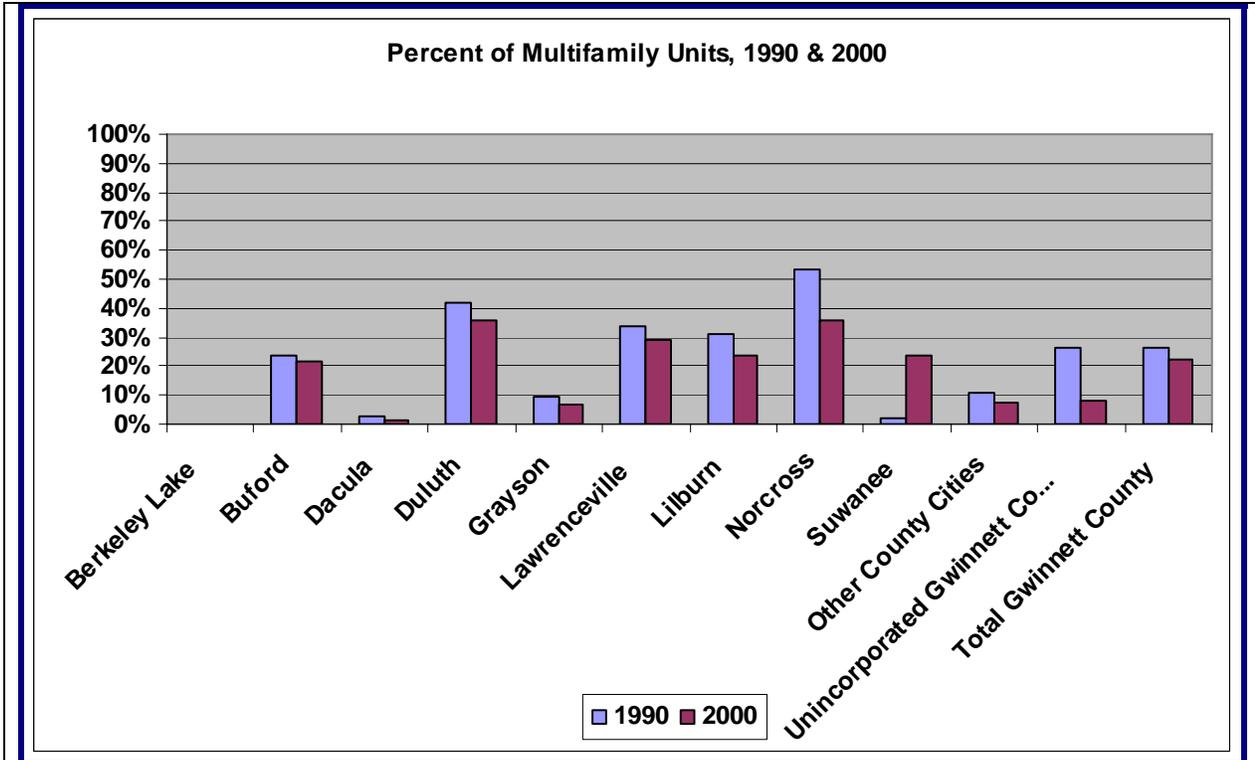


**Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.*

Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.1b Percent of Attached Single-Family Units, 1990 & 2000

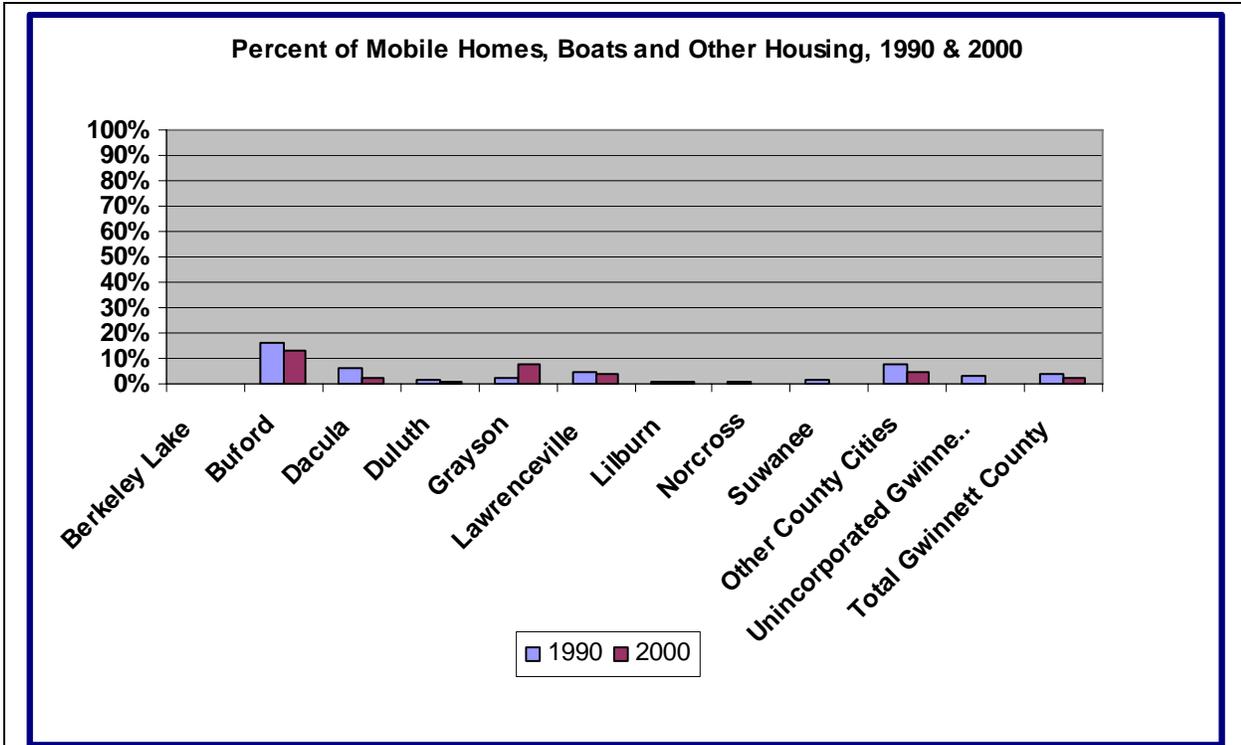




*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.1c Percent of Multifamily Units, 1990 & 2000



*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.1d Percent of Mobile Home, Boats and Other Housing, 1990 & 2000

1990 Dwelling Units	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville
Detached Single-Family	317	2,092	699	1,741	196	3,763
Attached Single-Family	0	106	1	444	5	323
Multifamily	0	876	19	1,624	22	2,270
Mobile Homes, Boat, etc.	0	592	50	60	5	318
Total Units	317	3,666	769	3,869	228	6,674

1990 Dwelling Units	Lilburn	Norcross	Suwanee	Other Gwinnett Cities	Unincorporated Gwinnett	Total Gwinnett County
Detached Single-Family	2,384	1,184	851	4,834	73,536	91,597
Attached Single-Family	89	72	0	43	3,240	4,323
Multifamily	1,130	1,470	20	641	28,595	36,667
Mobile Homes, Boat, etc.	30	31	15	480	3,440	5,021
Total Units	3,633	2,757	886	5,998	108,811	137,608



2000 Dwelling Units	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville
Detached Single-Family	614	2,480	1,300	4,721	252	4,561
Attached Single-Family	4	149	7	1,065	4	582
Multifamily	0	864	19	3,284	21	2,215
Mobile Homes, Boat, etc.	0	516	28	81	24	317
Total Units	618	4,009	1,354	9,151	301	7,675

2000 Dwelling Units	Lilburn	Norcross	Suwanee	Other Gwinnett Cities	Un-incorporated Gwinnett	Total Gwinnett County
Detached Single-Family	2,873	1,319	2,439	8,039	4738	150,017
Attached Single-Family	165	459	20	143	90	7,716
Multifamily	946	996	774	717	415	46,929
Mobile Homes, Boat, etc.	27	10	0	464	8	5020
Total Units	4,011	2,784	3,233	9,363	5251	209,682

Figures 3.1a-d above display 1990 and 2000 U.S. Census housing stock data by jurisdiction for all areas within Gwinnett County. Single-family detached housing units constituted the highest percentage of the housing stock for all areas in both years, though the amount of its dominance varies by location. Specifically, more than 90.0 percent of housing units in Berkeley Lake, Dacula and Suwanee were single-family detached units in 1990. For 2000, the percentage of single-family detached units in Berkeley Lake and Dacula remained above 90 percent; however, Suwanee experienced a significant increase in multifamily units (23.9 percent compared to 2 percent in 1990). Contrarily, unincorporated Gwinnett County experienced a significant increase in single-family detached units, rising from 67.6 percent in 1990 to 90.2 percent in 2000. In both years, more than seven out of every 10 dwelling units in Gwinnett County were single-family units with only a small fraction consisting of attached units (e.g., townhouses or rowhomes). In Gwinnett County, townhomes are counted as single family residences. Duluth, Lawrenceville and Norcross contained the largest number of multi-family housing units (properties with two or more rental or owner-occupied units) in 2000 at 35.9, 28.9, and 35.8 percent, respectively. Multi-family units in the County as a whole topped at 22.4 percent (compared to 26.6 percent in 1990). Thirteen percent of Buford’s housing units were mobile homes, boats, RV, vans and trailers—the highest of all Cities. All other areas peaked at five percent for such units, which tend to locate in unincorporated areas that are not regulated by strict zoning codes.

Building permit data pulled from the 2000 Census and the State of Cities Data System (SOCDS) Building Permit Database provided the latest additions to the current housing stock from 2000 to 2006. While the data are reliable, they do not take into account any buildings permitted, but never built or lost through demolition, condemnation, or natural disaster.

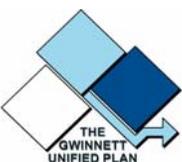


Table 3.1 Number and Percent of Units Permitted from 2000 to 2006					
Jurisdiction	Single Family	Percent of Total	Multifamily	Percent of Total	Total Housing Units
<i>Berkeley Lake</i>	n/a	n/a	n/a	n/a	n/a
<i>Buford</i>	268	100%	0	0.0%	268
<i>Dacula</i>	209	100%	0	0.0%	209
<i>Duluth</i>	1,355	89.1%	165	10.9%	1,520
<i>Grayson</i>	n/a	n/a	n/a	n/a	n/a
<i>Lawrenceville</i>	1,161	46.4%	1,341	53.6%	2,502
<i>Lilburn</i>	183	100%	0	0.0%	183
<i>Norcross</i>	520	71.9%	203	28.1%	723
<i>Suwanee</i>	1,534	69.1%	687	30.9%	2,221
<i>Other Gwinnett Cities</i>	3,025	100%	8	0.0%	3,033
<i>Unincorporated County</i>	52,627	89.6%	6,098	10.4%	58,725
<i>Gwinnett County</i>	60,882	87.7%	8,502	12.3%	69,384
<i>Atlanta MSA</i>	313,711	77.7%	89,816	22.3%	403,527
<i>Note that those jurisdictions with no permits indicated likely means that the jurisdiction's permitting process is controlled by Gwinnett County. The County total, however, accounts for any such units.</i>					
<i>Source: 2000 U.S. Census; Bay Area Economics, 2006</i>					

Table 3.1 above shows the percentage of housing units permitted from 2000 to 2006 for all jurisdictions. For Gwinnett County, 69,384 total units were authorized by permits with the majority (87.7 percent) being single-family units. Added to the 209,682 units in 2000, this would put the current total number of units at approximately 279,006—an increase averaging 11,564 units per year. Both the county and Atlanta MSA experienced a rise in the number of units permitted in 2004 followed by a slower pace in 2005. Duluth was the only exception to this trend, permitting 517 single-family units in 2005—its highest number of annual permits in at least 10 years. This post-2004 decline is not peculiar to Gwinnett County. It represents the deceleration of the national housing market as mortgage interest rates began to climb from historically low levels.

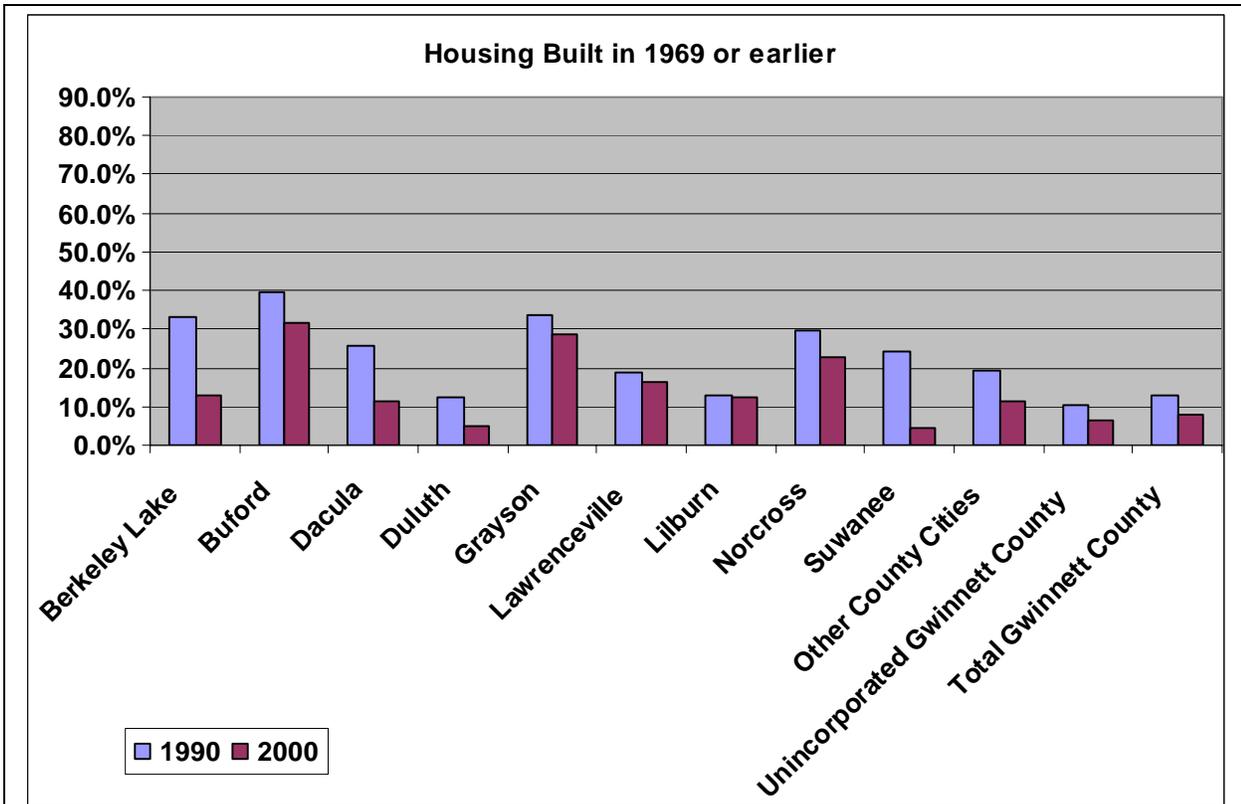
Like many areas in the Atlanta Metropolitan area, the number of single-family units permitted in the past five years in Gwinnett County and its Cities in the past five years significantly outpaced that of multi-family units permitted by a ratio of 7 to 1. More specifically, for every seven single-family units permitted, one multi-family unit is permitted. This large differential indicates infrastructure constraints and limited zoning for multi-family residential development as well as the demand for large lot single-family development.

3.2: Condition and Occupancy

Based on the 2000 U.S. Census data, many of the Cities within the County began to experience a significant rise in the number of housing units after 1980. Areas like Grayson, Lawrenceville, Lilburn, and Norcross experienced the largest increase in housing units during this decade. The following decade (1990 to 2000) represented the largest gain in new housing units for the County (42.2 percent of all units in 2000) and several Cities including Berkeley



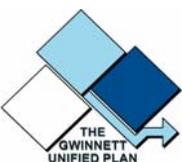
Lake (51.3 percent), Dacula (47.9 percent), Duluth (56.3 percent), Suwanee (78.7 percent), Other County Cities (37.2 percent) and the unincorporated areas of the County (43.1 percent). The Atlanta MSA is similar to Gwinnett County, with 30.8 percent of its 2000 housing stock built between 1990 and 2000. Figures 3.2a-d show the growth in housing in each decade between 1970 and 2000, as well as housing built before 1970. Extraordinary growth in the number of single-family units throughout the County have accounted for most of the housing units recently built. The large influx of immigrants during the last decade also increased the need for housing units throughout the metropolitan region.

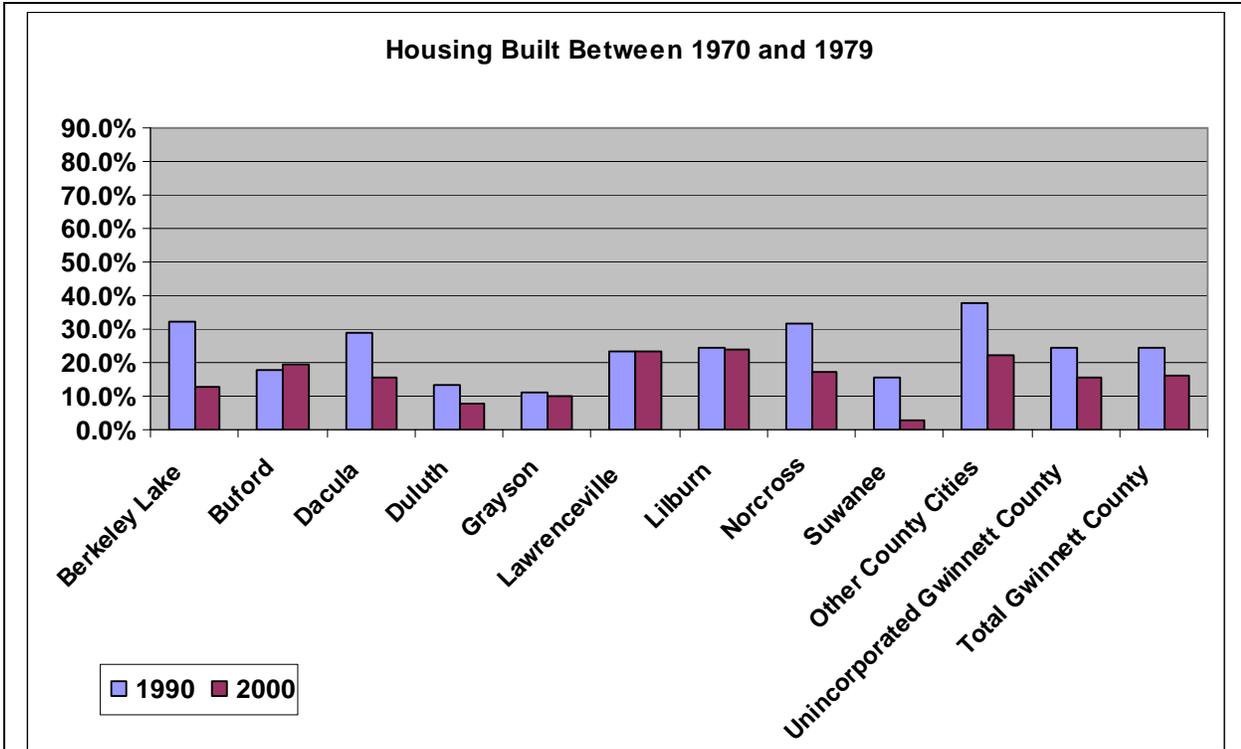


*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.2a Housing Built in 1969 or earlier, 1990 & 2000

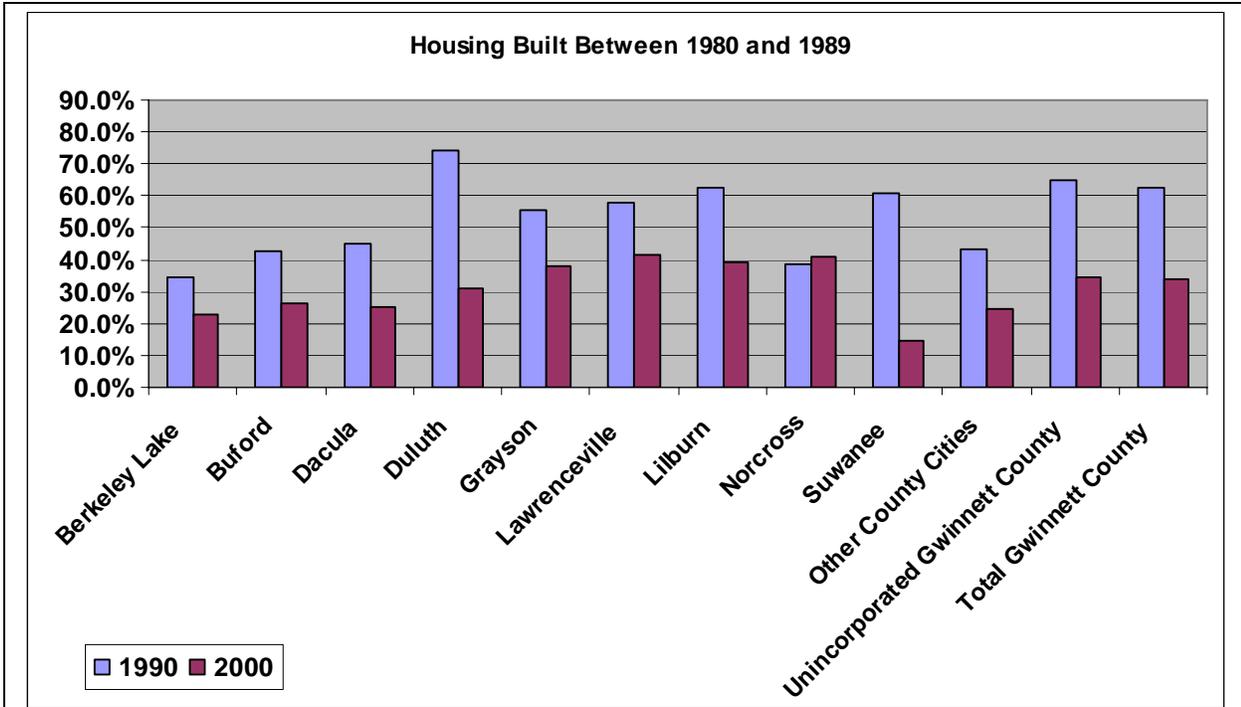




**Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.*

Source: 2000 U.S. Census Bureau; Bay Area Economics, 2006

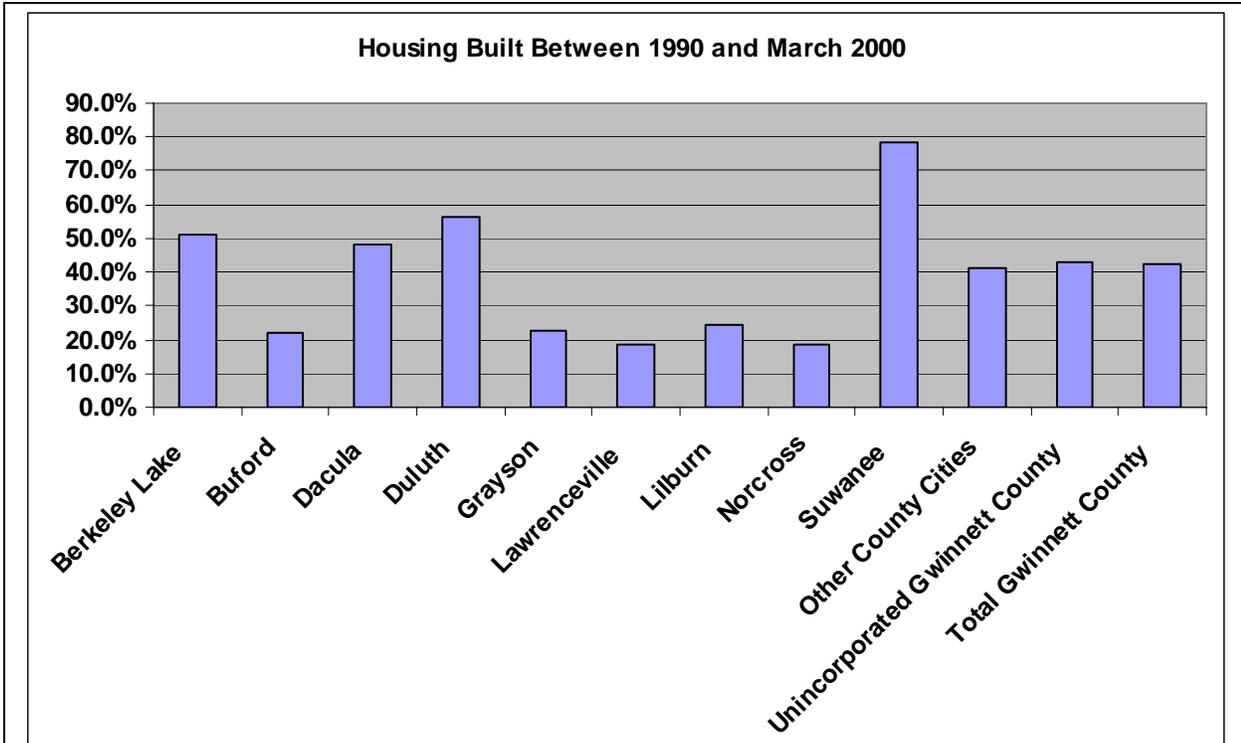
Figure 3.2b Housing Built Between 1970 and 1979, 1990 & 2000



*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.2c Housing Built Between 1980 and 1989, 1990 & 2000

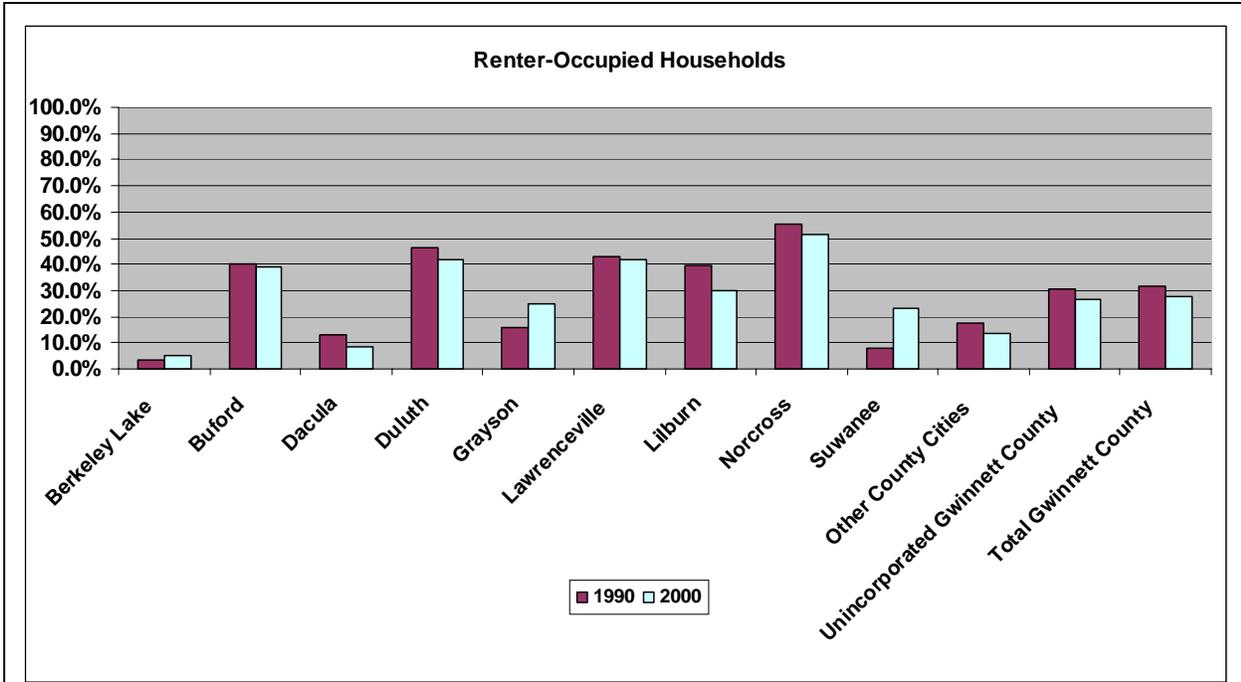


*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.2d Housing Built Between 1990 and 2000, 1990 & 2000

Regarding household tenure in 2000, the majority of Gwinnett County households (72.4 percent) owned their homes—an increase of four percentage points since 1990 (68.4 percent). The County showed a higher percentage of ownership units than the state for both years (64.9 percent in 1990; 67.5 percent in 2000). This coincides with a strong propensity for large lot single-family residential development. Not surprisingly, Cities with a larger presence of multifamily housing (i.e., Buford, Duluth, Lawrenceville, Lilburn and Norcross) exhibited higher percentages of renter-occupied households (see Figures 3.3a-b).

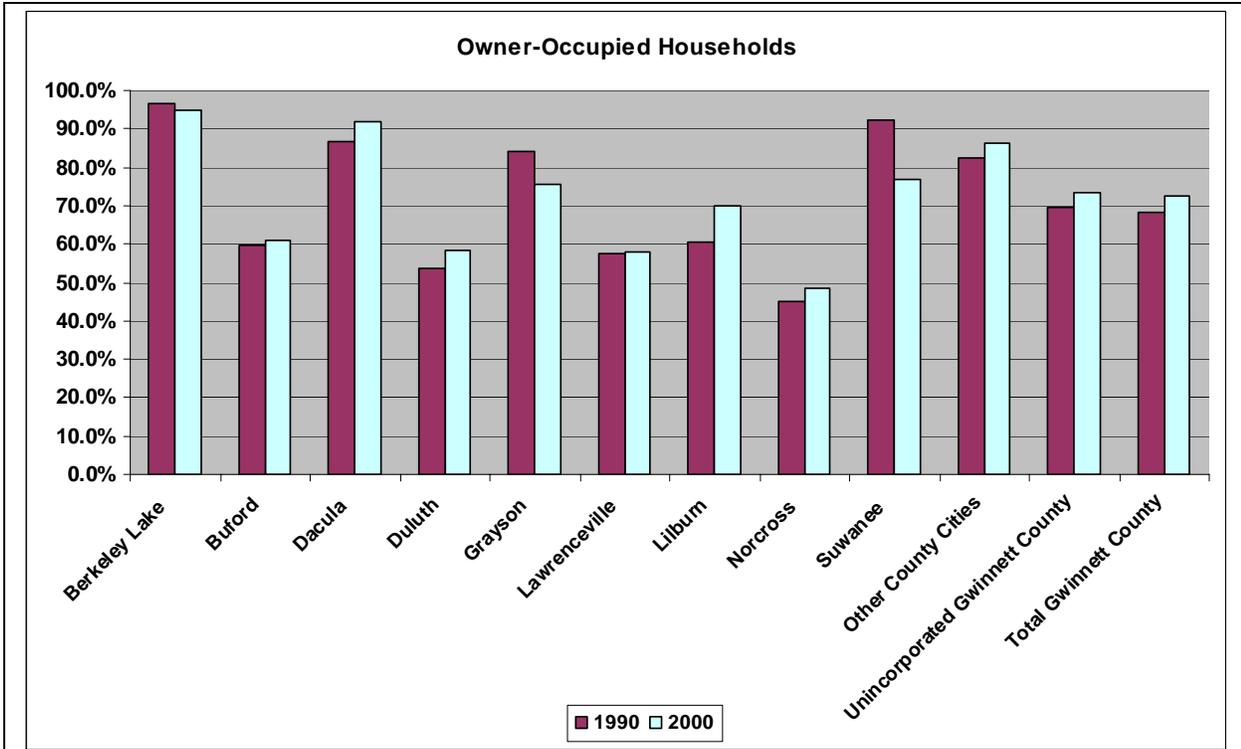


*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.3a Renter-Occupied Households





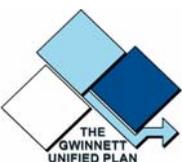
*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

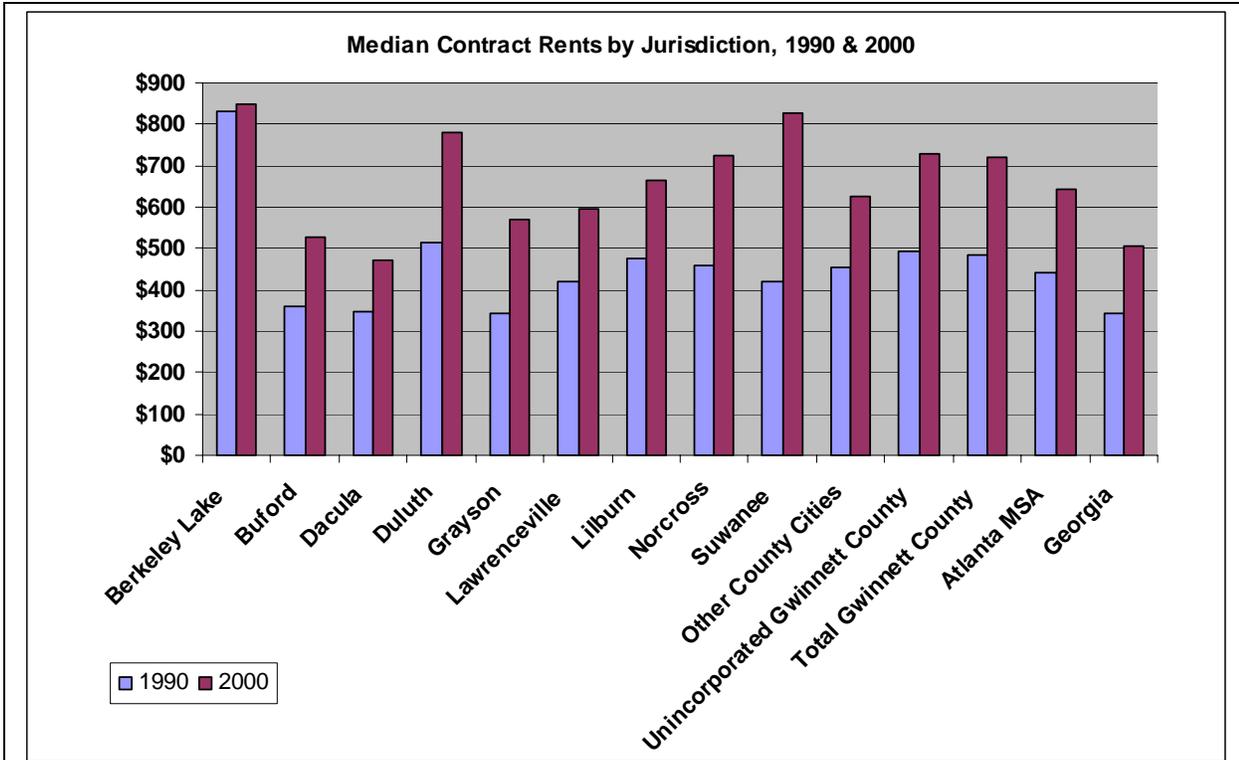
Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.3b Owner-Occupied Households

3.3: Cost of Housing

The median monthly contract rent (excluding utilities) in Gwinnett County for 2000 was \$719, higher than both the state and the MSA. This trend continues from 1990, when Gwinnett County’s median rent of \$483 exceeded the median rents of the state and MSA respectively at \$344 and \$441. By jurisdiction, there was a large fluctuation in median rents with Suwanee and Berkeley Lake showing the highest rents at \$826 and \$850 per month. Suwanee’s high median rent could reflect a greater demand for rental units than in other areas and the nature of its rental housing stock (e.g., relatively new, good amenities, proximity to transportation corridors, etc.). Berkeley Lake has only single-family units. Rental rates for single-family homes tend to be higher than apartments due to more private amenities and larger square footages (see Figure 3.4).





*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

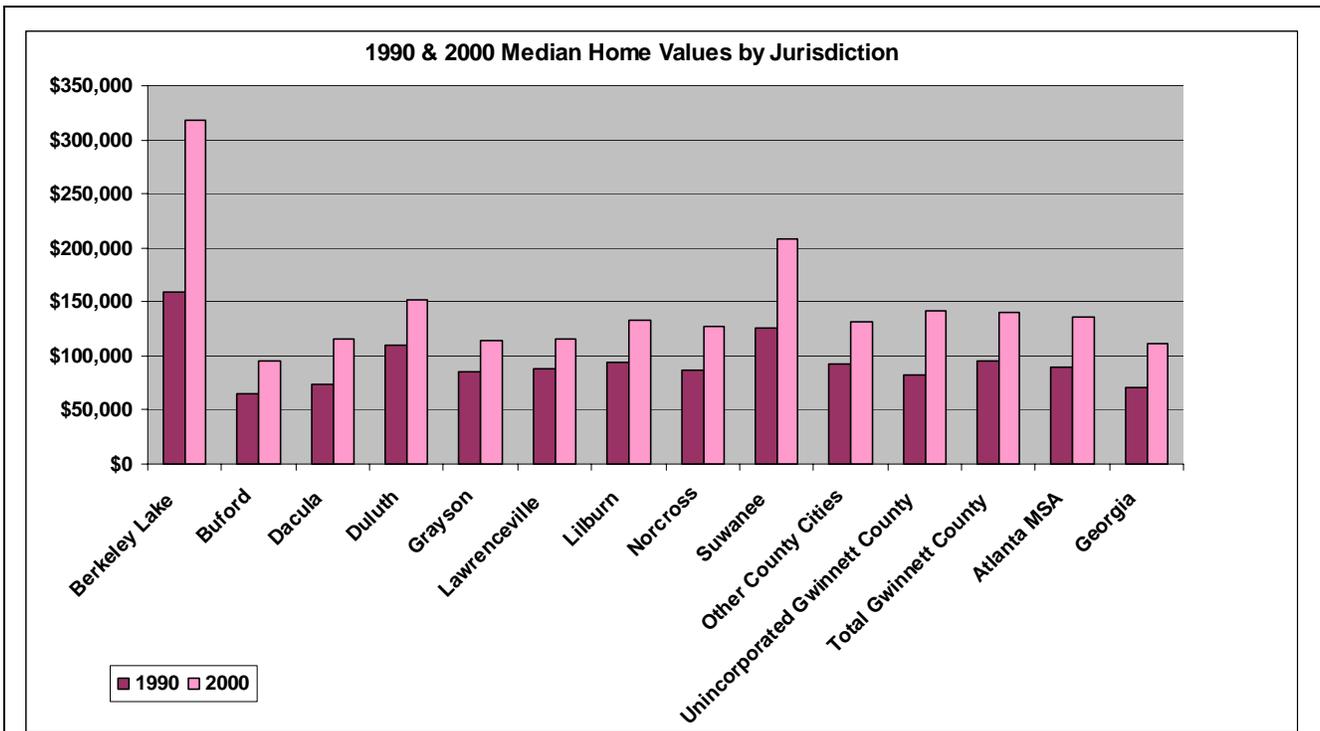
Source: U.S. Census Bureau

Figure 3.4 Median Contract Rents by Jurisdiction, 1990 & 2000

1990	City	2000
\$833	Berkeley Lake	\$850
\$360	Buford	\$527
\$347	Dacula	\$471
\$516	Duluth	\$780
\$344	Grayson	\$569
\$418	Lawrenceville	\$597
\$474	Lilburn	\$664
\$460	Norcross	\$724
\$418	Suwanee	\$826
\$453	Other Gwinnett Cities	\$625
\$493	Unincorporated Gwinnett County	\$728
\$483	Total Gwinnett County	\$719
\$441	Atlanta MSA	\$644
\$344	Georgia	\$505



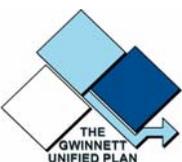
Prior to the real estate boom in the early 2000s, the median home value in Gwinnett County was \$140,600, again higher than both the state and MSA (see chart below). This trend continues from 1990, when Gwinnett County's median home value of \$95,900 exceeded the median home values of the state and MSA respectively at \$70,700 and \$89,300. Most Gwinnett's Cities had similar values in 1990 and 2000, although median home values in Suwanee and Berkeley Lake exceeded the County for both years. In 2000, forty-seven percent of Berkeley Lake's 575 units were valued between \$300,000 and \$400,000 in 2000. Berkeley Lake is primarily a 700-acre residential planned unit development that historically served as a summer retreat for families and outdoor enthusiasts in the 1950s. These attributes along with the 85-acre Berkeley Lake contributed to this area's appeal as a permanent residence. Since the mid-1990s, several new subdivisions nearly completed the development of all the land within the city limits. Only two tracts of over 10 acres remain. Limited land availability combined with strict zoning codes, protective environmental ordinances and land use policies typically increases the price of land and subsequently housing values. Jurisdictions with limited land area available for development may consider annexation of adjacent land.



*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 U.S. Census Bureau; Bay Area Economics, 2006

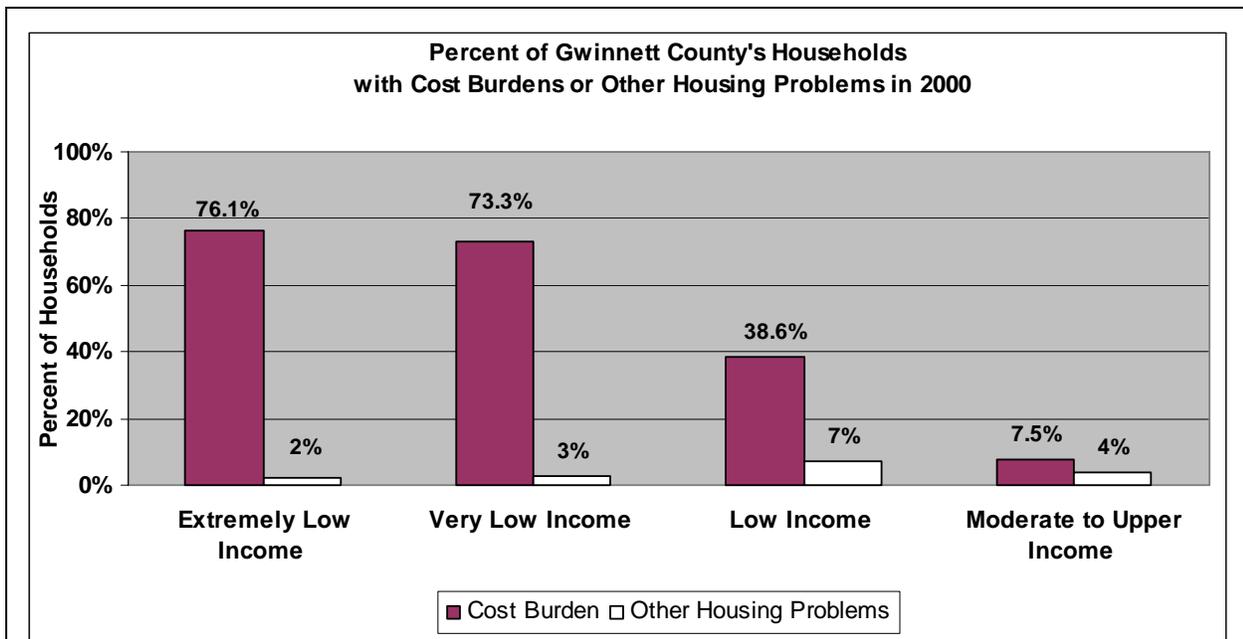
Figure 3.5 1990 & 2000 Median Home Values by Jurisdiction



3.4: Cost-Burdened Households

HUD defines a household in need of housing assistance as any household with one or more of the following housing problems: cost-burdened-spending in excess of 30 percent of household income on housing, severely cost-burdened-spending in excess of 50 percent of household income on housing; overcrowding (e.g., living with more than one person per room), or occupying a unit with physical defects (e.g., lacking complete kitchen or bathroom facilities).

In 2000, in Gwinnett, there were 54,599 households with housing problems, which accounted for 27 percent of total households (202,222). Forty-two percent of renters compared to 22 percent of owners experienced housing problems. The scope of these housing problems also varies proportionately with the level of household income. Usually, as the household income decreases, the degree of housing problems increases. Extremely-low-income households are more than twice as likely to have housing problems compared to low-income households, as evident in Figure 3.6.



Source: *Comprehensive Housing Affordability Strategy Databook; Bay Area Economics, 2006*

Figure 3.6 Percent of Gwinnett County's Households with Cost Burdens or Other Housing Problems in 2000

The chart above also reveals that the vast majority of all the housing problems are cost burdens. Cost-burdened households may have other housing problems, as well, such as overcrowding and substandard conditions. Housing problems other than cost burdens peaked at 7 percent among all households, depending on income level. A closer look into what percentages of each income level have housing problems and cost burdens is given in Table 3.2. Note that the percentage of cost-burdened renter households outnumbered that of owner households for all Cities. Comparable data for 1990 are not available.

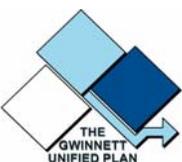


Table 3.2 Cost Burdened Households by Jurisdiction, 2000

Households	Berkeley Lake	Buford	Dacula	Duluth	Grayson	Lawrenceville	Lilburn	Norcross	Suwanee	Other County Cities	Unincorporated Gwinnett County	Gwinnett County
	Total HHs	Total HHs	Total HHs	Total HHs	Total HHs	Total HHs	Total HHs	Total HHs	Total HHs	Total HHs	Total HHs	Total HHs
Extremely Low Income (< 30% of AMI)	36	607	42	349	26	924	366	361	118	454	8,145	11,428
Percent w/any housing problems	89%	73%	52%	66%	46%	65%	63%	71%	75%	84%	75%	74%
Percent w/Cost Burden >30%	89%	70%	52%	61%	46%	63%	59%	66%	75%	84%	73%	72%
Percent w/Cost Burden >50%	67%	48%	33%	61%	31%	53%	49%	58%	53%	60%	67%	63%
Very Low Income (31 to 50% of AMI)	28	662	99	568	30	931	369	347	55	590	10,874	14,553
Percent w/any housing problems	57%	73%	52%	86%	53%	67%	76%	81%	82%	52%	82%	79%
Percent w/Cost Burden >30%	57%	67%	52%	80%	53%	65%	75%	78%	82%	52%	79%	76%
Percent w/Cost Burden >50%	43%	18%	33%	37%	27%	17%	34%	52%	46%	29%	37%	35%
Low Income (51 to 80% of AMI)	46	849	264	1,356	67	1,707	595	561	318	1,392	25,731	32,885
Percent w/any housing problems	70%	30%	55%	64%	46%	43%	48%	58%	80%	45%	59%	57%
Percent w/Cost Burden >30%	70%	20%	55%	60%	46%	32%	42%	43%	73%	45%	52%	50%
Percent w/Cost Burden >50%	4%	0%	5%	9%	6%	3%	10%	5%	9%	10%	8%	8%
Moderate to Upper Income (> 80% of AMI)	546	1,732	886	6,504	163	3,927	2,514	1,421	2,517	7,848	115,297	143,355
Percent w/any housing problems	17%	12%	9%	11%	3%	9%	14%	24%	12%	9%	12%	12%
Percent w/Cost Burden >30%	17%	5%	4%	8%	3%	5%	8%	13%	10%	7%	8%	8%
Percent w/Cost Burden >50%	3%	1%	0%	1%	3%	0%	0%	1%	0%	1%	1%	1%
Total Households	656	3,850	1,291	8,777	286	7,489	3,844	2,690	3,008	10,284	160,047	202,222

*AMI represents Average Median Family Income
Source: Comprehensive Housing Affordability Databook; Bay Area Economics, 2006



Extremely-Low-Income Families (ELI)

Extremely-low-income families include those households earning less than 30 percent of the average median income (AMI), adjusted by household size. For example, a four-person ELI household earns less than \$21,350 annually.

There are 11,428 households in the extremely-low-income group for Gwinnett County, 5.7 percent of all households. Seventy-two percent of these households spent more than 30 percent of their income for housing, including 63 percent who spent in excess of 50 percent. Nearly four out of five cost-burdened and severely-cost-burdened households were renters. More specifically, Buford and Lawrenceville shared the highest percentages of extremely low-income households at 15.7 percent and 12.3 percent, respectively. Berkeley Lake, Buford, Suwanee, Other County Cities (Snellville, Rest Haven and Sugar Hill) and Unincorporated Gwinnett County held the highest percentages (70 percent or greater) of extremely low-income households paying more than 30 percent of their income on housing. Percentages of severely cost burdened households peaked in Berkeley Lake, Duluth and Unincorporated Gwinnett County.

Very-Low-Income Families (VLI)

Very-low-income families (31 to 50 percent of the AMI) of four persons earn between \$21,351 and \$35,600 annually in Gwinnett County. Households in this income group composed 7.2 percent (14,553) of all households split evenly between percentage of renters and owners. Over three-fourths of all of these VLI households had housing problems. Seventy-six percent of all those VLI households spent more than 30 percent of their income on housing, including 35 percent who were severely cost-burdened. Renter households showed a larger percentage of those with cost burdens at 78 percent (26 percent severely cost burdened).

The largest percentage of very low-income households by jurisdiction existed in Buford and Lawrenceville at 17.2 and 12.4 percent, respectively. Duluth, Norcross and Unincorporated Gwinnett County had cost burdened percentages higher than Gwinnett County as a whole. Berkeley Lake, Duluth, Norcross, Suwanee and Unincorporated Gwinnett County exceeded the County in the percentage of those VLI households paying more than 50 percent of their income on housing.

Low-Income Families (LI)

Low-income families (51 to 80 percent of the AMI) of four persons earn between \$35,601 and \$56,950 annually in Gwinnett County for 2000. Approximately 57 percent of the low-income households had housing problems. Half of all the low-income households spent more than 30 percent of their income on housing, including 8 percent who were severely cost burdened. Thirty-five percent of those paying 30 percent or more were renters. However, renters composed only 2 percent of those paying 50 percent or more for housing.

Duluth, Lawrenceville and Unincorporated Gwinnett County showed the largest proportion of low-income households by jurisdiction at 15.5, 22.8 and 16.1 percent, respectively. Berkeley Lake, Duluth, Suwanee and Unincorporated Gwinnett County revealed cost burdened percentages of LI households higher than Gwinnett County. The percentage of those LI households severely cost burdened by jurisdiction was small, ranging from zero to 10 percent.

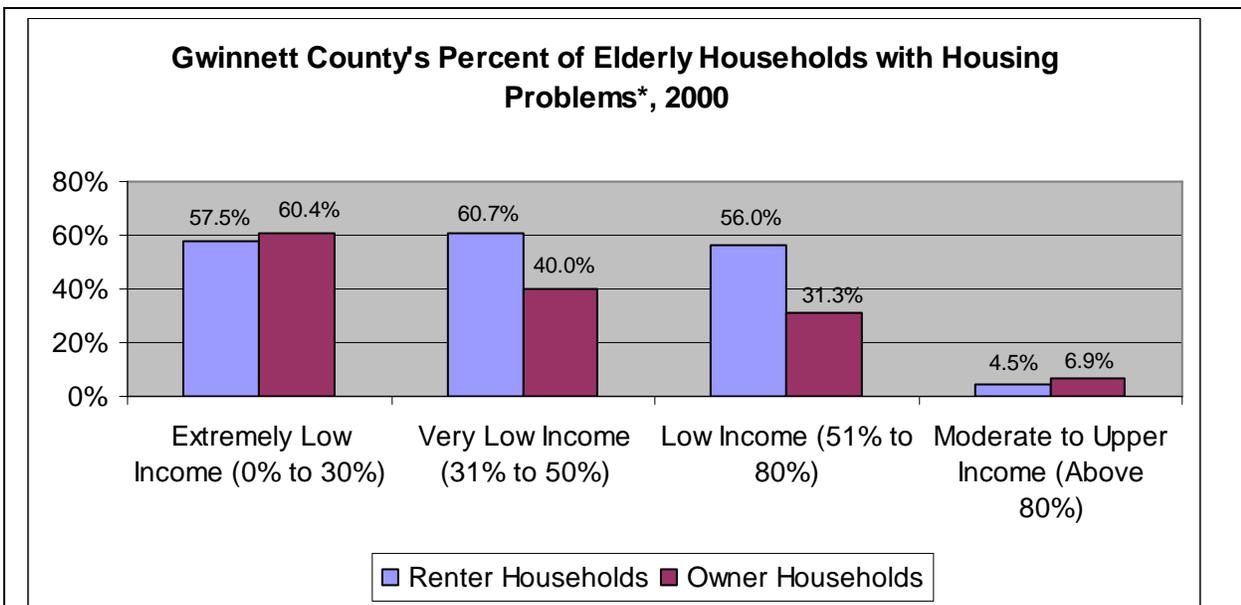


3.5: Special Needs Households

The county has several special needs populations with particular housing needs, including elderly, frail elderly, persons with severe mental and physical disabilities and those with HIV/AIDS. Households may have one or more persons with these special housing needs. Comparable data are not available at the city level.

Elderly

This population includes those persons 65 years of age or older, with incomes up to 80 percent of AMI, spending more than half of their incomes on housing. As Figure 3.7 below indicates, very-low-income renter elderly households (earning 31 to 50 percent of the AMI) experienced the highest percentage of housing problems at 60.7 percent, followed by extremely-low-income elderly renters and owners alike. Housing problems tend to decrease as income increases. For the elderly, the high percentage of cost burdens is usually due to a dependency on insufficient Social Security income, pensions or personal retirement accounts. There is a noticeable difference among very-low-income elderly owners who are cost burdened (40 percent) and all other households in the same income group (85 percent). This is likely because many more elderly households do not have monthly mortgage payments as compared to other households.



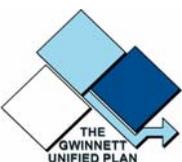
*Defined as severe cost burdens, overcrowding, or physical defects

Source: Comprehensive Housing Affordability Strategy Databook; Bay Area Economics, 2006

Figure 3.7 Percent of Elderly Households with Housing Problems, 2000

Frail Elderly

Frail elderly is defined as those individuals 65 years of age or older with two or more “personal care limitations”. These are physical or mental disabilities that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. Frail elderly often require some type of supportive living arrangement such as an assisted living community, skilled nursing facility, or an independent living situation with in-home health care. Gwinnett County had 7,322 frail elderly residents in 2000—18.1 percent of the total



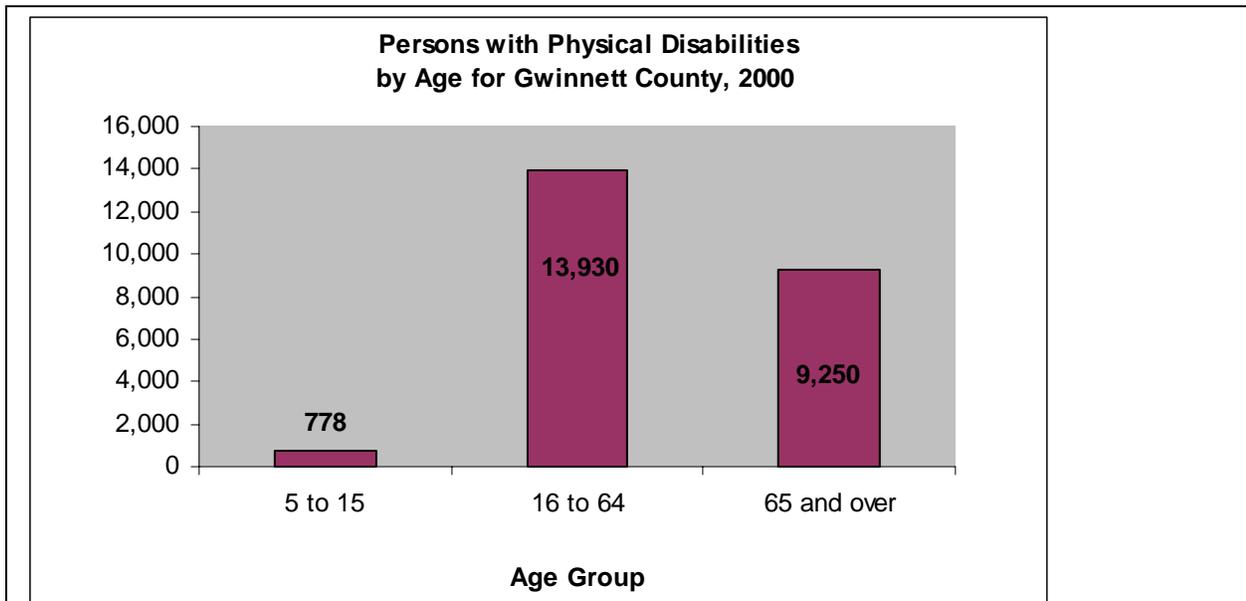
disabled population (40,449 residents). Not all frail elderly persons require specialized housing; some receive care in their homes from their spouses or children. With 1.7 elderly persons per household and 51 percent of elderly households making less than 80 percent of AMI (\$56,950), BAE estimates that 2,236 elderly households making less than 80 percent of AMI are headed by frail elderly. This is consistent with the County's 2006-2010 Consolidated Plan, which estimates approximately 2,000 frail elderly residents. Currently, 23.4 percent (4,686) of all elderly households with incomes less than 80 percent of AMI have housing problems. Applying the same percentage to frail elderly households indicates 514 frail elderly with incomes less than 80 percent of AMI and housing problems.

Persons with Disabilities

The 2000 U.S. Census presents an array of data on those with sensory, physical, mental, self-care, go-outside-home, and employment disabilities. Georgia shows over 2.6 million individuals having one of these disabilities, of whom about nearly one million have either mental or physical afflictions. The total number of the Gwinnett County's mentally and physically disabled population is 40,449 individuals (7 percent of the county's total population). The subsections below look deeper into these two types of disabilities to examine whether specialty housing is warranted for these special needs populations.

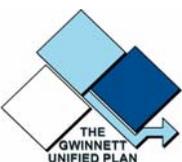
Persons with Physical Disabilities

The Census defines persons with physical disabilities as those with a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. This definition encompasses a wide spectrum of people, including those in wheelchairs or in need of a mobility device for support, those with sensory or respiratory discrepancies that impair short-term or long-term mobility, and those who require assistance with dressing or eating.



Source: US Census 2000; Bay Area Economics, 2006

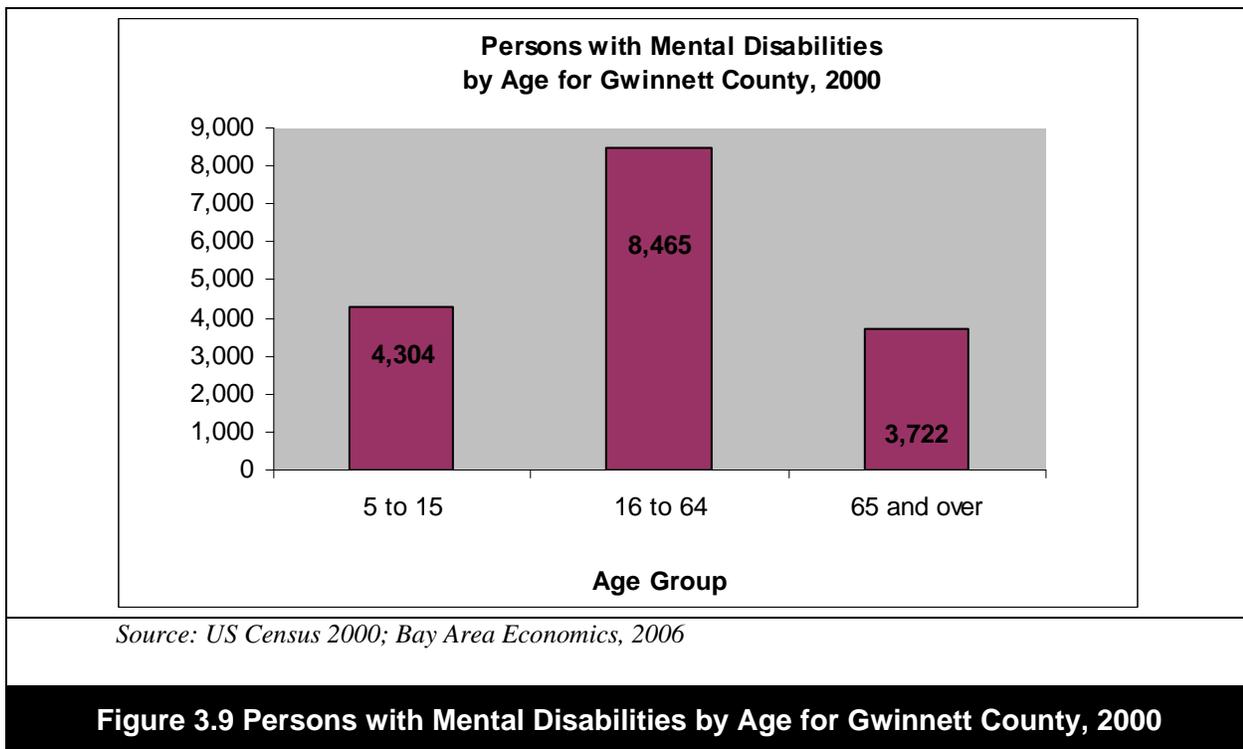
Figure 3.8 Persons with Physical Disabilities by Age for Gwinnett County, 2000



Gwinnett County had 23,958 physically disabled individuals (4 percent of the entire county population). In 2000, the county and MSA both have similar percentages of disabled residents. Those aged 16 to 64 years again made up the majority in Gwinnett County at 58.1 percent. Elderly residents (aged 65 years and older) composed 38.6 percent of the population, followed by 3.2 percent of those aged 5 to 15 years.

Persons with Mental Disabilities

The U.S. Census defines persons with mental disabilities as those with a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating. This definition is quite broad, encompassing all types of individuals with varying degrees of mental ability. Figure 3.9 provides data on persons with mental disabilities by age in 2000. There are a total of 16,491 persons with mental disabilities, representing 3 percent of the population. Those aged 16 to 64 years again made up the majority in Gwinnett County at 51.3 percent. However, unlike those physically disabled, those mentally disabled aged 65 years of age or older comprised a comparatively smaller share of 22.6 percent, followed by 26.1 percent of those aged 5 to 15 years.



Persons with Alcohol or Substance Abuse Problems

Individuals with chemical dependencies are often unable to maintain permanent housing. Without supportive services to help them beat their addictions, many are at risk of becoming homeless. The Consolidated Plan recently summarized the activities and services of Gwinnett/Rockdale/Newton (GRN) Community Service Board—a provider of comprehensive mental health and substance abuse services to all citizens of Gwinnett County. GRN uses leased facilities to provide housing for persons with such conditions.



The agency has been serving the homeless mentally ill and substance abuse populations since 1973. Service delivery, including housing, began in 1981. The GRN Housing activities include residential services for this special population through family care homes, halfway houses, self-help placements and emergency homes.

The GRN currently offers an array of housing services including structured 24 hours/day care to individuals in transitional housing. GRN provides 24-hour group home services to adult individuals diagnosed with chronic mental illnesses in different Adaptive Group Residences in Gwinnett County. Along with group home services, GRN leases apartments to house clients who are suited to supportive independent living. The GRN staff provides on-site support to the individuals in 24 hour group home living and in 24 hour supervised care. Daily or weekly supervision and services is provided to those in semi-independent apartments.

Along with community housing services, GRN provides 24 hour-per-day crisis intervention, case management services, psychosocial rehabilitation, mental health inpatient and outpatient services, partial hospitalization, employment services, clinical evaluation/assessments and a variety of alcohol and other drug services.

The GRN receives referrals from a number of agencies and individuals within Gwinnett County. GRN provides services to Gwinnett County residents who meet specific criteria for services [major mental illness or substance abuse diagnosis] and are homeless, indigent, or have very low incomes. Under the Continuum of Care process in Gwinnett County, GRN will continue to receive referrals from all participating agencies.

Persons with HIV/AIDS

The Consolidated Plan also reviewed the activities and services of AID Gwinnett, Inc. (AGI)—a service organization for individuals with AIDS/HIV and their families and friends. Since 1992, AID Gwinnett, Inc. (AGI) has been the recipient of funds from the HUD HOPWA (Housing Opportunities for Persons with AIDS) Program administered by the City of Atlanta since 1993. AGI provides services to approximately 200 persons and 50 families annually, including counseling, case management, transportation, medical services, and most importantly -- housing. HOPWA funds are utilized by AGI to help prevent persons with AIDS/HIV from becoming homeless by paying rent or mortgage payments when the AIDS client is unable to work and provide their own funds to obtain housing. AGI also assists its clients in accessing the health and mental health services funded through the Ryan White Act and other funding sources.

Using current national statistics, 1 in every 250 persons is HIV-positive. When applying the national statistics to Gwinnett County, the estimated number of HIV-positive persons in Gwinnett County would be approximately 1,800.

Though AGI only provides housing assistance funds to persons with AIDS/HIV, there are no specific housing facilities for persons with AIDS/HIV. AGI is challenged by the lack of housing subsidies available and the substandard condition of existing affordable inventory. Housing options for AGI clients through local housing authorities and other providers are very



limited due to the long waiting lists. The County also has a very small number of emergency shelters. This existing stock is located only in certain parts of the Gwinnett County, sometimes at quite a distance from those that need it. Limited public transportation options make it difficult for these clients to gain access to services offered. Extended stay hotels have offered temporary housing solutions for AGI clients, but at a high cost. AGI houses some clients in Atlanta due to a better array of options for long-term care and housing. Sometimes, however, this takes clients away from their families. The recent increase in foreign-born immigrant populations and their families puts an additional strain on resources.

It is likely that any future permanent housing for these clients will be provided on a scattered-site basis to preserve the privacy of persons living with AIDS/HIV. Emergency shelters at strategic locations in Gwinnett County, specifically Northern Gwinnett County near Buford and Central Gwinnett near Duluth and Norcross, are necessary. Currently, AGI is not planning to construct its own facility due to rising housing and property management costs and lack of human resources to personally manage any properties. The organization may purchase rental units, where possible, to provide additional housing for clients, though no formal plans have been set.

Special Needs (Non-Homeless) Population Synopsis

Table 3.3 below addresses Special Needs Housing projected over the 5-year Plan for the Consolidated Plan [2008-2012]. The needs data were derived from projections from the Comprehensive Housing Affordability Strategy (CHAS) Table 1B, adjusted with additional estimates since Census 2000. Cost data were developed using average rents of \$750 per month for 1-Bedroom Apartments over the 5-year Plan period.

Table 3.3 HUD Special Needs (Non-Homeless) Population					
(HUD Table 1B): Special Needs (Non-Homeless) Population					
Special Needs Populations	Priority Needs Level (High, Medium, Low)	Unmet Needs	Dollars to Address Unmet Needs	Goals*	
Elderly	H	4,000	\$180,000,000.00	100	
Frail Elderly	H	2,000	\$90,000,000.00	20	
Severe Mental Illness	H	500	\$22,500,000.00	50	
Developmentally Disabled	H	2,000	\$90,000,000.00	25	
Physically Disabled	H	3,000	\$135,000,000.00	3,000	
Persons with Alcohol/ Other Drug Addictions	H	2,000	\$90,000,000.00	500	
Persons with HIV/AIDS	H	500	\$22,500,000.00	100	
Others	N	0	\$0.00	0	
Total			\$630,000,000.00	3,795	
Source: US Census 2000; Comprehensive Housing Affordability Strategy Databook 2000; Claritas, Inc. 2000					

*Note: More information is needed to make a sufficient estimate

Gwinnett County Continuum of Care (Homeless)

The fundamental components of the Continuum of Care Plan address the needs of the homeless individuals and families. They include:



1. Outreach to homeless and near-homeless individuals and families, combined with a comprehensive intake, assessment, and referral system.

Common intake/referral procedures for all clients, utilized by the Gwinnett County Health and Human Services Coalition and its member organizations that promote services to the homeless, allow the citizen to focus on obtaining the appropriate assistance, rather than attempting to determine if they are calling the right organization for the help they need. The GCHHS citizen access process represents a logical method to connect the citizen with services with a minimum loss of efficiency, while reducing the “agency shuffle” and by maintaining personal dignity for every person accessing the service assistance network in Gwinnett County.

2. Emergency Shelter as a safe, decent alternative to life on the streets. The Partnership Against Domestic Violence has a 32 bed facility for women and children fleeing domestic violence. THE IMPACT! GROUP [formerly Gwinnett Housing Resource Partnership [GHRP] uses local budget-priced motels to provide shelter for homeless families, elderly, or disabled. Travelers Aid of Metro Atlanta uses local low-cost motels for newcomers who are homeless.
3. Permanent Transitional Housing with Supportive Services is provided by THE IMPACT! GROUP [12 units], Rainbow Village (14 units), and Travelers Aid (1 unit). All twenty-seven (27) units serve families with children. The GRN Community Service Board leases apartments of various sizes for residential use by persons with mental illness, substance abuse, and disabilities. Two additional organizations [Asian-American Resource Center – 4 units; Distinguished Women With a Purpose – 4 units] are now utilizing HUD Supportive Housing Program grant funds to lease transitional housing units.
4. Permanent housing or permanent supportive housing is provided by THE IMPACT! GROUP, which owns and operates more than 250 low cost rental units for low income families. GHRP also maintains a list of apartments which are “more affordable” and refers clients to facilitate placement.
5. Follow-up with families is performed by each of the housing-related agencies (THE IMPACT! GROUP, Rainbow Village, Travelers Aid, Partnership Against Domestic Violence, and GRN Community Service Board), once the families secure permanent housing. This includes tracking their progress and offers additional support or referrals, when needed.

With these components in place, the Gwinnett County partners seek to expand the capacity and resources of this system to meet the growing demand. The areas of focus in the SHP proposal are the actual transitional housing units and funding for essential supportive services for transitional housing residents.



Table 3.4 Continuum of Care Homeless Population and Subpopulation

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	295	0	705
	Transitional Housing	255	0	345
	Permanent Supportive Housing	0	0	25
	Total	550	0	1075
Persons in Families With Children				
Beds	Emergency Shelter	615	0	698
	Transitional Housing	130	0	257
	Permanent Supportive Housing	0	0	50
	Total	745	0	1005

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	2000	200	1200	3400
1. Number of Persons in Families with Children	500	200	500	1200
2. Number of Single Individuals and Persons in Households without children	2000	200	3000	5200
(Add Lines Numbered 1 & 2 Total Persons)	4000	400	4200	8600
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless		700	500	1200
b. Seriously Mentally Ill		50		
c. Chronic Substance Abuse		50		
d. Veterans		125		
e. Persons with HIV/AIDS		50		
f. Victims of Domestic Violence		2500		
g. Unaccompanied Youth (Under 18)		2000		

Source: Gwinnett County Continuum of Care, 2006; Bay Area Economics, 2006

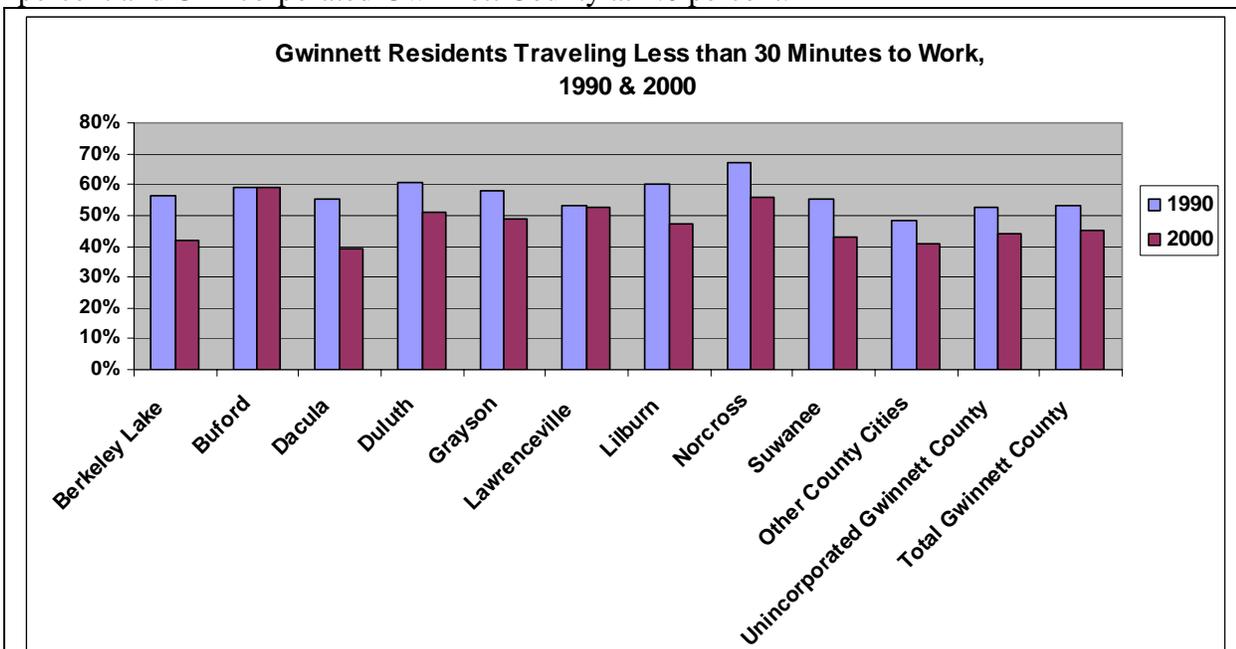
Subpopulations of homeless persons [veterans, persons with mental illness, substance abuse, or HIV/AIDS] represent a very small part of the Gwinnett County homeless problem, as shown in Table 3.4. The predominant homeless population in Gwinnett County is families, mostly headed by a single- parent, usually female. Although Gwinnett's homeless population is predominantly families, the Continuum of Care network has been structured to respond to the needs of all the homeless.



3.6: Jobs-Housing Balance

Commuting Patterns

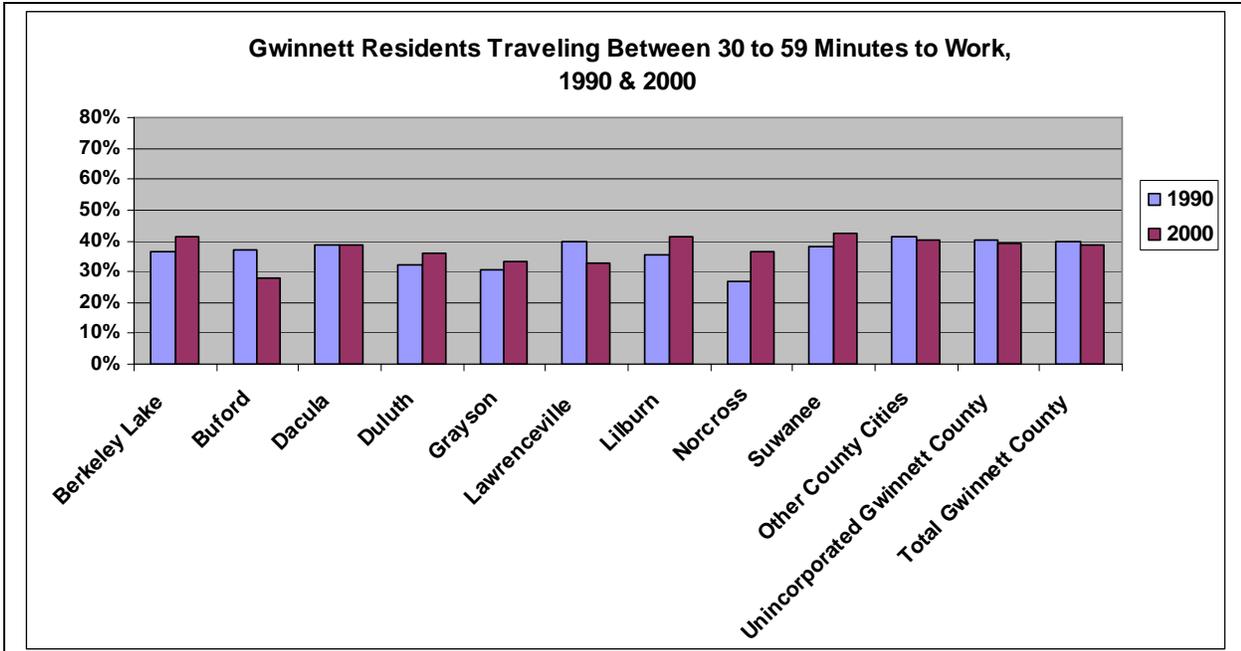
The large majority of Gwinnett County residents traveled no more than 60 minutes to work in 1990 and 2000 (see Figures 3.10a-d). In 1990, more than 50 percent of residents in nearly all jurisdictions traveled less than 30 minutes to work. By 2000, only Buford, Duluth, Lawrenceville and Norcross continued that trend, as more and more residents chose to live longer distances from their place of work. Unincorporated Gwinnett County had roughly equal percentages of those traveling less than half an hour to work and those traveling 30 minutes or more to their place of employment for both 1990 and 2000. This is not uncommon in expansive metropolitan areas with a large regional draws. In contrast, Berkeley Lake revealed a high percentage of residents working from home in 2000 at 10.1 percent. The jurisdiction with the next highest percentage of residents working from home in 2000 was Suwanee at 4.6 percent and Unincorporated Gwinnett County at 4.0 percent.



*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

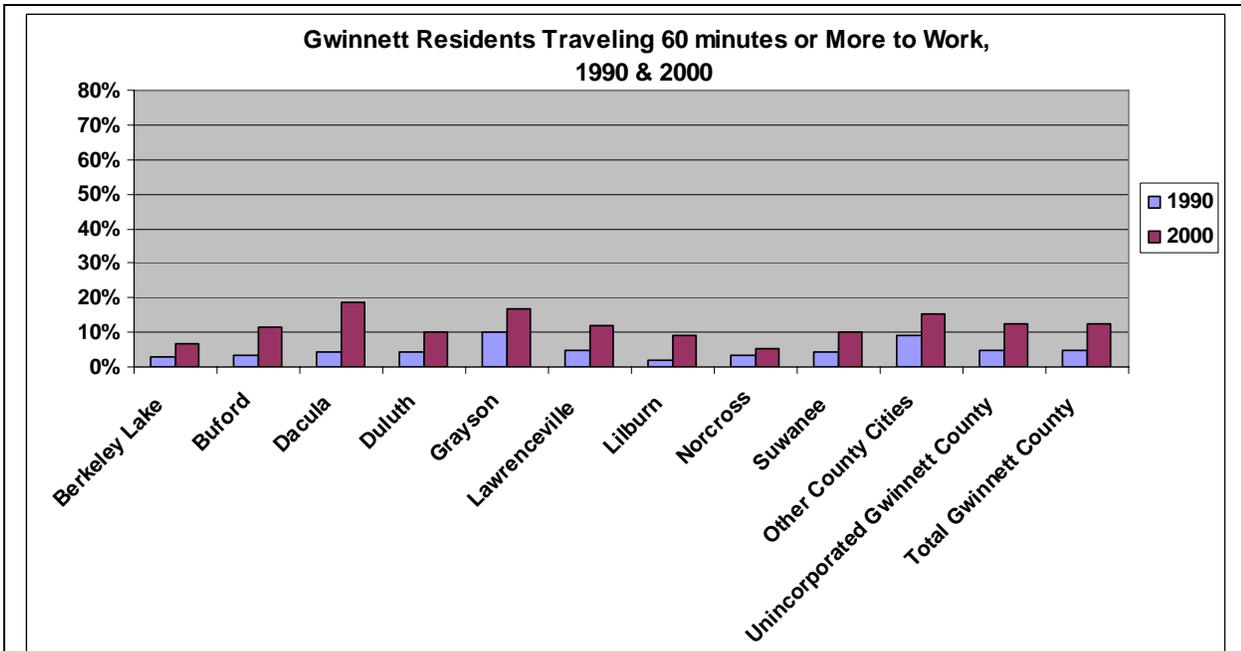
Figure 3.10a Gwinnett Residents Traveling Less than 30 Minutes to Work, 1990 & 2000



*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.10b Gwinnett Residents Traveling Between 30 to 59 Minutes to Work, 1990 & 2000

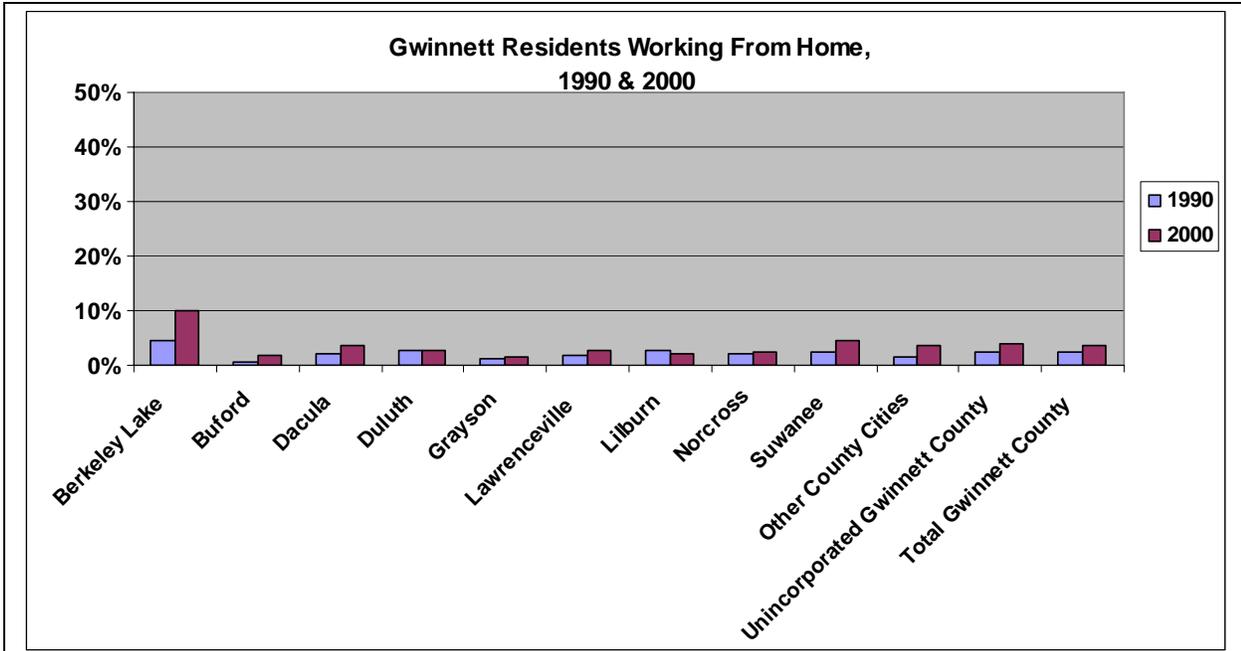


*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.

Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.10c Gwinnett Residents Traveling 60 Minutes to More to Work, 1990 & 2000



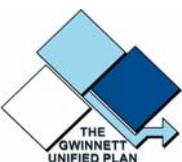


*Other County Cities includes an aggregate of Snellville, Rest Haven and Sugar Hill. Unincorporated Gwinnett County contains portions of Auburn, Loganville and Braselton.
Source: 1990 & 2000 U.S. Census Bureau; Bay Area Economics, 2006

Figure 3.10d Gwinnett Residents Working From Home, 1990 & 2000

Of Gwinnett County residents who work, 54.7 percent of the County's 308,973 workers worked in the County, while the bulk of the remaining workers commuted to Fulton or DeKalb Counties (18.4 and 16.7 percent, respectively). Residents of Duluth, Sugar Hill and the unincorporated areas of Gwinnett County showed the highest percentages of those working in Fulton County. Lilburn, Snellville and the unincorporated portions of Gwinnett County revealed the highest percentages of residents working in DeKalb County. Of the 295,738 workers who work in Gwinnett County businesses and organizations, 61.3 percent of Gwinnett County workers resided within the County, including 45.3 percent living in its unincorporated areas. More than 38 percent of Gwinnett County workers lived elsewhere in the state, including 11.6 percent in DeKalb County. Snellville, Norcross, Buford and the unincorporated areas of Gwinnett County represented the highest percentages of workers living elsewhere in Georgia. Norcross, Lilburn and the unincorporated areas of the Gwinnett County were areas with the highest percentages of workers commuting from DeKalb County.

With 295,738 jobs and 209,682 housing units in 2000, Gwinnett County jobs-housing balance ratio was 1.4. Generally, a ratio above 1.5 (allowing for an average of 1.5 wage earners per household) means that a community has more jobs than its own labor force can accommodate and more than likely imports its workers. Consequently, Gwinnett County's ratio would imply that the area is neither jobs-rich nor a pure bedroom community. Statistics from 2000 reveals that 45.3 percent of working residents commute out of Gwinnett County, while 38.7 percent of workers living elsewhere commute into the County. Ideally, the jobs available in a community would need to match labor force skills and housing would be available at prices, sizes, and



locations for workers who wish to live in the area. Although the data above suggests a relative balance of workers compared to housing units, this is a measure of jobs to housing supply alone and does not consider the affordability of the existing stock, especially for low-income County residents. Gwinnett County has an existing and growing need for low and moderately priced housing, as many households cannot afford to purchase a home, regardless of their employment in private and public sector jobs. A common recommendation for this scenario is to create and enforce policies ensuring housing that meets the price ranges of workers at all skill levels. As the marketplace cannot be relied upon to correct the jobs-housing imbalance, further study is necessary to introduce effective affordable housing policies for the area.

Costs Compared to Wages

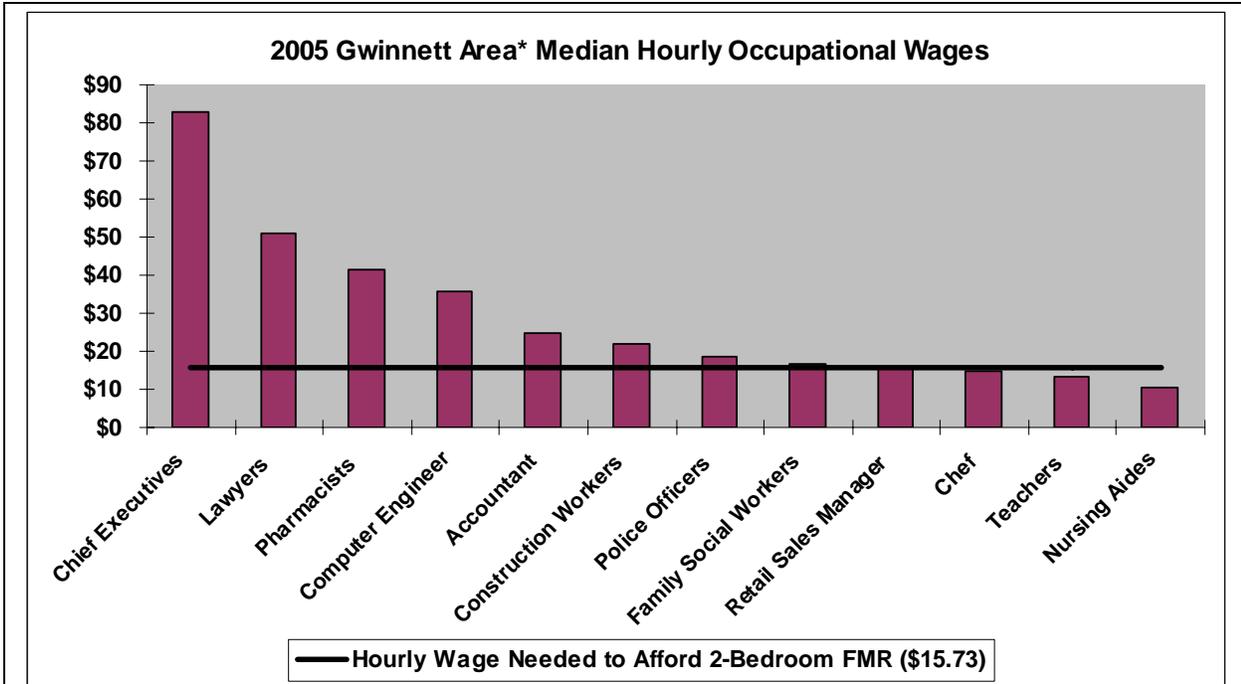
The National Low Income Housing Coalition (NLIHC) provides another way of understanding the affordability gap – the wage a single-earner household would need to earn to pay for the average unit (assumed at HUD’s Fair Market Rent). NLIHC reports that a worker would need to earn \$15.73 per hour to afford a two-bedroom unit while working 40 hours per week. A worker making minimum wage (\$5.15) would need to work 122 hours per week to afford the two-bedroom FMR (see Table 3.5). Many low-income residents work more than one job and much more than 40 hours per week, but frequently the gap between market and affordable rents requires such households to spend more than 30 percent of their incomes on rent.

Table 3.5 Continuum of Care Homeless Population and Subpopulation		
Unit Type	Hourly Wage Required to Afford Unit¹	No. of Work Hours Required for <i>Minimum Wage Worker</i> to Afford Unit²
Efficiency FMR	\$13.02	101
1 Bedroom FMR	\$14.13	110
2 Bedroom FMR	\$15.73	122
3 Bedroom FMR	\$19.50	151
4 Bedroom FMR	\$21.85	170

Note: ¹Hourly wage required to afford each unit type of housing
²Hours per week necessary at minimum wage to afford each size of housing unit
 Source: *National Low-Income Housing Coalition*

The Georgia Department of Labor lists various occupations paying wages that do not support the two-bedroom Fair Market Rent. A comparison of various 2005 occupational wage rates is shown below in Figure 3.11.





** Gwinnett Area includes Hall, Barrow, DeKalb, Fulton, Jackson, Rockdale and Walton Counties.
Source: Georgia Department of Labor; Bay Area Economics, 2006

Figure 3.11 2005 Gwinnett Area Median Hourly Occupational Wages

Table 3.6 presents the housing opportunities index (HOI), as provided by the National Association of Homebuilders and Wells Fargo, for comparable metropolitan areas within the Southeast. The housing opportunities index for a given area is defined as the share of homes sold in that area that would have been affordable to a family earning the median income. The data below compare statistics from the fourth quarter of 2000 and the fourth quarter of 2005. It suggests that Atlanta MSA households earning median income of \$69,300 could afford 75.5 percent of the homes sold in MSA in 2005, up from 69.2 percent in 2000. The increase in home affordability (for those earning the median family income) within the Atlanta MSA compared to other metropolitan areas in the region was due largely to the decline in mortgage interest rates, the slower increase in home appreciation (compared to other regions) and higher family income over the past five years. It should be emphasized that this chart only illustrates housing affordability for those earning the median family income. Housing for low-income earners making less than 80 percent of AMI (\$56,950) are still limited by cost.

Table 3.6 Housing Opportunities Index (HOI) for Atlanta MSA and Nearby Metropolitan Areas

Metropolitan Areas	2005 (4 th Quarter)				2000 (4 th Quarter)	
	HOI	Median Family Income	Median Sales Price	Regional Affordability Rank	HOI	Regional Affordability Rank
Atlanta, GA	75.5	\$69,300	\$175,000	6	69.2	38
Jacksonville, FL	56.8	\$57,700	\$182,000	19	74.6	16
Raleigh, NC	65.1	\$69,800	\$192,000	12	62.6	51

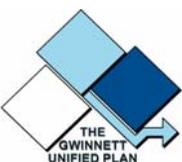


Table 3.6 Housing Opportunities Index (HOI) for Atlanta MSA and Nearby Metropolitan Areas

	2005 (4 th Quarter)				2000 (4 th Quarter)	
Charlotte, NC	69.5	\$62,500	\$165,000	9	65.7	47
Greenville, SC	77.3	\$55,900	\$140,000	5	73.8	22

Source: National Association of Home Builders/Wells Fargo; Bay Area Economics, 2006

Supply of Affordable Housing

Table 3.7 below provides affordability mismatch statistics for Gwinnett County for 2000 and allows for a better understanding of the demand and supply of rental units based on income level. Regarding units affordable to extremely-low-income households, over one-third was occupied by extremely-low-income households with 30 percent built before 1970 and 20 percent having some problem. Vacancy rates for all unit sizes were healthy (more or less 5 percent), allowing for typical preparation of units prior to turnover.

For units affordable to very low-income households, over one-third was occupied by very low-income households with 33 percent built before 1970 and 39 percent having some problem. Vacancy rates for all unit sizes were higher than accepted levels, which is inconsistent with the county’s housing assistance needs data for this income group. Over 7,200 households are of very low-income, yet the rental market for this income group appears soft. This could be for two reasons: (1) the majority of very low-income households earn closer to 31 percent of AMI and need tenant-based assistance to afford their homes or (2) the majority of this income group is concentrated in one particular submarket that is less affordable than other areas in the County. If the latter is true, then outreach efforts are needed to inform those in this income group of affordable housing opportunities in other areas.

Regarding units affordable to low-income households, nearly half (48 percent) were occupied by low-income households with 44 percent built before 1970 and 42 percent having some problem. Vacancy rates for all unit sizes were slightly high (7 percent average), which may also indicate a basic oversupply of low-income units or a prevalence of uninhabitable substandard units. Conclusively, the majority of housing stock affordable to those making less than 80 percent of AMI is mature (built before 1970) and two out of every five low-income units have some problem. Rehabilitation of existing substandard housing stock is needed in Gwinnett County.



Table 3.7 Affordability Mismatch for Gwinnett County, 2000

Housing Units by Affordability	Rental Units by Number of Bedrooms				Owned or For-Sale Units by Number of Bedrooms			
	0-1	2	3+	Total Units	0-1	2	3+	Total Units
Extremely Low Income (< 30% of AMI)								
No. of Occupied Units	690	910	1,345	2,945	n/a	n/a	n/a	n/a
% Occupants <=30%	63%	37%	22%	36%	n/a	n/a	n/a	n/a
% built before 1970	16%	35%	33%	30%	n/a	n/a	n/a	n/a
% with some problem	30%	26%	10%	20%	n/a	n/a	n/a	n/a
No. of Vacant Units	30	55	50	135	n/a	n/a	n/a	n/a
% Vacant	4%	6%	4%	5%	n/a	n/a	n/a	n/a
Very Low Income (31 to 50% of AMI)								
No. of Occupied Units	635	2,505	2,000	5,140	540	3,615	9,560	13,715
% Occupants <=30%	57%	39%	26%	36%	35%	32%	21%	24%
% built before 1970	24%	34%	34%	33%	18%	28%	20%	22%
% with some problem	64%	39%	31%	39%	25%	9%	2%	5%
No. of Vacant Units	90	490	200	780	0	155	225	380
% Vacant	14%	20%	10%	15%	0%	4%	2%	3%
Low Income (51 to 80% of AMI)								
No. of Occupied Units	14,420	18,845	8,220	41,485	795	4,790	64,365	69,950
% Occupants <=30%	56%	46%	41%	48%	52%	41%	22%	23%
% built before 1970	34%	24%	18%	44%	18%	16%	7%	7%
% with some problem	48%	40%	37%	42%	10%	3%	1%	1%
No. of Vacant Units	810	1580	330	2720	15	115	865	995
% Vacant	6%	8%	4%	7%	2%	2%	1%	1%
Moderate to Upper (> 80% of AMI)								
No. of Occupied Units	3,010	1,315	1,855	6,180	1,313	2,695	58,895	62,903
No. of Vacant Units	90	15	20	125	20	24	770	814
% Vacant	3%	1%	1%	2%	2%	1%	1%	1%

*AMI represents Area Median Family Income
Source: Comprehensive Housing Affordability Databook; Bay Area Economics, 2006



Barriers to Affordability

Gwinnett County faces several barriers to affordable housing that hinder and/or stall the provision of housing for those earning lower incomes (80 percent of AMI or below). The 2006-2010 Consolidated Plan identifies a number of these obstacles, and in some cases, suggests solutions to mitigating or eradicating these impediments.

Increasing Land Prices and Costs of Development

An analysis of Gwinnett County's data suggests that decent housing is becoming less affordable for many residents as a result of the rapidly increasing costs of housing in the County during recent years. Escalating land prices, the increasing cost of development codes and fees, the profitability of higher priced homes, and the strong demand for more expensive homes have all combined to push the cost of housing out of the affordable range for a substantial segment of the population.

Many households in Gwinnett County cannot afford to purchase a home, despite the fact that most of them work regularly in private and public sector jobs in the County.

Nonprofit housing development organizations based in Gwinnett County, THE IMPACT! GROUP [formerly the Gwinnett Housing Resource Partnership] and Gwinnett County Habitat for Humanity, present an opportunity to foster collaborations among the public and private sectors for the development and preservation of affordable housing in the county.

Local Building Requirements

Current codes and zoning classifications offer developers in Gwinnett County limited flexibility to produce adequate housing that is affordable to many moderate- and low-income families. Code items which are seen as having the most impact on housing costs include: minimum square footage; minimum lot size requirements; and certain infrastructure requirements. Gwinnett County's "Conservation Subdivisions" may help with the affordability problem, over time.

Other communities around the state and nation have demonstrated that it is possible to modify development standards to permit development of more affordable housing while maintaining building and neighborhood quality. The County could evaluate the establishment of an affordable housing zoning classification which will allow developers and builders to construct more affordable housing. For example, a new classification should allow smaller units, greater density, reduced setbacks through easements, and other techniques for reducing the cost of development.

Burdensome Federal and State Regulations

Federal and state programs and regulations often place requirements on local jurisdictions which drive up the cost of development. They frequently do not allow the flexibility needed for local communities to devise cost efficient solutions to their particular affordable housing problems.



Historically Weak Policies to Preserve Existing Housing Stock

Gwinnett 2020, A Comprehensive Plan for Gwinnett County, Georgia addresses preservation of existing housing stock for affordable housing. Many inhabited units suffer from deferred maintenance and continue their decline until rehabilitation is not feasible. Some vacant and abandoned units go unattended.

In 2005, Gwinnett County implemented a concentrated code enforcement program in certain targeted areas and has subsequently expanded the program countywide. This new effort "Operation Fixing Broken Windows" is providing a concrete action by the County to help preserve the housing and building stock in the County.

Lack of Public/Private Partnerships with Financial Institutions

More lender involvement in affordable housing efforts is needed.

Need for More Affordable Housing Community Awareness and Homebuyer Education

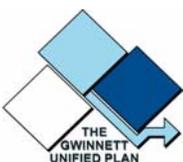
Many residents of Gwinnett County hold misperceptions of affordable housing and are not aware of the critical needs in the county. Homebuyer Education programs are growing, but need to be strengthened and expanded.

Other Obstacles

The County faces obstacles ranging from general NIMBY ["Not In My Back Yard"] attitudes to technical issues such as limited numbers of existing nonprofit housing developers or private developers willing to construct affordable housing for low-income homebuyers. Financial resources are extremely limited to help nonprofits developers enhance their internal capacity building and housing initiatives.

Predatory Lending

In recent years, the incidence of subprime lending has increased dramatically across the nation. Consequently, 28 states have taken action against predatory mortgage lending in subprime markets by passing comprehensive reforms or by relying on regulations aimed at specific predatory practices. The State of Georgia has been committed to regulating the most prevalent terms of subprime loans, including points and fees, prepayment penalties, flipping projections, high-cost loan protections and loan coverages. It has seen a considerable drop in subprime loan volume from 1999 to 2004. These predatory lending practices present real hindrances to the homeownership market as overextended residents pay extraordinarily high interest rates and/or ultimately lose their homes through foreclosure. Such circumstances can ruin borrowers' credit histories and reduce their potential for financial stability. The difficulty lies in preventing predatory lending without cutting off access to mortgage loans for low-income households or those with less than perfect credit histories.



4. Natural and Cultural Resources

4.1: Environmental Planning Criteria

4.1.1 Hydrologic Features

Map 4.1 on the following page shows the location of various hydrologic features in Gwinnett County. There is only one protected river in the County, the Chattahoochee River, which is the northwest boundary of the County. The Chattahoochee River and its tributaries fall under the protection of the Chattahoochee River Tributary Protection Ordinance, which restricts development along streams and ensures a 50-foot natural, vegetative buffer along water bodies.

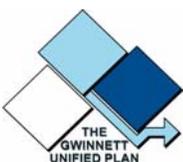
Groundwater recharge areas are shown on Map 4.1 on the following page. These areas are portions of land where water is taken into the ground to replenish aquifers, the underground holding tanks of groundwater. These areas are especially sensitive to hazardous substances, as their pollution could contaminate local drinking water. The nine groundwater recharge areas are shown in the map in green. Combined, these areas cover almost one fifth of the County's land area. The two largest groundwater recharge areas are located near Lawrenceville (covering 14,159 acres) and Snellville (covering 15,073 acres). All of Gwinnett's groundwater recharge areas are considered to have low pollution susceptibility and are protected by various restrictions enforced by the Georgia Department of Natural Resources.

There are several wetlands systems spanning Gwinnett County. Wetlands are areas with surface water or groundwater that support a distinct type of vegetation in saturated soils. Wetlands provide a natural system of erosion control and flood protection, but development patterns and land reclamation threaten their viability.

Regulations and Policies

Gwinnett County continues to grow, and with this growth comes increasing pressure to develop near wetlands. Developers can drain or fill wetlands to create more desirable land for development, but the environmental consequences of such actions are detrimental to the County. Georgia currently has no specific legislation protecting wetlands, so protecting wetlands is responsibility of the Army Corps of Engineers. The Corps regulates drainage or filling of wetlands and protects navigation channels. Development of wetlands is prohibited unless there is no practical alternative, and even then the environmental consequences must be mitigated.

In 2006, Gwinnett County began planning for a Stream and Wetlands Mitigation Bank. Such a system would provide developers and county agencies credits and incentives for improving wetlands in the County. Restoration and mitigation projects can be used to offset the impact of development near wetlands. The Mitigation Bank proposal is under review with the Army Corps of Engineers.



Groundwater recharge areas and rivers are protected through Gwinnett’s 2004 Buffer, Landscape, and Tree Ordinance. This ordinance seeks to protect the County’s natural features through development regulations and landscaping plan specifications.

Some of the County’s streams are on Georgia’s 303(d) list of impaired and polluted streams. Bodies of water are classified as either partially supporting use, meaning 11-25% of samples collected do not meet a standard for use, or not supporting use, meaning more than 25% of samples do not meet the standards for a pollutant. Table 4.1 on the following page lists the impaired bodies of water in Gwinnett County in 2006, along with the associated pollutant(s). Of the 32 water bodies listed, most do not reach pollutant standards for Fecal Coliform Bacteria. Twenty-three of the bodies of water are classified as not supporting, meaning they do not meet the standards for their designated use (fishing, swimming, recreational use). State guidelines require actions be taken to alleviate the unsatisfactory pollutant levels of all partially supporting or non-supporting water bodies. Failing septic systems and the subsequent leakage may be one contributing factor to fecal coliform bacteria found in impaired and polluted water bodies.

Table 4.1 303(d) List Impaired Rivers and Streams		
Water Body	Evaluation	Criterion Violated
Alcovy River	Not Supporting	Fecal Coliform Bacteria
Apalachee River	Not Supporting	Fecal Coliform Bacteria
Bay Creek	Not Supporting	Fecal Coliform Bacteria
Beaver Ruin Creek	Not Supporting	Fecal Coliform Bacteria
Big Haynes Creek	Not Supporting	Fecal Coliform Bacteria
Bromolow Creek	Not Supporting	Fecal Coliform Bacteria
Brushy Fork Creek	Not Supporting	Fecal Coliform Bacteria
Camp Creek	Not Supporting	Fecal Coliform Bacteria
Cedar Creek	Partially Supporting	Fecal Coliform Bacteria
Chattahoochee River	Partially Supporting	Fecal Coliform Bacteria, pH
Crooked Creek	Not Supporting	Fecal Coliform Bacteria
Garner Creek	Partially Supporting	Biota Impacted
Hopkins Creek	Partially Supporting	Fecal Coliform Bacteria
Ivy Creek	Partially Supporting	Biota Impacted
Jacks Creek	Partially Supporting	Fecal Coliform Bacteria
Jackson Creek	Not Supporting	Fecal Coliform Bacteria
Level Creek	Not Supporting	Fecal Coliform Bacteria
Little Mulberry River	Partially Supporting	Fecal Coliform Bacteria
Little Suwanee Creek	Partially Supporting	Fecal Coliform Bacteria, Biota Impacted
No Business Creek	Not Supporting	Fecal Coliform Bacteria

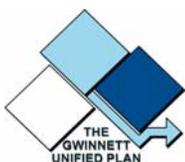
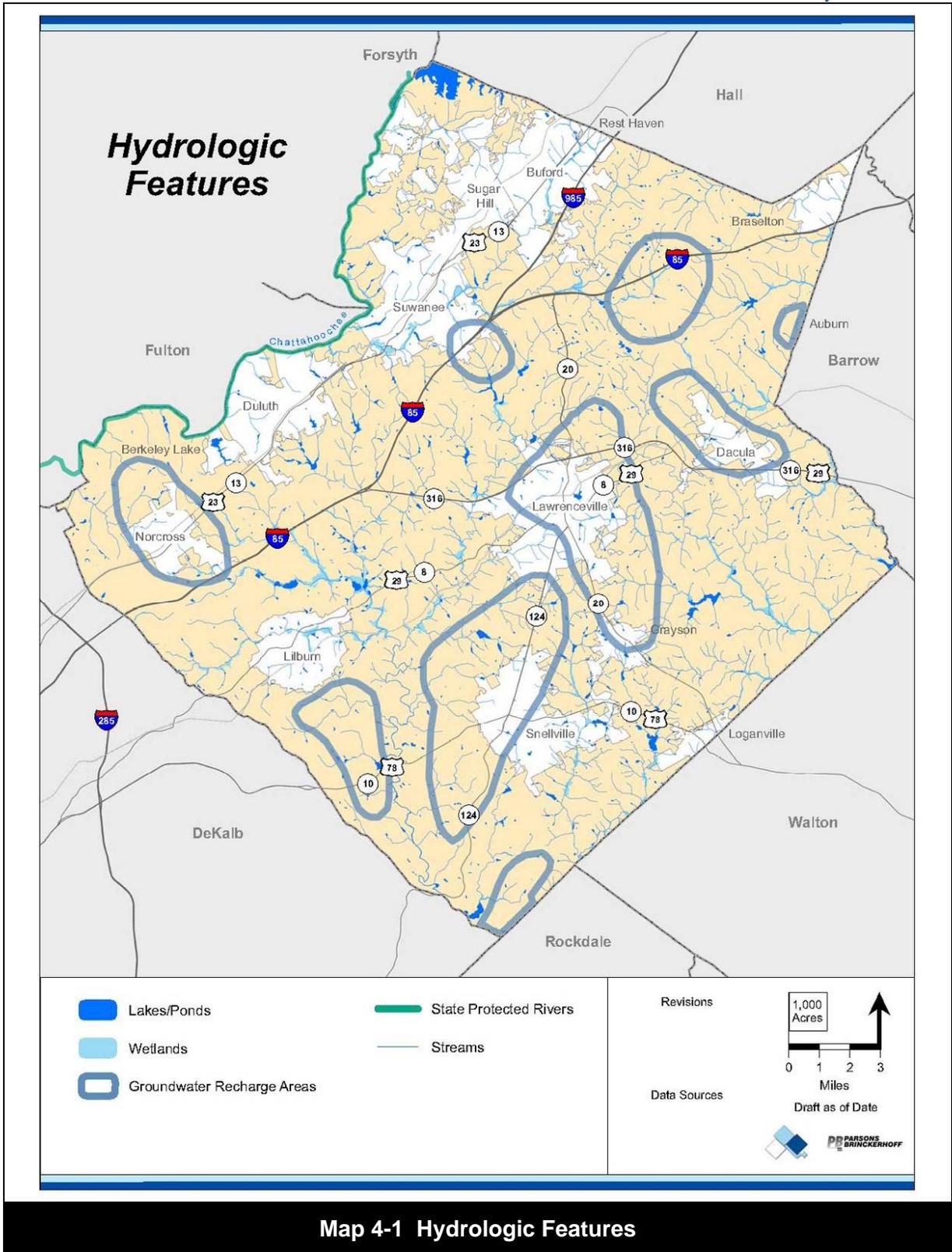


Table 4.1 303(d) List Impaired Rivers and Streams

North Fork Peachtree Creek	Not Supporting	Fecal Coliform Bacteria, Biota Impacted
Pew Creek	Not Supporting	Fecal Coliform Bacteria
Richland Creek	Not Supporting	Fecal Coliform Bacteria
Shetley Creek	Not Supporting	Fecal Coliform Bacteria
Shoal Creek	Not Supporting	Fecal Coliform Bacteria
Suwanee Creek	Partially Supporting	Biota Impacted, Toxicity Indicated
Suwanee Creek	Not Supporting	Fecal Coliform Bacteria
Sweetwater Creek	Not Supporting	Fecal Coliform Bacteria
Turkey Creek	Not Supporting	Fecal Coliform Bacteria
Watson Creek	Not Supporting	Fecal Coliform Bacteria
Wheeler Creek	Not Supporting	Fecal Coliform Bacteria
Yellow River	Not Supporting	Fecal Coliform Bacteria, pH

Source: Georgia Environmental Protection Division



Map 4-1 Hydrologic Features



4.1.2 Water Supply Watersheds

There are three main water supply watersheds in the County, as shown in Map 4-2. These areas are in the drainage area of a body of water and are used to provide public water. Certain development restrictions and buffer requirements are enforced within these watersheds in order to protect water quality. Fourteen jurisdictions, both within Gwinnett County and outside the County, get their water from Gwinnett's water supply areas.

Within the Chattahoochee River basin are the following water suppliers:

1. Cobb County – Marietta Water Authority
2. Dekalb County Water System

Within the Oconee River basin are the following water suppliers:

1. City of Milledgeville
2. City of Athens – Clarke County
3. City of Winder
4. Georgia Power Company- Plant Branch
5. City of Dublin
6. City of Greensboro
7. City of Sparta

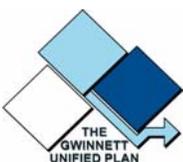
Within the Ocmulgee River basin are the following municipal water suppliers:

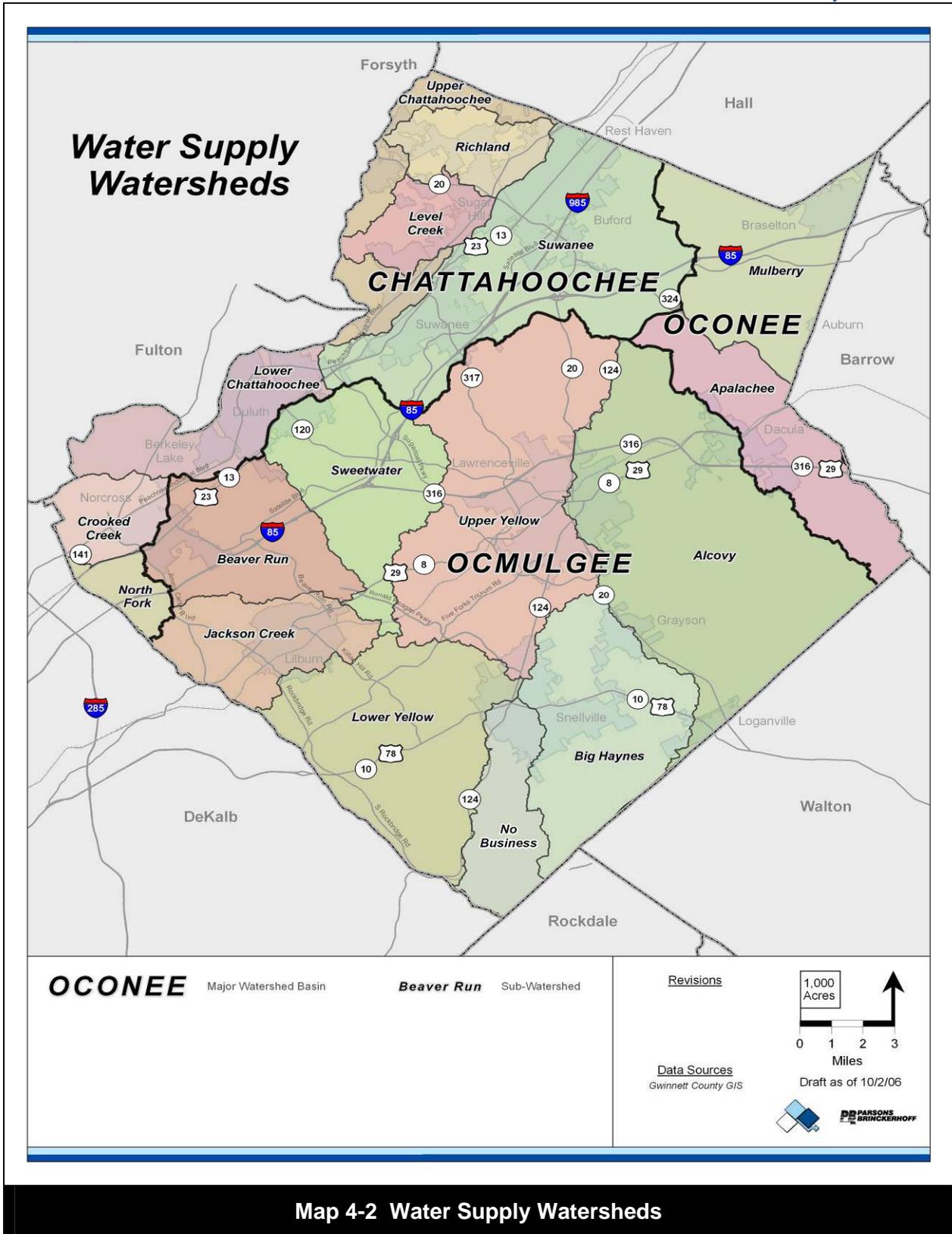
1. Butts Co. Water Authority
2. Monroe Water Light and Gas Commission
3. Macon Water Authority
4. Newtown Co. Water System
5. City of Social Circle

Regulations

There are a number of ordinances on record that protect the County's watersheds. The Board of Commissioners approved a Stream Buffer Ordinance in March of 2005 that prohibits development within 50 feet of streams. The ordinance specifically focuses on the Big Haynes Creek (Ocmulgee Basin) and Alcovy River Watersheds (Ocmulgee Basin) as they are water supply watersheds. If development is proposed within a 7 mile radius of the Big Haynes Creek Water Supply Intake or Reservoir, the minimum stream setback is 100 feet and the minimum impervious surface setback is 150 feet. Outside the 7 mile radius, the minimum stream buffer is 50 feet and the minimum impervious surface setback is 75 feet. Within the required setback area, septic tanks are prohibited.

The Illicit Discharge and Illegal Connection Ordinance prohibits the drainage of anything other than stormwater in the County's storm sewer system. These guidelines intend to prevent water pollution by protecting the drainage into the County's bodies of water. Gwinnett County's Watershed Protection Plan, *June 2000*, includes new development requirements to control runoff, as well as additional regulations to protect riparian corridors and reduce pollutants in stormwater runoff.





Map 4-2 Water Supply Watersheds



4.2: Other Environmentally Sensitive Areas

4.2.1 Flood Plains

Gwinnett County uses the following definition of a floodplain: any area susceptible to flooding which has at least a 1% probability of flooding in any given year.

Approximately 23,000 acres, or approximately eight percent, of Gwinnett County lie within the 100 year floodplain. Construction and development within floodplains is restricted to the following uses: public parks, agriculture, dams, bridges, parking areas, public utility facilities, and outdoor storage.

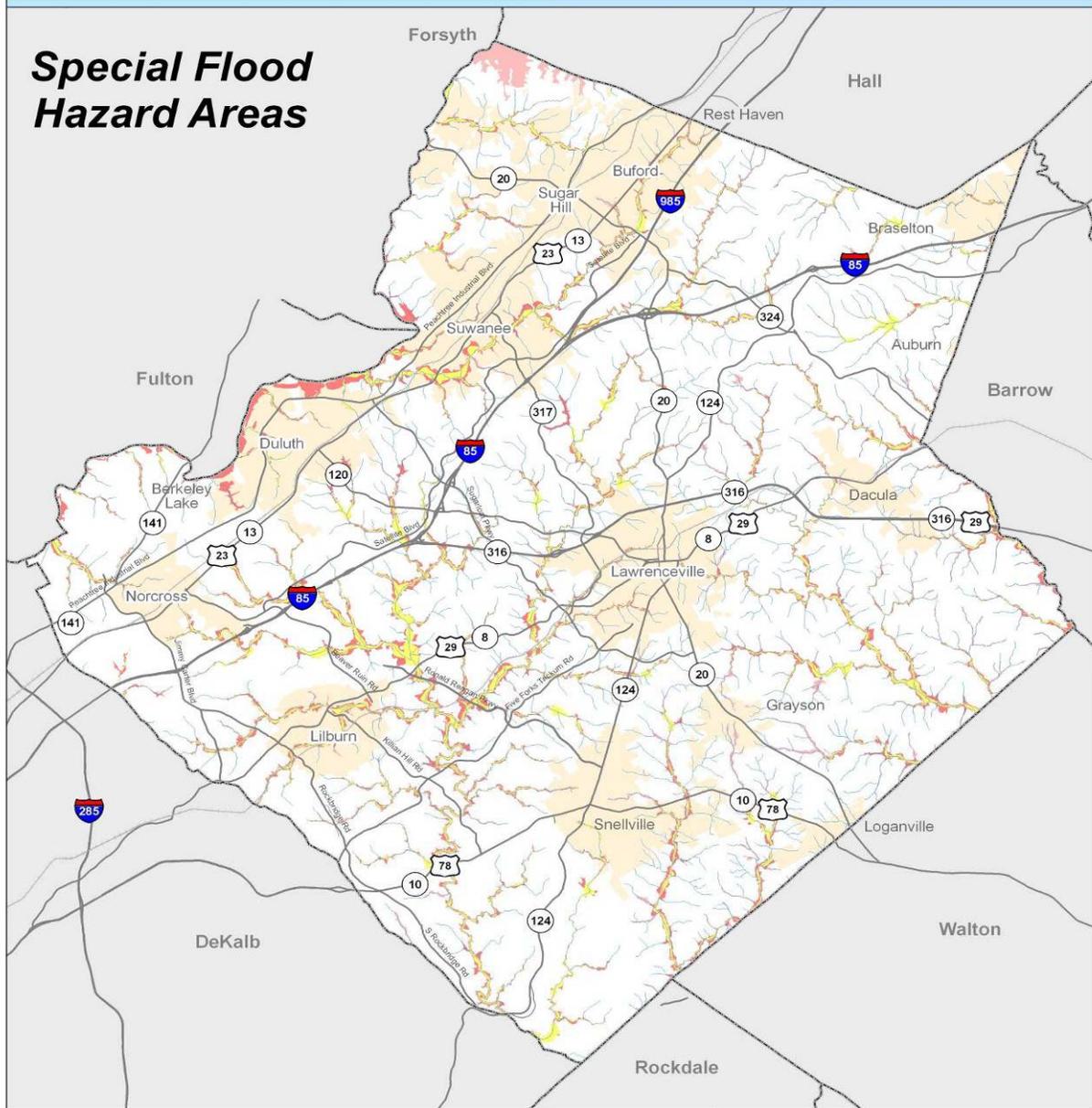
The following Cities have a significant amount of land in floodplains: Suwanee, Lilburn, and Buford. These Cities will need to manage their natural hazard mitigation plans and environmental protection policies with floodplains in mind.

Regulations

The County's Floodplain Management Ordinance was first adopted in 1988 and amended most recently on September 19, 2006. The purpose of the ordinance is to promote public health, safety, and welfare by minimizing development in areas subject to flooding.

Within the areas that have a 1% chance of flooding in a given year, no construction is allowed that would change the flood characteristics of the body of water or create hazardous velocities. New construction of residences or other buildings is not permitted within the floodplain. Residential properties adjacent to the floodplain must be at least three feet above the level of the highest base flood level. Non-residential properties adjacent to the floodplain must be at least one foot above the level of the highest base flood elevation. These regulations protect the County's waterways and limit development from encroaching on hazardous areas.

Special Flood Hazard Areas



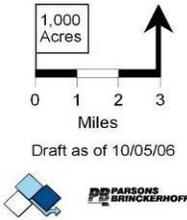
- Rivers
- Special Flood Hazard Areas**
- 1 Percent Annual Chance Floodplain Future Conditions
 - Zone A-1 Percent Annual Chance Floodplain
 - Zone AE-1 Percent Annual Chance Floodplain with Base Elevations
 - Zone AE with Floodway

*The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHA includes Zones A, AO, AH, AI-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V".
(Source: <http://www.fema.gov/NFIPKeywords/description.jsp?keywordID=85>)

Revisions

Data Sources

Gwinnett County, 2006
Digital Flood Insurance
Rate Map (DFIRM) Data File



Draft as of 10/05/06

Map 4-3 Floodplain



4.2.2 Steep Slopes

The map on the following page indicates the location of slopes greater than 10%. There is a concentration of slopes in the northwest corner of Gwinnett County, adjacent to the Chattahoochee River, as this is a ridge line going through the County. Gwinnett does not have large areas of steep slopes and most slopes are isolated. According to Gwinnett's 2003 Development Regulations, cut and fill grading has a maximum slope of 2:1, as most soils can be stabilized at that ratio.

4.2.3 Agricultural Land and Soils

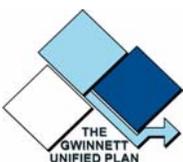
Map 4.5 shows the location of prime agricultural soils as defined by the United States Department of Agriculture (USA) and agricultural land. USDA prime agricultural soils include:

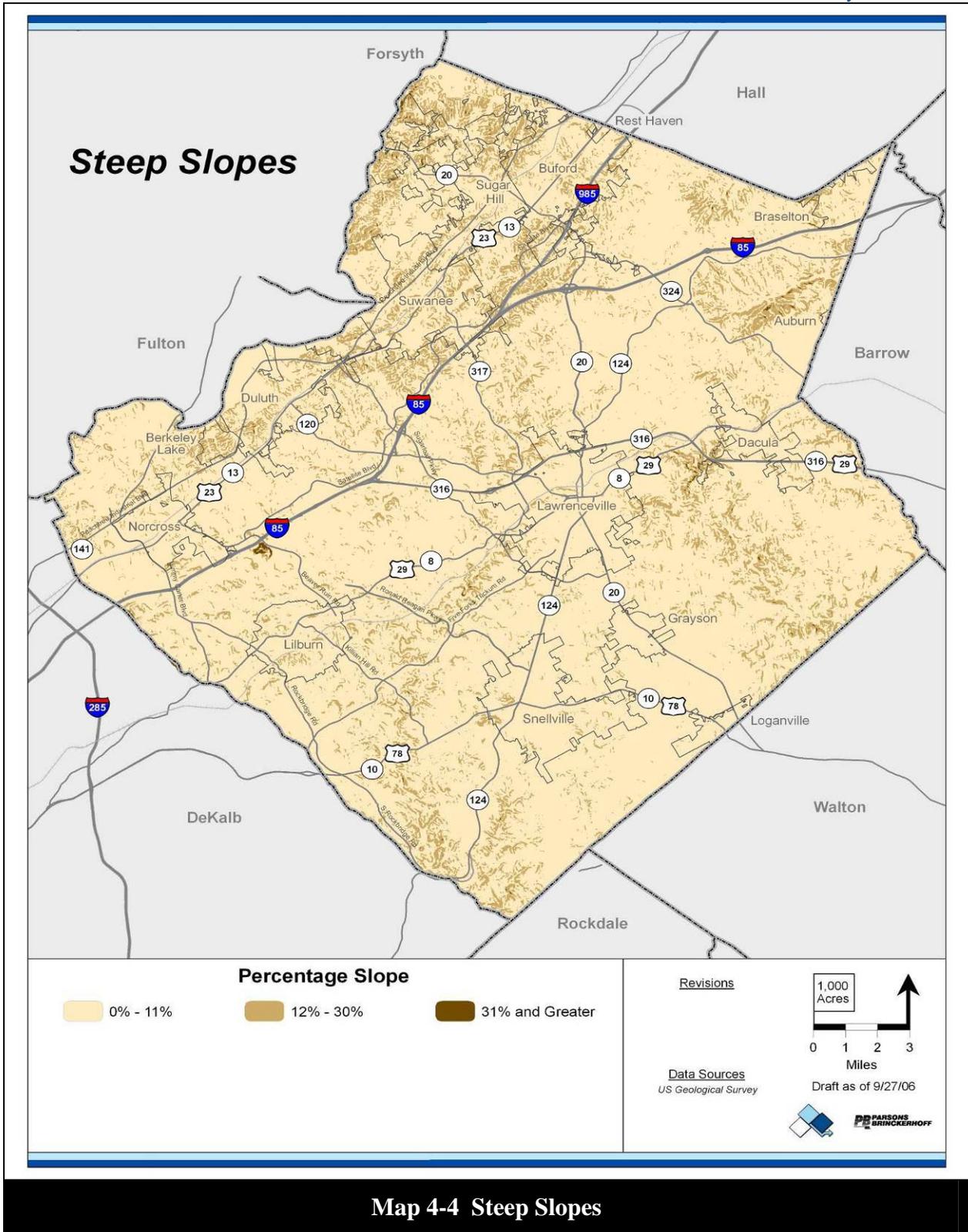
- Altavista fine sandy loam, 0 to 2 percent slopes
- Appling-Hard Labor complex, 2 to 6 percent slopes
- Congaree loam
- Cecil sandy loam, 2 to 6 percent slopes, eroded
- Gwinnett loam, 2 to 6 percent slopes, eroded
- Hard Labor sandy loam, 2 to 6 percent slopes
- Helena sandy loam, 2 to 6 percent slopes
- Lloyd loam, 2 to 6 percent slopes
- Madison gravelly sandy loam, 2 to 6 percent slopes, eroded
- Pacolet sandy loam, 2 to 6 percent slopes, eroded
- Red Bay sandy loam, 2 to 6 percent slopes
- Wickham sandy loam, 2 to 6 percent slopes, eroded

Soils considered prime farm land are located in the southeastern part of the County as well as near the Chattahoochee River. There are several areas of interspersed prime farmland soil throughout the County. Identifying prime agricultural lands does not necessarily correlate to agricultural farming. Several areas identified as prime agricultural land are either developed or in areas of potential development within the planning period. In 2000 employment in the agricultural industry accounted for only .20 percent of employment in Gwinnett County

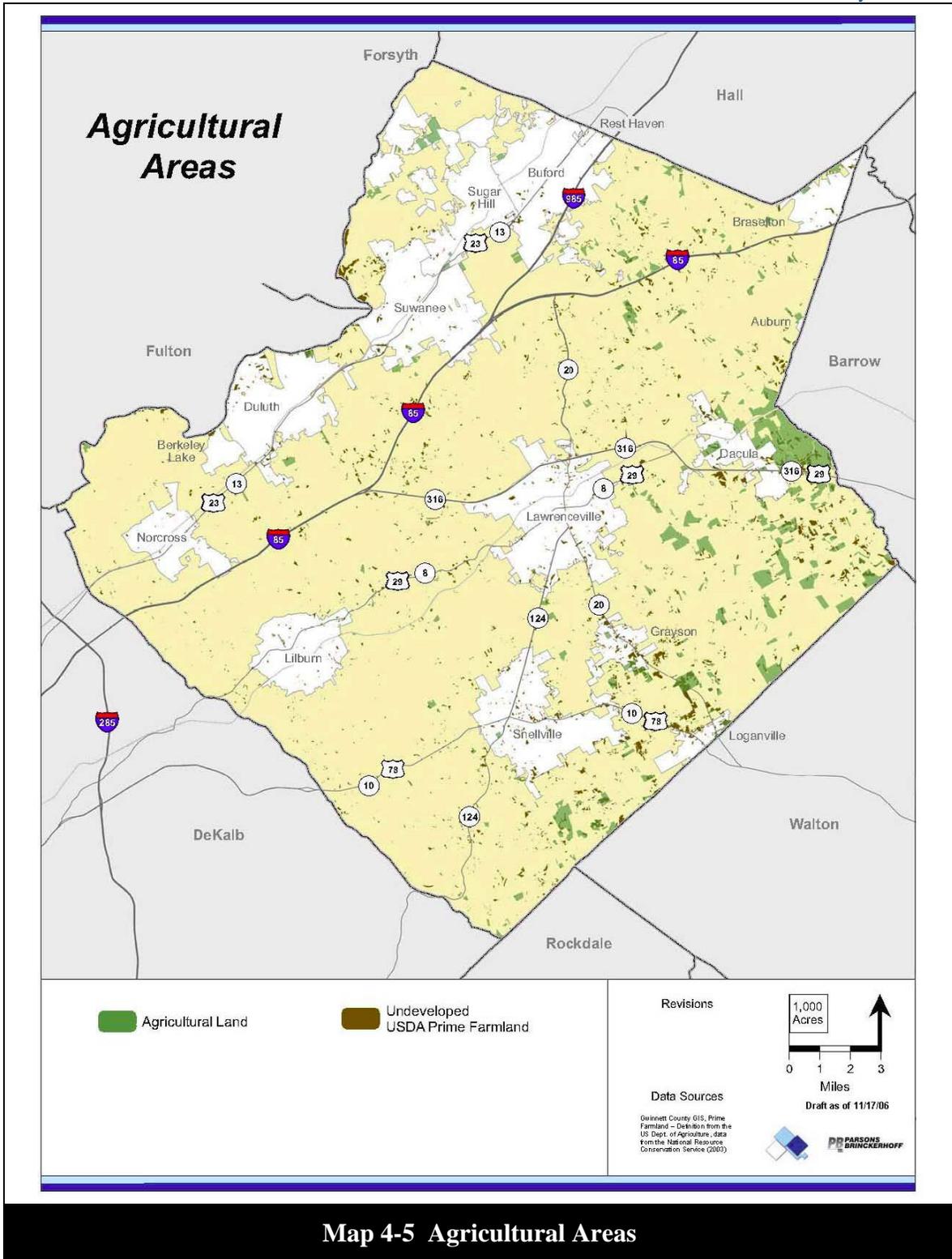
Regulations

Gwinnett County's Soil Erosion and Sediment Control Ordinance regulates erosion control practices on parcels where land is being disturbed and protect streams from excessive sediment. It requires that development is in accordance with "best management practices" to minimize the disruption of soils and control erosion. The Ordinance has been in effect since 1972 and was most recently amended in June 2004.





Map 4-4 Steep Slopes



Map 4-5 Agricultural Areas

4.3: Parks and Recreation Facilities

Map 4.6 locates the major recreation facilities and scenic sites in the County.

The last Comprehensive Parks and Recreation Master Plan (2004) cited 55 designated parks and recreational areas in Gwinnett totaling 8,157 acres. The largest of these are Harbins/Alcovy River Park, a 1700 acre site located in the southeastern portion of the County, Little Mulberry Park, a 900-acre park between Dacula and Braselton, and Tribble Mill Park, a 700-acre public park adjacent to the city of Grayson. The parks are spread throughout the County, with the largest parks along the northwestern and southeastern borders of Gwinnett.

The 2004 Master Plan also listed 45 City owned parks totaling 916 acres and 10 federal owned parks with a total of 1,553 acres. The total park acreage –City, County and Federal—cited in the Master Plan was 10,626 acres. A number of privately run recreation facilities—golf courses, tennis clubs, skate parks, etc.—also are available to the general public.

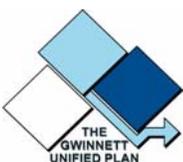
County parks are distributed within five Recreation Planning Areas among the following classifications:

- Community Parks—large parks with many active recreation facilities, the “backbone” of the County park system.
- Passive Community Parks—similar to Community parks but more emphasis on without the large sports complexes and other attractions that require such site features as large parking lots.
- Open Space Parks—areas with minimal amenities and an emphasis on non-programmed activities
- Special Purpose Parks—generally small sites devoted to one activity
- Special Purpose Neighborhood Parks—in highly developed areas with a significant potential “walk-to” population and with less features such as on site parking.
- Linear Parks—connecting green corridors with access to nearby neighborhoods and business districts that link parks and other points of interest such as schools

The last two categories were added to the park system by the 2004 Master Plan.

City parks tend to be smaller and more “walk to” or “bicycle to” accessible to the populations they serve. They tend to attract shorter visits (e.g. playgrounds) than the County parks. Many city parks were established years ago while the County system is largely a product of the past two decades.

An interim update of the Parks and Recreation Master Plan is currently underway with a full update due around 2009. There have been a few changes since the 2004 plan. As of November 2006 there were 60 County Parks, 49 City Parks, and 7 federal holding, which are located throughout the Gwinnett (See Table 4-2). (There are no State Parks in Gwinnett.) The reduction in federal holdings came about through consolidation of several holdings into one unit.



A key park planning concern is keeping the supply of parkland in balance with Gwinnett’s rapidly growing population. According to the County’s 2004 Comprehensive Parks and Recreation Master Plan the ratio of approximately 12.5 acres of parkland to 1,000 residents is under the intended ratio of 15 acres per 1000 residents with the bulk of this deficiency in relation to Community Parks and Passive Community Parks. The Master Plan outlines goals to make up these deficits.

In addition to the lower than desired aggregate amount of parkland, the Master Plan also targets providing needed parkland for areas of the County that have parkland service gaps—i.e. are beyond a 2 mile radius of larger parks (more than 20 acres) or a 1 mile radius from parks under 20 acres. The Areas of Special Attention map shows the approximate extent of these underserved areas.

As is typical, many of the recreation facilities offered by Gwinnett parks are geared to younger users. In recent years, however, more attention has been paid to increasing the proportion of passive recreation and areas of environmental and resource protection. The increase in emphasis on passive recreation is in large part a response to residents’ desire for more places to walk, hike, bike and run in contrast to participation in organized sports. Much of this demand is a reflection of the increase in the proportion of middle age and elderly park users among the Gwinnett population.

Table 4.2 Parks and Recreation		
Park	Owner	ID
ABBOTS BRIDGE UNIT (CRNRA)	FED	1
ALEXANDER PARK	CTY	2
BAKERS ROCK (SNELLVILLE GREENSPACE)	CITY	3
BAY CREEK PARK	CTY	4
BEAVER RUIN GREENSPACE	CTY	5
BERKELEY LAKE/ NATURE PRESERVE (BERK.LK)	CITY	6
BEST FRIEND PARK	CTY	7
BETHESDA PARK /GWINNETT SENIOR CENTER	CTY	8
BOGAN PARK	CTY	9
BONA ALLEN PARK #2	CITY	10
BUFORD DAM COE	FED	11
BUFORD GREENSPACE (GARNETT STREET)	CITY	12
BUNTEN ROAD PARK	CITY	13
C R N R A (MCGINNIS FERRY)	FED	14
C R N R A (SETTLES BRIDGE)	FED	15
CEMETERY FIELDS	CTY	16
CENTERVILLE PARK SITE	CTY	17
BARTOW JENKINS PARK	CITY	18
COLLINS HILL AQUATIC	CTY	19
COLLINS HILL PARK	CTY	20
DACULA PARK	CTY	21
DESHONG PARK SITE	CTY	22
DOC MOORE BRANCH PARK	CTY	23
DUNCAN CREEK PARK	CTY	24
E.E. ROBINSON MEMORIAL PARK (SUGAR HILL)	CITY	25
EDGEMOOR	CTY	26
FREEMAN'S MILL	CTY	27
GEORGE PIERCE PARK	CTY	28

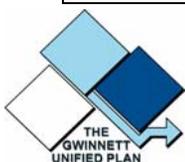


Table 4.2 Parks and Recreation

GRAVES PARK	CTY	29
GWINNETT COUNTY HISTORIC COURTHOUSE	CTY	30
GWINNETT HISTORY MUSEUM/FEMALE SEMINARY	CTY	31
HARBINS/ALCOVY RIVER PARK	CTY	32
HARMONY GROVE SOCCER COMPLEX	CTY	33
HOLCOMB BRIDGE PARK	CTY	34
JONES BRIDGE PARK	CTY	35
SWEET WATER PARK	CTY	36
LENORA PARK	CTY	37
LILBURN CITY PARK	CITY	38
LILBURN GREENSPACE	CITY	39
LILLIAN WEBB FIELD	CTY	40
LITTLE MULBERRY PARK	CTY	41
LUCKY SHOALS PARK	CTY	42
MCDANIEL FARM PARK	CTY	43
MEDLOCK BRIDGE UNIT (CRNRA)	FED	44
MOUNTAIN PARK PARK	CTY	45
MOUNTAIN PARK AQUATIC CENTER & ACTIVITY	CTY	46
PALM CREEK PARK SITE	CTY	47
PINCKNEYVILLE COMMUNITY CENTER	CTY	48
PINCKNEYVILLE PARK	CTY	49
PINCKNEYVILLE SOCCER COMPLEX	CTY	50
RABBIT HILL PARK	CTY	51
RHODES JORDAN PARK/LVILLE SENIOR CENTER	CTY	52
ROGERS BRIDGE PARK SITE	CITY	53
RONALD REAGAN PARK @ FIVE FORKS	CTY	54
SCOTT HUDGENS PARK	CITY	55
SETTLES BRIDGE PARK	CTY	56
SETTLES BRIDGE PARK (STATE OF GA DNR OWN)	CTY	57
SHORTY HOWELL PARK	CTY	58
SINGLETON ROAD ACTIVITY CENTER	CTY	59
ROCK SPRINGS PARK	CTY	60
SUGAR HILL GREENSPACE	CITY	61
SUWANEE CREEK PARK (SUWANEE)	CITY	62
SUWANEE CREEK UNIT (CRNRA)	FED	63
T.W. BRISCOE PARK (SNELLVILLE)	CITY	64
THRASHER PARK	CITY	65
TOWN CENTER PARK (SUWANEE)	CITY	66
TRIBBLE MILL PARK	CTY	67
VINES GARDENS	CTY	68
W.P. JONES PARK (DULUTH)	CITY	69
WEST GWINNETT PARK	CTY	70
YELLOW RIVER HISTORIC POST OFFICE	CTY	71
YELLOW RIVER PARK	CTY	72
YELLOW RIVER WETLAND (GREENSPACE)	CTY	73
PEACHTREE RIDGE PARK	CTY	74
ALCOVY RIVER GREENSPACE (DIXON TRACT)	CTY	75
RIVERBEND PARK SITE (RIVERSIDE DR)	CTY	76
VECOMA TRACT PARK SITE (ROSS ROAD)	CTY	77
LIONS CLUB PARK	CTY	78
HWY. 29/LILBURN AREA PARK SITE	CTY	79
CLUB DRIVE PARK SITE	CTY	80
FUTURE CITY OF SUGAR HILL PARK	CITY	81

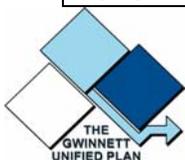
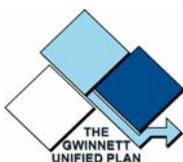
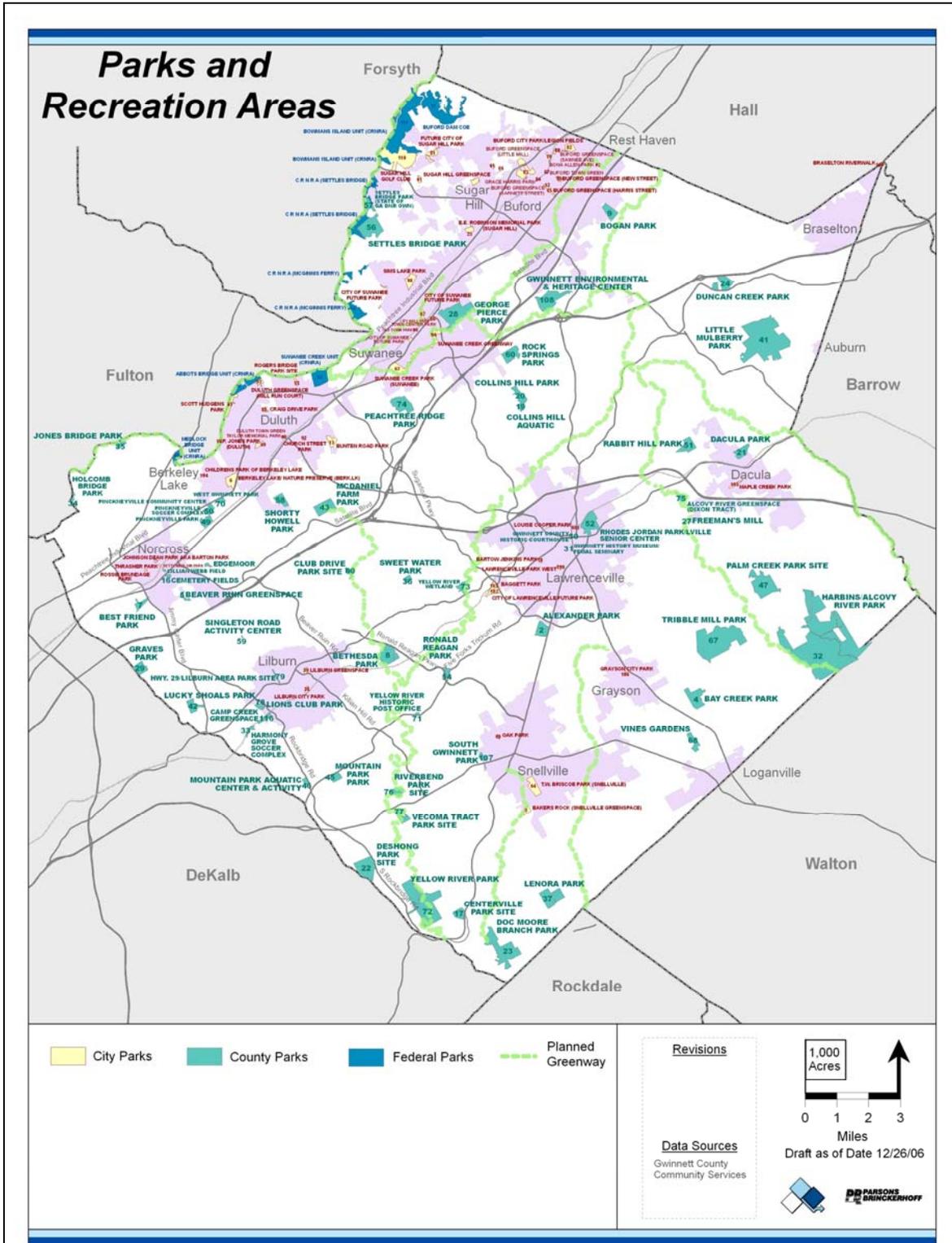


Table 4.2 Parks and Recreation

BUFORD CITY PARK/LEGION FIELDS	CITY	82
BUFORD GREENSPACE (LITTLE MILL)	CITY	83
GRACE HARRIS PARK	CITY	84
BUFORD GREENSPACE (HARRIS STREET)	CITY	85
BUFORD GREENSPACE (NEW STREET)	CITY	86
BUFORD TOWN GREEN	CITY	87
BUFORD GREENSPACE (SAWNEE AVENUE)	CITY	88
CRAIG DRIVE PARK	CITY	89
TAYLOR MEMORIAL PARK	CITY	90
DULUTH TOWN GREEN	CITY	91
CHURCH STREET PARK	CITY	92
DULUTH GREENSPACE (MILL RUN COURT)	CITY	93
SUWANEE CREEK GREENWAY	CITY	94
CITY HALL PARK	CITY	95
OLD TOWN PARK	CITY	96
CITY OF SUWANEE FUTURE PARK	CITY	97
SIMS LAKE PARK	CITY	98
OAK PARK	CITY	99
LAWRENCEVILLE PARK WEST	CITY	100
LOUISE COOPER PARK	CITY	101
CITY OF LAWRENCEVILLE FUTURE PARK	CITY	102
BAGGETT PARK	CITY	103
CHILDRENS PARK OF BERKELEY LAKE	CITY	104
MAPLE CREEK PARK	CITY	105
GRAYSON CITY PARK	CITY	106
SOUTH GWINNETT PARK	CTY	107
GWINNETT ENVIRONMENTAL & HERITAGE CENTER	CTY	108
BRASELTON RIVERWALK	CITY	109
SUGAR HILL GOLF CLUB	CITY	110
BOWMANS ISLAND UNIT (CRNRA)	FED	111
SUGAR HILL GREENSPACE	CITY	112
JOHNSON DEAN PARK AKA BARTON PARK	CITY	113
BETTY MAULDIN PARK	CITY	114
ROSSIE BRUNDAGE PARK	CITY	115
CAMP CREEK GREENSPACE	CTY	116





Map 4-6 Parks and Recreation Areas



4.4: Significant Cultural Resources

Gwinnett County is a rapidly changing suburban county. A large portion of Gwinnett's population has lived here only a few years. As a result, many people are not aware of the county's history or its rich stock of historic resources. In fact, Gwinnett's rapid pace of development and lack of public awareness has threatened the preservation of historic resources and many have been lost. The preservation of Gwinnett's remaining historic resources is beneficial toward maintaining a sense of place in the county and its communities.

The preservation of historic resources provides cultural, educational, and economic benefits for a community. Historic sites are among the top destinations for Georgia's tourists, and tourism is one of the largest and fastest growing industries in the state, creating thousands of jobs and millions of dollars in revenues annually. Property values adjacent to restored historic properties tend to be higher. Historic properties such as the Lawrenceville Female Seminary and the old Gwinnett County Courthouse are used for educational and cultural functions. Preservation of irreplaceable assets such as these have immeasurable benefits in maintaining Gwinnett as a unique community as the county continues to experience rapid suburbanization.

Some of the preservation efforts are described below, along with an inventory of those sites and buildings listed on the *National Register of Historic Places (NRHP)*, as well as a map showing the locations of additional sites surveyed and/or identified by the county and the community as points of historic interest or concern.

The *NRHP* is the nation's official list of historic buildings, structures, sites, objects, and districts deemed to be historically significant and worthy of preservation. The list is maintained by the U.S. Department of the Interior. In Georgia, the *NRHP* program is administered by the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources (the official State Historic Preservation Office). Listing on the *National Register* not only provides recognition of a property's architectural, historical, or archaeological significance, it also makes properties potentially eligible for both federal and state tax incentive programs. Listing in the *National Register* does not place any obligations or restrictions on the use or disposition of a property, and thus does not guarantee its preservation. However, the listing of a property or its professional assessment as being potentially eligible for listing does provide limited protection should the property be potentially affected by a fully or partially-funded federal undertaking.

Currently, 17 historic resources within the county have been officially listed on the *National Register of Historic Places* (see Figure 4.7 for their locations and Table 4.3):

Isaac Adair House

The Isaac Adair House, built circa 1827 and located just south of Lawrenceville, remains one of the oldest houses in Gwinnett and documents early 19th century frontier settlement and migration patterns. The house was moved in 1984-1985 to avoid its destruction due to commercial development. An extremely rare, two-story Georgian house type, the



house's construction, including hand-hewn timbers and hand-planed boards, reflect frontier craftsmanship. The house's interior graining and stenciling exhibit frontier decorative arts. The property was listed on the *NRHP* in 2000.

Alcovy Road Grist Mill (aka Freeman's or Swann's Mill)

This mill was built between 1868 and 1879 on the Alcovy River, and the workings of the mill are still intact today. The original dam at the mill was wooden and was replaced in the early 20th century by the present stone dam. In the 1870s, a sawmill and cotton gin were also located on the property, although these structures are no longer extant. In 1876, it is estimated that 1,262 water-powered grain mills operated in the state; this mill is the only operational mill in the county and one of only 15 known to be operational in Georgia. The mill operated most recently in 1986. The property was listed on the *NRHP* in 1998.

Bona Allen House

This seventeen-room Italian Renaissance mansion was completed in 1912 for Bona Allen, Sr. He started a tannery in Buford in the mid-1870s which grew to be quite successful. The tannery employed about 2,200 people at its peak. Bona Allen, Jr. willed the property to the City of Buford which later quitclaimed its interest. The estate was restored, used for a time as a private residence and later a bed and breakfast. The property was listed on the *NRHP* in 1983.

Bona Allen Shoe and Horse Collar Factory

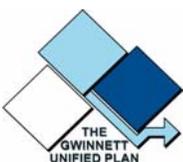
Civil War veteran Bona Allen and his brother started the tannery and harness business that would become the Bona Allen Shoe and Horse Collar Factory in Buford in 1873. Of the present structures, the horse collar factory and office were built in 1905, and the shoe factory was built in 1919. The factories remained operational until the end of World War II. The factory complex is significant in the area of architecture because the design and construction of the factory buildings are representative of industrial architecture built near the turn of the 20th century. The complex has been recently restored as a multipurpose facility, including facilities for artists, their galleries, and shops. The property was listed on the *NRHP* in 2005.

John Quincy Allen House

This two-story, Georgian Revival-styled house located in downtown Buford, was built in the years 1911-1912. This residence features a Palladian portico-entrance, a circular brick driveway, a coach house, a tennis court, and the remains of a formal garden. The house is significant in local history as the home of John Quincy Allen, the son of Bona Allen, Sr., the founder of the Bona Allen Tannery. John Quincy Allen is especially remembered for starting the Bona Allen Shoemakers, a semi-professional baseball team which played all over the country. The property was listed on the *NRHP* in 1984.

Robert Craig House

This homestead, in the Plantation Plain style, was nicknamed "Little Egypt" and built around 1820. The nickname came about when its owner Robert Craig sensed hard times ahead and began to store his grain like Joseph in the Old Testament. In this case, he hid his grain down by a creek from Union foraging parties. When the war was over, people



came from as far away as Tennessee to buy Craig's grain and cottonseed. The property was listed on the *NRHP* in 1990.

Gwinnett County Historic Courthouse

The courthouse on the square was built in 1885. This building was home to county offices until completion of the Gwinnett County Justice and Administration building in 1988. Now restored, the old courthouse provides offices for the Gwinnett County Historical Society, which maintains records for historical and genealogical research. The rest of the building, operated by the county Department of Parks and Recreation, is rented for meetings and receptions. The square on which the courthouse is located is unique as the burial site for 8 men killed during the Creek Indian War of 1836. The property was listed on the *NRHP* in 1980.

Hudson-Nash House and Cemetery (aka Thomas Hudson House)

This house, built by Thomas Hudson around 1846, is thought to be the only home in the county with its detached kitchen still intact. Hudson served as postmaster of the Yellow River post office from 1846 to 1865 and operated the office and a general store in a small structure across the road from this house. The family cemetery is on land behind the house. The property was listed on the *NRHP* in 1990.

Mechanicsville School

The Mechanicsville School, built in 1911, is significant in the architectural and educational history of Mechanicsville. It is the oldest principal structure in the Mechanicsville community and is architecturally representative of the early 20th century one-room schoolhouse. The Mechanicsville School served the elementary school children of this rural community for twenty-eight years until the consolidation of the schools in Gwinnett County in 1939. The schoolhouse is owned by the Mechanicsville Community Association and serves as a community center. The property was listed on the *NRHP* in 1980.

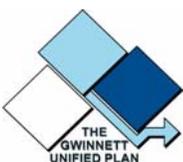
Norcross Historic District

Norcross was built along the railroad in 1871. The city was built around the Norcross Depot and many original structures still remain in this area. The district encompasses 180 acres of the downtown area, including historic commercial and residential properties. The downtown district serves as a reminder of the role of small towns in Georgia history. Downtown Norcross is a thriving retail and restaurant district. The district was listed on the *NRHP* in 1980.

Old Seminary Building (aka Lawrenceville Female Seminary)

This Greek Revival style structure was built circa 1854 and used until 1886. The second story was used for meetings of the Lawrenceville Lodge 131, Free and Accepted Masons for more than a century. The Seminary now houses the office of the County Preservation Planner and the Gwinnett County Historical Museum; the downstairs is used for functions held by private and civic groups. The property was listed on the *NRHP* in 1970.

Parks-Strickland Archaeological Complex



Located on the eastern side of the county, the Parks-Strickland Archaeological Complex is the only site in Gwinnett listed on the *NRHP* solely for its archaeological significance. The site includes over 100 stone mounds believed to have been constructed about 1,500 years ago. Very little is known of the native Americans who constructed these mounds; the most familiar Native American tribes who occupied Georgia, the Cherokees and Creeks, were not present in the area that is now Gwinnett County at the time of the mounds' construction. The site was listed on the *NRHP* in 1989.

The Superb

The Superb is a Pullman private rail car, built in 1911, that carried Warren G. Harding's coffin in the President's funeral train in 1923. President Harding used the Superb for a planned two-month "Voyage of Understanding" trip in 1923, but he became ill on the journey and died in San Francisco. The Superb carried the President's coffin back to Washington for the state funeral and then to Marion, Ohio, for burial. The Superb is the only existing rail car to carry the casket of a "sitting president" and the only "heavyweight" private car that retains its as-built configuration. The rail car has been restored by the Southeastern Railway Museum and is on display at that organization's facility in Duluth. The Superb was listed on the *NRHP* in 1999.

William Terrell Homeplace

This home, a two-story, circa 1827 Plantation Plain style house, was located on US 29 east of Lawrenceville but was destroyed by fire in 1989. However, the site retains archaeological significance because of its use as a corn and cotton plantation during the 19th century. The property was listed on the *NRHP* in 1982 and has not been re-evaluated or de-listed.

Clarence R. Ware House

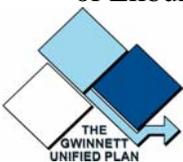
The Clarence R. Ware House, built in 1910, is significant architecturally and historically. It is one of only two Neo-Classical style residences remaining in Lawrenceville. This two-story house is located on Perry Street in downtown Lawrenceville. Clarence R. Ware was a prominent citizen who served as the superintendent of local schools from 1907 to 1920. The property was listed on the *NRHP* in 1982.

Elisha Winn House

This home, built around 1812, is often referred to as the birthplace of Gwinnett County. When the Georgia Legislature created the county in 1818, it ordered that elections and court sessions be held at the home of Elisha Winn. The house and grounds are owned by Gwinnett County and operated by the Gwinnett Historical Society. The society holds the annual Elisha Winn Fair here each summer. The property was listed on the *NRHP* in 1979.

Thomas Wynn House

By 1826, when Thomas Wynn and his wife moved to Gwinnett County and built this house they, they had seven children all under the age of nine. Seven more children were born in this house. When Thomas Wynn died in 1839, his widow had nine children under the age of 18 to raise on a 500-600 acre plantation. The Wynn-Russell House, as it is now known, was restored by the Lilburn Women's Club, and is now owned by the City of Lilburn and used for special occasions. The property was listed on the *NRHP* in 1977.



Although the sites listed above represent those properties that have been nominated and accepted for listing on the *National Register of Historic Places*, many other sites, properties, and objects within the county and its communities may also be eligible for potential listing. Figure 4.8 (County and Community Identified Resources) shows the locations of other previously identified historic properties within the county and its communities that may possess historic, archaeological, and/or architectural significance that warrant their consideration for inclusion on the *NRHP*.

Furthermore, *NRHP* properties and those not considered eligible for federal *NRHP* listing may warrant special local protections to ensure their preservation. Local communities in Georgia may follow the provisions of the Georgia Historic Preservation Act (passed by the legislature in 1980) and establish a historic preservation ordinance, appoint a historic preservation commission, designate properties for protection (including those already on the *NRHP*), and develop design guidelines to ensure the appropriate treatment of designated historic properties according to established preservation principles. Local governments interested in establishing or strengthening local historic preservation policies should contact the Historic Preservation Divisions on the Department of Natural Resources for assistance.

FINDIT Historical Site Survey 2005-2006

Besides those resources already listed on the *National Register*, there are many other sites and buildings in the county that have no official designation, yet their presence provides the community with an opportunity to build a larger and better historic legacy for future generations (see Figures 4.8 through 4-13 for their locations). In 1978, the Georgia Department of Natural Resources conducted a survey of historic properties in Gwinnett County. At that time, the survey identified over 450 sites which might have been eligible for nomination to the *National Register*. In 2006, the county was again surveyed by the FindIt! Historic Resources Survey Partnership, but this survey documented only 236 properties and included cemeteries which had generally been omitted from the 1978 survey. The discrepancy between the two surveys likely points to the rapid rate of suburbanization within the county during this period and the corresponding decline in the number of historic resources. However, the latter survey can serve as a starting point for the county and its communities to consider local ordinances, designations, and protections for historic resources if they so choose.

A survey of historical sites in the unincorporated portion of Gwinnett was completed in early 2006. FINDIT operates from the University of Georgia, funded by the Georgia Transmission Corp. with the cooperation of the Georgia Department of Natural Resources, Historic Preservation Division. Its mission is to inventory the historical architecture of Georgia by completing county survey projects. It concentrates on architecture in the rural portions of counties, and many of the subjects it reports on are farmhouses.

Gwinnett is unusual in that the recent FINDIT survey complements another countywide survey that was done by the state Department of Natural Resources in 1978. Since



Gwinnett has undergone extensive development since then, the new survey provides an opportunity to see how many of its historic farmhouses have survived.

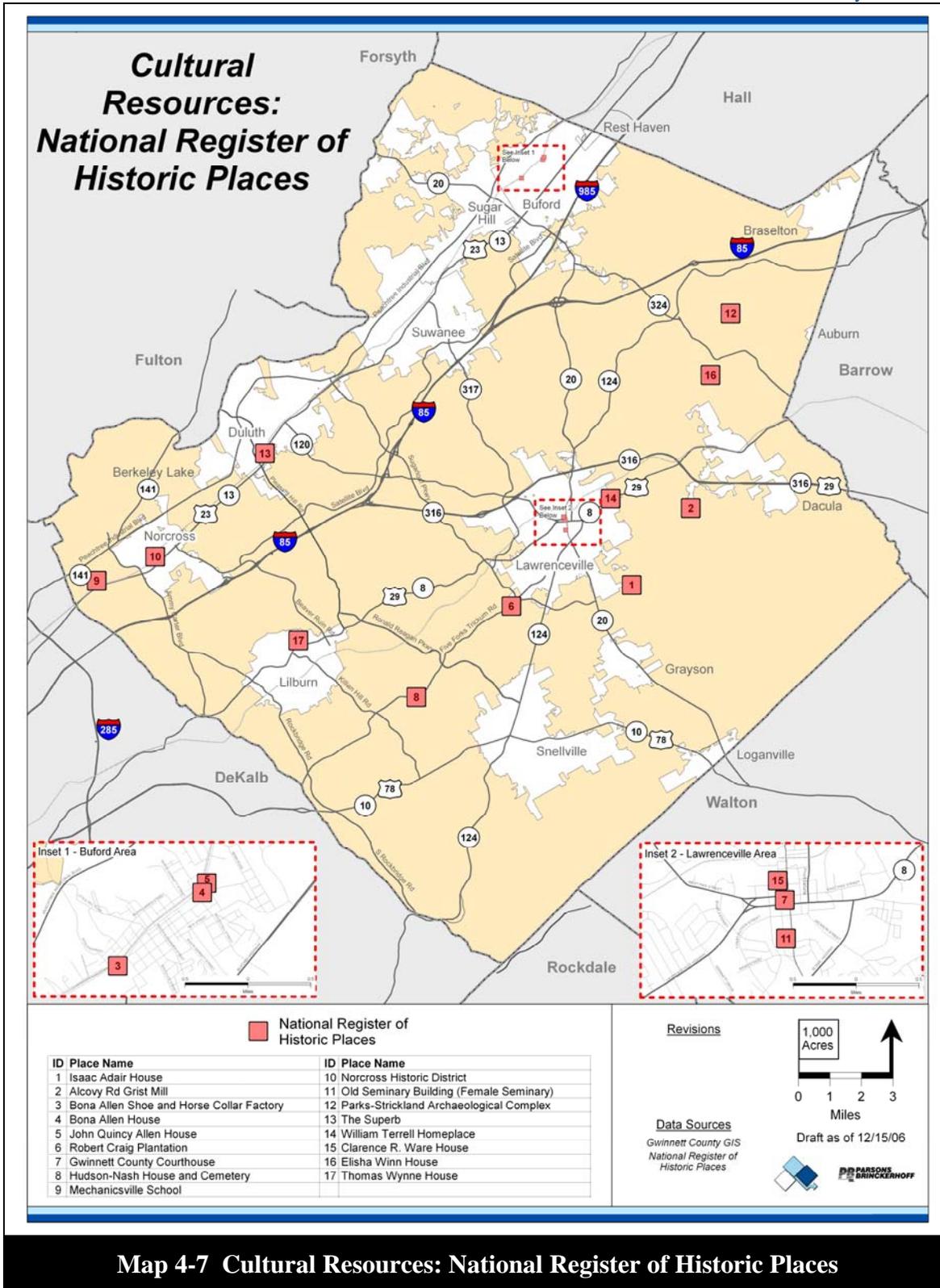
Gwinnett County cooperation efforts with FINDIT included the transfer of the 1978 survey data to digital format, and the copying of a series of 1970's road maps by USGS quads. This earlier data was used by the 2005 survey team to locate some of the sites. Several digital copies of the 1978 survey were also given to the Gwinnett Historical Society for their records and research. The Society only had the survey data in aging, paper notebooks.

At this writing, the output of the new survey is unavailable for access, but it can be seen once it is cleared for public viewing. The survey output can be seen at <https://www.itos.uga.edu/nahrgis/>. There are approximately 185 sites reported. The survey data includes photographs, a detailed architectural data form, and GPS coordinates so the site can be put on a computerized map.

Gwinnett County has undergone a physical transformation over the past two or three decades that is matched by few places in the country. The traces of its rural life are disappearing rapidly from existence and memory. This makes efforts such as the FINDIT survey particularly important.

Table 4.3 National Register of Historic Places in Gwinnett County

ISAAC ADAIR HOUSE	1235 CHANDLER RD 30045
ALCOVY ROAD GRIST MILL	1564 ALCOVY RD 30019
BONA ALLEN SHOE AND HORSE COLLAR FACTORY	395 MAIN ST 30518
BONA ALLEN HOUSE	345 E MAIN ST 30518
JOHN QUINCY ALLEN HOUSE	554 W MAIN ST 30518
ROBERT CRAIG PLANTATION	1504 FIVE FORKS TRICKUM RD 30044
GWINNETT COUNTY COURTHOUSE	185 CROGAN ST 30246
HUDSON-NASH HOUSE AND CEMETERY	3490 FIVE FORKS TRICKUM RD 30047
MECHANICSVILLE SCHOOL	4266 FLORIDA AVE 30360
NORCROSS HISTORIC DISTRICT	200 S CEMETERY ST 30071
OLD SEMINARY BUILDING (FEMALE SEMINARY)	455 S PERRY ST 30045
PARKS-STRICKLAND ARCHAEOLOGICAL COMPLEX	DACULA 30019
THE SUPERB	3595 S PEACHTREE RD 30019
WILLIAM TERRELL HOMEPLACE	US 29 HWY 30045
CLARENCE R. WARE HOUSE	293 N PERRY ST 30045
ELISHA WINN HOUSE	908 N DACULA RD 30019
THOMAS WYNNE HOUSE	4550 WYNNE RUSSELL DR 30047

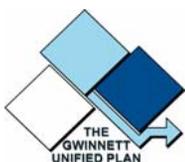


Map 4-7 Cultural Resources: National Register of Historic Places

**Table 4.4 County and Community Identified
Historic Sites**

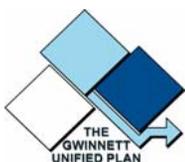
ID	Name
1	MEADOW
2	DULUTH (WARSAW)
3	PITTMAN
4	WASHINGTON ACADEMY
5	MECHANICSVILLE
6	BEAVER RUIN
7	GLOVER
8	UNION
9	GRADEN
10	PLEASANT HILL
11	GARNER
12	BERMUDA
13	GLENN
14	PROMISED LAND
15	HARRIS ACADEMY
16	ROBERTS ACADEMY
17	ROCKY BRANCH
18	OZORA
19	OAKSHADE
20	YELLOW RIVER
21	FIVE FORKS
22	BETHESDA
23	CENTERVILLE (SNEEZER)
24	LENORA
25	ROSEBUD/CHESTER
26	BRUSHY FORK
27	HAYNES CREEK
28	SNELLVILLE
29	PHARR'S ACADEMY
30	CHESTNUT GROVE BAPTIST CHURCH SCHOOL
31	GRAYSON
32	MIDWAY
33	BAYCREEK
34	SAM CRAIG
35	LAWRENCE HIGH
36	OLD FIELD
37	MCKENDREE
38	WALNUT GROVE
39	SWEETGUM
40	ALCOVA
41	OAK GROVE
42	CARTER'S ACADEMY
43	ROCK SPRINGS
44	LIBERTY

45	RABBIT HILL
46	PROSPECT
47	PEACHTREE
48	GWINNETT HALL
49	HOG MOUNTAIN
50	DUNCANS CREEK
51	MT. MORIAH
52	IVY CREEK
53	GRAVEL SPRINGS
54	ZION HILL
55	HARMONY
56	OLD SCHOOL
57	BUFORD HIGH
58	OLD ACADEMY
59	NEW PROSPECT
60	VANCE CROSS ROADS
61	SUGAR HILL
62	OLD SUWANEE
63	HOPEWELL
64	OAKLAND
65	TRINITY
66	SUWANEE
67	WHITEOAK
68	BROWNS
69	LEVEL CREEK
70	LUXOMNI
71	DACULA
72	LOWERY'S ACADEMY
73	JACKSON ACADEMY
74	TOWN OF GLOSTER
75	MEADOW
76	SHAKERAG
77	SUWANEE OLD TOWN
78	PICKNEYVILLE (TURKEY GIZZARD)
79	CHOICES STORE
80	BERKSHIRE
81	MOUNTAIN PARK (TRICKUM)
82	WEBBVILLE
83	YELLOW RIVER
84	ROCKBRIDGE
85	SWEETWATER
86	CALEB
87	CENTERVILLE
88	BAYCREEK
89	HUFF
90	CHINQUAPIN GROVE
91	HOG MOUNTAIN
92	CAINS



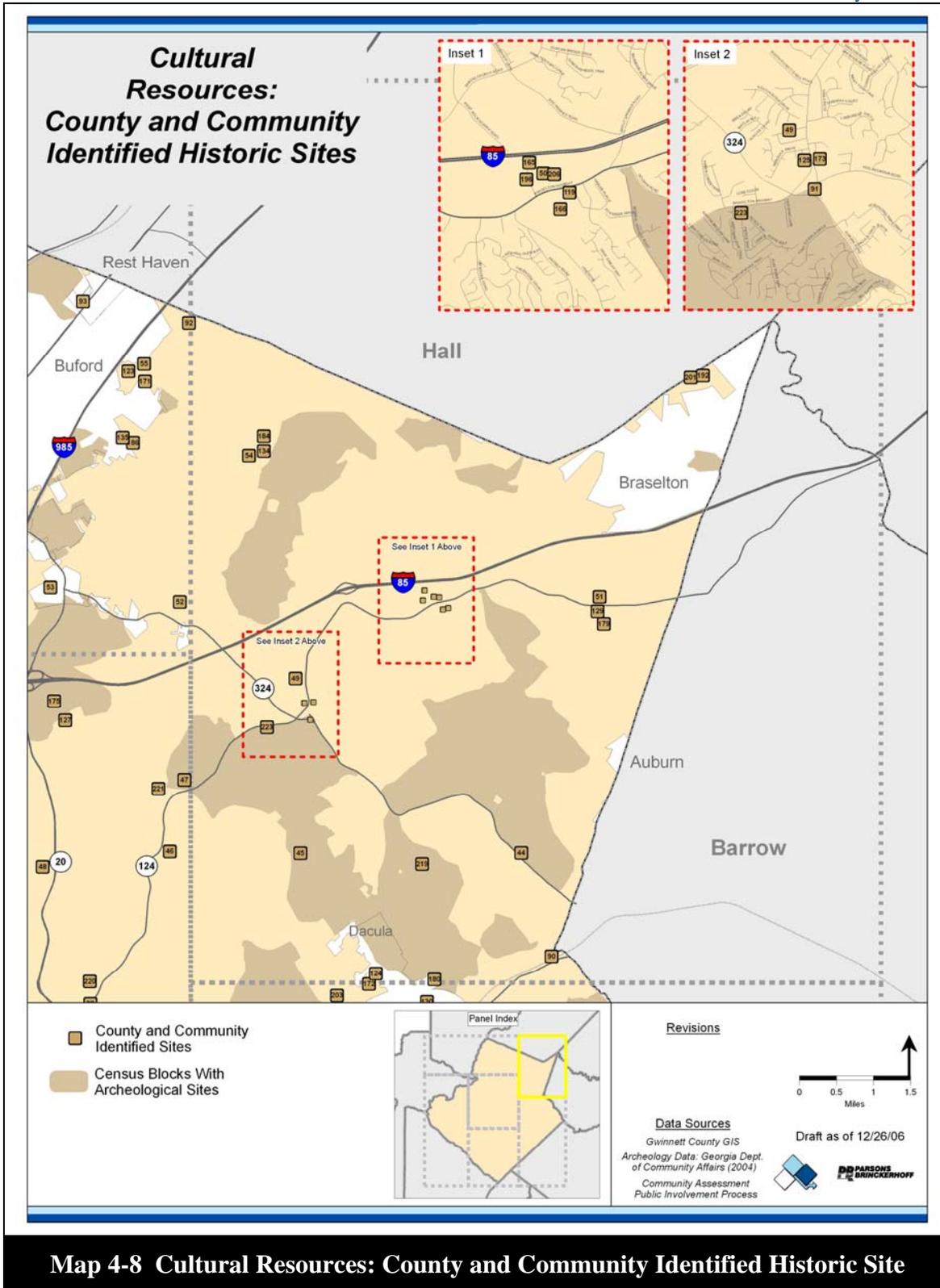
93	REST HAVEN
94	OAKLAND
95	ORRSVILLE
96	LUXOMNI
97	MT ZION BAPTIST
98	EAST SHADOWLAWN CEMETERY
99	BETHANY MISSIONARY BAPTIST AND CEMETERY
100	CEMETERY*
101	BETHESDA PRESBYTERIAN
102	DULUTH METHODIST
103	LIBERTY BAPTIST
104	PLEASANT GROVE METHODIST
105	PLEASANT HILL BAPTIST
106	FRIENDSHIP PRIMITIVE BAPTIST
107	CHESTNUT GROVE BAPTIST
108	HAYNES CREEK PRIMITIVE BAPTIST
109	NEW HOPE METHODIST
110	O'KELLEY CHAPEL BAPTIST
111	OLD ZOAR METHODIST
112	OZORA BAPTIST
113	LEVEL CREEK METHODIST
114	LEBANON BAPTIST
115	ISLAND FORD BAPTIST
116	BETHESDA BAPTIST
117	OLD EWING CHAPEL BAPTIST
118	PLEASANT GROVE BAPTIST
119	ANTIOCH BAPTIST
120	APALACHEE BAPTIST
121	EBENEZER BAPTIST
122	FAIRVIEW PRESBYTERIAN
123	HARMONY BAPTIST
124	HEBRON BAPTIST
125	HOG MOUNTAIN BAPTIST
126	HOPEWELL CHRISTIAN
127	IVY PRIMITIVE BAPTIST
128	MCKENDREE METHODIST
129	MT. MORIAH BAPTIST
130	MT. ZION METHODIST
131	NEW PROSPECT METHODIST
132	NEW ROCK SPRINGS CHURCH
133	OLD FIELD BAPTIST
134	ZION HILL BAPTIST
135	PLEASANT HILL MISSIONARY BAPTIST
136	CEMETERY*
137	BEARD CEMETERY
138	CEMETERY*

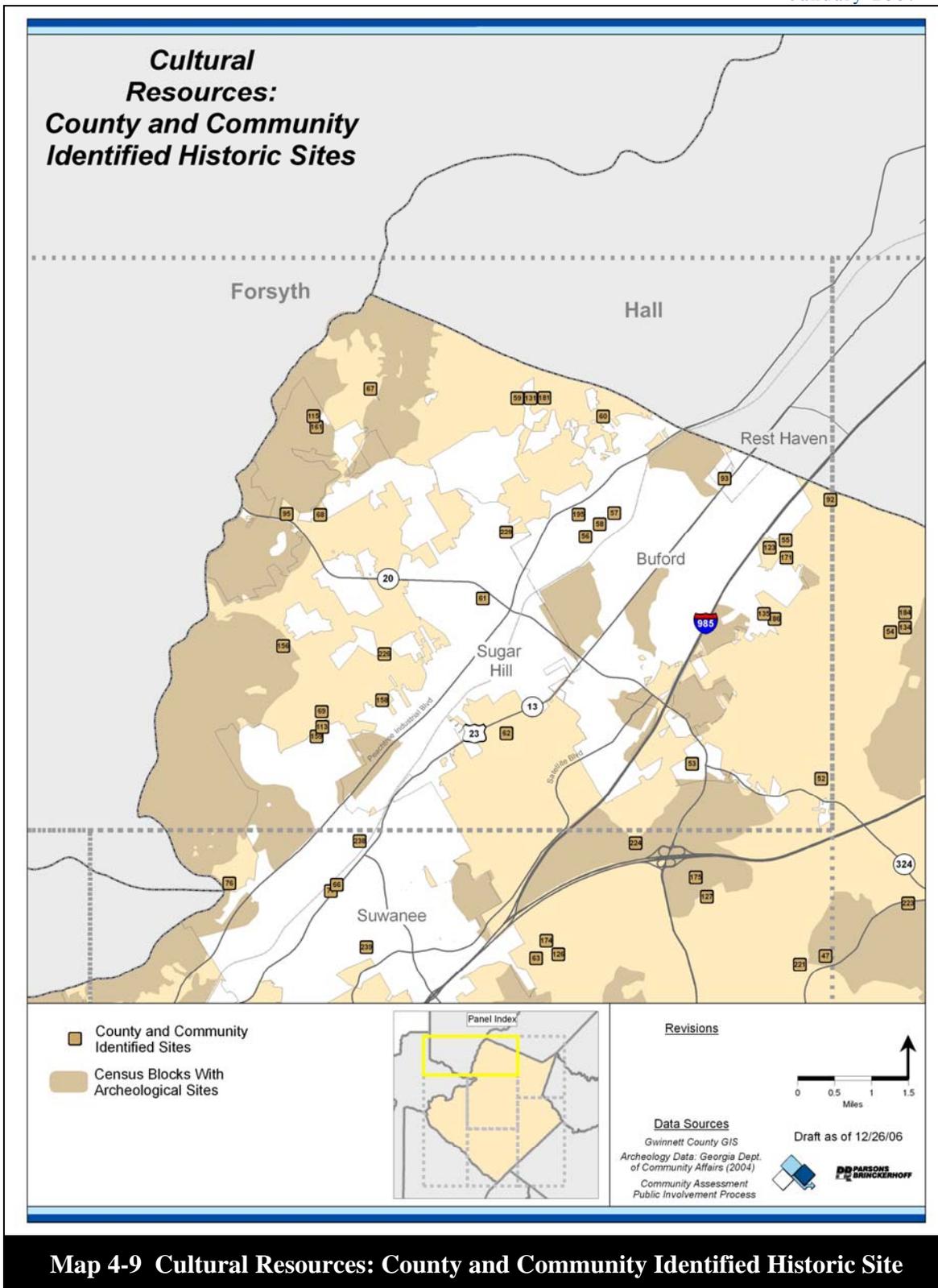
139	CAMP CREEK PRIMITIVE BAPTIST CEMETERY
140	CEMETERY*
141	DULUTH BAPTIST CEMETERY
142	GOSHEN PRESBYTERIAN
143	HARMONY GROVE CEMETERY
144	CEMETERY*
145	MT. CARMEL METHODIST CEMETERY
146	NORCROSS CEMETERY
147	CEMETERY*
148	CEMETERY*
149	CEMETERY*
150	CEMETERY*
151	CEMETERY*
152	CEMETERY*
153	CEMETERY*
154	CEMETERY*
155	CEMETERY*
156	OLD LEVEL METHODIST CEMETERY
157	OAKLAND CEMETERY
158	LIBERTY MISSIONARY BAPTIST CEMETERY
159	CEMETERY*
160	CEMETERY*
161	CEMETERY*
162	CEMETERY*
163	CEMETERY*
164	CEMETERY*
165	CEMETERY*
166	CEMETERY*
167	COLLINS HILL BAPTIST
168	DACULA CEMETERY
169	CEMETERY*
170	CEMETERY*
171	CEMETERY*
172	CEMETERY*
173	CEMETERY*
174	CEMETERY*
175	CEMETERY*
176	LAWRENCEVILLE CEMETERY
177	MARTINS CHAPEL METHODIST CEMETERY
178	CEMETERY*
179	CEMETERY*
180	CEMETERY*
181	CEMETERY*
182	CEMETERY*
183	CEMETERY*



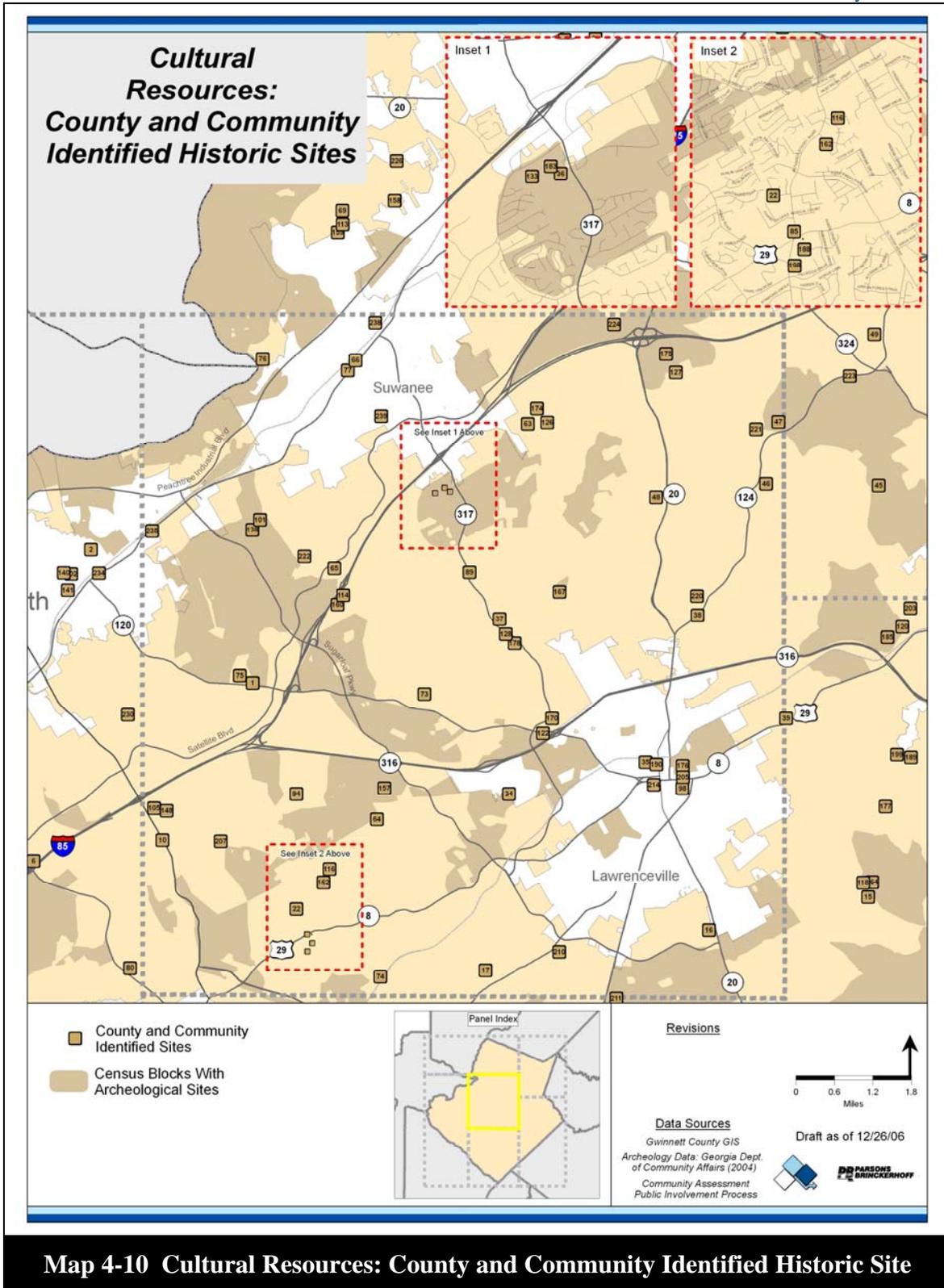
184	CEMETERY*
185	PLEASANT HILL CEMETERY
186	CEMETERY*
187	NEW BETHEL AME CHURCH
188	CEMETERY*
189	ALCOVY BAPTIST
190	COURTHOUSE SQUARE CEMETERY
191	CEMETERY*
192	CEMETERY*
193	CEMETERY*
194	CEMETERY*
195	BUFORD CITY CEMETERY
196	DUNCAN CREEK CONGREGATIONAL
197	CEMETERY*
198	BETHESDA METHODIST
199	CEMETERY*
200	CORINTH MISSIONARY BAPTIST
201	MULBERRY BAPTIST
202	EWING CHAPEL BAPTIST
203	CEMETERY*
204	LUXOMNI BAPTIST
205	SHADOWLAWN CEMETARY
206	ANTIOCH BAPTIST CEMETERY
207	MARTIN BRIDGE
208	WOODEN BRIDGE
209	WYNNE-RUSSELL HOUSE
210	LITTLE EGYPT
211	WEBB GIN HOUSE
212	DAVID ANDERSON HOUSE
213	TOWN OF ANNISTOWN
214	FEMALE SEMINARY
215	YELLOW RIVER POST OFFICE

216	THOMAS P. HUDSON HOUSE
217	CHARLES-LIVESEY HOUSE
218	MAGUIRE HOUSE
219	ELISHA WINN HOUSE
220	LAWRENCEVILLE METHODIST CAMPGROUND
221	CHESSER-WILLIAMS HOUSE
222	GOODWIN HOUSE
223	FORT DANIEL
224	WOODWARD'S MILL
225	HOWELLS FERRY
226	SIMMONS MINE
227	OLD NATIVE AMERICAN QUARRY
228	SAWYER QUARRY
229	PIEDMONT MINE
230	MCDANIEL FARM
231	CEMETERY*
232	BANKSON SPRINGS
233	CARVIS WILLIAMS (MCDANIELS BRIDGE)
234	MCDANIEL HOTEL
235	STRICKLAND HOUSE
236	MT TABOR BAPTIST CHURCH
237	HOPKINS MILL POND
238	SHADOWBROOK CEMETERY
239	COLORED PEOPLE OF SUWANEE CEMETERY
Source: <i>Gwinnett County GIS; Archeological Data from the Department of Community Affairs; and Community Assessment Public Involvement Process</i>	
*Cemetery is unnamed or its association is not identified	

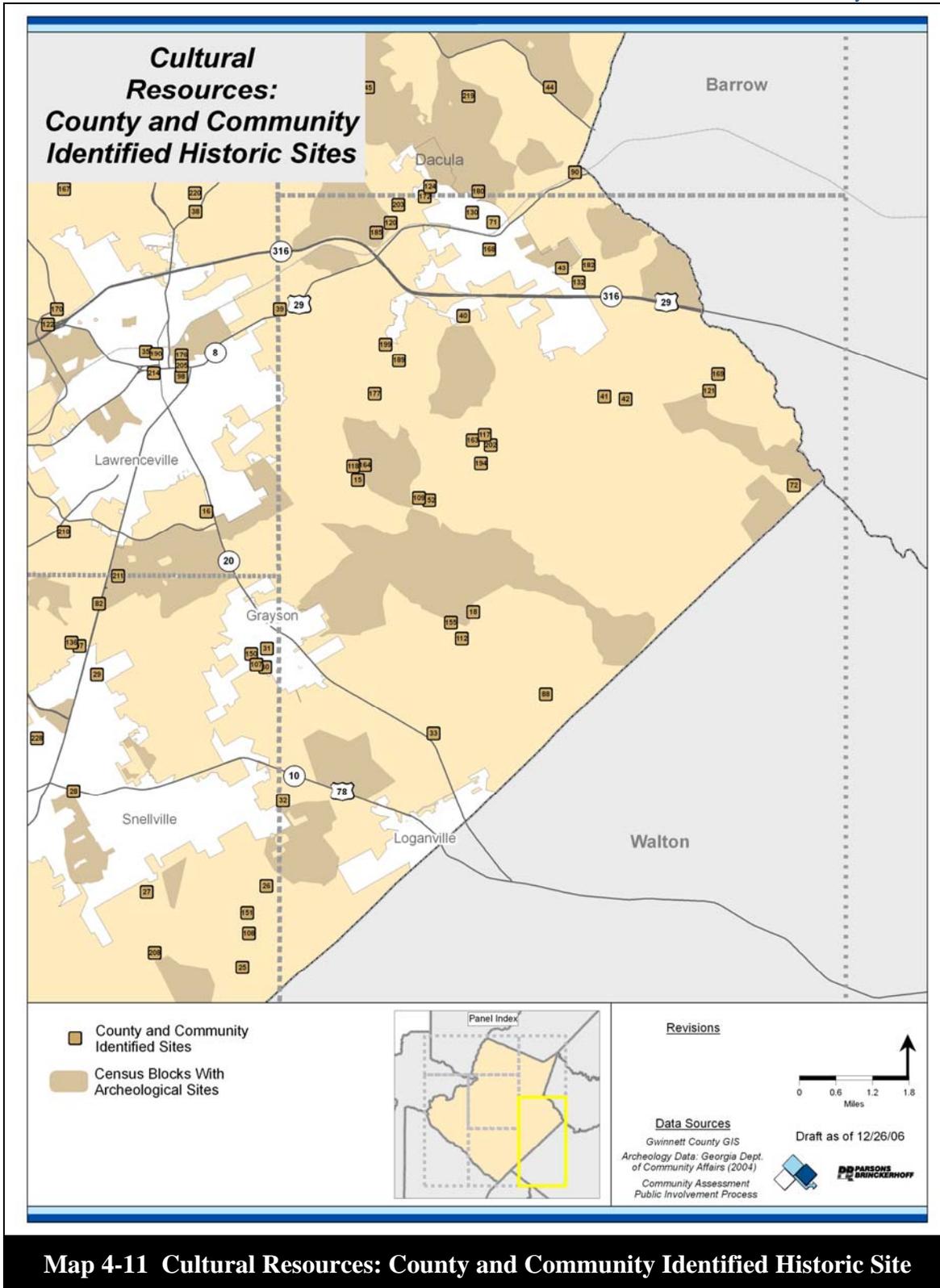


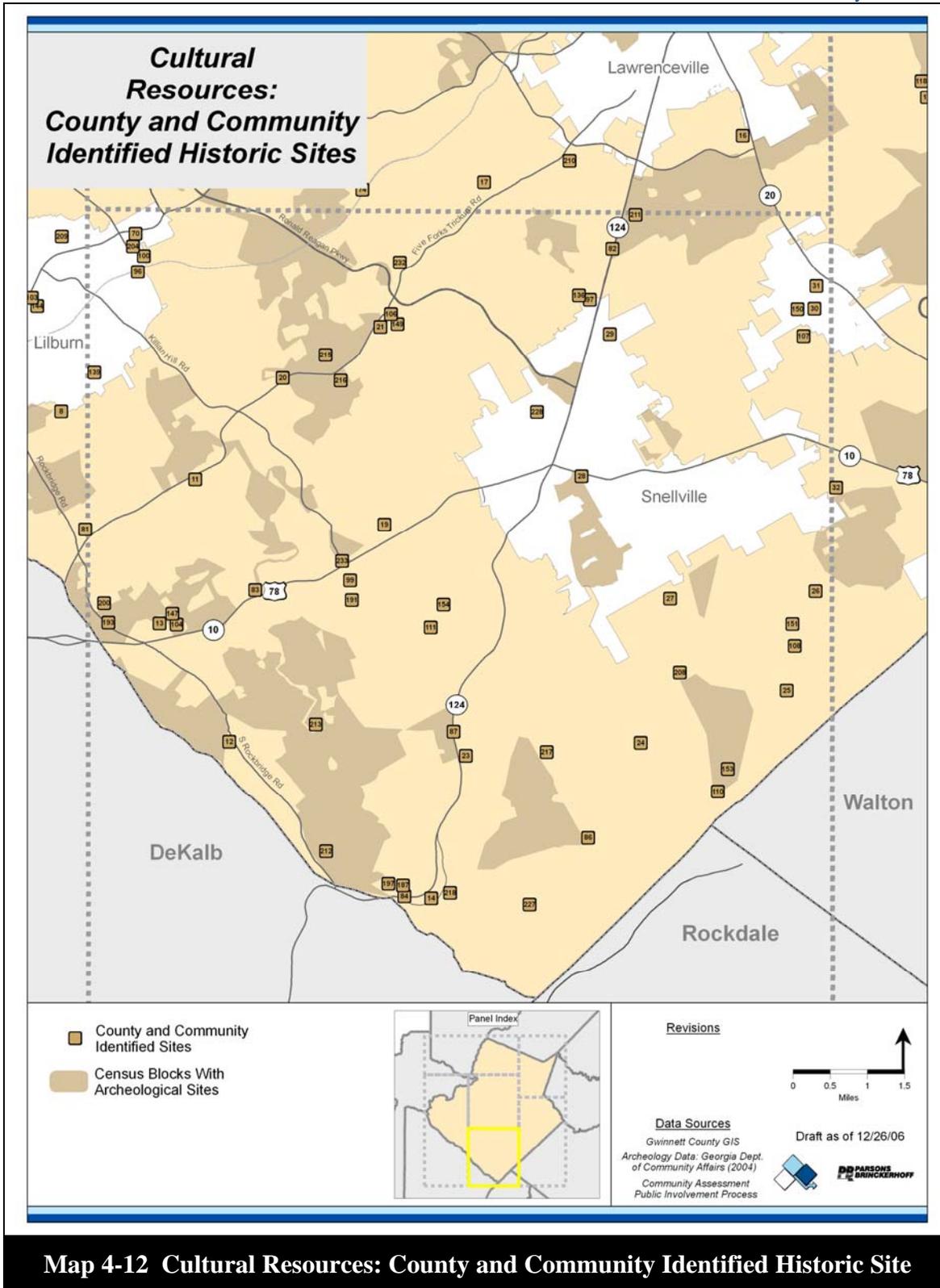


Map 4-9 Cultural Resources: County and Community Identified Historic Site

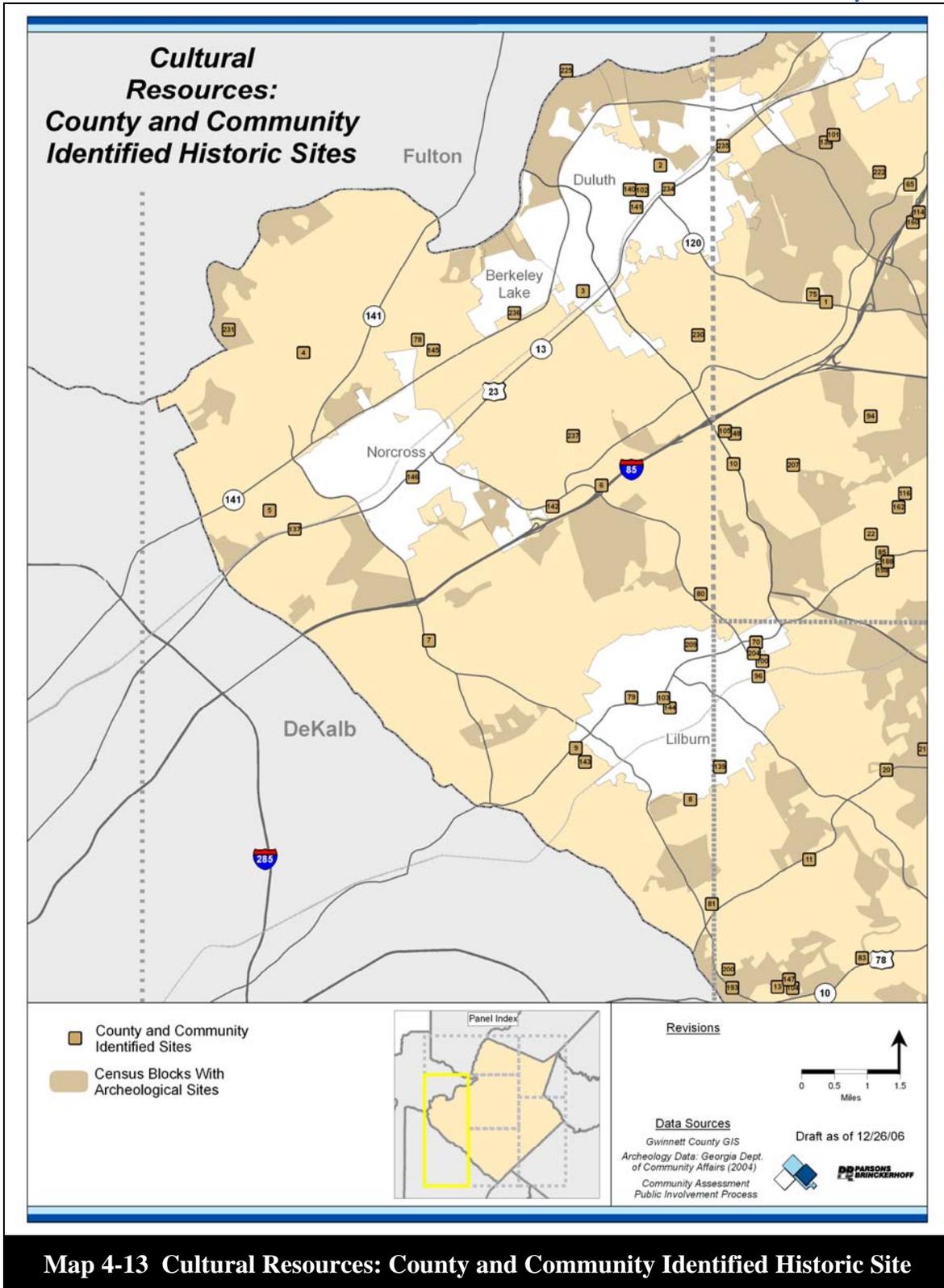


Map 4-10 Cultural Resources: County and Community Identified Historic Site





Map 4-12 Cultural Resources: County and Community Identified Historic Site



Map 4-13 Cultural Resources: County and Community Identified Historic Site

5. Community Facilities and Services

5.1: Water Supply and Treatment

5.1.1 Distribution and Treatment Systems

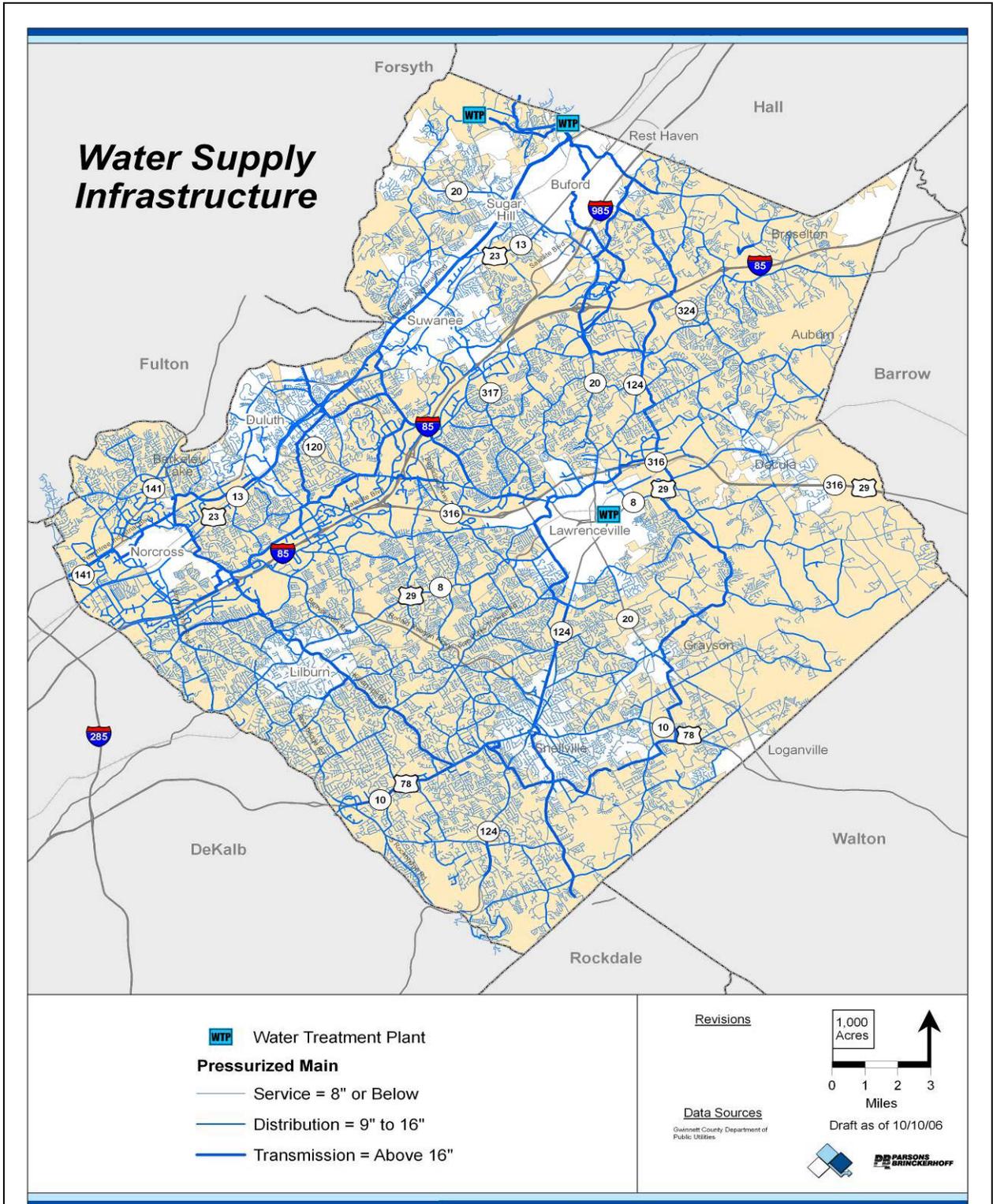
Gwinnett County provides direct water delivery service to the unincorporated areas of the County and some of the Cities. The County supplies wholesale water service to the remainder of the Cities, including Lawrenceville, Buford, Norcross, and Suwanee. The County relies on Lake Lanier to supply its fresh water for residential and commercial customers. The County's Department of Water Resources manages drinking water, stormwater, and wastewater.

Water System

Gwinnett County currently holds a water withdrawal permit from the Georgia Department of Natural Resources Environmental Protection Division, allowing a maximum daily withdrawal of 150 million gallons. In 2006, the County is averaging withdrawals of approximately 90 million gallons per day. The County supplies water to its 225,000 customers through two Water Filtration Plants, each of which can draw water from two separate Raw Water Intakes located on Lake Sydney Lanier. Water is conveyed throughout the County via a looped system of primarily 48" water transmission mains (See Map 1a). There are approximately 3,271 miles of water lines in the County, ranging in size from 2" to 78". Approximately 64 million gallons of distribution storage is available, with pumping capacity to raise water pressure in local areas to acceptable levels, situated at various locations in the system.

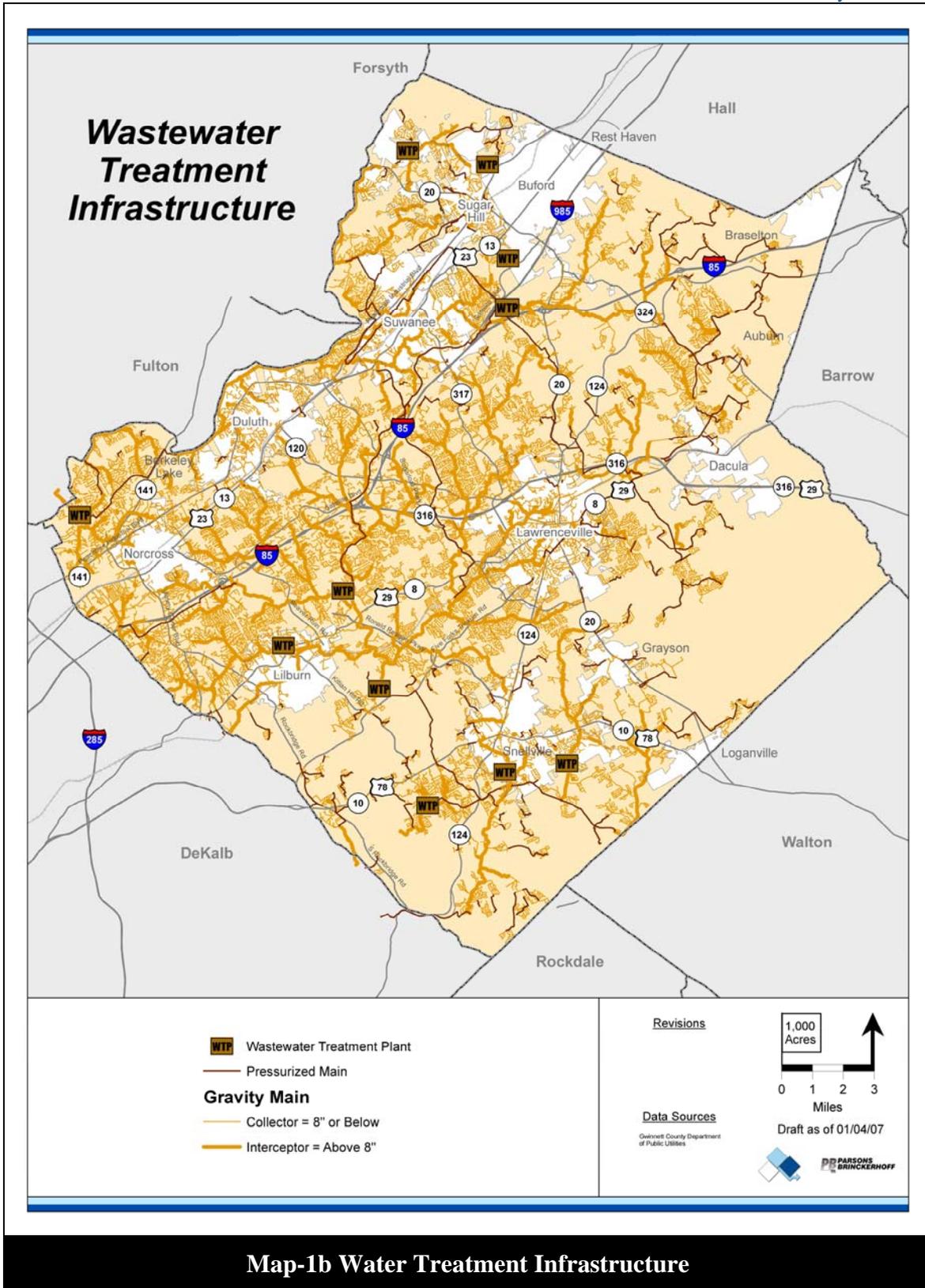
Wastewater System

Gwinnett County currently provides wastewater treatment for its 140,000 customers at six active Water Reclamation Facilities located in the County and one facility located in neighboring DeKalb County. Discharge permits for these facilities total 63 million gallons per day (mgd), with an additional 9 mgd of discharge temporarily permitted at the F. Wayne Hill Water Reclamation Center, pending final issuance of an additional 40 mgd of permitted discharge from that facility. The County serves its customers through a complex array of approximately 2,456 miles of pipeline (both gravity and force mains), and over 200 wastewater pumping stations ranging in size from 0.2 mgd to 40 mgd (See Map 1b).



Map 5-1a Water Supply Infrastructure





5.2 Public Safety

5.2.1. Police Department

The Gwinnett County Police department employs 656 sworn officers and 266 non-sworn support personnel. The department is organized into five divisions: Administrative Services, Criminal Investigations, Uniform, Support Operations, and Training. The County is divided into five precincts, shown in Map 5.2 below. There are five County-wide police precincts in addition to the city police departments in Snellville, Lawrenceville, Suwanee, Duluth, Norcross, and Lilburn. Additionally, a sheriff's office is located in Lawrenceville.

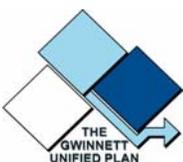
Map 5.3 shows public safety services in Gwinnett County, which includes the location of police stations, City or County jail, Sheriff's Office and the State Prison. There are city jails co-located with the city police departments in Snellville, Lawrenceville, Suwanee, Duluth, Norcross, and Lilburn. A state prison is located in the northeastern part of the County, between Buford and Braselton.

5.2.2 Fire Department

The Gwinnett County Fire Department has 670 full-time employees working at twenty-five (25) stations. The Fire Department provides fire and rescue service to unincorporated Gwinnett and all of the fifteen (15) jurisdictions within the County, and it is the largest fire service district in Georgia. The department responds to over 58,000 calls annually, and has specialized forces for heavy rescue, hazardous materials, and swift-water rescue situations. The Gwinnett County Fire Department operates:

- 25 strategically placed fire stations
- 25 engine companies
- 7 ladder trucks
- 18 advanced life-support medical units
- 25 advanced medical care companies

Map 5-4 shows emergency services in Gwinnett County, which includes the locations of the County fire stations and hospitals. Fire stations are found throughout the County.



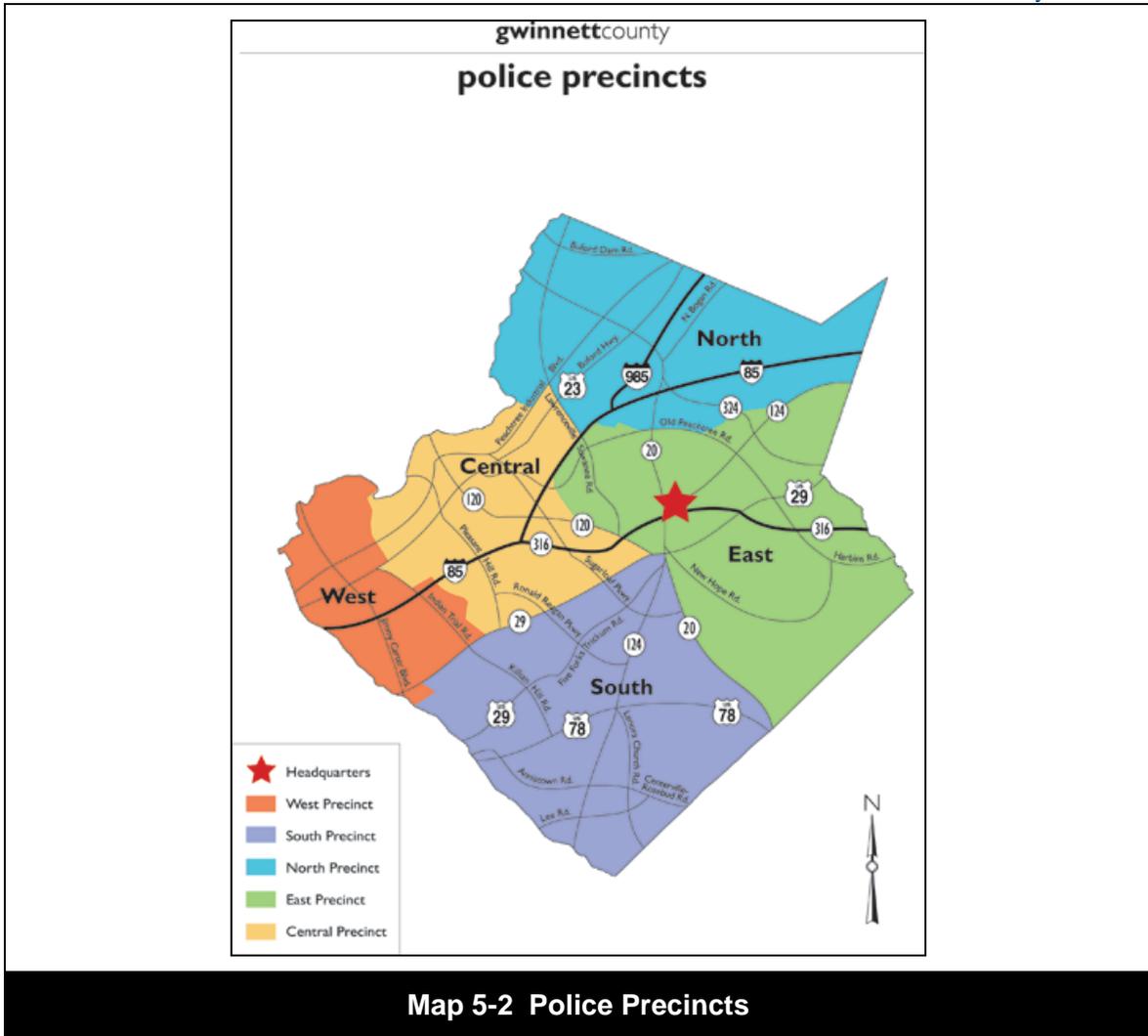
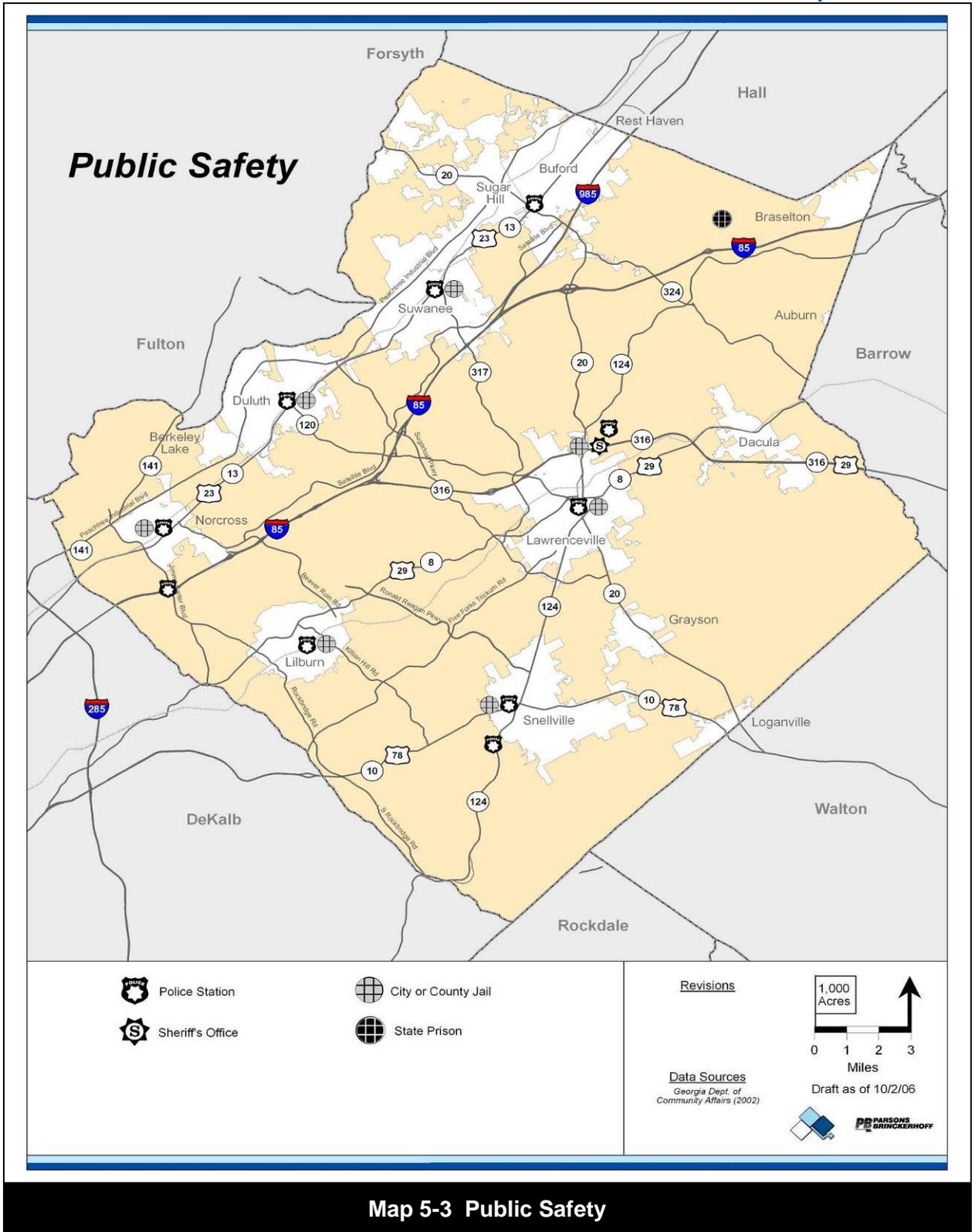
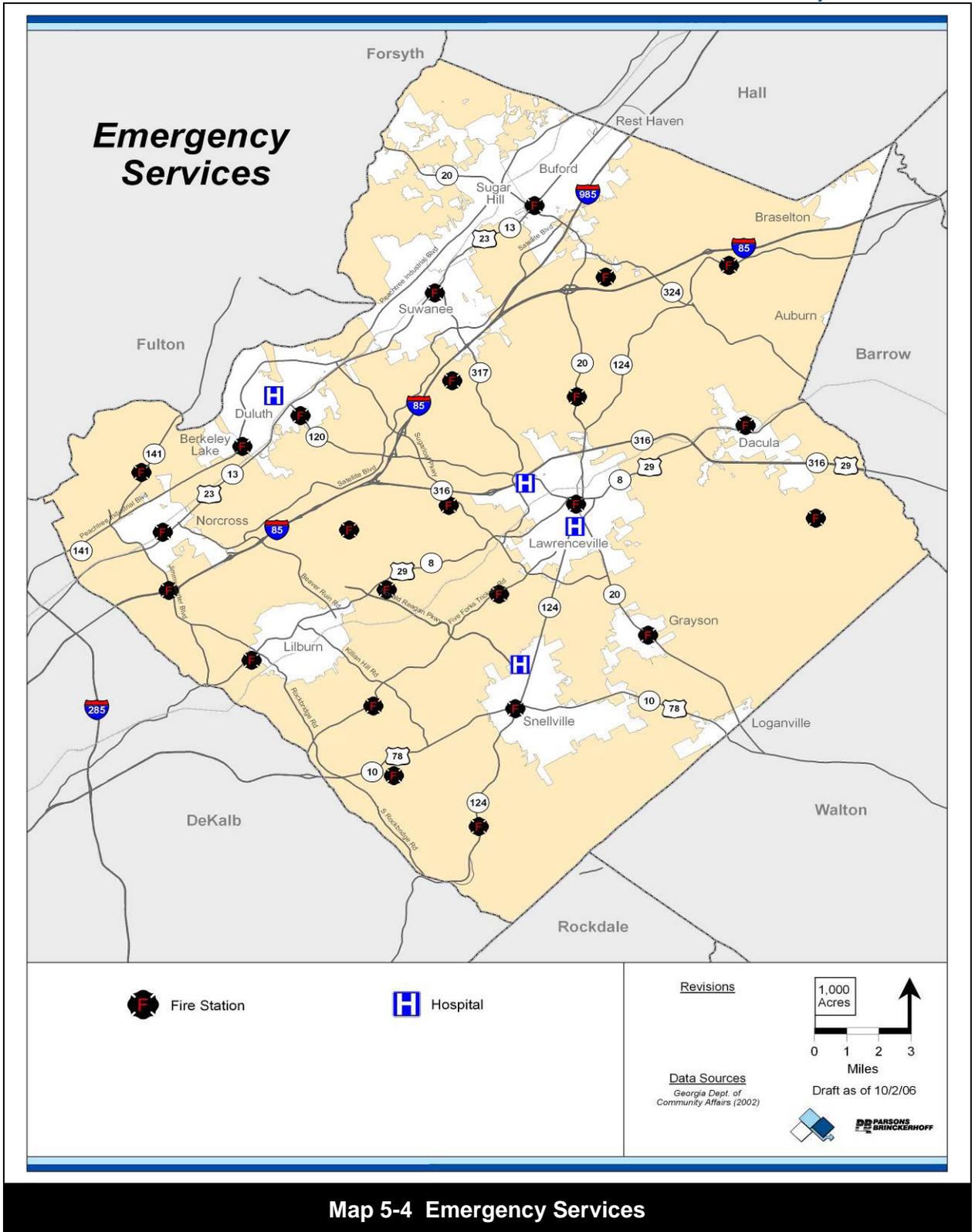


Table 5.1 shows the volumes of calls and arrests handled by each precinct in the County. The West precinct is the smallest but busiest, while the East precinct is the largest but less busy than any other precinct.

Table 5.1 Police Precinct Volumes			
	Calls for Service	Citations	Criminal Arrests
West	107,500	15,300	2,909
South	86,859	19,916	2,524
North	69,814	9,898	2,348
East	46,000	8,313	1,146
Central	97,300	17,204	3,255





Map 5-4 Emergency Services

5.3 Hospitals and Other Public Health Facilities

There are four hospitals in Gwinnett County, three with emergency rooms. Emory Eastside Medical Center, Gwinnett Medical Center (GMC), and Gwinnett Health System (GHS) /Joan Glancy Memorial Hospital have emergency rooms; SummitRidge Hospital, located directly south of the Lawrenceville fire station on the map, is a psychiatric hospital and does not have an emergency room.

Emory Eastside Medical Center is a 200-bed, full-service, acute-care, healthcare provider with approximately 450 affiliated physicians and more than 1,200 employees. Medical services include general acute care on an inpatient and outpatient basis, 24-hour emergency care, Pediatric Urgent Care, Level III Neonatal Intensive Care, as well as diagnostic services, including a cardiac catheterization unit.

The health system's main hospital, GMC, provides inpatient, outpatient, and emergency or trauma care. A 175-bed facility, it is also the site of Gwinnett Day Surgery and a sports medicine/rehabilitation center. GMC offers a 24-hour Emergency Department for emergency and trauma care, as well as the Children's Emergency Center. The Health System also includes the Gwinnett Extended Care Center, which provides nursing home and intermediate care to patients in transition between hospital and home or other care settings, the Gwinnett Women's Pavilion, which includes a High-risk Pregnancy Unit and the Marion Allison Webb Center for Mammography Screening.

Gwinnett Health System, located in Lawrenceville, is a not-for-profit healthcare network that includes three hospitals and other support facilities. The Gwinnett Coalition for Health and Human Services is a public/private partnership that was founded in 1989 in response to the County's unprecedented growth and resulting strain on County services. The Coalition focuses on improving the health of Gwinnett residents, providing positive child and youth development programs, and strengthening families and communities. The Coalition's Board of Directors has representatives from a variety of community groups: Gwinnett County government, state government, health service providers, schools, corporate and professional services, and other community groups.

Away from the main campus, but integral to the Gwinnett Health System, the 90-bed Joan Glancy Memorial Hospital has provided acute and emergency care to patients in the Duluth area for more than 50 years. The Glancy Rehabilitation Center offers both inpatient and outpatient rehabilitation for people suffering from orthopedic or neurological problems. The Glancy Outpatient Center offers outpatient diagnostic and surgical services; and SummitRidge, the Lawrenceville-based Center for Behavioral Health, can accommodate 76 inpatients and offers outpatient services as well.

The Gwinnett Hospital System Foundation provides financial support to the hospital system for projects that address community needs in areas of awareness, health care, preventive medicine, health education and indigent care. Projects sponsored by the Foundation include the "Let's Talk" Family Communication Workshops, the Care-a-Van, the Parish Nursing Outreach Program, and the Marion Allison Webb Center for Mammography Screening.



At the Gwinnett Community Clinic, Gwinnett's uninsured residents, who meet income and residency requirements, receive comprehensive medical care services. The per-visit suggested donation is \$10. Emory Eastside Medical Center, the single largest financial supporter of this clinic, provides volunteer support as well. The Miles H. Mason, Jr., Community Clinic, a facility of Gwinnett Health System, provides healthcare services to uninsured patients. The cost per visit to the clinic is \$15-\$42, based on income.

Both the OB/GYN Clinic and the Kids' Clinic in Gwinnett County serve indigent children and their mothers. The two clinics are a result of a collaborative effort of the Gwinnett Health System's Social Services Department, DFACS, the Health Department, the Children's Emergency Center, the Miles Mason Clinic, area pediatricians, and pediatric specialists.

Gwinnett County operates public health centers in Buford, Lawrenceville and Norcross. Public health advocates at these centers educate residents on medical issues ranging from wellness to the use of infant car seats. In addition, they provide informational resources and referrals to healthcare agencies serving the County.

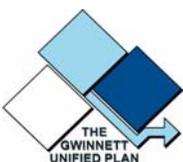
Hospice care agencies provide a wide range of physical and psychological services to terminally ill people and their families. These services are available for outpatient, inpatient, and at-home needs and they include United Hospice-Home Care for outpatient and at-home needs and Peachtree Christian Hospice, a 12-bed non-residential inpatient hospice facility situated on 8.7 acres in Duluth.

In addition to county-wide health services, Buford, Norcross, and Lawrenceville have jurisdictional human services centers. The County also provides a countywide program of services targeting the senior population, and the jurisdiction centers has a number of centers located throughout the County which provide programs and services for seniors.

5.4 Educational Facilities

Public education in Gwinnett County is provided by the Gwinnett County Board of Education to all Cities and the unincorporated areas of the County with the exception of the City of Buford, who provides independent public education. The Gwinnett County Public Schools (GCPS) is the largest school system in Georgia with 106 schools and other educational facilities. Enrollment in 2006-07 was projected to be 151,903 students, an increase of 7,304 students from the 2005-06 school year. Enrollment throughout the system will continue to increase and by 2010-11, student enrollment is projected to be 174,073. Interesting, the net increase in student enrollment is projected to decline but will still increase approximately 7,000 students per year.

The Gwinnett County Board of Education's Fiscal Year 2007 (FY 2007) budget was adopted on May 11, 2006. The adopted budget is approximately \$1.42 billion and represents a decrease of 4.9% from the FY 2006 budget. A majority of the budget is devoted to the general fund which covers the day to day operations of the school system. The projected cost per pupil is \$7,250.



The GCPS system currently has 63 Elementary (K-5), 20 Middle (6-8), and 16 High (9-12) school facilities for a total of 99 schools. In addition to the traditional facilities, the following schools provide alternative programs:

- Maxwell HS of Technology (*technical programs*)
- T. Carl Buice School (*special education services, special needs pre-K, and early childhood programs*)
- Oakland School (*special education*)
- GIVE Center East (*Gwinnett InterVention Education, a MS/HS alternative program*)
- Buchanan HS of Technology (*housing Gwinnett Online Campus, GIVE Center West, and community programs*)
- Hooper Renwick (*special education*)
- Monarch School (*special education services, special needs pre-K, and ADAPT, and early childhood programs*)
- International Newcomer Center

To accommodate projected enrollments and programs, the GCPS has embarked on an extensive building program. The 2002-07 building program anticipates the following constructions or acquisition projects provided sufficient funding is available.

- 17 new schools
- 3 replacement schools
- 40 additions
- 3 renovations/facility upgrades
- 3 additional schools added to building program funded through other revenue sources
- Total of 2,125 classrooms
- The program also covers purchase of new school sites, and technology upgrades.
(In the event there are insufficient funds to complete the entire list of needed projects, or to meet the specified timeline, the project list is subject to change.)

By August of 2007, the following schools are anticipated to be open:

- Oakland Meadow School (replacement for Oakland School) – 590 Old Snellville Highway, Lawrenceville
- Mulberry Elementary School (Dacula Area)
- Patrick Elementary School (Mill Creek Area)
- Lovin Elementary School (Grayson/Dacula Area)

School attendance zones are organized by geographic boundaries called clusters. In each school cluster, there are three to six elementary schools, one to two middle schools and one high schools. The following table identifies the capacity and enrollment in each school cluster for 2006-2007.

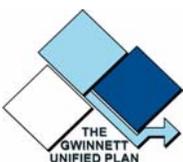


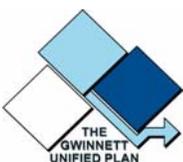
Table 5.2 School Clusters			
2006-2007	Capacity	Enrollment	Over/Under
Berkmar Cluster	11900	12635	735
Brookwood Cluster	9562	9948	386
Central Gwinnett Cluster	9562	10605	1043
Collins Hill Cluster	11779	11640	-139
Dacula Cluster	7626	8000	374
Duluth Cluster	9117	7903	-1214
Grayson Cluster	8430	10296	1866
Meadowcreek Cluster	12695	11071	-1624
Mill Creek Cluster	10479	13431	2952
Norcross Cluster	10591	10420	-171
North Gwinnett Cluster	9573	11076	1503
Parkview Cluster	6378	7773	1395
Peachtree Ridge Cluster	8751	9415	664
Shiloh Cluster	6876	6735	-141
South Gwinnett Cluster	7756	9588	1832
Systemwide Entities	3180	1508	-1672
Totals:	143319	152044	8725
<p>Numbers shown for 2006-07 indicate the October 2006 enrollment at each school. Enrollment forecasting is speculative and is based on many factors subject to change at any time. The GCPS Department of Planning updates the 5-year forecast annually in January.</p> <p>Source: http://www.gwinnett.k12.ga.us/gcpsmainweb01.nsf/pages/EnrollmentForecasts0~PlanningforOurFuture</p>			

City of Buford

The City of Buford provides public education independent of the GCPS. Within the City, there is Buford Elementary, Buford Academy, Buford Middle School, and Buford High School. Enrollment in the 2005-06 year was 2,471 students.

Higher Education and Technical Training

The Gwinnett University Center, located in Lawrenceville, currently serves an enrollment of over 6,300 students. Currently in the process of being transformed into a free-standing "state college" from what has heretofore been called the Gwinnett University Center,



Georgia Gwinnett College, which will admit its first students in fall 2006, is the 35th institution in the University System and the first USG institution to have been created in Georgia since Bainbridge, East Georgia and Waycross colleges were authorized in 1970.

GGC already ranks as the ninth-largest institution in the University System of Georgia, with more than 8,000 students from Georgia Perimeter College (GPC), the University of Georgia (UGA), the Medical College of Georgia (MCG) and Southern Polytechnic State University (SPSU) enrolled in courses on its Gwinnett County campus.

Gwinnett Technical College provides forty-five degree programs to students seeking technical training. The College is located in Lawrenceville.

5.5 Libraries and Other Cultural Facilities

Gwinnett County Public Library System

The Gwinnett County Public Library system is governed by the Gwinnett County Public Library Board of Trustees that is appointed by the Gwinnett County Board of Commissioners. There are currently thirteen branch libraries in the library system located throughout the County, with library headquarters located in Lawrenceville (See Table 5.3). A new branch library is anticipated to open in Grayson in late 2006. A future branch is programmed for the Hamilton Mill Branch.

In FY 2006, the library had over 5,000,000 visitors to the system, including 1.9 million virtual on line branch visits. Library programs generated community interest with over 100,000 residents in attendance.

Table 5.3 Public Library System			
Branch	Address	Opening Date	Area (Square Feet)
Mountain Park	1210 Pounds Rd., SW Lilburn, GA 30047	December 19, 1987	10,260
Elizabeth H. Williams	2740 Lenora Church Rd. Snellville, GA 30078	April 11, 1988	10,260
Lilburn	788 Hillcrest Rd. Lilburn, GA 30047	August 22, 1988	10,260
Peachtree Corners	5570 Spalding Drive Norcross, GA 30092	January 3, 1989	14,852
Duluth	3480 Duluth Park Dr. Duluth, GA 30136	June 24, 1989	10,499
Buford-Sugar Hill	2100 Buford Hwy. Buford, GA 30518	December 7, 1989	10,624
Lawrenceville (including Administrative Offices)	1001 Lawrenceville Hwy. Lawrenceville, GA 30045	June 18, 1990	28,309
Norcross	6025 Buford Hwy. Norcross, GA 30071	August 18, 1990	10,624
Five Forks	2780 Five Forks Trickum Rd. Lawrenceville, GA 30044	March 2, 1995	20,135
Collins Hill	455 Camp Perrin Road Lawrenceville, GA 30043	October 16, 1999	20,750

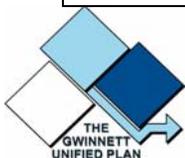


Table 5.3 Public Library System			
Branch	Address	Opening Date	Area (Square Feet)
Centerville	3025 Bethany Church Rd. Snellville, GA 30039	July 6, 2002	12,040
Suwanee	361 Main Street Suwanee, GA 30024	October 30, 2004	20,477
Dacula	265 Dacula Road Dacula, GA 30019	April 15, 2006	20,055
Grayson	700 Grayson Parkway Grayson, GA 30017	October 28, 2006	20,055
SYSTEM TOTAL SQUARE FOOTAGE			219,200

Cultural Facilities

Cultural facilities within Gwinnett are varied and close proximity to Atlanta offers even more opportunities to attend museums, concerts and local art exhibits.

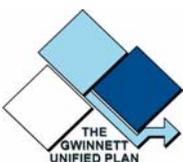
The Gwinnett Civic and Cultural Center contains a 700 seat Performing Arts Center and a 50,000 square foot exhibition hall, allowing the facility to serve many functions throughout the year. An expansion is planned for this facility that will include a 21,600 square foot ballroom and 11,600 multi-purpose room.

The Jacqueline Casey Hudgens Center for the Arts and A.L. Week Sculpture Garden is located near the Gwinnett Civic Center and provides exhibit space for artists. The Pinckneyville Arts Center is located in Norcross and offers cultural arts classes for all age groups.

The Vines Botanical Gardens, located in Loganville on twenty-five acres of land, contains a folk art garden, antique rose garden, and other botanical gardens that are open to the public.

There are several museums the County including the Southeastern Railway Museum, Children's Art Museum, Lanier Museum of Natural History and the Gwinnett History Museum. The Southeastern Railway Museum offers 90 pieces of rolling stock, including the presidential car used by Warren G. Harding. The facility is located in Duluth on ninety acres. The Children's Art Museum provides an opportunity for children to experience the visual and performing arts through an educational experience. Plants and animals found in North Georgia and Gwinnett County can be found at the Lanier Museum of Natural History in Buford. The Gwinnett History Museum provides an opportunity for visitors to explore Gwinnett's history.

The new Gwinnett Environmental & Heritage Center opening in the fall 2006 will allow exploration and learning through hands on science exhibits. The 59,000 square-foot science and cultural center located on 233 acres near the Mall of Georgia, is surrounded by an area that is rich in both natural and cultural history.



5.6 General Government

Gwinnett County has a five-member Board of Commissioners, comprised of a full-time chairman elected countywide and four part-time, district commissioners. An appointed County Administrator oversees the day-to-day operations of 11 executive departments.

In addition to the commissioners, other elected County officials include: Tax Commissioner, District Attorney, Sheriff, Solicitor, Clerk of Court and various judges, and the five members of the Board of Education.

The Gwinnett County Government headquarters is located in the Gwinnett Justice and Administration Center (GJAC). The offices of the County Commissioners, County Administrator, county records, county court system, Tax Commissioner, the Sheriff's Department, Transportation Department, Community Services Department, and all other county administrative offices.

