

Analysis of Data and Information: People

ANALYSIS OF DATA AND INFORMATION: PEOPLE

Population: 38,550

Lost 2.2% of population
since 2000

More racially diverse,
with a rapidly growing
Hispanic population

Aging population

Average household income:
\$94,812

13.3% poverty rate

60% of adults have a
college degree

Several data sources are used to collect complete and accurate information about the population of Peachtree Corners. Since Peachtree Corners did not incorporate until 2012, Census data at the City level is not available. Some data must be aggregated from smaller geographic areas, such as zip code boundaries or census tracts. Therefore, sum totals of different statistics may differ slightly based on the source and the collection method. However, these differences are minor, and the data presented here are all statistically accurate.



Peachtree Corners residents and business community members attended community meetings.

POPULATION: CURRENT AND FORECAST

Peachtree Corners officially incorporated on July 1, 2012, and became the largest city in Gwinnett County with a population of 38,550. Just under 5% of the total population of Gwinnett County resides in Peachtree Corners.

The population of Peachtree Corners actually decreased from 2000 to 2010, but only by 2.2% over ten years, as seen in Table 5. Using a cohort population projection model, Peachtree Corners’ population is expected to more than make up for the loss over the next five years, growing 6.3% to 40,594 by 2017. This rate of growth closely aligns with the rate of population growth in the state of Georgia as a whole.

POPULATION FORECASTS

Applying two age cohort population projection models to Peachtree Corners, one conservative and one aggressive, generates a realistic estimate of the future population in the City. According to this projection, the total population of Peachtree Corners in 2037 will be somewhere between 42,341 (9.83% growth) and 49,389 (28.12% growth). In the conservative model, growth rates will be slow after the next five years, with the population growing at about 5.3% between now and 2017, and then 1.1% every 5 years. In the aggressive model, growth rates will remain high at around 5% every 5 years between now and 2037.

Other population projection methods produce a higher forecast population. According to the Atlanta Regional Commission, Gwinnett County’s population is expected to grow by 54.4% from 2010 to 2040. Peachtree Corners’ 2010 population was 38,195, so applying this same projected rate of growth suggests that Peachtree Corners’ 2040 population will be 58,973. The 54.4% growth from 2010 to 2040 equates to a 6.8% increase every 5 years.

The cohort population projection is most likely a more realistic prediction of growth in Peachtree Corners over the next twenty years. Peachtree Corners is mostly developed, while there are still areas in Gwinnett County that are undeveloped. Development is likely to occur in these areas first, as it is generally less expensive for a developer to build on a new “greenfield” site than re-develop or infill existing areas. Therefore, the rate of growth in Peachtree Corners might be slower than the rate of growth in Gwinnett County as a whole. However, it is important to bear in mind that all of these projections are estimates based on the information available today. Population projections can always change as new information is available.

REGIONAL SNAPSHOT

The Atlanta region will add 3 million in population by 2040, bringing the area’s total population to 8.3 million.

This population will be older and more diverse than Atlanta today.

Table 5. Current and Projected Population, 2017

	2000 Population	2010 Population	2012 Estimate	2017 Projection	2000 - 2010 % Change	2010 - 2017 % Change
Peachtree Corners	39,041	38,195	38,550	40,594	-2.2%	6.3%
Gwinnett County	588,448	805,321	816,116	863,835	36.9%	7.3%
Georgia	8,186,453	9,687,653	9,858,142	10,310,934	18.3%	6.4%

Source: DemographicsNOW and RKG Associates, Inc.

Table 6. Current and Projected Population Using Cohort Model, Conservative Scenario, 1990-2037

Age Cohort	Census			Estimate		Projections					2012-2037 Change	
	1990	2000	2010	2012	2017	2022	2027	2032	2037	2037	Change	
Population Counts												
0 - 4	1,936	3,170	3,014	3,041	3,227	3,257	3,288	3,319	3,350	3,350	10.16%	
5 - 9	1,851	2,912	2,952	2,960	3,107	3,145	3,184	3,222	3,261	3,261	10.17%	
10 - 14	1,792	2,569	2,765	2,747	2,925	2,971	3,019	3,066	3,114	3,114	13.36%	
15 - 19	1,660	2,152	2,402	2,310	2,327	2,357	2,388	2,419	2,450	2,450	6.06%	
20 - 24	2,679	2,609	2,145	2,222	2,179	2,170	2,162	2,152	2,142	2,142	-3.60%	
25 - 34	7,294	8,076	5,909	6,112	6,570	6,532	6,493	6,451	6,407	6,407	4.83%	
35 - 44	5,962	7,572	6,020	5,909	6,099	6,059	6,018	5,975	5,929	5,929	0.34%	
45 - 54	3,213	5,647	5,993	5,865	5,709	5,761	5,813	5,865	5,917	5,917	0.89%	
55 - 64	1,413	2,706	4,275	4,507	4,970	5,152	5,336	5,524	5,714	5,714	26.78%	
65 - 74	626	1,076	1,803	1,943	2,452	2,557	2,665	2,774	2,885	2,885	48.48%	
75 - 84	247	504	698	701	774	797	820	844	868	868	23.82%	
85+	43	114	221	233	254	272	281	293	304	304	30.47%	
Total	28,716	39,107	38,197	38,550	40,593	41,030	41,467	41,904	42,341	42,341	9.83%	
Share of Population												
0 - 4	6.74%	8.11%	7.89%	7.89%	7.95%	7.94%	7.93%	7.92%	7.91%	7.91%	0.31%	
5 - 9	6.45%	7.45%	7.73%	7.68%	7.65%	7.67%	7.68%	7.69%	7.70%	7.70%	0.32%	
10 - 14	6.24%	6.57%	7.24%	7.13%	7.21%	7.24%	7.28%	7.32%	7.36%	7.36%	3.22%	
15 - 19	5.78%	5.50%	6.29%	5.99%	5.73%	5.75%	5.76%	5.77%	5.79%	5.79%	-3.43%	
20 - 24	9.33%	6.67%	5.62%	5.76%	5.37%	5.29%	5.21%	5.14%	5.06%	5.06%	-12.19%	
25 - 34	25.40%	20.65%	15.47%	15.85%	16.19%	15.92%	15.66%	15.40%	15.13%	15.13%	-4.54%	
35 - 44	20.76%	19.36%	15.76%	15.33%	15.02%	14.77%	14.51%	14.26%	14.00%	14.00%	-8.64%	
45 - 54	11.19%	14.44%	15.69%	15.21%	14.06%	14.04%	14.02%	14.00%	13.98%	13.98%	-8.14%	
55 - 64	4.92%	6.92%	11.19%	11.69%	12.24%	12.56%	12.87%	13.18%	13.50%	13.50%	15.44%	
65 - 74	2.18%	2.75%	4.72%	5.04%	6.04%	6.23%	6.43%	6.62%	6.81%	6.81%	35.20%	
75 - 84	0.86%	1.29%	1.83%	1.82%	1.91%	1.94%	1.98%	2.02%	2.05%	2.05%	12.85%	
85+	0.15%	0.29%	0.58%	0.60%	0.63%	0.65%	0.67%	0.68%	0.70%	0.70%	16.54%	
Total	100%											

Source: DemographicsNOW and RKG Associates, Inc.

Table 7. Current and Projected Population Using Cohort Model, Aggressive Scenario, 1990-2037

Age Cohort	Census				Estimate		Projections					2012-2037 Change
	1990	2000	2010	2012	2017	2022	2027	2032	2037	Change		
Population Counts												
0 - 4	1,936	3,170	3,014	3,041	3,227	3,420	3,616	3,814	4,014	32.00%		
5 - 9	1,851	2,912	2,952	2,960	3,107	3,294	3,483	3,675	3,868	30.68%		
10 - 14	1,792	2,569	2,765	2,747	2,925	3,098	3,274	3,450	3,629	32.11%		
15 - 19	1,660	2,152	2,402	2,310	2,327	2,452	2,577	2,702	2,827	22.38%		
20 - 24	2,679	2,609	2,145	2,222	2,179	2,234	2,283	2,325	2,361	6.26%		
25 - 34	7,294	8,076	5,909	6,112	6,570	6,779	6,974	7,154	7,319	19.75%		
35 - 44	5,962	7,572	6,020	5,909	6,099	6,338	6,568	6,789	7,000	18.46%		
45 - 54	3,213	5,647	5,993	5,865	5,709	6,063	6,423	6,787	7,156	22.01%		
55 - 64	1,413	2,706	4,275	4,507	4,970	5,355	5,752	6,161	6,582	46.04%		
65 - 74	626	1,076	1,803	1,943	2,452	2,646	2,846	3,052	3,265	68.04%		
75 - 84	247	504	698	701	774	832	892	954	1,018	45.22%		
85+	43	114	221	233	254	281	303	327	350	50.21%		
Total	28,716	39,107	38,197	38,550	40,593	42,792	44,991	47,190	49,389	28.12%		
Share of Population												
0 - 4	6.74%	8.11%	7.89%	7.89%	7.95%	7.99%	8.04%	8.08%	8.13%	3.04%		
5 - 9	6.45%	7.45%	7.73%	7.68%	7.65%	7.70%	7.74%	7.79%	7.83%	2.01%		
10 - 14	6.24%	6.57%	7.24%	7.13%	7.21%	7.24%	7.28%	7.31%	7.35%	3.13%		
15 - 19	5.78%	5.50%	6.29%	5.99%	5.73%	5.73%	5.73%	5.73%	5.73%	-4.45%		
20 - 24	9.33%	6.67%	5.62%	5.76%	5.37%	5.22%	5.07%	4.93%	4.78%	-17.05%		
25 - 34	25.40%	20.65%	15.47%	15.85%	16.19%	15.84%	15.50%	15.16%	14.82%	-6.53%		
35 - 44	20.76%	19.36%	15.76%	15.33%	15.02%	14.81%	14.60%	14.39%	14.17%	-7.52%		
45 - 54	11.19%	14.44%	15.69%	15.21%	14.06%	14.17%	14.28%	14.38%	14.49%	-4.76%		
55 - 64	4.92%	6.92%	11.19%	11.69%	12.24%	12.51%	12.79%	13.06%	13.33%	14.00%		
65 - 74	2.18%	2.75%	4.72%	5.04%	6.04%	6.18%	6.33%	6.47%	6.61%	31.19%		
75 - 84	0.86%	1.29%	1.83%	1.82%	1.91%	1.95%	1.98%	2.02%	2.06%	13.38%		
85+	0.15%	0.29%	0.58%	0.60%	0.63%	0.64%	0.66%	0.68%	0.70%	15.19%		
Total	100%											

Source: DemographicsNOW and RKG Associates, Inc.

HOUSEHOLDS: CURRENT AND FORECAST

HOUSEHOLD SIZE

Table 8 shows historic, current, and projected household size. The average household in Peachtree Corners is close in size to the average household in Georgia, at 2.60 persons per household. However, Gwinnett County's average household has 2.98 persons. In Georgia overall, households have grown smaller since 2010, but both Peachtree Corners and Gwinnett County have seen their households grow slightly larger.

Table 8. Current and Projected Household Size, 2010-2017

	2000 Persons per Household	2010 Persons per Household	2012 Estimate	2017 Projection	2000 - 2010 % Change	2010 - 2017 % Change
Peachtree Corners	2.55	2.62	2.60	2.62	2.7%	0.0%
Gwinnett County	2.88	2.98	2.96	2.99	3.5%	0.3%
Georgia	2.65	2.63	2.64	2.63	-0.8%	0.0%

Source: DemographicsNOW and RKG Associates, Inc.

HOUSEHOLD FORECASTS AND TRENDS

From 2010 to 2017, households in Peachtree Corners are projected to remain approximately the same size (growing slightly from 2.60 to 2.62 persons per household). Households in Georgia and Gwinnett County are also expected to remain the same size.

Nationally, households have grown smaller as well. Married couples with children made up 21% of households in 2010, compared to 24% in 2000. Single-person households are also becoming more common, making up 27% of households today (compared to 25% in 2010 and just 13% in 1960).

Table 9. Current and Projected Number of Households, 2010-2017

	2000 Households	2010 Households	2012 Estimate	2017 Projection	2000 - 2010 % Change	2010 - 2017 % Change
Peachtree Corners	15,259	14,553	14,812	15,481	-4.6%	6.4%
Gwinnett County	202,317	268,519	274,137	287,542	32.7%	7.1%
Georgia	3,006,369	3,585,584	3,642,723	3,828,341	19.3%	6.8%

Source: DemographicsNOW and RKG Associates, Inc.

AGE DISTRIBUTION

The Atlanta region's population is aging. Currently, the Baby Boomer generation (those aged between 45 and 64) is the fastest-growing segment of the population; they comprise about 25% of the region's total population. The 65-and-over age group was the second-fastest growing segment of the population.

Gwinnett County was one of the few jurisdictions in the Atlanta region who added children from 2000 to 2010. In fact, Gwinnett added the most children under the age of five, with that segment's population increasing by over 15,000. In most counties, children made up a smaller share of the population, reflecting the region's aging trends. "Millennials," or those aged 10 to 29, make up the largest share of the population (Atlanta Regional Commission. "Regional Snapshot: The Graying of Atlanta: A Look at the Latest 2010 Census Data." September 2011).

AGE DISTRIBUTION FORECASTS

By 2040, the Atlanta Regional Commission predicts that 20% of the people in the Atlanta region will be older than 65, compared to 8% in 2005. This trend means that there will be fewer workers for every dependent, or non-worker. While in 2005, 63% of the population was between ages 20 and 64 (classified as an independent worker), only 55% of the population will fall into this category in 2040 (Atlanta Regional Commission. "Regional Snapshot: ARC's 20-County Forecasts: What the Future Holds." June 2009).

CONFIDENT, CONNECTED, AND OPEN TO CHANGE

The Millennial generation, usually defined as everyone born between 1981 and 2000, is coming of age today. They are the most ethnically and racially diverse cohort of youth in our nation's history. They are more confident, self-expressive, liberal, upbeat, and receptive to new ideas and ways of living than generations before them.

(Source: Pew Research Center.)

Table 10. Current and Projected Population by Age Distribution, 2012-2017

2012 Population									
	Under 20		20 - 34		35 - 65		Over 64		
	#	%	#	%	#	%	#	%	
Peachtree Corners	11,058	29%	8,334	22%	16,281	42%	2,877	7%	
Gwinnett County	255,096	31%	168,848	21%	333,533	41%	58,639	7%	
Georgia	2,780,991	28%	2,086,424	21%	3,895,590	40%	1,095,137	11%	
Projected Population, 2017									
	Under 20		20 - 34		35 - 65		Over 64		
	#	%	#	%	#	%	#	%	
Peachtree Corners	11,586	30%	8,749	23%	16,778	44%	3,480	9%	
Gwinnett County	269,229	33%	176,669	22%	346,403	42%	71,534	9%	
Georgia	2,882,777	29%	2,140,740	22%	3,989,086	40%	1,298,331	13%	
Projected Change in Population, 2012 to 2017									
	Under 20		20 - 34		35 - 65		Over 64		
	#	%	#	%	#	%	#	%	
Peachtree Corners	5%		5%		3%		21%		
Gwinnett County	6%		5%		4%		22%		
Georgia	4%		3%		2%		19%		

Source: DemographicsNOW and RKG Associates, Inc.

In Peachtree Corners, the two cohort population projection models reveal how age distribution within the population may change over the next 25 years. In both the conservative and aggressive models, those aged 55 and above will make up increasingly greater shares of the population. On the other hand, teens and young adults will make up increasingly smaller proportions of the total population. The cohorts that make up the segment of the population aged 15-44 will all lose in terms of their share of the total population of Peachtree Corners. The 20-24 age cohort will be between 12.2% and 17.1% smaller by 2037. Young adults, or cohorts in the 25-44 year age range, are in their prime “family forming” years; they have children, buy houses, settle down and invest in the community. If this segment of the population makes up less of Peachtree Corners by 2037, demand for housing types may change as well.

RACIAL/ETHNIC COMPOSITION

Like all of Gwinnett County and the Atlanta region, Peachtree Corners is very racially diverse. Whites make up just under half (49%) of the population in Peachtree Corners. The next largest racial group is Blacks, comprising 19%. Hispanics make up 15% of the population, Asians 8%, and other races 9%. Gwinnett County is more diverse, with larger shares of the minority racial groups and a smaller white population. Compared to the rest of Georgia, though, Peachtree Corners has a more racially diverse population, with larger Asian, Hispanic, and other racial group populations and smaller White and Black populations. Table 11 shows the distribution of the population by race in Peachtree Corners, Gwinnett County, and Georgia.

RACIAL/ETHNIC COMPOSITION FORECASTS

According to the Atlanta Regional Commission’s PLAN 2040, there will no longer be a majority racial or ethnic group in the Atlanta region by as early as 2015. The Hispanic share of the population is predicted to more than double from 9% today to 20% by 2040. Whites and blacks will make up approximately equal shares of the region’s population: around 36% each (Atlanta Regional Commission. “Regional Snapshot: ARC’s 20-County Forecasts: What the Future Holds.” June 2009).

Racial and ethnic population trends are related. The 2010 Census revealed that in the Atlanta region, younger age cohorts are trending to be more racially diverse. In the youngest age cohort (children under 10) and in the 30-44 age cohort, Hispanics are growing fastest, followed by Blacks. In the 10-29 and 45-64 age cohorts, Blacks were the fastest-growing, and then Hispanics. In the 65 and older age cohort, Whites had the largest increase, then Blacks, Asians, Hispanics, and all others (in that order). Gwinnett County added the most Asians in all age groups, “demonstrating clearly that Gwinnett (along with adjacent areas in north Fulton) is the epicenter for Asian life and culture in the 20-county region” (Atlanta Regional Commission. “Exploring Census 2010 Data: Race and Age Trends.” October 2011).

REGIONAL SNAPSHOT

The Atlanta region is growing more diverse, with many counties becoming “majority-minority.” Younger cohorts are trending non-white, with the majority of Hispanic growth concentrated in the youngest age cohorts. The outer counties are adding whites in all age groups, while urban counties are losing their young white populations.

(Source: Atlanta Regional Commission, October 2011.)

In Peachtree Corners, like in the Atlanta region, the population is expected to grow more diverse. Whites will no longer make up the majority by as early as 2017. While in Georgia the Hispanic population is the fastest-growing ethnic group, Blacks will be the fastest-growing population group in Peachtree Corners and in Gwinnett over the next 5 years, growing at 17%. Blacks will comprise 20% of the population in Peachtree Corners in 2017, and Hispanics will add 14.2% to make up 16% of the total population. The Asian population will grow by 7.6%.

Table 11. Current and Projected Population by Racial Distribution, 2012-2017

2012 Population										
	White		Black		Asian		Other		Hispanic	
	#	%	#	%	#	%	#	%	#	%
Peachtree Corners	22,312	49%	8,433	19%	3,625	8%	4,179	9%	6,921	15%
Gwinnett County	424,683	43%	200,834	20%	85,778	9%	104,821	11%	169,607	17%
Georgia	5,841,998	54%	3,012,899	28%	327,198	3%	676,047	6%	910,948	8%
Projected Population, 2017										
	White		Black		Asian		Other		Hispanic	
	#	%	#	%	#	%	#	%	#	%
Peachtree Corners	22,069	46%	9,868	20%	3,899	8%	4,759	10%	7,901	16%
Gwinnett County	413,103	38%	267,250	24%	91,285	8%	122,197	11%	198,246	18%
Georgia	5,924,704	52%	3,211,905	28%	371,174	3%	803,151	7%	1,093,630	10%
Projected Change in Population, 2012 to 2017										
	White		Black		Asian		Other		Hispanic	
	#	%	#	%	#	%	#	%	#	%
Peachtree Corners	-1.1%		17.0%		7.6%		13.9%		14.2%	
Gwinnett County	-2.7%		33.1%		6.4%		16.6%		16.9%	
Georgia	1.4%		6.6%		13.4%		18.8%		20.1%	

Source: DemographicsNOW and RKG Associates, Inc.

EDUCATIONAL ATTAINMENT

Peachtree Corners has high educational attainment compared to the state and county. Almost 60% of the population has at least a college degree (41% have just a college degree, and an additional 18.9% have a post-college degree). Only 7.7% of the population aged 25 and above has no high school diploma, compared to 12.1% in Gwinnett County and 15.6% of the state.

Peachtree Corners slightly lags behind Johns Creek and Dunwoody in educational attainment. More people in Johns Creek and Dunwoody have at least college degree than in Peachtree Corners: almost 70%. Johns Creek, Duluth, and Dunwoody each have fewer people with no high school diploma (3.5%, 6.6%, and 5.5%, respectively) than Peachtree Corners.

Table 12. Educational Attainment, 2010

2010 Persons Over 25 Years-Old, Highest Level of Education Attained					
	No HS Diploma	High School Graduate	Some College, No Degree	College Degree	Post Graduate Degree
Peachtree Corners	2,230	4,056	5,331	11,879	5,478
Gwinnett County	64,704	122,992	108,554	179,676	58,826
Georgia	1,013,178	1,948,420	1,253,483	1,623,683	655,970
	No HS Diploma	High School Graduate	Some College, No Degree	College Degree	Post Graduate Degree
Peachtree Corners	7.7%	14.0%	18.4%	41.0%	18.9%
Gwinnett County	12.1%	23.0%	20.3%	33.6%	11.0%
Georgia	15.6%	30.0%	19.3%	25.0%	10.1%

Source: DemographicsNOW and RKG Associates, Inc.

2010 Persons Over 25 Years-Old, Highest Level of Education Attained					
	No HS Diploma	High School Graduate	Some College, No Degree	College Degree	Post Graduate Degree
Johns Creek	1,711	5,231	7,724	23,124	11,098
Duluth	1,134	4,020	3,041	6,769	2,216
Dunwoody	1,745	3,396	4,411	14,280	7,902
	No HS Diploma	High School Graduate	Some College, No Degree	College Degree	Post Graduate Degree
Johns Creek	3.5%	10.7%	15.8%	47.3%	22.7%
Duluth	6.6%	23.4%	17.7%	39.4%	12.9%
Dunwoody	5.5%	10.7%	13.9%	45.0%	24.9%

Source: American Community Survey (2011 3-year estimates), table S1501

INCOME

Average household income in 2010 in Peachtree Corners was \$94,812. This was higher than Gwinnett County’s (\$78,626) or Georgia’s (\$63,008). Since 2000, household income has grown 10.8%.

INCOME FORECASTS

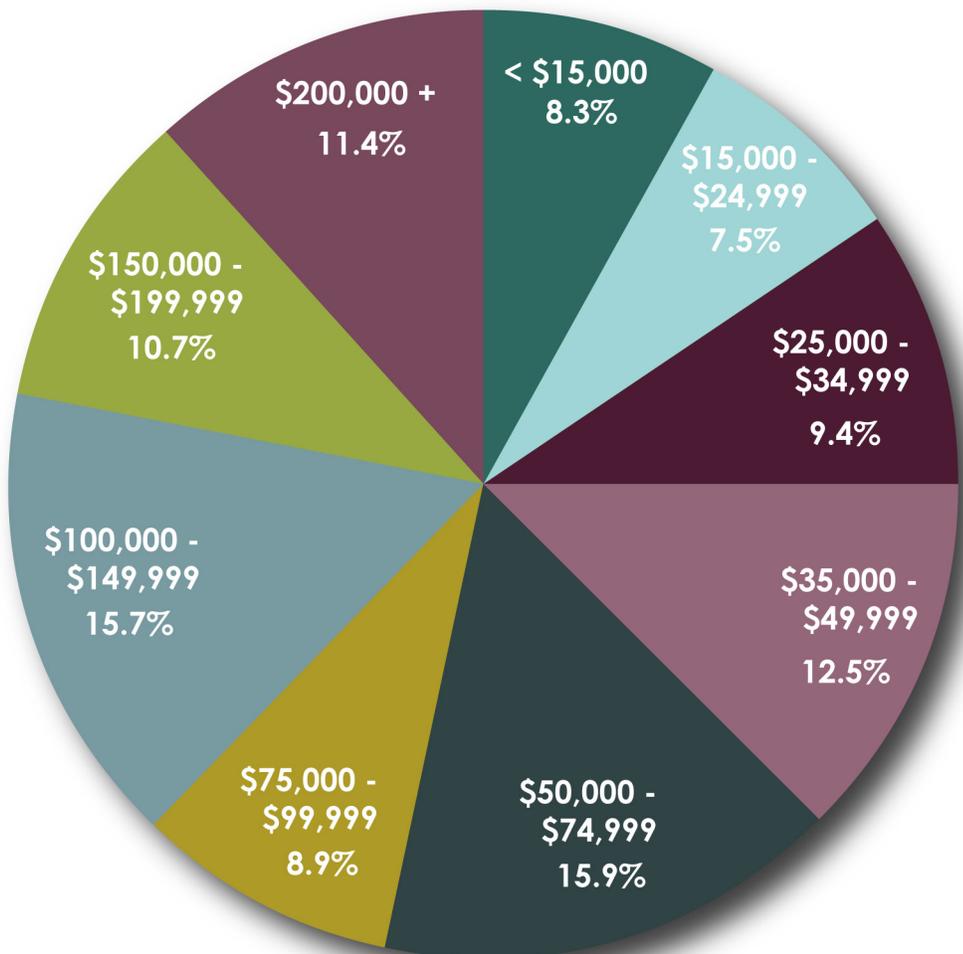
Household income is expected to rise by almost 16% over the next five years in Peachtree Corners, slightly faster than in the county or the state. From 2010 to 2017, this equates to a 2.27% annual increase.

Table 13. Current and Projected Average Household Income, 2000-2017

	2000 Average	2010 Estimate	2017 Projection	2000 - 2010 % Change	2010 - 2017 % Change
Peachtree Corners	\$ 85,563	\$ 94,812	\$ 109,880	10.8%	15.9%
Gwinnett County	\$ 71,800	\$ 78,626	\$ 90,326	9.5%	14.9%
Georgia	\$ 56,612	\$ 63,008	\$ 72,445	11.3%	15.0%

Source: DemographicsNOW and RKG Associates, Inc.

Figure 9. Current Average Household Income Distribution, 2012



Source: ESRI

INCOME DISTRIBUTION

In Peachtree Corners, over one third of households (38%) are very affluent, earning more than \$100,000 per year. However, 25% earn less than \$35,000, making housing affordability and home ownership challenging.

Over the next 5 years, income levels in Peachtree Corners are expected to rise, and income distribution will change as well. Households earning less than \$35,000 per year will only comprise 20% of the population, compared to 25% today. Those earning between \$35,000 and \$50,000 will also make up smaller shares of the population. The largest increase will be seen in households earning between \$50,000 and \$100,000 per year, which will grow by 20% and comprise 28% of the population in 2017. Over 41% of households will earn more than \$100,000 per year. These patterns will also be seen in Gwinnett County and in Georgia, with fewer households earning less than \$50,000 and more earning more than \$50,000.

Table 14. Current and Projected Households by Income Distribution, 2012-2017

2012 Households by Average Household Income								
	<\$35k		\$35k to \$50k		\$50k to \$100k		>\$100k	
	#	%	#	%	#	%	#	%
Peachtree Corners	3,732	25%	1,852	13%	3,669	25%	5,560	38%
Gwinnett County	66,767	24%	36,555	13%	97,075	35%	73,740	27%
Georgia	1,375,420	38%	537,207	15%	1,074,297	29%	655,767	18%
Projected Households, 2017								
	<\$35k		\$35k to \$50k		\$50k to \$100k		>\$100k	
	#	%	#	%	#	%	#	%
Peachtree Corners	3,111	20%	1,630	11%	4,389	28%	6,351	41%
Gwinnett County	52,545	18%	30,030	10%	115,300	40%	89,667	31%
Georgia	1,201,485	31%	499,921	13%	1,309,914	34%	816,989	21%
Projected Change in Households, 2012 to 2017								
	<\$35k		\$35k to \$50k		\$50k to \$100k		>\$100k	
	#	%	#	%	#	%	#	%
Peachtree Corners	-17%		-12%		20%		14%	
Gwinnett County	-21%		-18%		19%		22%	
Georgia	-13%		-7%		22%		25%	

Source: DemographicsNOW and RKG Associates, Inc.

THE POPULATION AND LIFELONG COMMUNITIES

Lifelong Communities are places where individuals can live throughout their lifetimes; they provide a full range of options to residents, insuring a high quality of life for all. The design of a community can have an impact on whether or not there are opportunities for people to get together in a variety of social settings. Peachtree Corners residents were asked to rate their community’s assets that contribute to lifelong livability, and the results are shown in Figure 10.

Survey respondents felt that the access to religious facilities in Peachtree Corners is excellent or good. There are also good front yard gardens/porches/stoops, volunteer opportunities, and places to gather, like parks and coffee shops. However, the majority of surveyed individuals feel that a town center or “Main Street” experience is inadequate.

Figure 10. Lifelong Community Survey Results: Population



At least half of survey respondents rated all of these features as either fair or inadequate.

SUMMARY OF POPULATION EXISTING CONDITIONS

NEEDS

- One quarter of households in Peachtree Corners earn less than \$35,000 per year.
- Peachtree Corners’ **diverse, multi-ethnic community** requires programs and resources for non-native English speakers.
- **Apartment dwellers** are perceived as transient and not invested in the community.
- Options for **aging in place** will need careful planning for the 16% of the population over 65 years old by 2030. The community needs to consider how City infrastructure and transportation can coordinate to assure housing, health care, and access for an aging population
- The population of Peachtree Corners is projected to grow by almost 55% over the next twenty years. The City must address and manage this impending growth.

- 13% of the population lives below the **poverty** threshold.
- The population that is between **15 and 44 years old** is expected to make up a smaller share of the population by 2037. Young adults, or cohorts in the 25-44 year age range, are in their prime “family forming” years; they have children, buy houses, settle down and invest in the community. If this segment of the population makes up less of Peachtree Corners by 2037, demand for housing types may change as well.

OPPORTUNITIES

- A **highly educated** population means potential for informed constituents for wise decision making, higher incomes, attractive labor force for new business, flexible futures as industry and labor markets shift in the future.
- Increased **racial diversity** brings both opportunity and issues. Non-native speakers experience a need for programs, resources, and services. These needs will vary within different ethnic and racial groups, of course. Opportunities include potentially increased cultural exposure; innovation for business and community life; and community building programs.
- The population of Peachtree Corners is projected to grow by almost 55% over the next twenty years.
- The perception of safety throughout the City is generally high, which particularly appeals to families with children.
- Peachtree Corners can continue to attract young families to the City as current residents age, in order to build a stable and diversified long-term community.
- Gwinnett County’s **excellent school system** is an asset that attracts many families with children to the community.