

Analysis of Data and Information: Housing

ANALYSIS OF DATA AND INFORMATION: HOUSING

Households: 14,498
Home ownership rate: 59%
Median home value:
\$292,900
Median monthly renter costs:
\$907
Housing vacancy rate:
10.4%
Jobs/housing balance: 2.96
Avg. home built in 1986

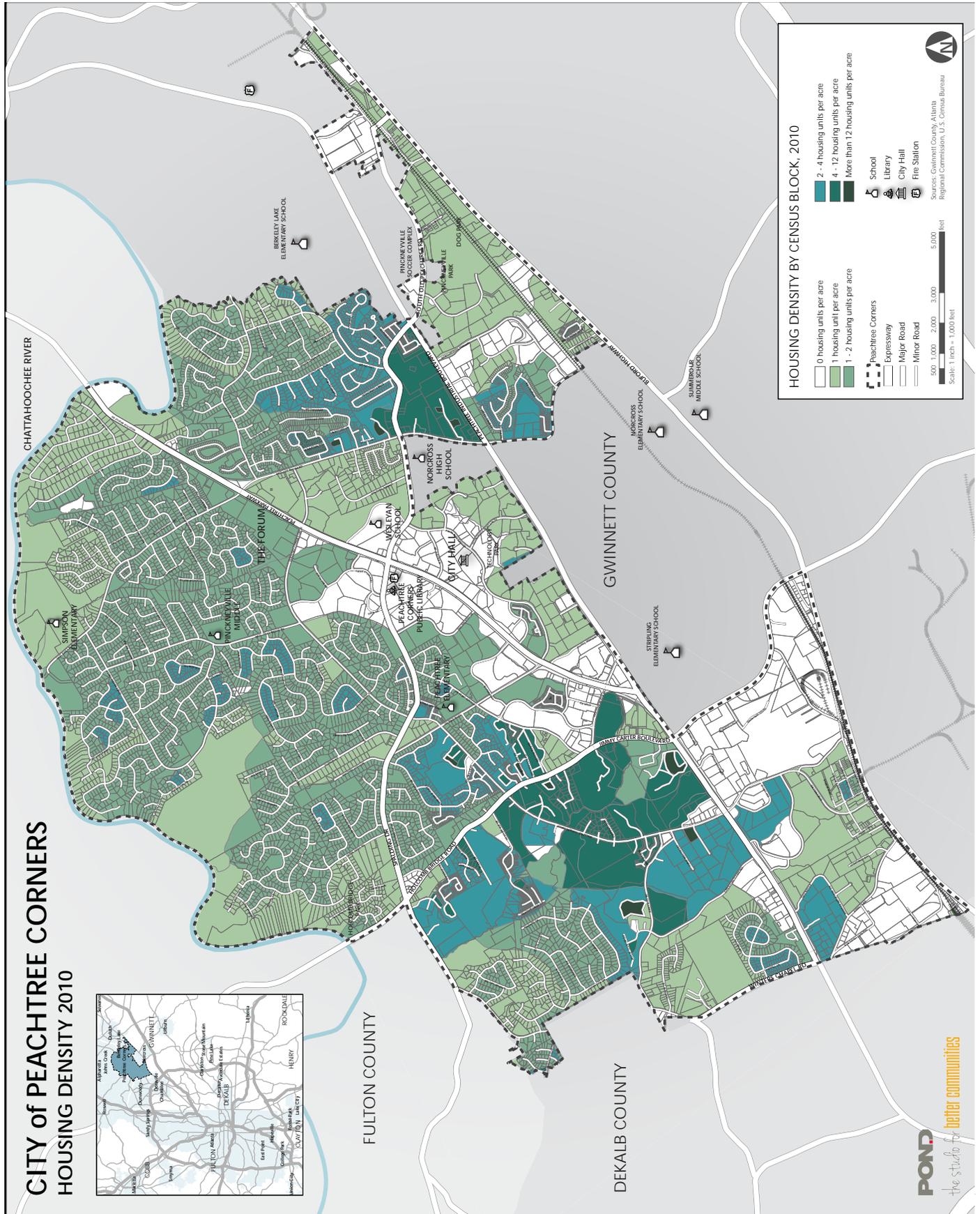
The United States Census Bureau's American Community Survey (ACS) collects highly detailed information about communities, populations, and households on an annual basis. This frequency allows policy-makers to quickly identify and respond to emerging needs in their communities. The Peachtree Corners housing statistics in this section of the report are based on the ACS estimate from 2005 to 2009. 2000 and 2010 Census counts are also available.

HOUSING STOCK INVENTORY

According to the 2010 Census, there are 16,167 housing units in the City of Peachtree Corners. All other housing statistics reported in this chapter are based on the 2005-2009 ACS, which estimates that there are a total of 16,715 housing units in the City.

As shown in the adjacent map, there are residential units located throughout much of the City of Peachtree Corners, except in industrial- and office-heavy parts of Peachtree Parkway, Peachtree Industrial Boulevard, and Jimmy Carter Boulevard.

Figure 11. Map: Housing Density by Census Block, 2010



TYPE OF HOUSING

Single-family detached homes are the most predominant housing type, comprising about 46.6% of the housing stock. Peachtree Corners has a wider variety of housing types than Gwinnett County or the state of Georgia as a whole. There are many townhouse-type units in the City, with over 10% of the housing stock comprised of single-family attached homes (compared to 5.6% in the County and 3.5% in the state). There are fewer duplexes, mobile homes, and large housing complexes (with 20 units or more) in Peachtree Corners. Around 37% of the housing units in Peachtree Corners are in buildings with 3 to 19 units, compared to about 13% in both the County and the state. These may include both apartment complexes and condominiums.

Peachtree Corners' housing type composition is also more diverse than comparable cities. Peachtree Corners has fewer single-family detached houses than Johns Creek, Duluth, or Dunwoody. Peachtree Corners has the most single-family attached homes, and Duluth and Dunwoody have more large multi-unit complexes (over 20 units). Peachtree Corners is most like Duluth in terms of housing type composition.

Population characteristics in the United States are changing, and with it the demand for different housing types. Households without children and single-person households are growing, and households with children are shrinking as a proportion

Table 15. Housing Types, 2009

Housing Type	Peachtree Corners		Gwinnett County		Georgia	
	Units	%	Units	%	Units	%
All housing units	16,715	100.0%	279,851	100.0%	3,944,621	100.0%
Single units (detached)	7,791	46.6%	202,686	72.4%	2,604,547	66.0%
Single units (attached)	1,819	10.9%	15,725	5.6%	138,573	3.5%
Duplex	97	0.6%	3,522	1.3%	95,152	2.4%
3 to 9 units	3,603	21.6%	16,077	5.7%	334,066	8.5%
10 to 19 units	2,607	15.6%	21,644	7.7%	190,511	4.8%
20 or more units	736	4.4%	15,321	5.5%	187,073	4.7%
Mobile home or trailer	60	0.4%	4,854	1.7%	393,447	10.0%
All other	-	0.0%	22	0.0%	1,252	0.0%

Year Built	Johns Creek		Duluth		Dunwoody	
	Units	%	Units	%	Units	%
All housing units	19,567	100.0%	11,074	100.0%	21,162	100.0%
Single units (detached)	15,653	80.0%	5,469	49.4%	10,390	49.1%
Single units (attached)	1,592	8.1%	951	8.6%	972	4.6%
Duplex	-	0.0%	197	1.8%	-	0.0%
3 to 9 units	552	2.8%	1,494	13.5%	2,516	11.9%
10 to 19 units	1,054	5.4%	1,905	17.2%	2,920	13.8%
20 or more units	656	3.4%	1,044	9.4%	4,280	20.2%
Mobile home or trailer	60	0.3%	14	0.1%	84	0.4%
All other	-	0.0%	-	0.0%	-	0.0%

Source: ESRI, ACS Housing Summary (2005-2009)

of all household types. By 2030, it is estimated that 71% of households will not have children (compared to 55% in 1970 and 67% in 2000) (Arthur C. Nelson, Metropolitan Research Center, University of Utah. Atlanta Regional Commission Housing Forum: “This is Not Your Parents’ Housing Market.”). Additionally, the crash of the housing market, difficulty securing financing, high unemployment, and lower real incomes make home ownership challenging for many individuals and families. As the Baby Boomers age out of their peak housing period (the late 1990s to the late 2000s), large-lot single family housing construction is slowing, and more seniors are selling their homes than buying new ones. All in all, housing preferences are changing and will continue to change over the next twenty years, with a greater preference for smaller units and a reduced preference for home ownership among the “Millennial” generation, or those currently in their 20s and early 30s.

AGE OF HOUSING

More homes (45.2%) in Peachtree Corners were built in the 1980s than any other decade. Another 22.3% were built in the 1990s, and 9.5% were built between 2000 and today. However, few homes in Peachtree Corners date from earlier than 1970; only 5.6% of the housing units are more than approximately 40 years old. The average housing unit in Peachtree Corners was built in 1986. Overall, housing units in Peachtree Corners are slightly older than in all of Gwinnett County (where the average home was built in 1991), as development expanded outward away from the urban core and Gwinnett’s outer suburbs developed later. However, the average house in all of Georgia was built in 1981. Comparing Peachtree Corners to other nearby cities, its housing units are newer than Dunwoody’s, but older than Duluth and Johns Creek. The next twenty years in Peachtree Corners will likely bring a wave of single-family residential reconstruction, as houses from the 1960s and 1970s are rebuilt.

NATIONAL SNAPSHOT

The Baby Boomer generation, the largest in the U.S., is either retired or quickly nearing retirement. The National Association of Home Builders reports that the following features are preferred by baby boomers:

- Home Offices
- Technology
- Wider Doors/Hallways
- Better Lighting
- Bigger Windows
- First-Floor Master Suite
- Low-Maintenance Exteriors
- Flex Space

Table 16. Age of Housing, 2009

Year Built	Peachtree Corners	Gwinnett County	Georgia	Johns Creek	Duluth	Dunwoody
All housing units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Built 2000 or later	9.5%	27.6%	17.8%	18.3%	20.8%	17.5%
Built 1990 to 1999	22.3%	29.7%	21.6%	51.3%	39.8%	19.9%
Built 1980 to 1989	45.2%	25.2%	18.6%	27.1%	27.2%	18.2%
Built 1970 to 1979	17.4%	12.1%	15.5%	2.6%	6.5%	26.0%
Built 1960 to 1969	2.8%	2.9%	10.2%	0.4%	3.0%	16.0%
Built 1950 to 1959	2.1%	1.3%	7.4%	0.1%	1.4%	1.9%
Built 1940 to 1949	0.2%	0.6%	3.5%	0.0%	0.8%	0.1%
Built 1939 or earlier	0.5%	0.6%	5.5%	0.2%	0.5%	0.3%

Source: ACS Housing Summary (2005-2009), ACS Housing Summary (2006-2010) (Dunwoody)

CONDITION OF HOUSING

The ACS gathers information on housing condition, including whether a home has complete kitchen and/or plumbing facilities. Due to the age of housing in Peachtree Corners and its urbanized nature, poor housing condition does not present a significant issue for the City to address. However, a few housing units still exist that lack plumbing and a kitchen.

Table 17. Condition of Housing, 2011

Condition	Peachtree Corners [1]	Gwinnett County	Georgia	Johns Creek	Duluth	Dunwoody
Lacking complete plumbing	0.5%	0.4%	0.5%	0.3%	0.0%	1.1%
Lacking complete kitchen	0.6%	0.6%	0.7%	0.3%	0.2%	1.8%
No telephone available	5.4%	3.0%	4.1%	1.6%	4.2%	3.2%

Source: ACS Housing Summary (2007-2011)

[1] Median home value for the entire City is not available. Median home value is shown for 30092 zip code, which encompasses most of the City limits.

HOME OWNERSHIP

The 2010 Census reports general housing occupancy characteristics. Of the 16,176 housing units in Peachtree Corners in 2010, 14,498 (about 90%) were occupied. 57.7% of the occupied households were occupied by an owner and 42.3% were occupied by a renter. Fewer homes in Peachtree Corners are owner-occupied than in Gwinnett County (70.4%) or Georgia (65.7%). Johns Creek has an extraordinarily high home ownership rate, at 79.6%, but both Duluth and Dunwoody have lower home ownership rates (57% and 42.8%, respectively). The average home ownership rate in the United States in 2010 was 65.1%.

The home ownership rate in Peachtree Corners is currently 58%, higher than the 52% observed in 2000. Home ownership rates likely peaked in 2007 or 2008 and have declined since then, so the current home ownership rate most likely reflects some results of the housing market collapse.

Nationwide, rental rates are increasing, while home ownership has declined. It remains challenging to secure a home loan, even for solid borrowers. Many home owners who were forced out of their homes in foreclosures are choosing to rent instead of buy again. Uncertainty in the employment outlook also discourages some from investing in a home. Finally, demographic trends indicate a growing rental market; Baby Boomers are choosing to downsize, often to a rental, and the “Millennial” generation born in the 1980s and 1990s is delaying marriage, children, and the purchase of a home. In sum, Peachtree Corners’ current home ownership rate may reflect a trend that the entire Atlanta metro region is moving toward. The ideal of a high home ownership rate is not necessarily a barometer of stability in a community any longer.

Notably, the average household sizes for renters and owners in Peachtree Corners are very close; renter households are, on average, about 97% the size of owner-occupied households, at 2.57 people per household vs. 2.66 people per household. Peachtree Corners has few non-family households with two people or more, which indicates that many rental households are occupied by families, not young people with roommates.

Table 18. Housing Vacancy and Tenure, 2010

Status & Tenure	Peachtree Corners		Gwinnett County		Georgia	
	Units	%	Units	%	Units	%
All housing units	16,176	100.0%	291,547	100.0%	4,088,801	100.0%
Occupied	14,498	89.6%	268,519	92.1%	3,585,584	87.7%
Owner	8,370	57.7%	189,167	70.4%	2,354,402	65.7%
Average household size	2.66		3.02		2.67	
Renter	6,128	42.3%	79,352	29.6%	1,231,182	34.3%
Average household size	2.57		2.89		2.56	
Vacant	1,678	10.4%	23,028	7.9%	503,217	12.3%

Status & Tenure	Johns Creek		Duluth		Dunwoody	
	Units	%	Units	%	Units	%
All housing units	27,744	100.0%	11,313	100.0%	21,671	100.0%
Occupied	26,266	94.7%	10,555	93.3%	19,944	92.0%
Owner	20,914	79.6%	6,021	57.0%	10,532	52.8%
Average household size	3.00		2.54		2.57	
Renter	5,352	20.4%	4,534	43.0%	9,412	47.2%
Average household size	2.61		2.49		2.02	
Vacant	1,478	5.3%	758	6.7%	1,727	8.0%

Source: Census 2010

The housing vacancy rate in Peachtree Corners is higher than Gwinnett County's but lower than the state of Georgia: 10.4%, versus 7.9% in Gwinnett and 12.3% in the state. A vacancy rate of approximately 5% to 8% is considered to be healthy, allowing time for real estate transactions to take place. Considering the recent real estate market downturn, Peachtree Corners' vacancy rate is still not high in comparison to the rest of the state. However, it is higher than the comparable cities of Johns Creek, Duluth, and Dunwoody. Like Dunwoody (but not Johns Creek or Duluth), Peachtree Corners has over 1,000 housing units listed for rent, by far the most significant factor in the vacancy rate. On the other hand, very few housing units are currently for sale—just 215, or about 1.3% of the total number of housing units in the City.

Table 19. Housing Vacancy by Type, 2010

Status & Tenure	Peachtree Corners		Gwinnett County		Georgia	
	Units	%	Units	%	Units	%
Vacant	1,678	10.4%	23,028	7.9%	503,217	12.3%
For rent	1,083	64.5%	9,574	41.6%	174,416	34.7%
Rented, not occupied	34	2.0%	326	1.4%	6,792	1.3%
For sale	215	12.8%	6,397	27.8%	83,852	16.7%
Sold, not occupied	25	1.5%	677	2.9%	13,118	2.6%
For seasonal use	57	3.4%	972	4.2%	81,511	16.2%
Other vacant	264	15.7%	5,082	22.1%	143,528	28.5%

Status & Tenure	Johns Creek		Duluth		Dunwoody	
	Units	%	Units	%	Units	%
Vacant	1,478	5.3%	758	6.7%	1,727	8.0%
For rent	507	34.3%	380	50.1%	1,116	64.6%
Rented, not occupied	32	2.2%	15	2.0%	38	2.2%
For sale	448	30.3%	180	23.7%	250	14.5%
Sold, not occupied	76	5.1%	14	1.8%	20	1.2%
For seasonal use	179	12.1%	41	5.4%	165	9.6%
Other vacant	236	16.0%	128	16.9%	138	8.0%

Source: Census 2010

HOME VALUES

The median home value in the 30092 zip code, which encompasses most of Peachtree Corners, is approximately \$292,200. The median home value for the entire City is not available, so the median home value in the 30092 zip code is used in its place. The 30092 zip code comprises almost the entire City of Peachtree Corners and is the best data available for median home value. Median home values for all zip codes located within the city limits are shown at right; however, these values are the median home values for owner-occupied homes in the entire zip code area, not just the area located in Peachtree Corners.

The median home value in Peachtree Corners is significantly higher than that in Duluth, Gwinnett County, and the state of Georgia. It is lower than the home value in Johns Creek and Dunwoody, which has the highest median home value of the comparable locations at \$376,600. Home values since 2010 have grown in Peachtree Corners at approximately the same rate as they have in the county and in Johns Creek, faster than in Duluth, but slower than in Georgia or Dunwoody.

FUTURE PROJECTIONS

Nationally, home prices are expected to slowly rise through 2013. (Source: Fiserv Case-Shiller, CNN <http://cgi.money.cnn.com/tools/homepricedata/>). Some sources predict that Atlanta's home prices have hit bottom and are beginning to recover. In the Atlanta metropolitan region, home prices were expected to rise approximately 1.7% from the second quarter of 2012 to the second quarter of 2013. This growth was predicted to speed up in 2013, with home prices increasing by 3% from the second quarter of 2013 to the second quarter of 2014.

However, other sources see Atlanta's home prices continuing to fall at least through the middle of 2013. It appears that the greatest losses have already occurred, and if the housing market has not yet hit bottom, houses will not lose much more in value before it does.

Figure 12 shows the distribution of home values in Peachtree Corners and the comparable areas. The area underneath the curve represents the percentage of homes that fall into the associated range of values. From this diagram, it is clear that home values in Peachtree Corners are generally higher than in Georgia, Gwinnett County, and Duluth. On the other hand, Dunwoody has very few homes that are valued at less than \$200,000. The distribution of home values in Peachtree Corners closely resembles that of Johns Creek, but Peachtree Corners has a greater share of homes in the \$100,000 to \$149,999 range. These homes might be starter homes to young singles or families; they might also present good options for empty nesters ready to downsize and lower their housing costs.

Table 20. Median Home Value, All Zip Codes, 2007-2011

Zip Code	Median Value
30092	\$292,900
30096	\$189,900
30360	\$251,500
30071	\$151,400
30097	\$372,900

Source: American Community Survey 2007-2011

Figure 12. Distribution of Home Value, Owner-Occupied Homes, 2009

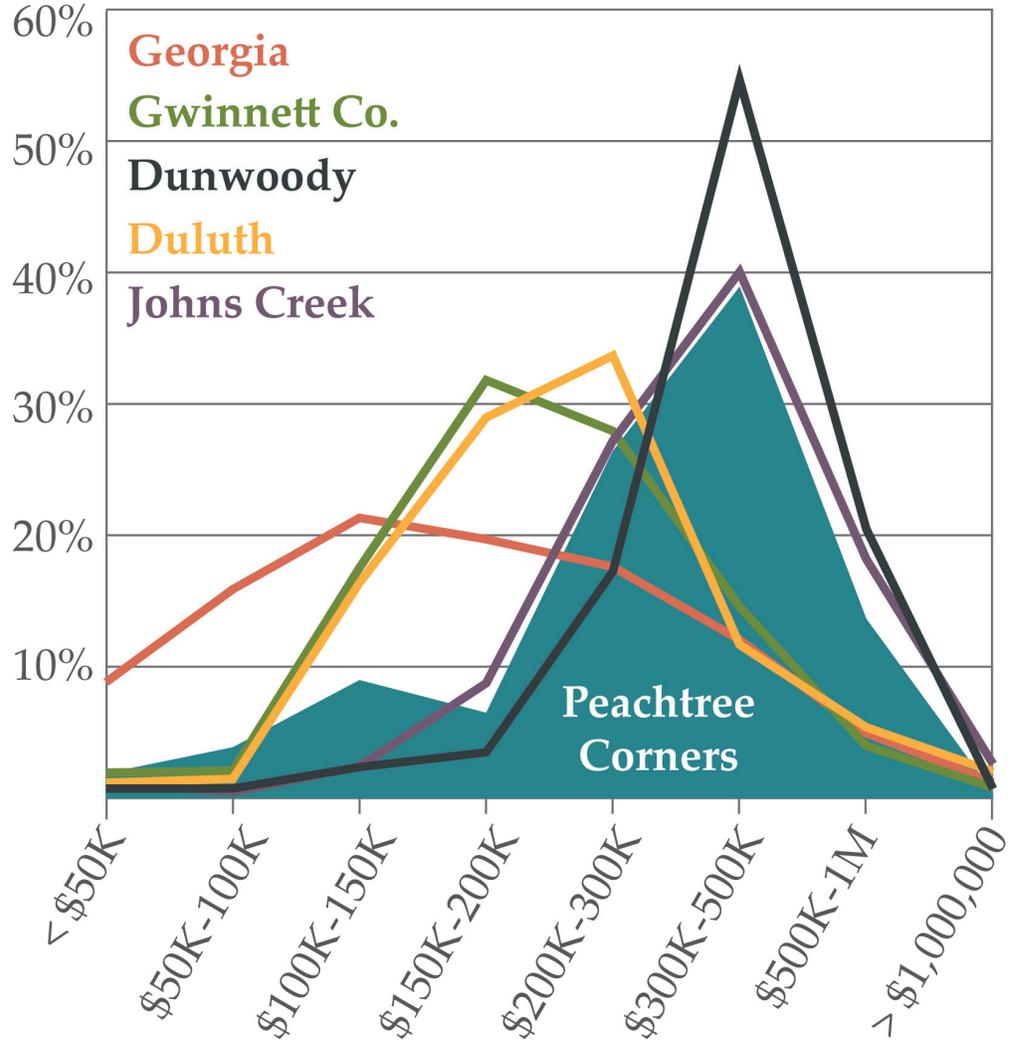


Table 21. Change in Median Home Values, 2000-2011

	2000	2011 ^[1]	Change
Peachtree Corners	\$218,276	\$292,900	34%
Gwinnett County	\$142,100	\$190,100	34%
Georgia	\$111,200	\$160,200	44%
Johns Creek	\$250,675	\$340,300	36%
Duluth	\$152,400	\$191,000	25%
Dunwoody	\$264,945	\$376,600	42%

Source: American Community Survey 2007-2011; Dunwoody Comprehensive Plan; Johns Creek Comprehensive Plan

RENTER COSTS

Gross rent is the contract rent (or rent asked) plus estimated average monthly utility costs, if paid for by the renter. This statistic is intended to eliminate differences in rents that result from different utilities being included in the rent asked. Where this chapter refers to rent, it refers to gross rent unless otherwise noted.

Rent in Peachtree Corners is affordable compared to the rest of Gwinnett County and the comparable cities. In the entire state, the median monthly gross rent is \$835, while in Peachtree Corners it is \$907. However, there are still many rental units in Peachtree Corners that are more costly; almost 75% rent from \$750 to \$1,499 per month. Of all comparable locations, Peachtree Corners has the fewest high-end rentals available, with only 2.4% of total rental units charging \$1,500 or more. In Johns Creek, on the other hand, almost a quarter of rental units fall into this category. Johns Creek, Duluth, and Dunwoody all have none or extremely few rental units that cost under \$500 per month.

Nationally, as the cost of buying a home has fallen, the cost of renting has risen. However, Atlanta's housing market lags the national market, and just as the housing market has not yet bottomed out, the rental market may have more room for revenue growth before reaching a peak. Cost aside, the demand for rental apartments will change, as more millennials and seniors seek high-quality rentals.

Table 22. Gross Rent Distribution, 2011

Gross Rent	Peachtree Corners [1]		Gwinnett County		Georgia	
	Units	%	Units	%	Units	%
Total paying rent	5,892	100.0%	74,492	100.0%	1,084,745	100.0%
Less than \$200	10	0.2%	139	0.2%	20,267	1.9%
\$200 to \$299	55	0.9%	305	0.4%	34,319	3.2%
\$300 to \$499	17	0.3%	827	1.1%	98,606	9.1%
\$500 to \$749	1,304	22.1%	10,646	14.3%	274,156	25.3%
\$750 to \$999	2,428	41.2%	27,596	37.0%	324,706	29.9%
\$1,000 to \$1,499	1,937	32.9%	27,565	37.0%	267,414	24.7%
\$1,500 or more	141	2.4%	7,414	10.0%	65,277	6.0%

Source: ACS Housing Summary (2007-2011)

[1] Median Rent for the entire City is not available. Median Rent is shown for 30092 zip code, which encompasses most of the City limits.

Gross Rent	Johns Creek		Duluth		Dunwoody	
	Units	%	Units	%	Units	%
Total paying rent	4,084	100.0%	4,379	100.0%	8,078	100.0%
Less than \$200	-	0.0%	-	0.0%	-	0.0%
\$200 to \$299	-	0.0%	-	0.0%	-	0.0%
\$300 to \$499	-	0.0%	15	0.3%	11	0.1%
\$500 to \$749	34	0.8%	473	10.8%	265	3.3%
\$750 to \$999	1,063	26.0%	1,559	35.6%	1,959	24.3%
\$1,000 to \$1,499	2,032	49.8%	2,006	45.8%	4,538	56.2%
\$1,500 or more	955	23.4%	326	7.4%	1,305	16.2%

Source: ACS Housing Summary (2007-2011)

Rents of \$875 would comprise one third of the household income a household that earned \$35,000 per year (after taxes). One fourth of the 14,498 households in Peachtree Corners earn no more than \$35,000 per year. That means that there should be at least 3,625 housing units that cost no more than \$875 per month (including utilities and all other renter or owner costs) in order to avoid a housing cost and availability mismatch.

HOUSING AFFORDABILITY

The U.S. Department of Housing and Urban Development (HUD) considers any household that pays more than 30% of its monthly income on housing costs to be “cost burdened.” A household that pays more than 50% of its monthly income on housing costs is considered to be severely cost burdened. For renters, housing costs include rent and utilities (electric, gas, water, sewer, and trash). For homeowners, housing costs include “PITI” payments (principal, interest, taxes, and insurance), utilities, maintenance costs, and homeowners’ association fees.

Table 23 shows the maximum total monthly housing costs for a household at varying income levels must pay to avoid experiencing cost burden (or severe cost burden). Also included are the number of households in the 30092 zip code (from the 2007-2011 American Community Survey five-year estimates) that earn less than the corresponding annual income, but more than the prior level. For example, there are 424 households that earn between \$10,000 and \$14,999 a year, so they must pay less than \$375 per month on their total housing costs to avoid being cost burdened. An individual earning the current state minimum wage of \$5.15 and working full time earns \$10,712 a year and would fall into this income category. Utility costs can be as high as \$200 or more per month, especially in the summer months when the cost of electricity is high; if it is assumed that monthly utilities cost approximately \$200, this same household can only afford to pay \$175 for its rent or mortgage payment, along with any other housing costs. However, Table 22 shows that only 82 rental housing units in 30092 rent for less than \$499 per year.

Table 23. Cost Burden Limits

Annual Income	# HHs Earning Equal to or Less Than [1]	Max Monthly Housing Cost to Avoid Cost Burden < 30% Income	Max Monthly Housing Cost to Avoid Severe Cost Burden < 50% Income
Median			
\$55,783	6,298	\$1,395	\$2,324
\$10,000	591	\$250	\$417
\$15,000	424	\$375	\$625
\$25,000	1,321	\$625	\$1,042
\$35,000	1,480	\$875	\$1,458
\$50,000	1,701	\$1,250	\$2,083
\$75,000	2,240	\$1,875	\$3,125
\$100,000	934	\$2,500	\$4,167
\$150,000	1,754	\$3,750	\$6,250
\$200,000	1,164	\$5,000	\$8,333
>\$200,000	987	\$5,000	\$8,333

Opposite page: A variety of housing types and styles is represented in Peachtree Corners.

Source: American Community Survey (2007-2011) Selected Economic Characteristics

[1] Number of households by income level data is not available for the entire city. Data is shown for 30092 zip code, which encompasses most of the City limits.



FORECLOSURES AND VACANCY RATES

Foreclosures are beginning to slow; nationally, new foreclosures were at a six-year low in January 2013. However, foreclosures still plague the U.S. housing market and are especially problematic in Georgia, which had more new foreclosure filings than most states in January 2013. One in every 513 homes in Georgia had a foreclosure filing, compared to one in 869 nationally. However, in the 30092 zip code, only 1 in 595 housing units received a foreclosure filing that month. With 3.51% of housing units in foreclosure sometime in 2012, the Atlanta metro area had the 7th highest foreclosure rate of any metropolitan area nationally in 2012. The highest national foreclosure rate last year was seen in Stockton, California, where 3.98% (approximately 1 in 25) housing units had a foreclosure filing during the year (Realtytrac: <http://www.realtytrac.com/trendcenter/trend.html>). Figure 13 illustrates the rate of foreclosure in the City of Peachtree Corners in foreclosures per square mile. Foreclosures are most prevalent in the area southwest of Holcomb Bridge Road.

JOBS-HOUSING BALANCE

The US Census Bureau's Center for Economic Studies provides data on Longitudinal Employer-Household Dynamics. This data includes information on commute patterns and other jobs-housing balance measures.

The jobs-housing ratio in Peachtree Corners is extraordinarily high. With 35,344 primary jobs and 14,498 households (in the 2010 Census), the jobs-housing ratio is calculated to be 2.43. This means that for every household, there are 2.43 jobs in the City. 1.5 is typically thought to be a favorable jobs-housing ratio, according to the American Planning Association's Report Number 516, because it means that every household can have an average of 1.5 income-earning workers. Some households may only have one worker, and some have two. However, this number can vary depending on how many workers there are per household. Peachtree Corners has long been an employment center, and it has grown into both an employment center and highly desirable place to live.

However, an analysis of the inflow and outflow of primary jobs (each worker's highest-paying job, if he or she has more than one job) in 2010 shows that 10% of Peachtree Corners residents who are in the work force work within the city limits. With 2.43 jobs for every household in the City, the opportunity exists for more residents of Peachtree Corners to work where they live, if there is a match between the types of skills that Peachtree Corners residents have and the jobs that are available.

FUTURE HOUSING NEEDS

As Peachtree Corners' population grows, so too will its number of households and housing units. The average household size is projected to increase from 2.60 to 2.62 by 2017. If household size remains steady, there will be approximately 16,161 to 18,851 households in Peachtree Corners by 2037. Assuming a healthy 5% housing vacancy rate, these households will require up to 19,843 housing units. Currently, there are 16,176 housing units in the City.

Although there are 2.43 jobs for every household in Peachtree Corners, only 10% of workers who live in Peachtree Corners are actually employed within the City limits.

SPECIAL NEEDS HOUSING

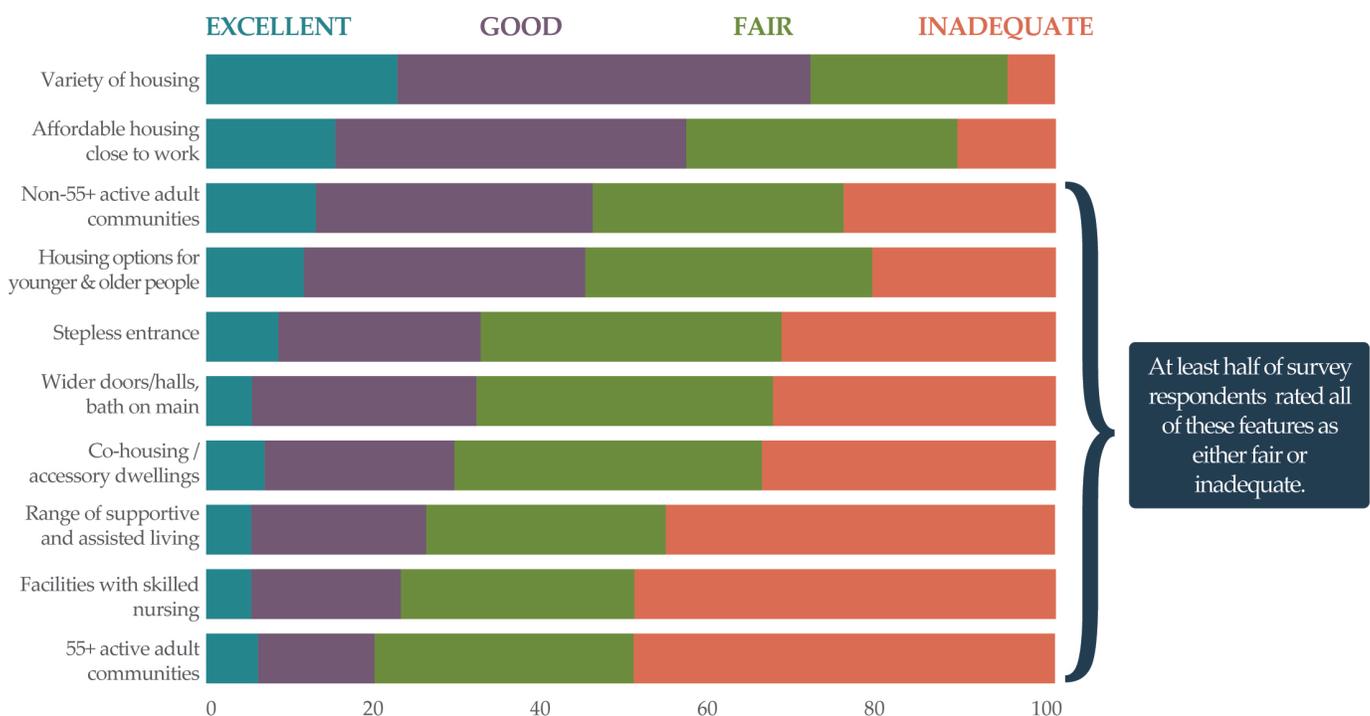
Special needs housing supports the needs of residents who are elderly; homeless; victims of domestic violence; migrant farm workers; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons recovering from substance abuse. The Gwinnett County Unified Development Plan’s Community Assessment Technical Addendum (January 2007) reports on the size of the special needs populations and their housing needs; this information is summarized below.

ELDERLY

The Atlanta Regional Commission’s Lifelong Communities (LLC) Initiative strives to support cities and neighborhoods that provide places where individuals can live throughout their lifetimes, with a full range of options and a high quality of life. A key part of this initiative is creating opportunities for aging in place. “Aging in place emphasizes progressive adaptations to the home environment so that older adults can stay in their homes and communities. Cities and counties avoid the high costs associated with overly intensive care, and older adults can continue to contribute to the social, civic, and economic life of the community.”

The Comprehensive Plan Community Survey used the LLC’s survey tool to ask citizens to rank Peachtree Corners’ options for aging in place. The results of this survey question are shown in the following graphic. None of Peachtree Corners’ Lifelong Community housing characteristics were ranked as “excellent,” and several were rated mostly as inadequate, including a range of supportive and assisted living, facilities with skilled nursing, and 55+ active adult living communities. However, survey respondents rated the variety of housing options, affordable housing close to work, and non-55+ active living communities as mostly “good.”

Figure 14. Lifelong Community Survey Results: Housing



The Atlanta Regional Commission's Lifelong Communities website has an interactive mapping tool that shows the locations of various service providers. Additional services can be found in the Atlanta Regional Commission's "Age-Wise Connection" database.

HOMELESS

According to the Gwinnett County Unified Development Plan, there are approximately 8,600 homeless individuals in Gwinnett County. They are mostly families, usually headed by a single parent, most commonly a female. The Gwinnett County Continuum of Care network responds to the needs of all homeless subpopulations.

VICTIMS OF DOMESTIC VIOLENCE

Victims of domestic violence may experience emergency housing needs and are at risk of becoming homeless to escape abuse. As the largest nonprofit domestic violence organization in Georgia, the Partnership Against Domestic Violence (PADV) works to end partner violence and empower its survivors in Fulton County and Gwinnett County. It runs two 24-hour emergency shelters, a crisis line, parenting services, children and youth programs, supportive housing services, and legal advocacy. More information can be found at PADV's website, <http://padv.org>.

PERSONS WITH DISABILITIES

The 2011 American Community Survey provides an estimate of population with sensory, cognitive, physical, self-care, and independent living disabilities. This data is only available at the county level. There are 60,349 people in Gwinnett County with some kind of disability, or 7.4% of the population. Assuming that the percentage of people with disabilities is the same, approximately 2,888 individuals in Peachtree Corners have a disability.

PERSONS WITH HIV/AIDS

Under current national statistics, approximately 1 in every 250 people in the United States has HIV. Applying this same statistic, the estimated number of HIV-positive persons in Peachtree Corners is approximately 156.

AID Gwinnett, Inc. (AGI) is a service organization for individuals with AIDS/HIV and their families and friends. They provide a range of services, such as counseling, transportation, medical services, and housing to patients using funds from the HUD Housing Opportunities for Persons with AIDS (HOPWA) Program.

PERSONS RECOVERING FROM SUBSTANCE ABUSE

Individuals with chemical dependencies often struggle to maintain permanent, safe housing. They are also at higher risk of becoming homeless. The Gwinnett/Rockdale/Newton (GRN) Community Service Board provides comprehensive mental health and substance abuse services to Gwinnett County residents. They offer an array of housing services, from group homes to supportive independent living. According to the 2010 U.S. Census, there are no individuals who are currently residing in group homes or institutions within the City.

SUMMARY OF HOUSING EXISTING CONDITIONS

NEEDS

- Peachtree Corners has a **home ownership rate of 59%**, but based on some feedback at community meetings and in the survey, some citizens desire a higher home ownership rate.
- There are 1,083 **vacant rental units** in the City.
- There are not enough **affordable rental units** to meet the needs of households at various income levels in Peachtree Corners to avoid housing cost burden (paying more than 30% of their monthly income on housing). Inadequate affordable housing makes it challenging for local business to find entry level and low-wage workers, especially since these workers may not have access to a car and must live near their jobs.
- There are many apartments in the City, but there is a need for **higher-end rental apartments** that appeal to young professionals and older adults.
- Some older apartment complexes are **deteriorating**.
- Peachtree Corners has few housing options for **empty-nesters**, like active adult communities with low maintenance lots, high-end condominiums, cluster homes, or “live/walk/play” communities.

OPPORTUNITIES

- Peachtree Corners has a **range of housing types**, from single-family homes to townhouses and multi-unit housing complexes.
- Rental units are likely to be occupied by families. Some citizens have indicated concern that renters are “transient” and not invested in the community. However, the data indicate that renters—as families—have incentive to invest in the community and remain. There are opportunities to **embrace renters as an important segment** of the Peachtree Corners community and make sure they have opportunities and reason to invest in the community.
- There are **2.43 jobs per household** in Peachtree Corners, but only 10% of employed Peachtree Corners residents work within the city limits. There are opportunities for Peachtree Corners citizens to work closer to where they live.
- Allowing for and promoting **mixed use development** in key locations can create opportunities for individuals to live, work, play, and shop in one place.
- There are many strong **homeowners’ associations** in Peachtree Corners. These groups can be used to promote community development and build a sense of identity.

- Peachtree Corners is a well-established and desirable “bedroom community” with high home values that should be maintained and protected.
- There are opportunities to **redevelop aging multi-family residential apartment complexes** to add value to the community by providing other housing types and newer multi-family units.