


REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: October 18, 2021

ARC REVIEW CODE: P2110181

TO: Mayor Jonathan Elmore, City of Avondale Estates
ATTN TO: Shannon Powell, Asst. City Manager
FROM: Douglas R. Hooker, Executive Director, ARC


Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2021 City of Avondale Estates Comprehensive Plan Update

Review Type: Local Comprehensive Plan

Description: A review of the draft 2021 City of Avondale Estates Comprehensive Plan Update.

Submitting Local Government: City of Avondale Estates

Action Under Consideration: Approval

Date Opened: October 18, 2021

Deadline for Comments: November 8, 2021

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF AVONDALE ESTATES
CITY OF DECATUR

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF CLARKSTON
DEKALB COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GRTA
CITY OF ATLANTA
MARTA

Attached is information concerning this review.

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments on or before **November 8, 2021**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. **The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>**

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

| | | | |
|-------------------------------------|--|-------------------------|---------------------------------|
| Submitting Local Government: | City of Avondale Estates | Date Received: | October 18, 2021 |
| Local Contact: | Shannon Powell, Asst. City Manager, City of Avondale Estates | | |
| Phone: | 404-294-5400 | E-Mail: | spowell@avondaleestates.org |
| Fax: | | Website: | www.avondaleestates.org |
| Street | 21 North Avondale Plaza | City State, Zip: | Avondale Estates, Georgia 30002 |

Department of Community Affairs Review Required

| | |
|----------------------|--|
| Review Title: | 2021 City of Avondale Estates Comprehensive Plan Update |
| Description: | <p>A review of the draft 2021 City of Avondale Estates Comprehensive Plan Update.</p> <p>Document can be viewed on the ARC website at: https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/ Under Plan Review, search for the City of Avondale Estates.</p> |

The submitted documents are available for review at ARC and the local government.

Reviewing Regional Commission:

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

| | |
|------------------------|--|
| Contact Person: | Donald Shockey, Plan Review Coordinator |
| E-Mail | dshockey@atlantaregional.org |

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: October 18, 2021

ARC REVIEW CODE: P2110181

TO: ARC Managers

FROM: Donald Shockey, Plan Review Coordinator, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Aging & Health Resources: Perumbeti, Katie

Transportation Access & Mobility: Mangham, Marquitrice

Research & Analytics: Skinner, Jim

Name of Proposal: 2021 City of Avondale Estates Comprehensive Plan Update

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Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:[illegible]

BOARD OF MAYOR
AND COMMISSIONERS

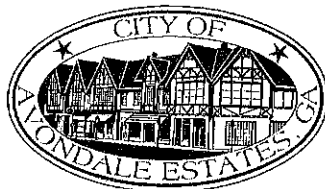
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CITY JUDGE

October 13, 2021

Atlanta Regional Commission
229 Peachtree Street NE
Suite 100
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

The City of Avondale Estates has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Shannon Powell at 404-294-5400 or spowell@avondaleestates.org.

Sincerely,

Mayor Jonathan Elmore
City of Avondale Estates

Enclosures

RESOLUTION
ADOPTING THE 2021-2025 AVONDALE ESTATES COMPREHENSIVE PLAN

WHEREAS, the City of Avondale Estates is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of a Qualified Local Government; and

WHEREAS, the City initiated a process with community involvement to complete the Comprehensive Plan Update and certifies that public participation and other procedural requirements have been met; and

WHEREAS, City staff must transmit the document to the Atlanta Regional Commission and the State of Georgia Department of Community Affairs for review in accordance with procedures prescribed by state law, with such document being incorporated by reference;


NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Commissioners that the City of Avondale Estates hereby approves that 2021 Comprehensive Plan and authorizes the transmittal of said document to the Atlanta Regional Commission and the Georgia Department of Community Affairs.

SO RESOLVED, this October 13th, 2021.

CITY OF AVONDALE ESTATES
BOARD OF MAYOR AND COMMISSIONERS


Jonathan Elmore, Mayor

ATTEST:


Gina Hill, City Clerk

City of Avondale Estates Comprehensive Development Plan 2021-2025

DRAFT



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ACKNOWLEDGEMENTS

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Rebecca Long, Communications Manager
Ken Morris, Planner & Permit Services Coordinator
Shannon Powell, Assistant City Manager

ATLANTA REGIONAL COMMISSION

Folashade Alao, Principal
Mollie Bogle, Senior Planner
Tanning Nyman, Intern
Ryan Schlom, Planner
Keri Stevens, Program Manager



The City of Avondale Estates is a 1.2 square mile city east of the City of Atlanta. The city is characterized by historic single-family neighborhoods, parks and green space, and an emerging walkable downtown. Based on public surveys showing excellent community ratings, it is a highly desirable place in the Atlanta region that is continuing to grow and evolve.

The Avondale Estates’ comprehensive development plan guides investment, development and the allocation of services within a jurisdiction. It is used every day by city leaders to make decisions about the future and in response to new opportunities or unexpected problems. A Comprehensive Plan is one tool for helping to guide these decisions, with three distinctive features:

- A 5, 10 or 25 years long range look ahead
- A comprehensive evaluation across many different facets of the City
- A deliberative review to understand and identify the needs and desires of the City

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

- Regulations
- Capital spending
- Programs and staffing

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

To meet the goal of an inclusive process, the City created multiple venues and opportunities for involvement. The planning team developed a number of communication tools and forums to ensure meaningful community involvement that would form the backbone of the plan.

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

A Public Input web page was developed where information about the comprehensive planning process, including public hearing and steering committee meeting dates and times, was provided. The web page was centered around a comprehensive survey that included a series of questions covering a wide range of topics from natural and environmental resources to housing.

A virtual community workshop was held to discuss the City's current and future needs. In addition to soliciting the identification of the City's current issues and opportunities, attendees were provided additional information and asked a series of questions regarding a variety of topics falling within three main themes - sustainability, equity and resiliency.

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

The City of Avondale Estates will:

- Encourage environmental and economic sustainability and resiliency
- Maintain and expand the range of housing options to accommodate a diverse population and workforce
- Promote an active, healthy community with equitable and inclusive opportunities for recreation and the enjoyment of the outdoors
- Strengthen existing businesses and drive sustainable economic development by leveraging the City's unique identity and location in the region and continuing to develop a walkable Downtown
- Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development
- Build a diverse, welcoming environment for all individuals, regardless of race, ethnicity or place of origin, which enhances the Avondale Estates cultural fabric, economic growth, an overall prosperity for current and future generations

ROLE OF COMPREHENSIVE PLAN

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

Comprehensive plans serve two primary roles:

A Shared Vision for the Future

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

Guidance for Decision-Makers

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

Avondale Estates: By the Numbers

Comprehensive Plan Update

**2020
Population
3,567**

**Number of
Households
1,422**

**Number of
Housing Units
1,470**

**1.24
Square
Miles**

**Homeowner
Occupancy
Rate
87.9%**

**Residential
Occupancy
Rate
96.7%**

**Average
Household
Income
\$142,292**

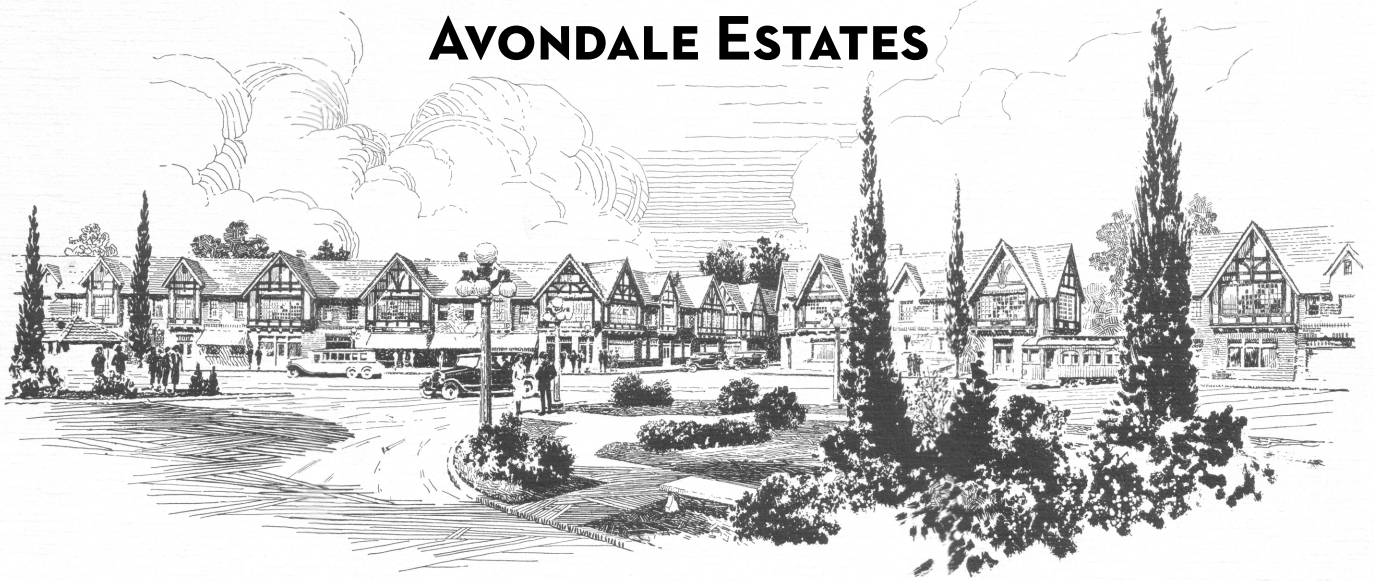
**Average
Household
Size
2.22**

**Median
Age
48.5**

**Average
Home
Value
\$399,700**

Data source: Decennial Census 2020, American Community Survey 2019 and Zillow 2020

AN INTRODUCTION TO THE CITY OF AVONDALE ESTATES



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

History of the City of Avondale Estates

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

However, despite being at the forefront of modern planning practices, Avondale Estates, like other residential developments of its era, excluded people base on race. The land acquired to create Avondale Estates was tied to covenants that prohibited sale of the land to “any person or persons of color, or [to] any corporation which has as its officers any persons of color.” Similar exclusionary practices continued throughout much of the 20th century at the local, state, and national level precluding people of color from living in this “ideal” City.

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

The original one-third of the City remains largely intact as designed. The City was placed on the National Register of Historic Places in 1988 for its significance in the fields of landscape architecture, architecture and city planning.

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

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

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

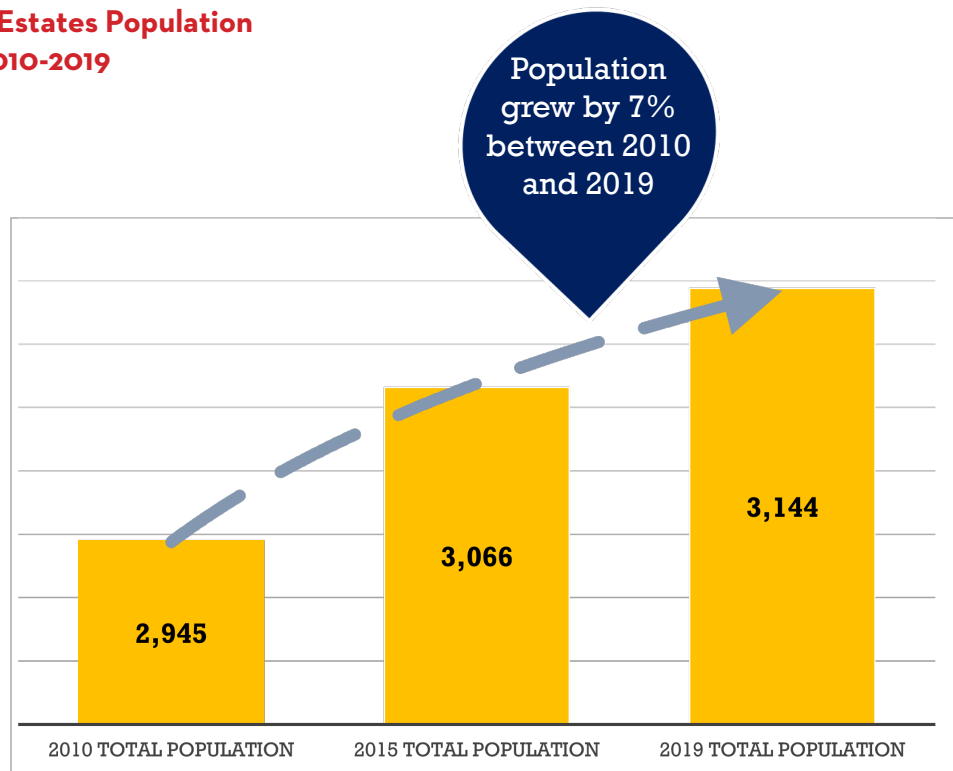
The City of Avondale Estates is located in District 15 in DeKalb County, and is in land lots 216, 217, 218, 231, 232, 233, 248, 249, and 250. It is also located in the 4th Congressional District in the State of Georgia.

Who We Are

As a largely built out city within the Atlanta region, the City of Avondale Estates has experienced moderate growth as properties have redeveloped, most of due to commercial development and annexation. Growth options are limited except through redevelopment of key parcels. In 2019, the City's population was estimated to be 3,144. The City's young and middle-aged adults (ages 25-64) combined to make up 54% of the population.

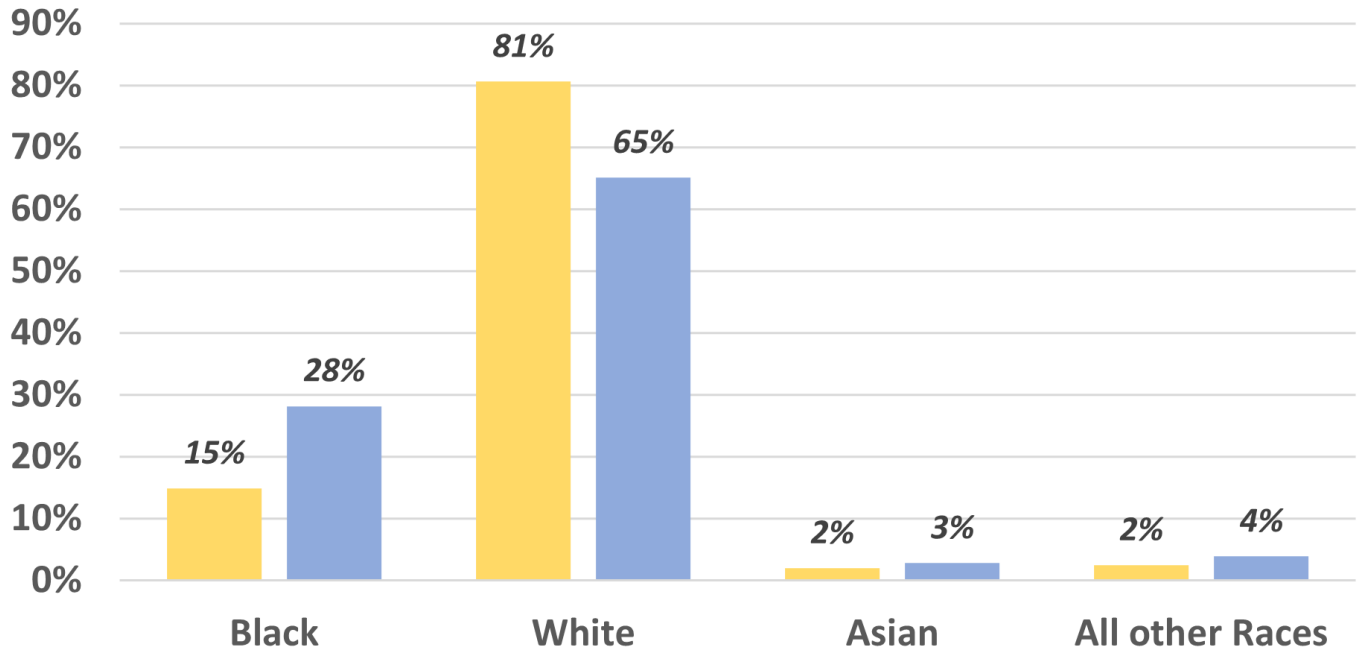
The City has been getting more diverse over the last decade with a rapid increase in its Black population (from 15% in 2010 to 28% in 2021) and more moderate increases in its Asian (from 2% in 2010 to 3% in 2021) and Hispanic populations (from 2.2% in 2010 to 2.5% in 2021).

Avondale Estates Population Growth 2010-2019



Data Source: American Community Survey

2010-2021 Change in Racial Demographics City of Avondale Estates



Data source: ESRI Community Profile Report (BAO)



Moving Around Town

Avondale Estates is a growing multi-modal hub. The City is a mile from the entrance/exit to interstate 285 proving easy access the rest of the Atlanta region. US 278, also called Covington Road, North Avondale Road and East College Avenue, is the main East/West thoroughfare within the City. Just outside the City limits, the community is also flanked by two MARTA train stations at its eastern and western gateways and MARTA bus routes run along US278 and North Clarendon Avenue. Major regional bike facilities lead in and out of the city and most of the city's neighborhoods include tree-lined sidewalks.

One of the City's most transformational projects is the US 278 "complete street." Designs are underway and construction is expected to begin in 2022. The plans call for widening the sidewalks, installation of a landscape strip, an addition of bike lanes and reducing the number of vehicular travel lanes from five to three. These improvements will increase pedestrian safety, reduce traffic congestion and improve the overall street environment, and create a stronger sense of place along the City's primary commercial corridor.

To increase multi-modal accessibility, the City adopted a new street grid plans for the downtown in 2020. The plans call for new streets, shared streets, upgraded existing streets and bike facilities connecting the district. Implementation is expected to happen in conjunction with new development and as the City is able to acquire and implement the proposed concepts. As part of the implementation of the street grid plans, the City began building a new one block segment of Washington Street in 2021 and expects to open the street in the first quarter of 2022.

Two MARTA Stations, Avondale Station and Kensington Station, are a short distance from the City of Avondale Estates. Both stations are in the top half of the MARTA system in terms of daily ridership. Kensington Station has an average weekday ridership of 6,013 while Avondale Station has an average weekday ridership of 4,254 (2016 Ridership). Two MARTA bus routes serve the City of Avondale Estates. The 8 Route serves North Clarendon Avenue as well as the Avondale Station bus stop; the 21, 86, 115, 119, 121, 125 and 221 Routes all stop at Kensington Station and Route 21 has an additional stop on Memorial Drive.

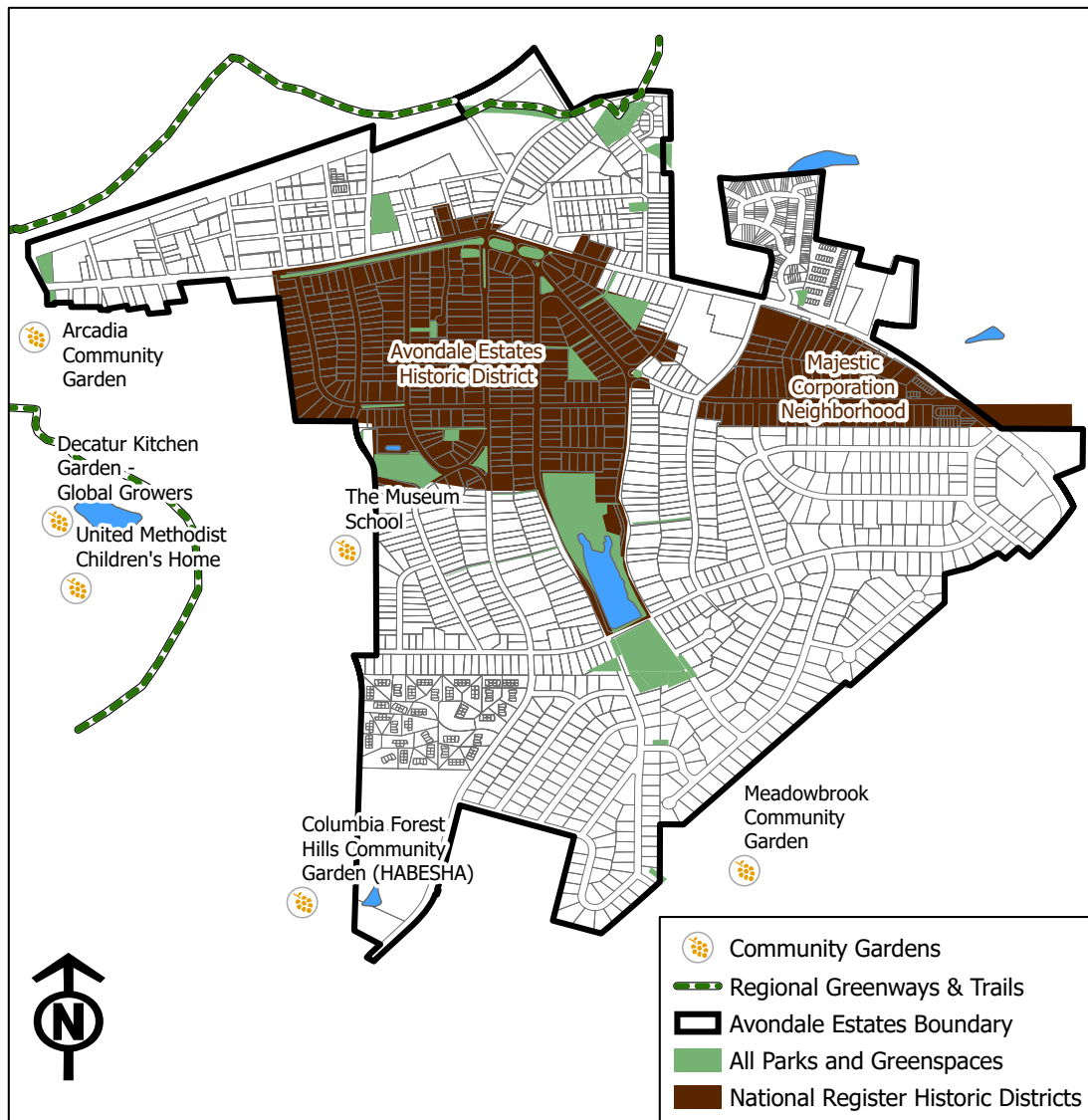
The City of Avondale Estates provides a variety of free parking options within the Central Business District.

Commute Patterns

Currently over 1,937 people commute into the City of Avondale Estates for work each day while over 2,158 commute out of the City for work. Residents work primarily in Decatur, Druid Hills, Buckhead, Midtown, and Downtown Atlanta. Most residents drive a single occupancy vehicle to and from work each day.

Natural and Recreational Resources

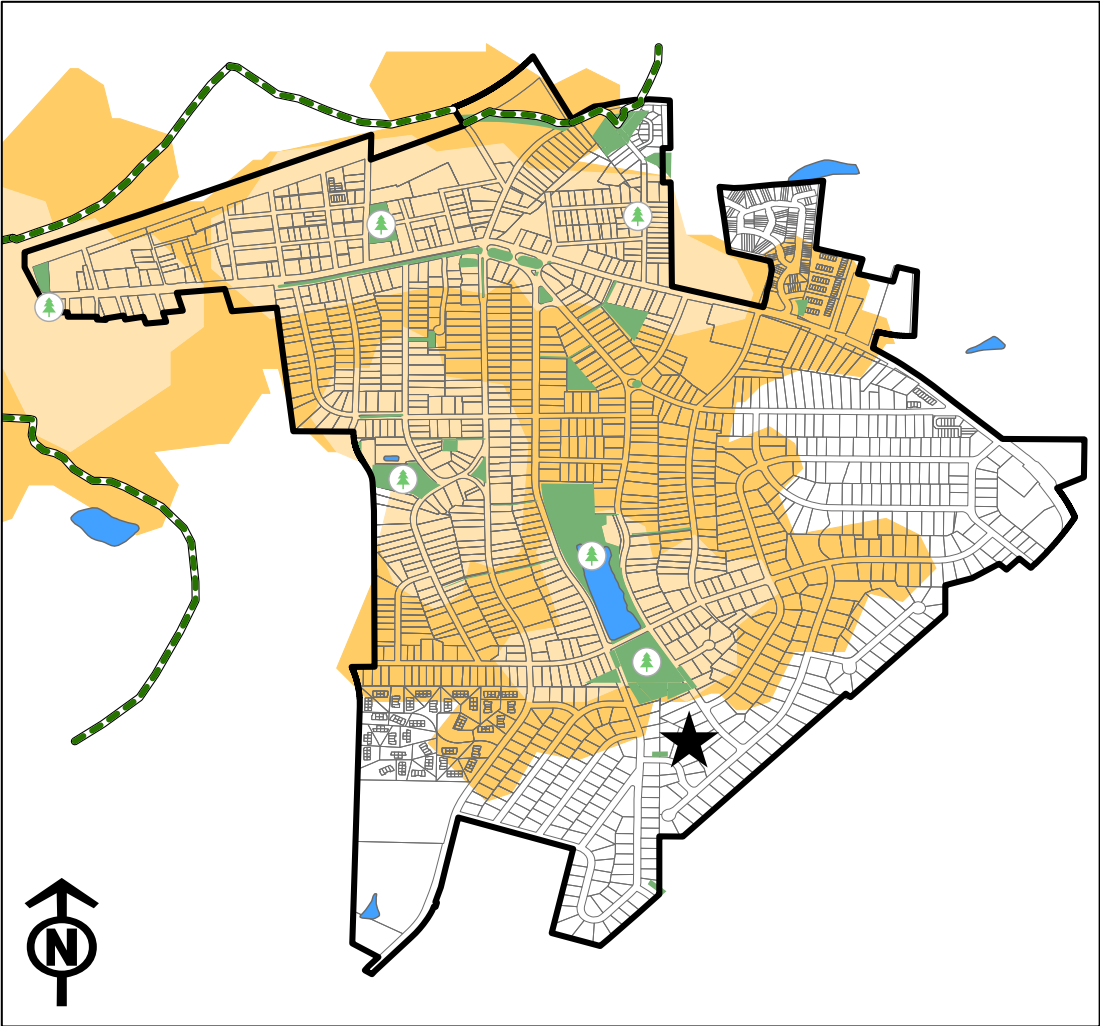
The City of Avondale Estates has a number of planned parks/greenspaces including: Lake Avondale, Willis Park, Fletcher Park, 7 Bridle Paths, 3 pocket parks, plazas, the hedge, and green spaces along the verge, as well as a Town Green currently under construction. In addition, the Stone Mountain PATH trail is just to the north of the City, connecting Stone Mountain Park to the City of Decatur. There are 51.3 acres of green space within the City of Avondale Estates.



Park & Greenspace Access

Of the 1,826 parcels within Avondale Estates, 1,236 parcels (67.7%) are within a 1/2-mile or 10-minute walkshed of the five parks and greenspaces analyzed below. However, this does not include additional parcels to the south (identified by a star on the map below) that may access parks and greenspace via the pedestrian and bicycle path along the closed portion of Berkeley Road.

Walksheds for Selected Parks in Avondale Estates



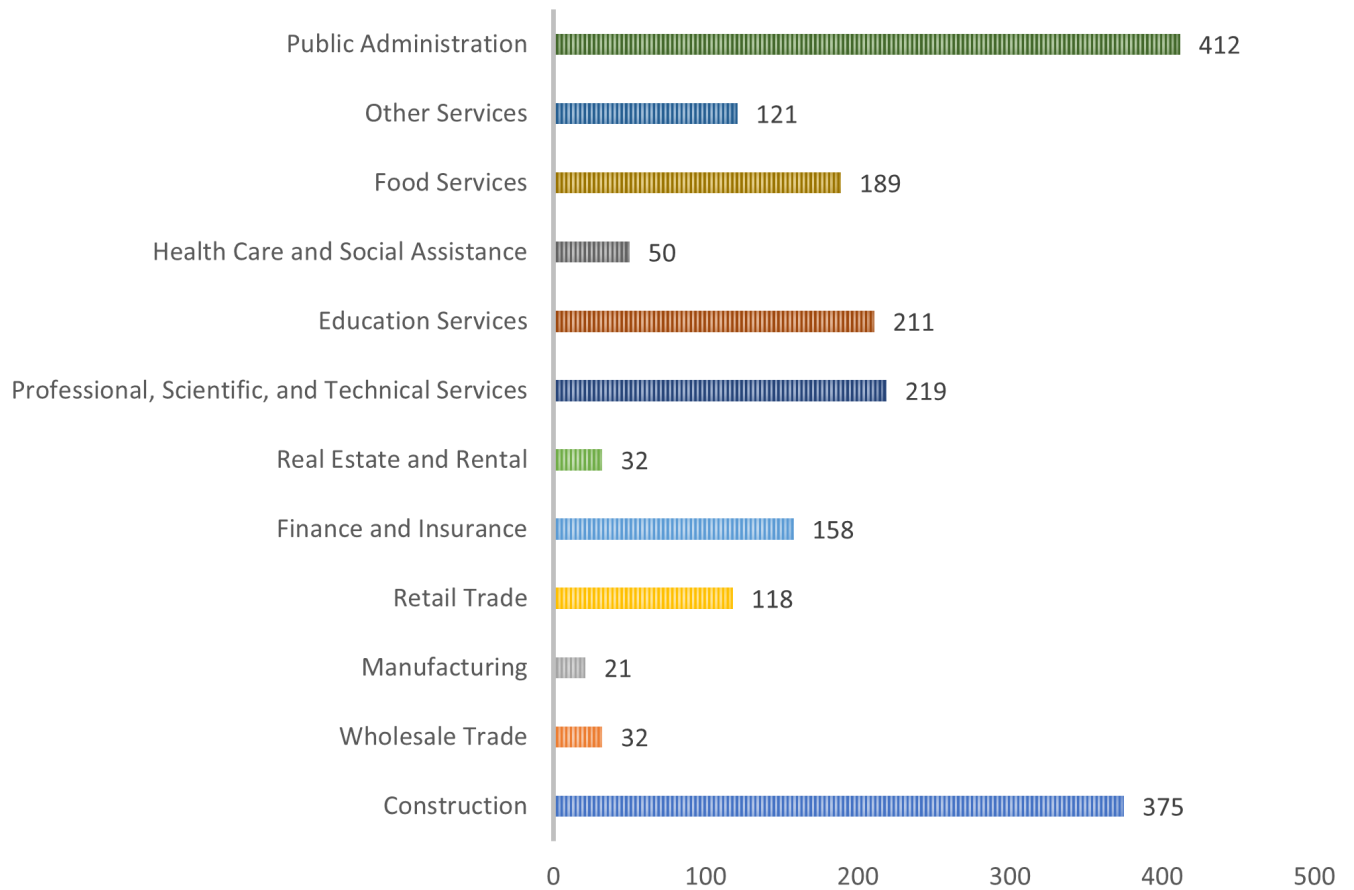
Legend

- Regional Greenways & Trails
- Avondale Estates Boundary
- Parks Analyzed
- All Parks and Greenspaces

Walksheds

- 1/2 Mile Cutoff Range: 0.25 - 0.5
- 1/4 Mile Cutoff Range: 0 - 0.25

Jobs of workers in The City of Avondale Estates



Data source: US Census On The Map 2018

Jobs

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

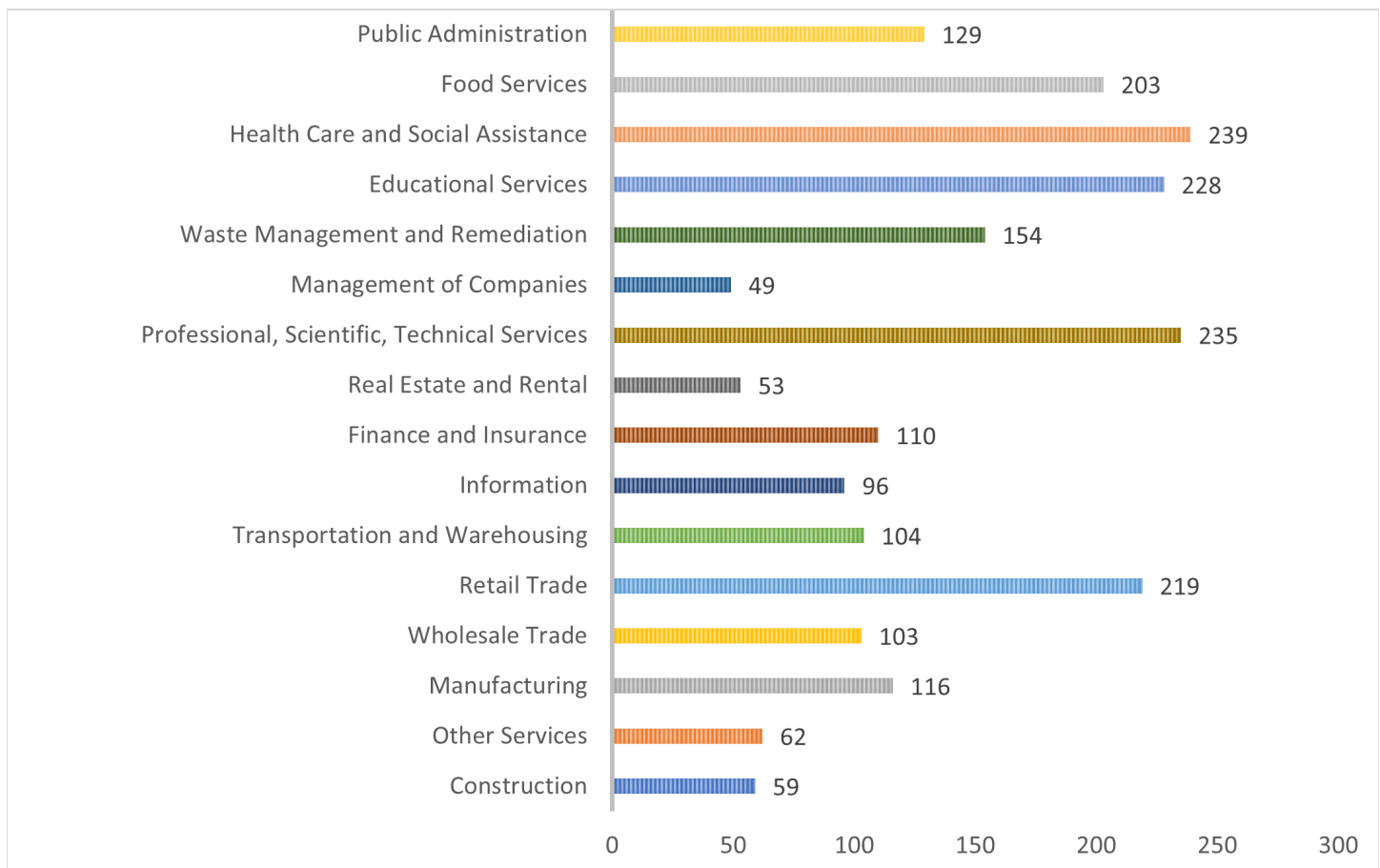
Housing

The most recent data available from the Zillow Home Value Index suggests that home values rose 69% between 2010 and 2020. (from \$235,940 in 2010 to \$399,700 in 2020). The average home value of \$399,700, however, could be artificially high and may not reflect current market conditions, since 2020 was a year with a highly volatile housing market.

Education

The majority of Avondale Estates' residents (25 years or older) are highly educated. 37% (901) have obtained a bachelor's degree, while another 37.2% (906) have received a graduate or professional degree. In all, 98.7% (2,402) of residents are high school graduates or have received a higher education.

Jobs of City of Avondale Estates' Residents

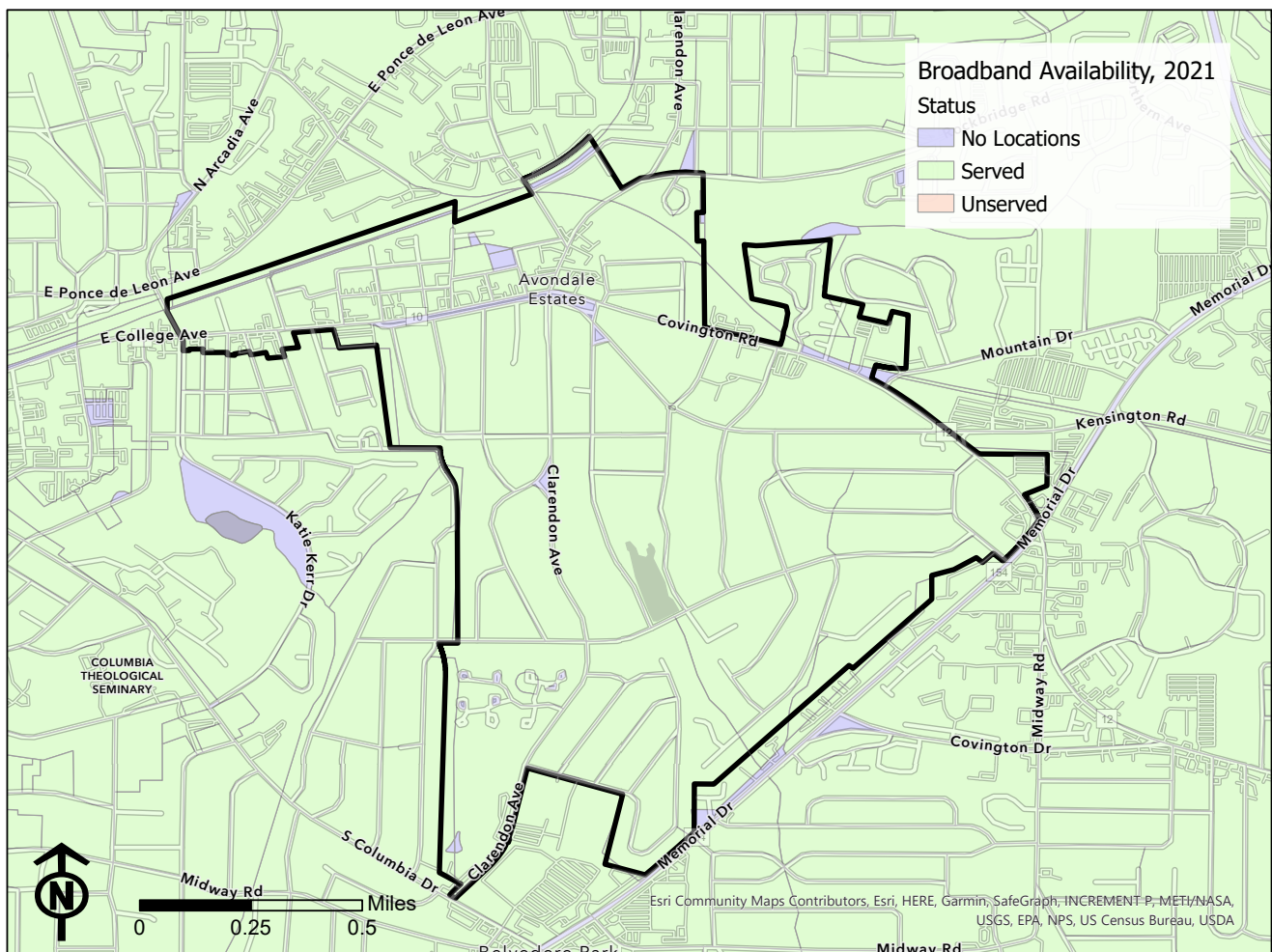


Data source: US Census On The Map 2018

Broadband Services

According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, <1% of households and businesses in DeKalb County were unserved by broadband as of 2021. The visual below illustrates that all of Avondale Estates is served by broadband (â€œNo Locationsâ€ simply means there are no homes or businesses in an area). To further attract people and businesses to Avondale Estatesâ€™ commercial corridor along US 278, City officials should consider offering municipally provided WI-FI service.

City officials should also consider pursuing state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Broadband Ready Community Designation demonstrates that a local unit of government has taken steps to reduce obstacles to broadband infrastructure investment by amending their comprehensive plan to include the promotion of the deployment broadband services and adopting a broadband model ordinance. Any facility or development in Georgia that offers broadband services at a rate of not less than 1 gigabit per second in the download stream to end users is eligible for the Broadband Ready Site Designation.



Data source: Georgia Department of Community Affairs 2021



Recent Planning and Development Activities

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

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

Shape Avondale Estates: Zoning Ordinance Rewrite (Adopted July 2021)

The City adopted a new city wide zoning code in July of 2021. The former Zoning Ordinance did not facilitate or ensure that development conformed to the vision of the community. In addition, the code was disorganized and difficult for the general public and developers to use and understand. As the guiding document, the Shape Avondale Estates Zoning Ordinance Rewrite set the direction for staff and City officials to develop and maintain a high-quality built environment. The Rewrite focused on codifying the vision, goals and objectives of other City plans; incorporating zoning best practices; and addressing development-related concerns unique to the City. In addition, the plan explored new and innovative strategies to address current code deficiencies and create connections between the Zoning Ordinance and the City's long-range planning documents such as the 2014 Downtown Master Plan and the 2016 Comprehensive Plan. The Rewrite included the whole Zoning Ordinance with a special focus on the Central Business District (Town Center Area). It is based on the established Guiding Principles: Sustainability, Design, Economic Development, Site Development. In 2022, the City intends to update its sign and its stormwater ordinances as part of the broader Shape Avondale Estates project.

New Historic Preservation Commission (HPC) Design Guidelines (Adopted October 2020)

Revised Design Guidelines were adopted in 2020 to bring clarity and consistency to the treatment of historic buildings and properties, as well as provide design guidance for infill construction within the City's Historic District. The new guidelines update the designation system, clarify the organization and direction of the Historic Preservation Commission, evaluate clarify the process, and coordinate with the Zoning Code. The document includes 3D diagrams and example images for components and new construction, 2D diagrams for placement, spatial requirements, photographs for materials, easily digestible application forms and checklists.

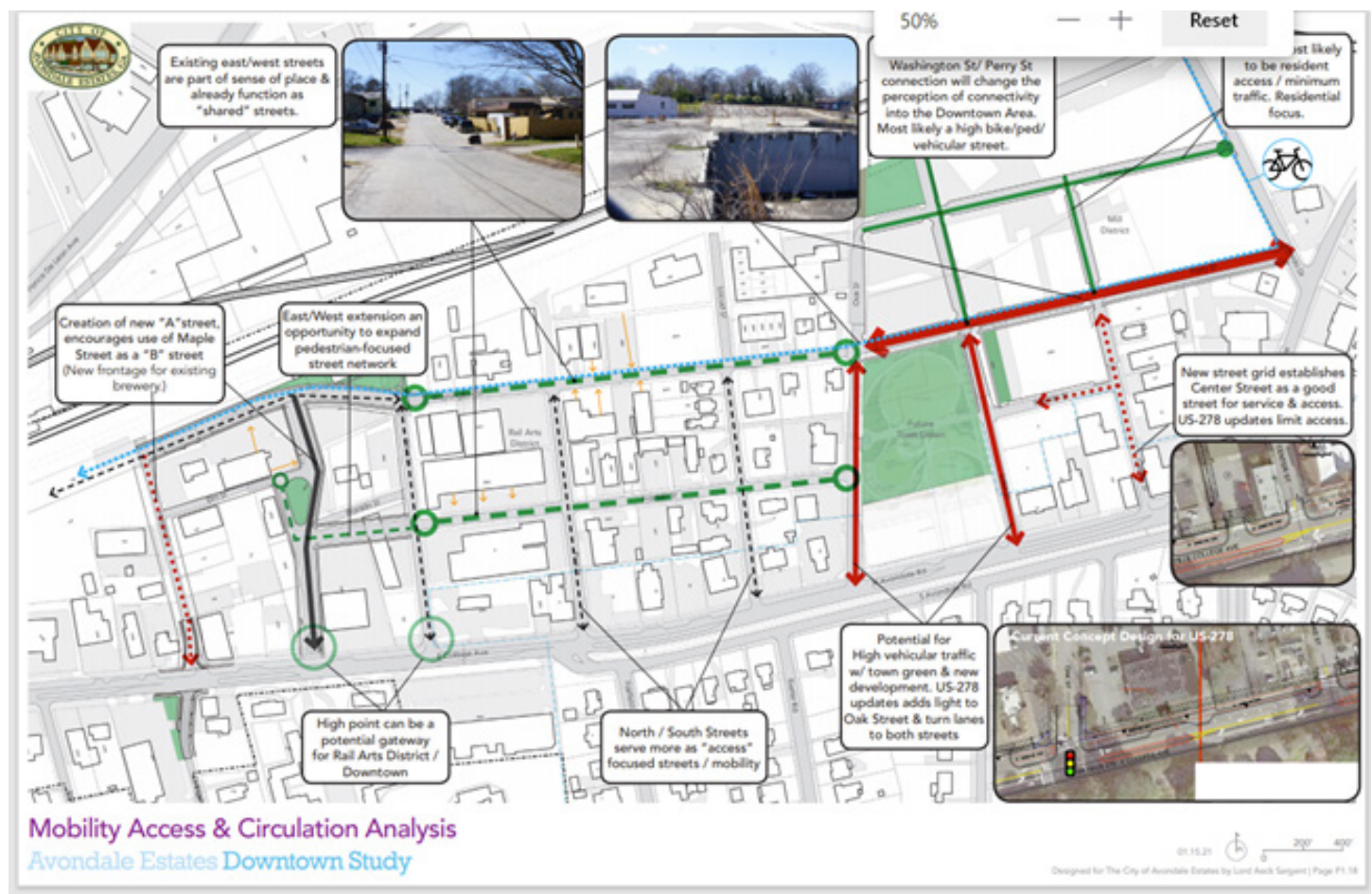
Avondale Estates Town Green Planning (2014-Present)



The City of Avondale Estates identified the need for additional park space in the Central Business District (north of US 278). The 2014 Downtown Master Plan solidified citizen support for a new park/greenspace, now known as the Town Green. The City, in concert with the Downtown Development Authority, purchased four (4) acres of property in 2012. After extensive planning efforts starting with the Downtown Master, design competition, and a various public meeting and outreach efforts, a Town Green is under construction and expected to be completed in 2022. Additionally, a new commercial development fronting the park is planned as part of a public private partnership with a local development team. The robust community focused planning process included community workshops, in-person and online presentations, and surveys. The extensive input informed the design of the Town Green tailor-made for Avondale Estates. The Town Green was developed with the following priorities:

- Be inclusive and welcoming to people of all ages, abilities and backgrounds.
- Be a year-round draw bringing people to live, shop and dine in downtown.
- Maintain flexibility to support high volume events and daily uses like walking.
- Be good stewards of economic and natural resources.

Avondale Estates' Downtown Study - Phase I and Phase II (2020-2021)



The 2014 Downtown Master Plan stressed the importance of establishing a street grid in the Town Center Area of the City, north of US 278. Phase I focused on a conditions assessment

to analyze and synthesize the existing and proposed conditions to inform the rezoning process. Phase II focused on the development of a public realm framework. The plan defines the location of the proposed streets and hierarchy and typology, including reorienting from a car-centric design to multi-modal. Special attention was paid to existing conditions such as existing new development and development that will likely remain, and the size of available properties. The plan also outlines strategies for parking, bicycle connections and amenities, service areas, and stormwater management.

Avondale Southside Western Gateway: Urban Land Institute (2021)

In 2021, the City partnered with the Urban Land Institute to develop a plan for its western gateway, an area that is largely blighted with auto-oriented businesses. The plan is designed to be a catalyst for revitalization of this area. It is sensitive to adjacent single-family homes, local history and culture. The site analysis consists of the 10 parcels of land on the south side of US 278 from the western City boundary running eastbound. The study recommends feasible uses, scale, size, unit count and design based on parcel dimensions and community preferences. The uses include a gateway park, food and beverage establishments, retail, townhomes, condominiums, a boutique hotel and the retention of the Waffle House Museum with community space.

Stormwater Master Plan (2021)

The City became responsible for maintaining an aged stormwater infrastructure system in 2004 when DeKalb County withdrew from intergovernmental Service Delivery Strategy Agreement to provide stormwater services within the boundaries of incorporated cities in DeKalb County. After this action, the City developed a stormwater utility designed to provide the funds necessary to address stormwater issues within the City. In 2021, the City commissioned a study to evaluate the condition of existing stormwater infrastructure and establish a set of priorities for maintenance, repair, and replacement including cost and five short-term projects.

Northwoods Project (2008-Present)

The Northwoods at Lake Avondale Project is a stormwater mitigation project to prevent erosion in the Northwoods area and to reduce sediment and pollutants into Lake Avondale. The project uses green infrastructure features that will slow and filter stormwater entering the Northwoods from Berkeley Road and provide visual enhancement. Paths and an accessible trail within the Northwoods will provide educational and passive recreation opportunities for citizens and visitors to enjoy this treasured resource. The project is funded in part by a grant from the Georgia Department of Natural Resources' Land, Water, and Conservation Fund (LWCF) and was first identified as a need in the Lake Avondale Master Plan in 2008.

US 278 Complete Street Project

One of the primary projects identified in the 2014 Downtown Master Plan was the redesign of US 278 as a "complete street" for the .75 mile stretch of road between Ashton Place and

Sams Crossing. Funded through a federal grant from ARC, a state grant from the State Road and Tollway Authority and local funds, this project is under designed and scheduled to go to construction in 2022. The project includes a 10-foot multi-use path, a center median, new sidewalks, landscaping and on-street parking. The initial vision for the project included a roundabout at the intersection of Clarendon Avenue and North Avondale Road. This component of the project was dropped from the final designs based on concerns expressed by the community about the impact on the historic resources as illustrated by a tactical urbanism demonstration project funded by the ARC.

Downtown Master Plan (2014)

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

The Downtown Master Plan 2014 provides land use, transportation, economic development and urban design recommendations and strategies for the study area. The overall goal of the study is to ensure that Downtown Avondale Estates retains its desirability for businesses, residents and visitors. Building from prior planning and visioning efforts, the update presents an economically realistic plan with an emphasis on providing a variety of housing options, improving connectivity for all types of transportation, strengthening economic viability, and outlining a blueprint for coordination among key partners. The plan also includes a market analysis and a specific retail assessment to make sure the City is well positioned to take advantage of market and demographic trends. Redesigning US 278, establishing the street grid north of US 278, and a downtown park/greenspace were three priority projects. All three priority projects have been studied and both the park and US 278 redesign will be implemented in 2021/2022.

Annexation Planning (Various Years)

The City of Avondale Estates worked with Carl Vinson Institute of Government to study the financial impacts of annexation for certain areas to the north, west and east of the City boundaries over the course of the last few years. A variety of proposed expanded City boundaries were investigated and the City has worked with the City of Decatur and impacted property owners. Studies show a positive impact on the financial health of the City when commercially zoned properties are included.

Walkability Study (2013)

In the spring of 2013, the Walkable and Livable Communities Institute completed an Avondale Estates Walkability Study, funded by ARC, the City of Avondale Estates, Grantmakers in Aging and the Pfizer Foundation. The primary component of the Walkability Study was an

Active Living Workshop, held on March 11, 2013, where participants conducted a walking audit and identified the area's assets and opportunities. The primary recommendations were to:

- Improve overall support for active living by installing and fixing crosswalks, filling in sidewalk gaps, adding bike lanes, implementing a “road diet” on US 278, adjusting traffic signals, updating, and adding signage, and accommodating users of all abilities.
- Capitalize on the vacant 20-acre property by first reviewing and revising zoning ordinances, and then creating a plan for the area to establish a truly pedestrian-friendly, mixed-use village that will help revitalize the entire area.
- Implement the strategies prioritized by the workshop participants as part of the Recommendations and 100-Day Challenge..

The Walkability Study found a few significant features affecting the pedestrian environment in the City of Avondale Estates and made related recommendations:

- There are no Complete Streets or streets that are inclusive of all modes of transportation. The City of Avondale Estates should endorse a Complete Streets policy.
- US 278 is too wide and would be an ideal candidate for a road diet. Narrowing the street would help to reduce traffic speeds to 20 to 30 miles per hour.
- Vehicle speeds in the City are too high. A road diet would convert US 278 to a street with one 10.5 lane in each direction, a center turn lane, a bike lane and a buffer, with room remaining for parallel parking.
- There are numerous conflict points, or intersections, within the study area. Safer intersection treatments, like roundabouts, can increase safety, reduce delays, and reduce crashes.
- There is a distinct lack of place in most of the Central Business District and along US 278. Focusing on placemaking can ultimately lead to a multi-disciplinary, stakeholder driven approach and set of solutions..

Avondale Estates Greenspace Assessment

The Avondale Estates Greenspace Assessment was delivered to the Board of Mayor and Commissioners (BOMC) in 2018. The assessment was developed over multiple years by a BOMC appointed green space committee comprised of greenspace design professionals. The committee was charged with assessing the City's existing greenspaces and future needs and making recommendations to the board for consideration. Key recommendations included the development of a new “Town Green” in downtown to support community events, strategies to access of greenspace for recreational purposes, increased connectivity through tree-lined sidewalks and bike facilities, the use of green infrastructure to address stormwater, and the addition of other amenities such as a dog park and a community garden.

Lifelong Communities Survey (2013)

In January 2013, the ARC and the City of Avondale Estates conducted a survey of City residents asking them to rate the importance of neighborhood assets related to Lifelong

Communities. A Lifelong Community is “a neighborhood or community that fosters a high quality of life by offering choices to all residents, regardless of age.” It allows people to age in place and provides housing choice to families and individuals in all stages of life.

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

Western Gateway Visioning (2012)

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

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

Urban Redevelopment Plan and Opportunity Zone (2012)

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

Tax Allocation District (2007)

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

included all of the Central Business District, and the annexed Fenner Dunlop property / Mill District was added in 2012..



COMMUNITY INPUT PROCESS

The City of Avondale Estates' staff and planning team designed a number of communication tools and activities to ensure that meaningful community input would form the backbone of this plan. A Steering Committee was convened to assist with guiding development of the plan. The Steering Committee played an essential role in providing input to the comprehensive planning process and represented a diverse cross-section of the community. The members' role was to provide input so that the plan was in line with the City of Avondale Estates' community values and goals and to promote participation by other community members in public outreach efforts. A Project Team was also assembled to meet more frequently and discuss upcoming public outreach, promotion, and the content of the plan.

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

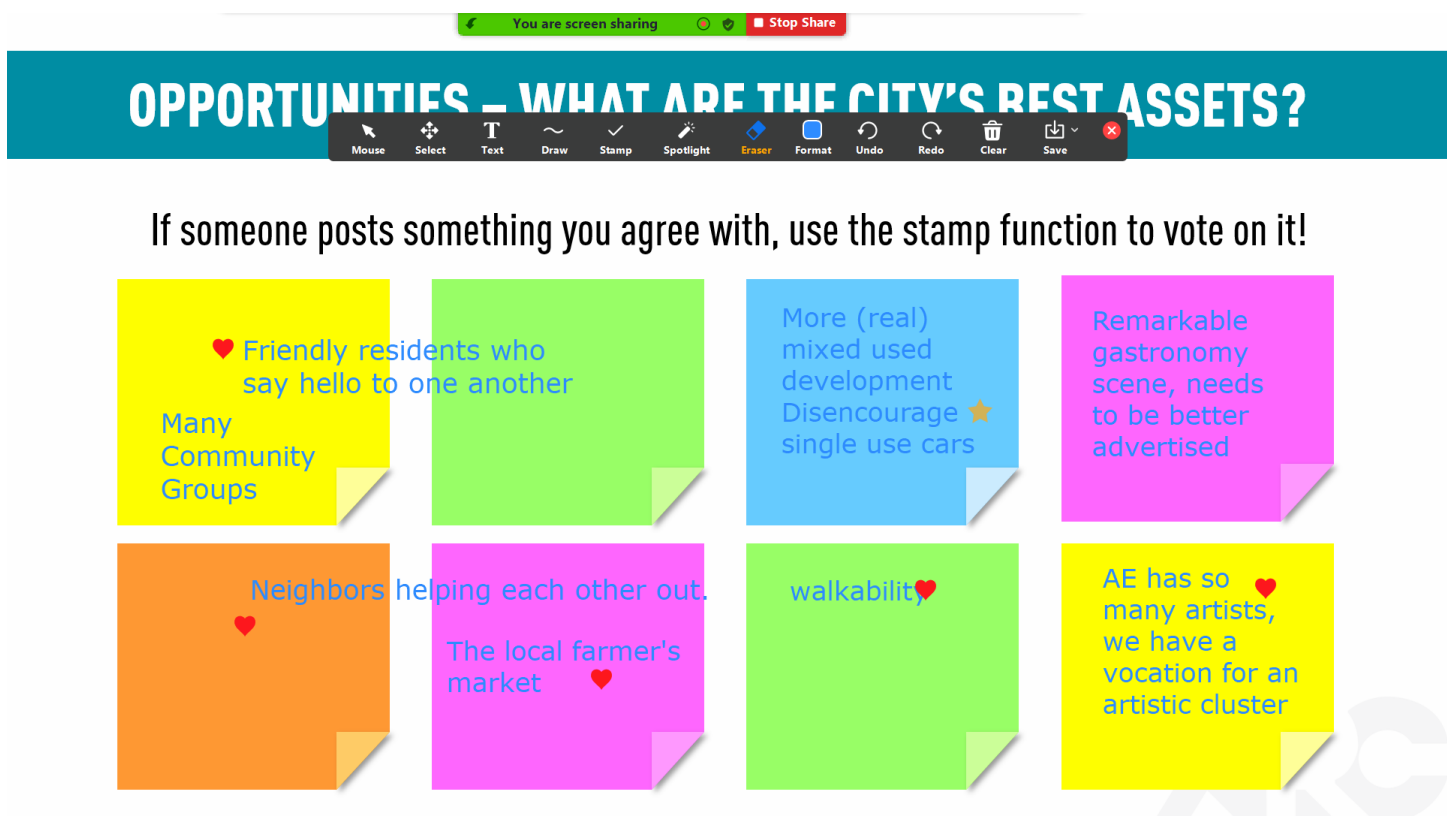
The 2021 Comprehensive Plan Update occurred during the 2020-2021 COVID-19 Pandemic. Social distancing precautions limited in-person community engagement options throughout the course of the planning process. Despite this hurdle, the project team used virtual engagement methods to solicit stakeholder and community feedback.

Public Hearings

Two public hearings were held on December 14, 2020 and October 14, 2021. The first public hearing was held to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. The second public hearing was held to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

Steering Committee Meetings

Three virtual Steering Committee meetings were held on February 2, 2021, April 4, 2021, and June 6, 2021 to provide direction at key points in the process.



Community Workshop

One virtual public meeting was held on May 20 to discuss Sustainability (Greenspace Maintenance, Sanitation Services, Cree conservation), Equity, and Resiliency (Green Infrastructure).

PublicInput

PublicInput.com was used as a public-facing project web page and virtual engagement platform. 58 people subscribed to the web page and 286 people participated in the community survey, the results of which can be found in the Appendix. Additionally, the project web page provided meeting recordings and materials, advertised meetings, and shared recent planning efforts.



Emails & Electronic Newsletters

Emails and electronic newsletters were used to send out announcements, invitations to participate, and for periodic project updates.

Social Media

Existing City Facebook, Instagram and Twitter accounts were used to inform residents of progress on the project and of opportunities to participate.

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AVONDALE ESTATES' CHALLENGES AND ASSETS

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

The following assets and challenges were most commonly identified through the community survey and workshop.

Assets

- Strong single family neighborhood
- Walkable neighborhood
- Tree lined streets in Single family neighborhood
- Historic architecture
- Parks (high number per capita)
- Access to recreational facilities
- Strong sense of community
- Highly engaged community
- Emerging small business scene including awarding micro-brewery area
- New Town Green
- Plans for US278 complete street plan
- Accessibility to interstate, MARTA, regional bike system, Airport,
- Dedication and Commitment to sustainability
- Highly valued residential and commercial properties (as reflected in property value increases)
- Increase in residential types over past 5 years
- Plan for downtown street grid
- Well designed public realm that fosters community engagement

Challenges

- Lack of diverse housing options (type and pricepoint)
- Inadequate stormwater infrastructure/ Broken
- Lack of street grid in downtown
- Underdeveloped properties in CBD
- Limited space for office and retail tenants
- US278 is a disconnecter between residential and CBD
- Lack of bike lanes within the city limits connecting to adjacent regional facilities
- Lack of walkable connections to regional MARTA stations
- Traffic hotspots within the neighborhood
- Lack of commercial properties to offset single family properties
- Perception of racial inequality
- Limited public parking in the downtown
- Lack of influence in unincorporated areas within city limit
- Mixed road conditions in neighborhood and poor street conditions throughout the downtown

Location

US 278 and Memorial Drive connect the City of Avondale Estates to the rest of the region and are major regional transportation corridors. These transportation connections provide residents and businesses within the City easy access to the Atlanta region and the world. The high traffic counts along US 278 also provides potential customers for local businesses. The US 278 multi-modal project and Town Green will transform this corridor into a walkable, aesthetically pleasing destination capturing some of the regional traffic.

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

Annexation

Within the City of Avondale Estates there are unincorporated parcels (pockets) that are not within the jurisdiction of the City's governance. (e.g. Avondale Station Apartments and American Legion Post 66) These areas are an integral part of the City's vision as a connected livable, walkable community and have been identified for potential annexation. A strategy to identify and develop relationships with owners and to provide incentives to encourage elective annexation is needed. Additionally, other unincorporated properties in DeKalb County at the City's borders have been identified as potential annexation possibilities to diversify and increase the tax base.

People and Character of Avondale Estates

Throughout this process the Planning Team has heard about the importance and uniqueness of the City of Avondale Estates. From the careful planning and urban form in the initial development of the City, to the protection of canopy trees, to the City's artist community, to the architectural styles both in the City's established Historic District to the vast array of mid-century modern buildings, Avondale Estates has uniqueness within the Atlanta region.

Especially important is the greenspace which includes not only the established parks such as Willis Park, Lake Avondale, but the pocket parks, plazas, verge, bridle paths, and sidewalks. In addition, through thoughtful public engagement, the City has begun the development of a new 4-acre park and greenspace, known as the Town Green, on the north side of US 278 in the commercial area which has been identified as an area underserved by parks and greenspace, following the initial intent of the City's design.

Lake Avondale was part of the original plan of the City. Over time run-off has accumulated in the lake and significant erosion has taken place. The City has received two grants to plan to mitigate the current issues on the northern portion of the park, known as the Northwoods, as a rain garden and teaching area. Utilization of this project is a positive for the long-term

health and useability of Lake Avondale.

In addition to the erosion issues noted above, specific areas city-wide have suffered from inadequate stormwater infrastructure and solid waste management. The City has identified short-term and long-term projects to mitigate existing issues and plan for a more sustainable future.

While the original community planning was focused on recreation and connectivity, US 278 is a car-centric design and acts as a barrier between the residential and commercial portions. In addition, connectivity is completely lost because of the non-existent sidewalks in the annexed areas of the City, including the Avonwood and Majestic Acres neighborhoods.

The City has identified additional parkland and recreation facilities including Lannier Park, located along the southside of US 278 at the City limits between Avondale Estates and City of Decatur and the former Avondale High School and athletic grounds. There is also an opportunity to explore incentivizing greenspace development in redevelopment projects and for homeowners.

As important as the physical characteristics, people in Avondale Estates emphasize the importance of community and interaction. Short and long-time residents have touted the social aspect of the community and the friendliness of neighbors. The City has identified a need to welcome all residents and business owners and have formed the Welcoming America Committee. The Avondale Alliance for Racial Justice has also been formed. It is a community-led movement taking an active role in fighting institutional racism, police brutality and white supremacy, both locally and nationally, through education, activism and accountability. There's a focus on promoting inclusivity in the City including City officials and staff.

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

Recent Development and Development Potential

As the City of Avondale Estates is mostly built out, new development has focused on redevelopment of existing buildings and/or properties. The City has created a LCI Plan and recently a small study conducted by ULI, specifically for properties included in the Western Gateway, to develop a vision for this area that considers the character and market visibility of the area. The City is investing in making these areas attractive for reinvestment and should continue to follow their local plans. In addition to the LCI area, the four (4) city gateways need a vision and reinvestment.

While the City has focused on the promotion of native plants, over time invasive plants have established themselves and expanded into areas where they compete with native plants, negatively impacting their survival. The City is actively working to remove invasive plants and support existing native plants. Avondale Estates has a number of talented landscape

architects who have volunteered to plan and assist with this effort.

The City has the opportunity to work with adjacent jurisdictions to determine if annexation would be beneficial for the City's financial health as well as development potential.

City Services and Funding

Staff, Steering Committee and public engagement participants identified limited funds to implement all of the proposed projects in the vision. Participants expressed the importance of continuing to increase and diversify the tax base to achieve all of its desired outcomes. Additionally, some expressed an anticipated future need for the City to evaluate and prioritize the level of services and proposed projects to optimize the use of City resources. In particular, the City may want to have additional public input opportunities for the community to discuss City services and staffing and the impact on the budget and taxes over the course of the next several years.

Education

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

The following public schools serve the City of Avondale Estates.

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

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

Two nearby private and charter schools are Peachtree Academy and The Museum School.

Economic Development

The public realm fosters community interactions and is an important development consideration. Residents in the community survey prioritized attracting locally and independent businesses for the culture of Avondale Estates. Over the past five-years a number of locally-owned and small independent businesses have opened. One strong industry for the City is breweries, of which the City has three. While there are new shops, restaurants and offices in downtown, there is still a continued need to attract new restaurants and entertainment options into the City of Avondale Estates. The City is competing against other cities within the Atlanta region therefore the continued investment into economic development is needed. This challenge aligns with the DeKalb County Consolidated Plan which assists development of small businesses with job creation.

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

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

The City has always been a community that has supported the arts. There is a growing movement of artists and art-oriented business in the Town Center Area. The community has expressed interest in growing this sector, especially in the area known as the Rail Arts District. This is both an asset and a challenge as the foundation of the artist community has been formed, but redevelopment will continue to increase the cost and availability of spaces.

Redevelopment

As the City is mostly built out, new development will primarily be the redevelopment of existing properties. The challenge is to ensure that redevelopment happens in line with the character and feel of Avondale Estates. For the new development, completed in the last five years, there is a challenge to fill existing mixed-use ground floor retail. With the adoption of the new Zoning Ordinance, green infrastructure and other sustainable measures will ensure higher quality development.

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



AVONDALE ESTATES' GOALS FOR THE FUTURE

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

To be a successful community, Avondale Estates will:

- Encourage environmental and economic sustainability and resiliency
- Maintain and expand the range of housing options to accommodate a diverse population and workforce
- Promote an active, healthy community with equitable and inclusive opportunities for recreation and the enjoyment of the outdoors
- Strengthen existing businesses and drive sustainable economic development by leveraging the City's unique identity and location in the region and continuing to develop a walkable Downtown
- Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development
- Build a diverse, welcoming environment for all individuals, regardless of race, ethnicity or place of origin, which enhances the Avondale Estates cultural fabric, economic growth, an overall prosperity for current and future generations

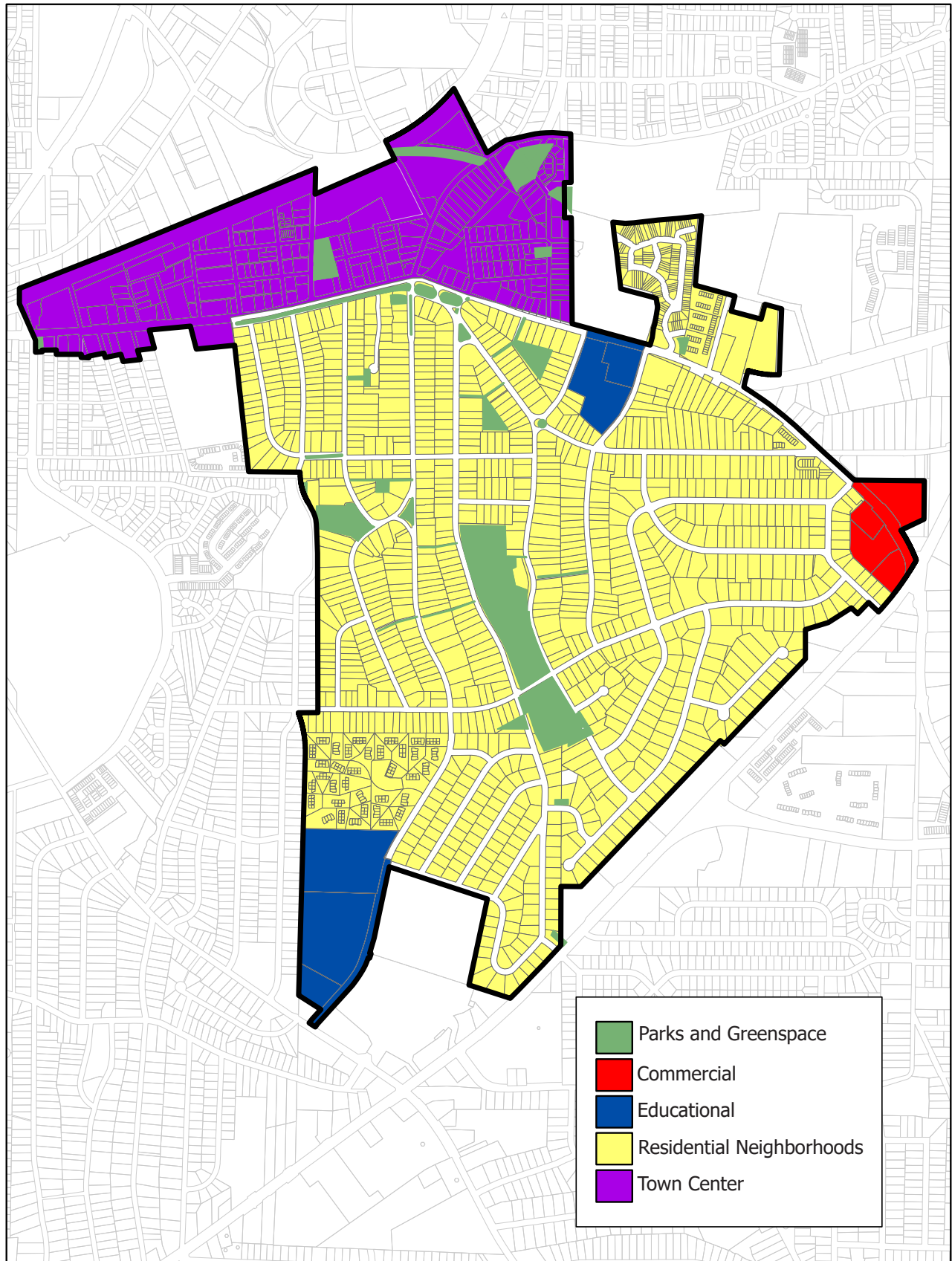
As the City of Avondale Estates moves forward in implementing the Comprehensive Plan, these goals should be monitored to ensure that they remain relevant to the City.



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

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

- Town Center
- Commercial
- Residential Neighborhoods
- Parks
- Educational



Town Center

Description

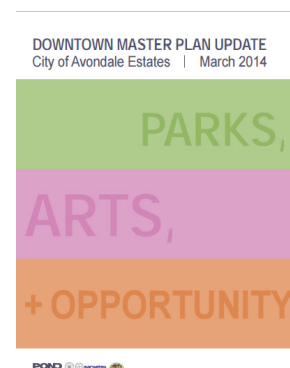
The Town Center area of Avondale Estates is comprised of its Central Business District, which includes its historic Tudor Village and a mixture of industrial retail, restaurant and auto-oriented uses, as well as the new Town Green. This combination of businesses has evolved over time; in the future the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

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

Appropriate Zoning Districts

- Central Business District (CBD)
- Open Space Recreational (OS-R)
- Adaptive Reuse Overlay

Development Images:



Commercial

Description

Currently, government offices occupy commercial space within an office building on the east side of Covington Highway, making this area a combination of public and institutional uses rather than pure commercial use. The character of this area has remained largely unchanged over the last 10 to 20 years.

With the Kensington MARTA Station's recent receipt of a Livable Centers Initiative grant to implement a Transit Oriented Development, this area will see pressure to develop into a more walkable district with similar characteristics as the Town Center District. The City of Avondale Estates is supportive of efforts to aesthetically enhance this entrance, including installation of a median, landscaping, and signage.

Appropriate Zoning Districts

- General Commercial (GC)
- Open Space Recreational (OS-R)
- Planned Unit Development (PUD)
- Office Institutional (O-I)
- Multifamily Residential
- Central Business District (CBD)
- Adaptive Reuse Overlay District

Development Images:



Residential Neighborhoods

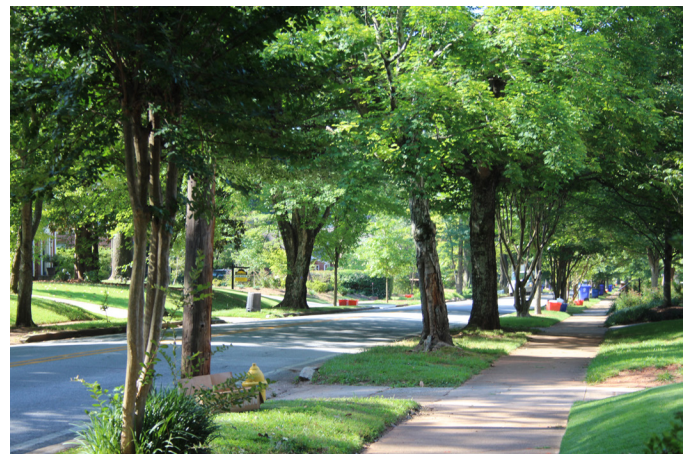
Description

The residential areas of the City of Avondale Estates are considered one neighborhood based on its character and the appropriateness for future development. There are many homes with historic value nestled within this area; these were designed and built in the style and tradition of notable American architectural periods such as Tudor Revival and Colonial Revival. The core of this area is representative of the City's history as an early 20th century planned new town. Homes within this area are largely well-maintained; there has been recent investment in many home renovations; the underlying street network and neighborhood fabric is sustainable. The residential neighborhoods make up 95% of the land within the City and serve to connect other areas within the City of Avondale Estates. No significant amount of change is anticipated within the this area. While the area is stable, continued maintenance and upkeep of the homes, infrastructure, and the amenities is required to preserve it into the future. Continued home renovations, of an appropriate style and scale will likely be commonplace; however, there will be a need to control the proliferation of large, out of scale new homes that are replacing existing, traditionally smaller homes. The desire to see additional allowable residential uses (e.g., two-family dwelling or duplex) and community gardens and food forests may require zoning ordinance revisions.

Appropriate Zoning Districts

- Low Density Residential (R-12)
- Very Low Density Residential (R-24)

Development Images:



Parks

Description

The City of Avondale Estates has six parks with the groundbreaking of the Town Green in 2021. There are also many city-maintained greenspaces in terms of bridle paths, medians and verge. In addition, Lake Avondale in Bess Walker Park serves as both active and passive greenspace. It is highly valued for the natural habitat and environment it provides in the midst of the residential area. A stormwater mitigation project is underway in Northwoods at Lake Avondale which will be opened for passive use once completed.

Maintaining and upgrading Open Space in the City is a challenge that the City of Avondale Estates is working to address within the Short Term Work Program. In addition the City of Avondale Estates is looking to expand Open Space opportunities especially on commercial property within the Town Center (e.g., rain gardens).

Appropriate Zoning Districts

- Open Space Recreational (OS-R)

Development Images:



Educational

Description

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

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

Appropriate Zoning Districts

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

Development Images:



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COMMUNITY WORK PROGRAM

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

Community Work Program for 2021-2025

| | | | | | | | | |
|---|---|---|---|---|---|---|--|--|
| Encourage environmental and economic sustainability and resiliency | Pursue a low-impact development ordinance to encourage practices such as natural landscaping and rainwater harvesting. | X | X | | | | Greenspace Ad Hoc Committee/City Staff | Staff Time/\$20,000 |
| | Produce report evaluate and consider annexation of properties. | | | | X | X | BOMC/City Staff | Staff Time |
| | Establish a residential green infrastructure program to encourage homeowners to install wells, rain gardens, rain barrels, etc. | | X | X | X | X | City Staff/Consultant | Staff Time/Consultant |
| | Establish a downspout disconnect program to encourage homeowners and business owners to point downspouts away from impervious surfaces. | | X | X | X | X | City Staff/Consultant | Staff Time/Consultant |
| | Conduct hydrology study. | | X | X | | | City Staff/Consultant | Staff Time/Consultant |
| | Conduct assessment of ROW trees to maintain health and canopy. | X | | | | | City Staff/Consultant | Staff Time/Consultant |
| | Perform cost/benefit analysis of dredging Lake Avondale | | X | | | | City Staff/Consultant | Staff Time/Consultant |
| | Develop a strategy that identifies and prioritizes parcels for annexation and encourage elective annexation. | | X | X | | | BOMC/City Staff | Staff Time |
| | Establish goals and guiding principles to facilitate conversation with MARTA on redevelopment of Kensington station. | | X | X | | | BOMC/City Staff | Staff Time |
| | Explore the potential for consolidation of Committees and re-evaluation of their roles and responsibilities. | X | | | | | BOMC/City Staff | Staff Time |
| | Build street grid including alley ways. | | X | X | | | BOMC/City Staff/DDA | Staff Time |
| | | | | | | | | |
| Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce | Develop promotional materials to advocate for promote diverse housing options. | | X | X | X | X | BOMC/City Staff/DDA | TBD |
| | Identify developers and locations for Senior housing options. | | X | | | | BOMC/City Staff | Staff Time |
| | Develop strategy including materials and list of developers to promote multi-family housing in the CBD. | X | X | X | X | X | BOMC/City Staff | Staff Time |
| | | | | | | | | |
| Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors | Explore feasibility of linear park between Potter and Parry Street. | X | X | | | | BOMC/City Staff/DDA | Staff Time |
| | Pursue Lanier Park acquisition/donation by DeKalb County. | | X | | | | BOMC/City Staff/DDA | Staff Time |
| | Develop and execute a park event plan and management policy. | | X | | | | City Staff | Staff Time |
| | Complete the construction of the Town Green and develop activation strategy. | X | X | | | | City Staff/DDA | Staff Time |
| | Amend golf cart ordinance to permit crossing US 278. | | X | | | | City Staff | Staff Time |
| | | | | | | | | |
| Leverage the City's unique identity and location in the region to strengthen existing businesses and drive new economic development | Work with MARTA on safety and access improvements at Avondale and Kensington Stations. | | | | X | | City Staff | Staff Time |
| | Develop bi-annual report on the Clifton Corridor transit project. | | X | | X | | City Staff | Staff Time |
| | Create a template to track development around Avondale Estates. | | X | | | | City Staff | Staff Time |
| | Develop and implement branding and marketing strategies. | | X | X | | | DDA/City Staff | \$160,000 (2021)/\$100,000 (2022/2023/2024/2025) |
| | Develop a strategic plan to drive business retention and growth within the downtown area using events. | | X | | | | City Staff | Staff Time |
| | Develop a targeted marketing program to attract retail shopping and dining businesses. | X | X | | | | City Staff/DDA | Staff Time |
| | Market opportunities and vision to study area businesses and property owners. | X | X | X | X | X | City Staff/DDA | Staff Time |
| | Work with neighboring jurisdictions on infrastructure needs to increase walking, biking and transit accessibility. | | X | | | | City Staff | Staff Time |
| | Coordinate with MARTA on the redevelopment of the Kensington MARTA station. | | X | X | X | | City Staff | Staff Time |
| | Adopt sign ordinance. | X | | | | | BOMC/City Staff/DDA | Staff Time/Consultant |
| | | | | | | | | |
| Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development | Create access management guidelines for the North Avondale Road corridor (US 278). | | X | | | | City Staff | \$160,000 (Part of US 278 Project) |
| | Develop a plan with surrounding jurisdictions on enhancements to Sams Crossing. | | | | X | X | DDA/City Staff | Staff Time |
| | Implement complete street program on US278. | | | X | | | BOMC/City Staff/DDA | Staff Time/Consultant |
| | Implement transportation projects identified in the Downtown Master Plan including prioritization of street grid sections. | X | X | X | X | X | BOMC/City Staff/DDA | \$3,901,056 |
| | Develop a public art program. | | | X | X | | DDA/City Staff | Staff Time |
| | Perform quantitative assessment of road conditions and prioritize repair of sidewalks and roads. | | X | | | | City Staff | Staff Time |
| | Develop a hotspot analysis and traffic calming plan. | | X | X | | | City Staff/Consultant | TBD |
| | Develop a policy for utility installation and infrastructure to minimize visual impact. | | X | | | | DDA/City Staff | Staff Time |
| | Develop city alleyway strategy and begin implementation. | | | X | X | | BOMC/City Staff | Staff Time |

| | | | | | | | | |
|---|---|--|---|---|---|--|--------------------------------|------------|
| | Identify and enhance city gateways with signs, canopy trees, sidewalks, benches, etc. | | X | X | X | | City Staff/Consultant | TBD |
| | | | | | | | | |
| Build a diverse, welcoming environment for all individuals, regardless of race, ethnicity or place of origin, which enhances the Avondale Estates cultural fabric, economic growth, an overall prosperity for current and future generations. | Support the Welcoming Committee in developing a strategic plan | | X | | | | City Staff/Welcoming Committee | Staff Time |
| | Establish at least 1 festival/event to meet the goals of welcoming and inclusion. | | X | | | | City Staff/Welcoming Committee | -7K |
| | Evaluate the Police Department policies and procedures for racial equity. | | X | X | | | Consultants/Staff | TBD |
| | Form a Committee to develop plan and budget for Centennial Celebration. | | X | | | | City Staff/Welcoming Committee | TBD |

Report of Accomplishments for 2016-2020

| Goal | Project | Status | Notes |
|---|---|-----------|---|
| Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce | Continue to invest in, implement and monitor the Downtown Master Plan (Transportation, Land Use & Development, Economic Development and Programs, Urban Design, Environment & Open Space, Infrastructure) | Canceled | Ongoing policy or program or routine operation. |
| | Promote Infill Housing in the Rail Arts District Area | Canceled | Ongoing policy or program or routine operation. |
| | Study options for the Zoning Code to allow for accessory housing units in existing structures | Complete | Proposed new code loosens restrictions on ADUs to allow for them to be owner-occupied or leased. Commission considering program to provide tax rebate or reduction to property owners leasing to low-income lessees. |
| | | | |
| Promote an active, healthy community with opportunities for recreation and the enjoyment of the outdoors | Linear park between Potter and Parry Street | Canceled | Adjacent parking currently needed. |
| | Focus on park redevelopment and development | Complete | Town Green under construction. |
| | Continue to monitor Avondale High School and identify opportunities with other school properties for purchase and potential annexation. | Canceled | Ongoing policy or program or routine operation. |
| | Continue to monitor Lanier Park for purchase | Underway | DeKalb County has agreed to sell Lanier Park to the City. See Community Work Program (redefined). |
| | Explore developing an Amphitheater site | Complete | Performance space to be constructed in Town Green. |
| | Explore a Skate park | Canceled | Land used for Town Green. |
| | Explore a Dog park | Postponed | Land used for Town Green. |
| | Passive park on MARTA/PATH site | Canceled | Land owned by private developer. |
| | Explore a Town green | Complete | Town Green under construction. |
| | Upgrade Willis Park | Complete | |
| | Public Space: deed back required open space to the City as part of the town green | Complete | Town Green under construction. |
| | Continue to support the greenspace committee to pursue and oversee implementation of new open space | Complete | Town Green under construction. |
| | Update Short-Term Work Program on an annual basis | Canceled | Ongoing policy or program or routine operation. |
| | Perform a Parks and Recreation Master Plan to determine amount and types of city-wide open space needs | Canceled | Surveys indicate the need for a dog park, tennis courts, and pickle ball courts. |
| | Pursue a low-impact development ordinance to encourage practices such as natural landscaping and rainwater harvesting | Underway | Stormwater Master Plan identified need for green infrastructure. GI being implemented in Northwoods and promoted in residential areas. Educational components being developed. See Community Work Program. |
| | Amend golf cart ordinance to permit crossing US 278 | Underway | Construction of US 278 improvements scheduled for 2022. Golf cart crossing(s) to be identified. See Community Work Program. |
| | | | |
| Leverage the City's unique identity and location in the region to strengthen existing businesses and drive new economic development | Develop an Intergovernmental Agreement between BOMC and DDA. | Complete | 1.5 full-time staff hired for business retention and attraction, placemaking, and new development. |
| | Evaluate and consider annexation of properties. | Underway | Ongoing policy or program or routine operation. |
| | Work with neighboring jurisdictions on infrastructure needs | Postponed | See Community Work Program. |
| | Work with MARTA on safety and access improvements at Avondale and Kensington Stations | Postponed | See Community Work Program. |
| | Continue to monitor the Clifton Corridor programs | Canceled | Ongoing policy or program or routine operation. |
| | Continue to monitor development around Avondale Estates | Canceled | Ongoing policy or program or routine operation. |
| | Work with DDA and merchants to form a new business association | Complete | First meeting held in 2021. |
| | Educate local businesses on city/state economic incentives | Complete | Presentation explaining Rural Opportunity Zone created and made available to local businesses. |
| | Develop façade grants to improve the appearance of existing structures | Canceled | Existing building facades have been recently rehabilitated. |
| | Implement branding and marketing strategies | Underway | New logo developed. Branding and marketing plan budgeted for 2021. See Community Work Program. |
| | Conduct events within the downtown area | Canceled | Ongoing policy or program or routine operation. |
| | Develop a targeted marketing program to attract retail shopping and dining businesses | Underway | Ongoing policy or marketing materials or routine operation. |
| | Conduct small business outreach and education | Complete | Hosting quarterly meet-and-greet and education series. Links to small business resources included in monthly newsletter. |
| | Market opportunities and vision to study area businesses and property owners | Canceled | Ongoing policy or program or routine operation. |
| | Create a business assistance team | Complete | 1.5 full-time staff hired for business retention and attraction, placemaking, and new development. |
| | Implement business recognition program | Canceled | |
| | Create residential and commercial property "sales package" | Postponed | See Community Work Program. |
| | Develop a program/policy/regulations for outdoor dining and merchandising | Complete | Previous limitations reduced in new zoning regulations. Entertainment District established for CBD allowing open containers. |
| | Implement a public art program | Underway | Local, non-profit arts organization engaged. See Community Work Program (redefined). |
| | Obtain Preserve America Designation | Canceled | Preserve America defunded. |
| | Review sign ordinance | Underway | New sign ordinance drafted. Adoption scheduled for 2021. See Community Work Program (redefined). |
| | Conduct a Parking Study of existing public parking spaces including on-street options. | Complete | Parking study of CBD Included in Avondale Estates Downtown Study. |
| | Implement Short Term Parking Recommendations for the Parking Study-Parking Management Program | Complete | New parking constructed adjacent to future Town Green in 2021. Includes trees, landscaping, solar lighting, and access to US 278. |
| | | | |
| Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development | Pursue funding for Carl's Corner, interpretive signage, and parks | Complete | |
| | Update historic district guidelines | Complete | |
| | Review areas outside the historic district for possible inclusion in the Historic District | Complete | |
| | Review the tier designation of properties in the historic district | Complete | |
| | Update architectural design guidelines | Complete | |
| | Support local schools through City policies, infrastructure investment and public safety. | Canceled | Ongoing policy or program or routine operation. |
| | Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for stormwater management in the city. | Complete | Stormwater Master Plan completed. Stormwater funds being used to address most pressing issues identified. Stormwater fee increased to cover cost of updating city-wide system. |
| | Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for street paving management in the city. | Underway | Submitted recalculated figures to GDOT for additional LMEG funding. CBD thoroughfares (US 278) provide opportunity for multi-use and shared corridors. See Community Work Program. |
| | Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for the public works building. | Complete | Public works building under renovation. |
| | Define short term and long term capital expenditure needs, clarify budget constraints, partnering, and funding opportunities for the sidewalks. | Underway | Updated zoning regulations require new developments to add sidewalks in CBD. Need for city-wide sidewalk assessment currently under consideration. See Community Work Program. |
| | Define short term and long term expenditure needs, clarify budget constraints, partnering, and funding opportunities for greenspace's in the city (specific projects have been developed and are listed). | Complete | Town Green under construction. New park created at Sam's Crossing in partnership with private developer. New landscape management plan developed and currently being operationalized. |
| | Street network development: perform study and explore policies for City to participate in the creation of the new street grid network with redevelopment sites | Complete | Study to identify location for new street network in CBD adopted in 2020 and maps incorporated into zoning code. Bonus system developed to incentivize completion. Parts of the network will be completed in conjunction with the construction of Town Green. |
| | Create access management guidelines for the North Avondale Road corridor (US 278) | Underway | US 278 complete street improvements to include a reduction in travel lands (5 to 3) and curb cuts and the addition of a 10-foot landscaped, multi-modal path with adjacent parallel parking. See Community Work Program. |
| | Continue coordination with surrounding jurisdictions on enhancements to Sams Crossing | Postponed | Ongoing policy or program or routine operation. |
| | Investigate an institutional building (senior housing) | Postponed | Currently seeking appropriate location. See Community Work Program (redefined). |
| | Support the adaptive reuse of the Post Office into classrooms, studios, and gallery space if it becomes available | Postponed | The building is privately owned. |
| | Promote the development of the Mill District, Western Gateway, North Avondale Road, and E. College Ave. | Underway | City currently in conversations with owner of property. See Community Work Program (redefined). |
| | Modify the Zoning Ordinance and Comprehensive Plan to align with the recommendations in the Downtown Master Plan | Complete | Adopted 7/28/21. |

| | | | |
|--|---|-----------|-----------------------------|
| | Continue coordination with MARTA on the redevelopment of the Avondale/Kensington MARTA stations | Underway | See Community Work Program. |
| | Re-name Ingleside to Rail Arts District | Canceled | |
| | Promote the redevelopment of the area behind the Tudor Village/Tudor Square-possible plaza | Postponed | |
| | Implement transportation projects in the Downtown Master Plan-Short Term | Underway | |
| | Implement transportation projects in the Downtown Master Plan-Long Term | Underway | |



THE 2021 CITY OF AVONDALE ESTATES' COMPREHENSIVE PLAN PLAN APPENDIX

DRAFT

City of Avondale Estates Comprehensive Plan Update

Project Engagement

| | |
|-------------|--------------|
| VIEWS | PARTICIPANTS |
| 1,294 | 286 |
| RESPONSES | COMMENTS |
| 2,427 | 535 |
| SUBSCRIBERS | |
| 58 | |

MOVE

TOGGLE COMMENTS



FILTER BY SEGMENT



OPTIONS

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

To be a successful community, Avondale Estates will:

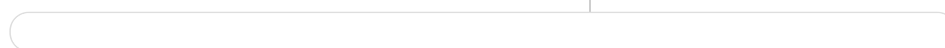
Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development;

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

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

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

Average 61 / 100



Strongly Disagree

Strongly Agree

affordable housing is not the responsibility of the city governing group. this is a residential community. not a transitional residence community, nor should we aspire to be. Further, the whole town is a dog park.

4 months ago

[22 Agree](#)

That's only true if you allow dogs to roam off-leash on your property. A fenced dog park where dogs can interact with each other off-leash is a necessity.

4 months ago

[8 Agree](#)

The housing options aspect is the one that needs the most work. There are no options really-- overpriced houses and high end rentals are the only available housing. IF the city leadership is serious about this, affordable housing, especially affordable rental housing, must be at the top of the agenda.

4 months ago

[20 Agree](#)

Why prioritize affordable rental housing over affordable owned housing? I have experienced many more negatives from living near low-rent developments than affordably priced owned condos or homes.

2 months ago

Expanding the range of housing options should include providing affordable senior residences. Promoting recreation and the enjoyment of outdoors should include providing a dog park.

4 months ago

[20 Agree](#)

A dog park is nice, but is not a deal breaker. We have so many places for people to walk their dogs and not enough space for park recreation, soccer, etc. I would not want to see an area that could be used for field sports used for a dog park. Dog parks have their own set of issues. Affordable senior housing would be great if the limit will be set to allow some current AE residents to qualify.

4 months ago

[15 Agree](#)

Ours is a small city. It's not necessary to provide lower cost housing in such a small area when it's available just outside our borders. As a small town we already share resources with other, very close-by communities.

3 months ago

[2 Agree](#)

Avondale Estates needs to work towards being a diverse community across demographic and economic populations, especially considering its explicitly racist founding. "Protect and enhance" is a euphemism to maintain the racist founding and history.

"Appropriate areas" is unnecessary wording. Affordable housing is always appropriate, and allows us to house the people who drive our local economy.

I believe in Avondale Estates, but we need to recognize our issues, develop policies to welcome all, and actually welcome people of color and low-income folks.

3 months ago

[12 Agree](#)

Disagree totally !!!!

3 months ago [1 Agree](#)

Range of housing options - no - that changes the character of the City. Focus should be on keeping a neat, clean and safe environment in the existing community

4 months ago

[12 Agree](#)

The overall intent of this statement seems to have good intentions, but seems like disjointed thoughts just strung together. Forcing housing options in a tiny community seems like a bit of an over reach.

4 months ago

[11 Agree](#)

We feel it is important to promote health equity through green spaces. We'd like to see the city encourage small businesses that represent cultural diversity. We like the often family-centric nature of the city and think a range of housing options could help keep families close together (young adults and aging parents) and will help aging residents stay nearby when time to downsize.

3 months ago

[9 Agree](#)

Senior housing should be a priority. Those of us who are aging want to remain in Avondale Estates, but have the option of assisted living.

4 months ago

[9 Agree](#)

I'd like to see Avondale focus on creating housing opportunities for people who want to put down roots in the community - so more condos, townhouses and homes. I'd also like to see more traffic calming efforts on major thoroughfares like Kensington.

3 months ago

[8 Agree](#)

Over the past years the division between older residents and younger residents has become more pronounced. Our community must find ways to honor the diversity of residents across all lines - age, ethnicity, race, religion...and promote a sense of inclusivity.

This message must be promoted throughout our community and to our surrounding communities.

One important aspect of this is a stronger bond between our public schools and the children of our community. In order to have a strong community you must have a strong relationship with your school - school and community are essential.

3 months ago

[8 Agree](#)

Fairly accurate with the exception of the first sentence "The City of Avondale Estates is a diverse and forward looking community..." because the City of Avondale Estates is NOT diverse by any metric or stretch of the imagination. But the City does have "forward thinking" individuals who support diversity.

4 months ago

[8 Agree](#)

Who cares if it's diverse or not. We should be welcoming to all backgrounds but you can't force a City to be diverse or someone to move here.

3 months ago

[1 Agree](#)

I think the city needs to acknowledge that its founders did not allow Blacks or Jews to live here and that we are actively welcoming all people of every race and ethnicity and religion to our city.

3 months ago

[7 Agree](#)

I like the idea of being clear that we welcome people regardless of their ethnic background or skin color. I wouldn't introduce religion in a public statement.

2 months ago

[1 Agree](#)

We have lived in the area since 2006 and NOTHING ever happens in Avondale Estates. A few businesses come and go because there is nothing to support them. The residents of Avondale Estates do not want anything to happen here so nothing ever happens here. I do not know why anyone even bothers with plans. We've heard the same story for years. We should have a thriving, charming town with places to go and walk around and just gather and explore. It is a shame because there is such potential here to be a dynamic community. We should not even pretend that diversity exists here and just remove it along with forward looking. Avondale Estates remains at a standstill is most accurate.

4 months ago

[7 Agree](#)

With new smoke shops and a lack of updating the downtown curbside appeal we are known as the always almost nice city. We only have a handful of quality restaurants. And diversify...where? Here?

4 months ago

[7 Agree](#)

Expanding and maintaining a "range of housing options in appropriate areas" actually sounds like old Avondale Estates, where the "help" lived near by in the appropriate areas. I would lose that paragraph entirely.

4 months ago

[7 Agree](#)

We need affordable housing, and the locations for affordable rental housing are limited. If anymore apartments are built, where ever they are located, they must be affordable.

4 months ago

[3 Agree](#)

I was a volunteer on the steering committee for the last update and I suggested the text about a range of housing options (based on a wonderful suggestion from one of the fellow volunteers, whose name I do not remember) - but the phrase "in appropriate areas" was *added* by someone else (staff? consultants?) in the drafting of the document. It always bothered me as an unnecessary and inappropriately limiting caveat.

3 months ago

[1 Agree](#)

I would like to see a statement reflecting a commitment to dismantling white supremacy in the government.

3 months ago

[6 Agree](#)

I will echo what many others have said: a diverse population is an excellent aspiration, but is not reflected in the current reality of Avondale. We are located right by a hugely diverse city center, with access via subway line within walking distance. In that context, it is hard to believe that the lack of diversity here is inevitable and unsolvable. I do not know how much is a problem of reputation (again, as others have mentioned, the founding of this city is explicitly tied to discriminatory exclusion) and how much is down to more practical issues like the lack of affordable housing. If leadership and the community truly wish to move forward according to this statement, we have to be prepared for how uncomfortable it will be to truly address these issues. Without concrete action and a willingness to change the status quo, this vision statement will struggle to be anything more than words.

3 months ago

[6 Agree](#)

Avondale will never be a destination business district unless it has a unique niche, such as arts or gifts, along with places to eat. When Thumbs Up was here it was a bicycle stop and antiques shopping area on weekends. Bikers would stop in droves for breakfast and shop the nearby antique store. Recently we appear to be a beer and thrift store draw.

3 months ago

[6 Agree](#)

I think we are falling short of the final sentence of the statement. We seem to be adding only apartment housing. I know we'd like to move into a condo as my husband and I age.

3 months ago

[⬆ 6 Agree](#)

We still have some work to do to support a diverse population and workforce.

3 months ago

[⬆ 6 Agree](#)

This language is so vague and meaningless that I have no idea what I am agreeing or disagreeing with. Any proposal could be said to fit within this statement somehow.

4 months ago

[⬆ 6 Agree](#)

I think the point of the "range of housing options" phrase in the above list of goals is not that the City will build housing, but that the City's goal is to encourage (through policies such as zoning and perhaps others) flexibility and variety. There is nothing wrong with using zoning, tax incentives, etc., to try to steer outcomes in a direction that is in the public interest and consistent with community desires, rather than stand back and leave everything entirely to "market forces." If we truly want Avondale to be a diverse and "welcoming" community we need to strive to address housing options. Left to its own devices the market will focus on higher end products. Do we want young folks starting out in life, older folks with reduced incomes, and diverse residents to be able to live in AE? Or do we aspire to be a uniformly affluent enclave like the unfortunate stereotype so many have of us already?

3 months ago

[⬆ 5 Agree](#)

Right now , as in RIGHT NOW We need to take care of what we have first..... by the looks of it , seems our city grounds are not as they once were. Clean and manicured Clarkston's new grounds are fabuious , but AE not so much!

3 months ago

[⬆ 5 Agree](#)

Remove "diverse" from the first phrase and move it to the longterm vision. That could be an aspiration but is not a reality. The city must continue to approve accessory unit dwellings to increase density without much negative impact.

4 months ago

[⬆ 5 Agree](#)

I think we could improve upon diversity, but I see change is happening and most of Avondale is embracing it.

4 months ago

[⬆ 5 Agree](#)

The City needs a plan for more parks, period, if it is (if we are) going to be serious and honest about giving citizens "opportunities for recreation." For a city of over 4,000, soon to be more like 10 or 15 thousand (plus additional "user demand" from nearby unincorporated areas), we are woefully under-supplied with parks. Let's recognize this fact and act on it rather than debate whether or not a dog park is or is not to be included in the mix.

3 months ago

[⬆ 4 Agree](#)

One idea: enact homestead exemptions that will enable seniors to live in the City of AE without spending most of their fixed income on high taxes.

3 months ago

[⬆ 4 Agree](#)

I worry the 278 corridor is overbuilding in the luxury apartment sector. Maybe slow that down and focus some on townhomes & condos enforcing hard and fast rules about 10-20% affordable units and enhancing permeable surfaces. Also, is it possible to make a 10 year plan for building out to the south? it seems a little run down and possibly an opportunity to improve at lower cost.

3 months ago

[4 Agree](#)

Left to their own devices builders will focus o the luxury sector, because that's most profitable. Look up the "missing middle" concept. Similarly, in the older residential areas, spec builders will love to tear down an old 50's or 60s ranch and build a 5/3 they can sell for \$800-\$900K, not because that's what every buyer out there wants, but because it is most profitable. Someone who wants a \$350K modest home (be it new or an older one they can fix up) just gets squeezed out of the community.

3 months ago

[3 Agree](#)

I think it's a good goal, but affordable housing, and also for seniors (not necessarily mutually exclusive categories). The city still has a reputation for being hostile to outsiders.

3 months ago

[4 Agree](#)

Disagree with statement contained in housing section. This is not a municipality's function, if statement refers to lower income housing nation, that is a function of what the market can bare.. For those who are concerned with affordable senior housing, there are currently 2 affordable senior housing options within a mile of Avondale Estates city limits with another scheduled to begin construction shortly.

4 months ago

[4 Agree](#)

We don't need a dog park, we need affordable housing. SINGLE floor, strapless entry cottage homes for our seniors so they can transition out of larger homes when they want to and stay in their community. We are at a very major shortage of homes and that will continue for years, more homes needed with a nice aesthetic and not just a pile on If apartments and condos. We have more than enough apartments and condos. Also, Avondale famously still likes diversity, I've been here for almost 18 years and have not seen a whole Lotta change in that way. And the description is so long, it loses any meaning.

4 months ago

[4 Agree](#)

There needs to be more housing planned for seniors so as we age we can continue to live here. It needs to be affordable, preferably not a high-rise.

4 months ago

[4 Agree](#)

The new economic development should be "smart growth" in context with the size of our city and wishes of our citizens. Affordable housing is a good idea. Affordable housing for seniors may make it possible for seniors to stay in Avondale that may otherwise have to move.

3 months ago

[3 Agree](#)

I am not a fan of how this statement is written- it's open-ended. I agree we need to expand our range of housing options. I would love to see cottages, town homes, and new homes that offer a variety of styles and types of homes for all ilk. I do NOT want to see any more apartments- it's hard to build a community that truly has a stake in what happens if a large population is transient.

3 months ago

[3 Agree](#)

I dont think our city is very diverse; I dont think we are very forward looking. I would like to see no more apartments built and instead focus on downtown housing of a village type..some small cottages, duplexes, townhomes, condos..where one could walk to a coffee shop, etc. Tired of the thrift shops. Need some options for elders.

3 months ago

[3 Agree](#)

Being open to a diverse population means removing hidden and vicious constructed barriers based on ethnicity or identity. I support that. I also support workforce housing at every level, but I don't want to live near a homeless shelter or public housing community to be frank.

3 months ago

[3 Agree](#)

I think that with Belvedere Park nearby and the Legacy Park affordable / diverse housing initiative , Avondale Estates doesn't need to go it alone to focus on diversity and affordable housing. I would like to see AE partner with Decatur to help fund the Legacy Park villages, because they need a good funding stream, and also I'd like to see AE push to improve the amenities and beautify of the area toward Belvedere Park through some investment. That would basically provide some investment in affordable housing and diversity, through partnering with neighbors.

3 months ago

[👍 2 Agree](#)

aspirationally - not currently

3 months ago

[👍 2 Agree](#)

1st paragraph is artificial. Why not, "The City of AE is a welcoming community....."
Not sure "the people" of AE are working".... Why not? "AE has numerous citizen-driven groups and boards who are working to take AE's strengths and apply them to future activity and growth."

4 months ago

[👍 2 Agree](#)

I think being diverse is aspirational...not just racial and ethnic, but affordable housing (I disagree with other comments here)...seniors, etc...a lot of folks who work for the city or work in the city can't afford to live here

2 months ago

[👍 1 Agree](#)

I think we need to encourage other things beside businesses. Health and well-being is more important than shopping opportunities. We need to think in a futuristic way... not just focus on businesses. We need to provide and encourage ways to make human relationships stronger and better. There are ways to do that. Dancing, singing, roller skating for example.

2 months ago

[👍 1 Agree](#)

Promote an active, healthy community with opportunities for active lifestyles, social interactions, and the enjoyment of the outdoors; and

3 months ago

[👍 1 Agree](#)

As others have said, AE is obvs not diverse, so please take that out for starters.

3 months ago

[👍 1 Agree](#)

Avondale needs to focus on improving our roads and sidewalks before any new parks go in. As many have said we already have several wonderful options for parks and entertainment. Why can't we improve the clubhouse? The area around the lake? And there is plenty of affordable housing around Avondale, down the street in Decatur.

3 months ago

[👍 1 Agree](#)

Last point is vague and not clear what is the purpose.

3 months ago

[👍 1 Agree](#)

I disagree with this statement because it is not reflective of how the elected officials and staff interact with "the people of Avondale Estates". The concerns of the Citizens of Avondale Estates re zoning and HPC are ignored by the elected officials, therefore we cannot "shape our future". Additionally, elected officials are ignoring the current Comp Plan and Citizen concerns by allowing and encouraging a high concentration of multi family rentals in the business district. The architecture and concentration of these buildings do not "protect a small town atmosphere" and they detract from the city's "unique identity". I also disagree because Avondale Estates is already a successful community. The above statement implies that the city must grow larger in order to be successful. Regarding the last statement, Avondale Estates currently does have a range of housing options. The Rockbridge Park Condos typically sale in the \$120,000-\$140,000 range. The Condominiums of Avondale typically sale in the \$180,000-\$200,000 range. We now have an abundance of multi family rental apartments. We do need smaller, more affordable, single family homes as well as town homes or condos for seniors.

2 months ago

I do not think Avondale is a diverse community and has a reputation as not being inclusive. We have the opportunity to change this with a strong comprehensive plan that will address all of the statements above in actions, not just words. Avondale has always said it is "not Decatur" but in many ways our plan should be looking for ways to learn from the City of Decatur to create a more diverse, walkable place for people to live and work.

2 months ago

The city is not as diverse as other cities so close to Atlanta.

2 months ago

Unfortunately the honest reality is that Avondale does not have a reputation of being diverse or welcoming. Along with the statement "The city is working to capitalize qualities and values that have made it a successful community," consider honestly adding and acknowledging the current reputation by adding "... while dismantling past practices that did not assist in fostering a community of respect, tolerance and appreciation of our varying differences.

2 months ago

Just curious on "expand the range of housing options in appropriate areas." In expanding housing options to promote a diverse population and workforce what areas would be deemed ""appropriate"? I'm sure diverse was selected to be all encompassing to include our aging seniors who no longer need nor can afford the upkeep of their large homes, but would love to remain in the community as well but the affordability and options of senior communities in the area is limited.

2 months ago

"Maintain and expand the range of housing options in appropriate areas to accommodate a diverse population and workforce." If this means more apartment buildings, then I strongly disagree.

2 months ago

Avondale is not diverse and not quite forward thinking

2 months ago

Promote an active, healthy community with opportunities for active lifestyles, social interactions, and the enjoyment of the outdoors; and

3 months ago

Pp

3 months ago

The emphasis should be on single family housing and not apartment complexes. Historically, this has been a residential neighborhood and not a transitional one. Affordable housing should not be a focus. There is affordable housing elsewhere. Also, economic development should not be a driving issue.

3 months ago

Disagree

4 months ago

I wouldn't say we are diverse but we aspire to be. Agree with the rest of the statement.

4 months ago

What are three (3) words or phrases that you would use to describe Avondale Estates to someone who was unfamiliar with the community?

charming, full of potential, green

4 months ago

[78 Agree](#)

Charming, Over Managed, Conveniently Located

4 months ago

[35 Agree](#)

Green, friendly, safe

4 months ago

[29 Agree](#)

Exclusive, Old-fashioned, Pretty

4 months ago

[14 Agree](#)

Transitional, great for families, old money

4 months ago

[4 Agree](#)

welcoming, safe, unresponsive and hostile senior level city staff

2 months ago

Exclusive, white, gatekeepers

2 months ago

potholes, apartments, that ugly art lot

2 months ago

potholes, ugly art lot, apartments

2 months ago

Safe, walkability, clean

2 months ago

Intown suburb, green, great beer

2 months ago

verdant, pedestrian friendly, quaint

2 months ago

Great for families, conveniently located, great potential

2 months ago

Green, convient, charming

2 months ago

Walkable is the best thing about the residential area! Home landscaping is amazing and the sidewalks allow you to feel safe. Parks are great!

2 months ago

small-town feel, limited number of relevant businesses, wonderful trees

2 months ago

Green, friendly, safe

2 months ago

Safe, park-like, friendly

3 months ago

Quaint, potential, unexciting

3 months ago

Full of potential, over managed, beautiful

3 months ago

I am excited about the road diet and beautification for the city center. THAT IS POTENTIAL!

3 months ago

Community, safe, family friendly

3 months ago

trees, families, few food or gathering spots

3 months ago

Green, walkable, unique mix of cool/funky and tradition

3 months ago

Potential, Unique, Human Scaled

3 months ago

Community, small town feel, trees

3 months ago

Lovely, historic and special

3 months ago

Safe, family-oriented, unique

3 months ago

Unique homes, mature trees, convenient

3 months ago

historic, charming, close to Emory and Decatur.

3 months ago

Safe, Charming, Great for Families should be more like it.

3 months ago

Unique houses, lovely mature trees, safe and inviting

3 months ago

Needs new roads

3 months ago

convenient, quaint, expensive

3 months ago

Friendly, historical, unique

3 months ago

Racist, overpriced and lovely

3 months ago

Community, historic, small town

3 months ago

Welcoming, Safe, Charming

3 months ago

Walkable, beautiful, verdant

3 months ago

White, Liberal, Out of Touch

3 months ago

Not a cookie cutter suburban area, unique homes and sidewalks.

3 months ago

Once a great city.

3 months ago

Privileged, user friendly, beautiful

3 months ago

Quaint, Conflicted, Deteriorating

3 months ago

Green, full of potential, conveniently located

3 months ago

Untapped potential, horribly managed, pretty

3 months ago

walkable, green safe

3 months ago

walkable, green, safe

3 months ago

walkable, neighborly, safe

3 months ago

walkable, neighborly, safe

3 months ago

A majority of streets in the city are needing paving. Clarendon, Fairfield Drive, Dartmouth, and Wilshire just to name a few. When new infill home are built where old home once stood the utility hookups are leaving rough areas and are not being put back the way they were. Plus I believe tree roots are bulging the roads in places near the curbs

4 months ago

Exclusive, Charming, White

4 months ago

Historic, safe, quaint

4 months ago

Anti business, congested, empty

4 months ago

An oasis

4 months ago

Affluent, Engaging, transforming

4 months ago

Affluent, Engaged, lovely

4 months ago

Green, safe, family oriented

4 months ago

cash cow for consultants, neglected residential area, oasis

4 months ago

I think until you can change this image that the community remains stuck in the way of development, and we can show this community is very dynamic, and flexible and open, it will continue to seem Intractable and unable to attract a lot of business. The potential is so great to be a highly eco-friendly community, pedestrian family community, and very hip with art and shit, etc. I think just this development of the city is taking so long it's getting overlooked.

4 months ago

Green, quiet, walkable

4 months ago

exclusive (not inclusive, but changing slowly), speed trap, great charter school

4 months ago

People move here because of what the community is now. Let's be careful not to change AE's character to the point we don't recognize it.

4 months ago

Blossoming. Eclectic. Safe.

4 months ago

charming, safe, green

4 months ago

Family-friendly, walkable, evolving

4 months ago

Charming, full of potential, neighborly

4 months ago

Safe, quiet, expensive taxes and fees.

4 months ago

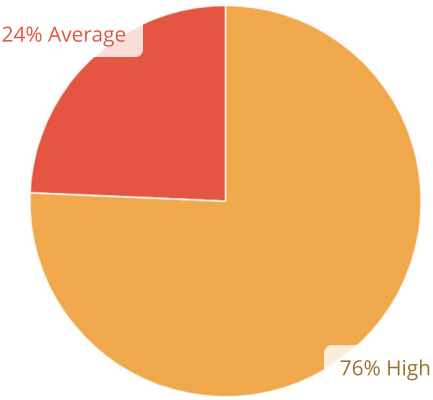
Homogenous, throw back, over controlled

4 months ago

Sleepy, not-vibrant, full of potential

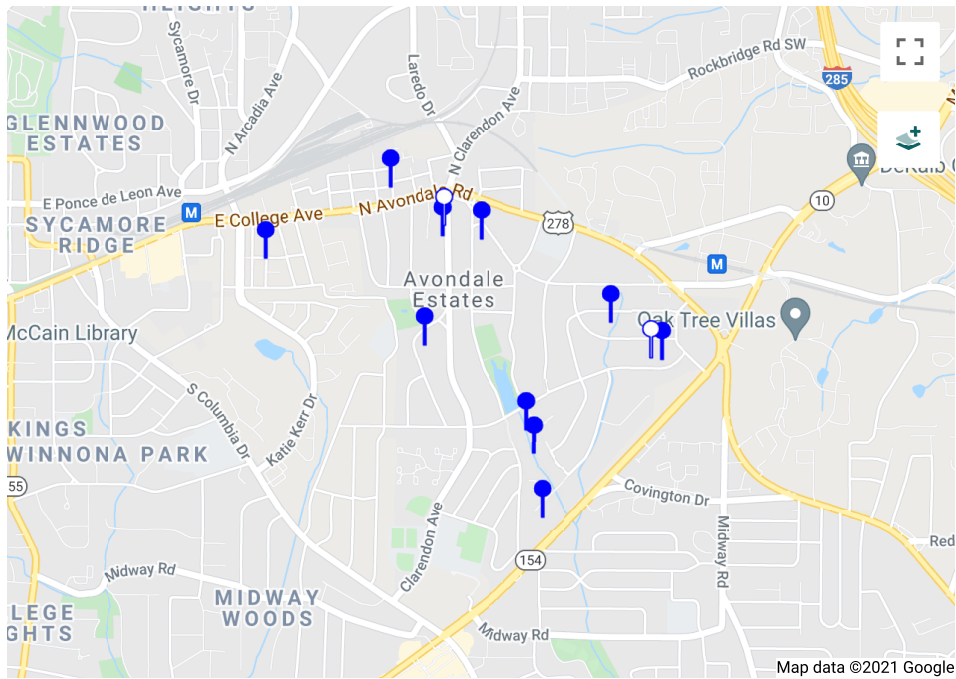
4 months ago

Quality of life is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the quality of life that you experience in Avondale Estates?



185 respondents

Are there any historically or culturally significant buildings or sites within the City limits you feel are in danger of being lost or altered? If so, please provide the building name, address, or description.



What role should the City play in helping to preserve and protect any building or site listed above?

I love the Tudor style, but don't agree with comments about "updating" it with those tacky Explore Avondale colors.

4 months ago

[⬇ 20 Agree](#)

Agree. Update it with flowers (red geraniums in flowerboxes would be authentic to the european heritage) and strings of lights!

3 months ago

[⬇ 2 Agree](#)

Update and expand retail, restaurant and public downtown area

4 months ago

[⬇ 17 Agree](#)

Must preserve the character of the Tudor buildings. Wouldn't be Avondale without them. I think businesses should respect the character of downtown by refraining from adding things like that hideous green awning. The downtown could use a refurbishing while preserving the Tudor character. d

4 months ago

[⬇ 13 Agree](#)

Agree 100 %

2 months ago

All of the Tudor buildings. They help identify us.

4 months ago

[⬇ 11 Agree](#)

It is the city's responsibility to (with the agreement of the residents and businesses) preserve the few historical sites.

4 months ago

[⬇ 7 Agree](#)

Quiet Kensington Rd likely to become a crowded thoroughfare, harming neighborhood.

4 months ago

[⬇ 7 Agree](#)

I personally believe this is a harmful assumption and goes back to the lack of "welcoming" noted in the first portion of this survey. We should be encouraging a diverse community; inclusive, rather than exclusive.

3 months ago

A big role. If this city is going to tote its historical roots it should support those roots. Currently it seems that our historical sites and historical feel are being removed despite the public outcry. Remember that once gone that historical significance is gone forever. Avondale Estates downtown is looking more and more and more like many suburban new town centers. What a shame.

4 months ago

[⬇ 6 Agree](#)

Waffle House museum has a lot of potential, but it is being wasted. It's never open and the parking lot is ugly.

4 months ago

[⬇ 6 Agree](#)

Tudor style buildings should be preserved, but perhaps it could use an exterior facade restoration. Might even do with a new paint job that fits more to the Explore Avondale color scheme, for example. Feels more inviting and less of the 1900s. The city should also allow for retail or restaurant tenant to take over the space adjacent to Edwin Jarvis. It's been used as storage for the last several years and it's in a prime location.

4 months ago

[⬇ 6 Agree](#)

The Tudor style buildings should be preserved, and local businesses should be incentivized to keep the spaces filled & provided with opportunities nearby

4 months ago

[⬇ 6 Agree](#)

Be helpful to those charged with caring for the buildings and properties (homes, downtown buildings, pool house, club house) by easily approving repairs or upgrades that improve the value of the building but that also maintain or improve its character.

4 months ago

[👍 5 Agree](#)

Lanier Gardens is neglected.

4 months ago

[👍 3 Agree](#)

The city should prioritize the store buildings, commercial business people Aulson like character when considering leases and investing in a city. That's one way to maintain character. But not those single floor run down businesses closer to Sam's Crossing, those continue to be an eyesore and are not connected together physically enough have the aesthetic Appeal you have at Main Street in Clarendon area.

4 months ago

[👍 3 Agree](#)

Pin option isn't working. Need to preserve Tudor buildings.

4 months ago

[👍 3 Agree](#)

The City should preserve but respectfully upgrade historic building and sites, as well as expand/renovate current retail stores.

4 months ago

[👍 3 Agree](#)

I would like to see Avondale continue to be a tree city and encourage more residents to plant trees that promote a canopy for the environment and shade. The city should discourage developers from cutting so many trees. A new tree does not replace a mature tree.

3 months ago

[👍 2 Agree](#)

The city needs to maintain the green spaces we have to keep the city attractive.

3 months ago

[👍 2 Agree](#)

All buildings and residential areas should be protected by our codes and zoning regulations. Green spaces and our tree canopy is critically important.

2 months ago

[👍 1 Agree](#)

The Tudor style is great but I strongly feel it needs Red Geraniums in window boxes to complete and beautify the look!!!! It is too stark/bare and not authentic without beflowered window boxes.

3 months ago

[👍 1 Agree](#)

USE THE ELVIS PRESLEY STORY AS THE MOST POWERFUL MARKETING TOOL + THE BEER MAGNET, THERE ARE THESE 2 ELEMENTS THAT AVONDALE IS UNIQUELY POSITIONED TO EXPLOIT!!!!!!!!!!!!!!

3 months ago

[👍 1 Agree](#)

Keep the Tudor style, but take a more modern approach when rebuilding the downtown. The present Tudor buildings are falling apart.

3 months ago

[👍 1 Agree](#)

We are still stuck with all the unsightly car repair and sales shops. More parking is a must. Turn the vacant areas into green space until something is built.

3 months ago

[👍 1 Agree](#)

The buildings look weathered and the downtown area looks a little desolate. This town is somehow still full of potential. I believe that's the old money holding it back.

4 months ago

[👍 1 Agree](#)

Please preserve the smaller, older homes if at all possible, and avoid new construction/design that is not compatible with existing neighborhoods. One of the main reasons I moved here is that I was able to find a small, historic home in good shape, and that I could afford as a single person. There are many singles and couples looking for smaller homes, and this is a great area to still find them.

one month ago

The green spaces between N Avondale / Covington Hwy should be preserved and maintained better. The bridle paths and pocket parks should be restored. The scale of development should be maintained by eliminating the "Planned Development" zoning.

2 months ago

appropriate zoning and application for historical protections

2 months ago

A leading role

2 months ago

The Art Lot at the corner of Lake and North Avondale is a disaster and potentially dangerous. Broken boards and rusty nails throughout.

2 months ago

The Tudor buildings need an upscale renovation. I'd like to see the style integrated more throughout the city. Now it just looks like a Hollywood back lot. I've lived here 20+ years & never had a guest comment on the style unless I pointed it out.

2 months ago

Agree, the Tudor Village makes Avondale unique and the City should work with the owners and tenants to preserve this historical character.

2 months ago

Preserve the Tudor village and give tax breaks to business who build or resurface in the same manner!

3 months ago

Beautify the existing facades with flowers and appropriate decor. Beautiful light strings on trees or poles or facades can beautify and make the area more walkable at night.

3 months ago

If the building can house a needed function (business, tourism, housing, historical museum), the city should facilitate preservation. If not, the city should consider not spending money to preserve.

3 months ago

Need more focus on beautifying and building new usable spaces, rather than preserving. The old storefronts are ugly, the decaying old concrete areas are awful.

3 months ago

Balance in mass and scale not style.

3 months ago

The City should preserve the downtown Tudor style

3 months ago

I fear all of the historic charm will be lost, these houses must be protected inside and out! If we remove the history of our neighborhood, what makes it special??

3 months ago

The City has a responsibility to maintain its character as a historic district.

3 months ago

There is hardly any handicap parking, and what there is, is all in the wrong inconvenient places. The BOMC and CITY manager should be ashamed.

3 months ago

Preserve the Tudor downtown area with updating.

3 months ago

The style buildings should be preserved and the city should support retail in that area with parking. There is no handicapped parking. Continue to encourage restaurants and retail in the area behind and next to the Tudor area.

3 months ago

I think the city should ensure preserved buildings make a financial or logistical contribution, whether be through tourism or housing city offices or nonprofits or businesses. I like the idea legacy park is using, of a creative village for artists!

3 months ago

A big role. These things are what makes our city unique.

3 months ago

The Tudor buildings are falling apart. They need an evaluation overall and a refurbishing if not a rebuild. We definitely need a Tudor style in the downtown. That being said, not every future building in Avondale needs to be the traditional Tudor style. There are ways to reflect the Tudor image, but with a more modern approach. This city is loaded with architects and they say the same.

3 months ago

The downtown Tudor Buildings are not well-built. They need a thorough examination and evaluation from top to bottom. Parts of the building have been renovated on the inside, but I think it is rather piecemeal overall. They need a comprehensive evaluation at some point.

3 months ago

Educate the residents and property owners about the value of preserving the mid-century character and tree cover of this neighborhood, and how they might apply individually for some kind of "Historic value" indication for their property/home; offer certain types of non-financial assistance to them (such as recommendations for tree/arbor specialists, landscapers, "mid-century modern" style home remodeling and repair, real estate agents attuned to these values); and continue efforts to expand areas of Avondale Estates which are classified as Historic Preservation Areas.

3 months ago

It would nice to see a more cohesive vision. Do we want a suburban look or Tudor or quirky unique shops or some combination? It sounds like folks aren't sure and it definitely looks like we don't know what we want. Whatever it is we need to invest in helping businesses reflect that look.

3 months ago

A prominent role

3 months ago

I wish the Citu would do SOMETHING rather than attempt to plan and in-fight among yourselves

3 months ago

Lanier gardens is severely neglected.

4 months ago

The top of the neighborhood looks awful. The hedge is diced to heck, the plaza is overgrown, even the traffic circle has weeds and looks messy.

4 months ago

- Observation: The Midcentury Modern areas are in danger of being plowed under and replaced with mini-mansions. Those M.M. homes are now as old or older than the Avondale “originals” were when the Historic District was established. (And yes, I know that the H.D. restrictions rub a lot of owners the wrong way.)

4 months ago
- Tudor Building

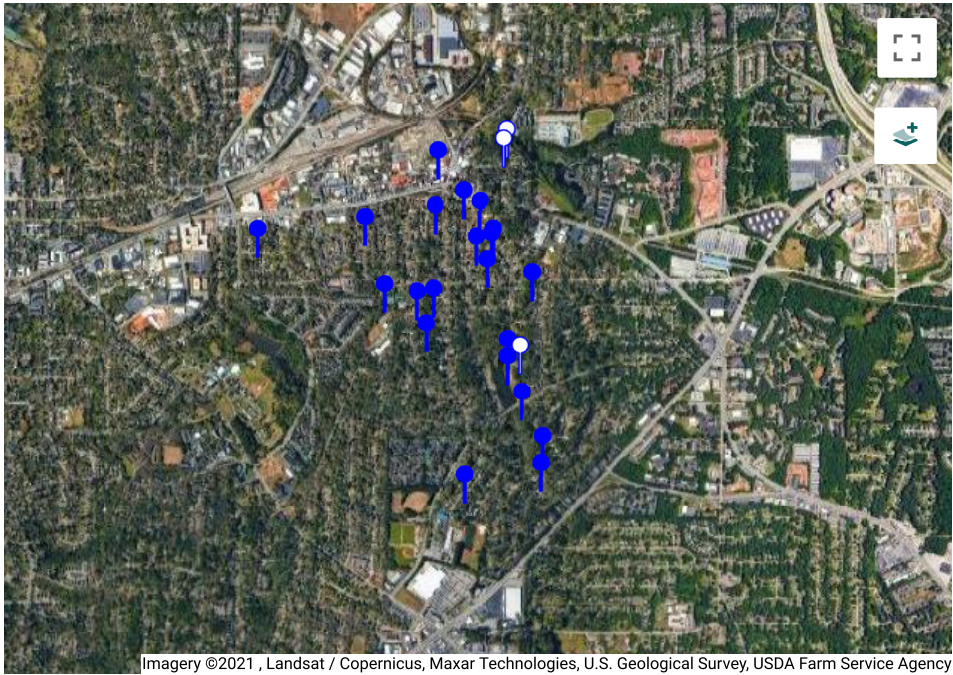
4 months ago
- ?

4 months ago
- none. change is good

4 months ago
- N/a

4 months ago

What are the most significant natural and environmental resources in the area?



What role, if any, should the City play in helping to preserve and protect these resources?

Need a strong tree ordinance that discourages developers and homeowners from removing trees, in residential and commercial zones. Plant native plants, pollinators, and fruit and nut trees in green spaces. Don't overdevelop and sacrifice natural resources and green space.

4 months ago

[29 Agree](#)

The city should commit to adding native and pollinator plants along verges, around Avondale Elementary, in the triangle of grass b/t Berkeley and Kensington, etc. There is also room for adding fruit and nut trees to increase food security as was done in the Midway Woods neighborhood.

4 months ago

[24 Agree](#)

Maintain the lake, limiting activity if necessary. Maintain all wilderness areas. Bring back the walk-throughs

4 months ago

[24 Agree](#)

Enhance walking trails, maintain all natural areas, add a bathroom at Willis Park!

4 months ago

[13 Agree](#)

Remove invasive plant species. Hold volunteer work days in the north woods and bird sanctuary.

4 months ago

[11 Agree](#)

Please rank the following sustainability issues from most important to least:

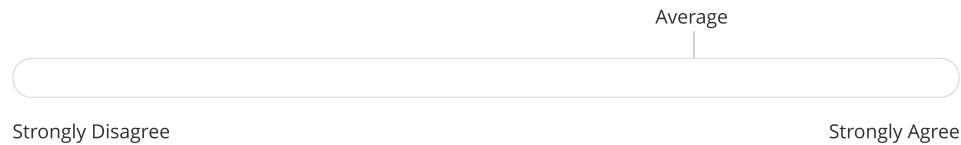
| | | | |
|------|---|------------|----|
| 100% | Land Use and Transportation Planning | Rank: 2.02 | 87 |
| 100% | Green and Blue Infrastructure | Rank: 2.72 | 87 |
| 100% | Sustainable Energy and Waste Management | Rank: 2.99 | 87 |
| 100% | Urban Health Equity | Rank: 4.31 | 87 |
| 100% | Built and Indoor Environment | Rank: 4.34 | 87 |
| 98% | Urban Food Systems | Rank: 4.58 | 85 |

87 Respondents

How would you rate the following statement? The City of Avondale Estates is welcoming to people of all races or ethnicities.



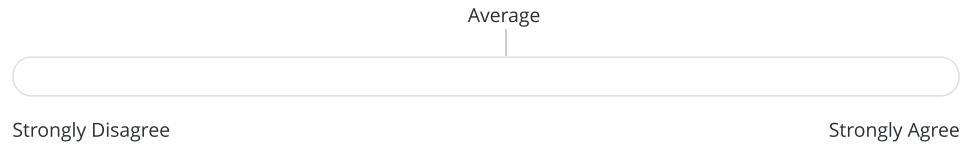
How would you rate the following statement? The City of Avondale Estates is welcoming to the LGBTQIA (e.g., Lesbian, Gay, Bisexual, Transgender, etc.) community.



How would you rate the following statement? The City of Avondale Estates is welcoming to all faith-based communities.



How would you rate the following statement? The City of Avondale Estates is welcoming to immigrant communities.



Is there more that the City could do to make it more welcoming to diverse populations and if so, what?

- Enhance and expand public area in downtown and leverage it to host multicultural events that drive revenue and human interaction

4 months ago

⊕ 62 Agree
- Make public statements and vocalize support for minority communities and publicly condemn injustice. Encourage round table talks with members of the community who may feel left behind.

4 months ago

⊕ 42 Agree
- Recognize diversity challenges and provide opportunities that appeal to people of color, different religions, etc.

4 months ago

⊕ 36 Agree
- Value people first, then money, then things.

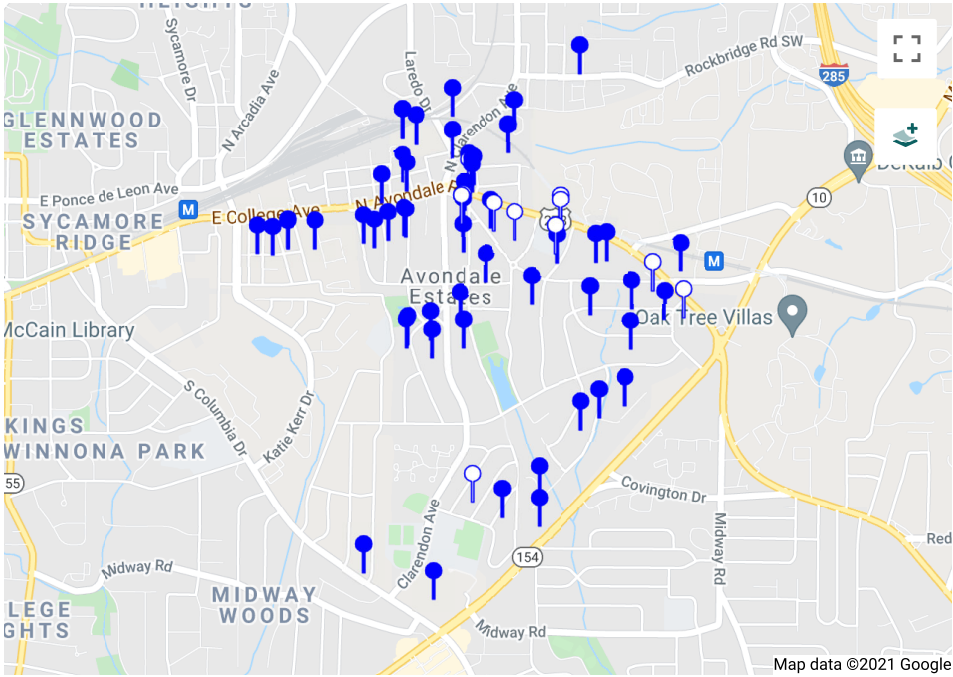
4 months ago

⊕ 27 Agree
- Need more options

4 months ago

⊕ 5 Agree

Are there any locations in the City that you feel are particularly dangerous for pedestrians, bicyclists, and golf carts? Please list specific intersections or sections of road and what makes the area dangerous (e.g., traffic, traffic signals, lack of crosswalk, quality of the road surface, etc.).



Which of the following housing types does the City need more of (select all that apply)?

| | | |
|-----|----------------------|----|
| 63% | Senior Housing | 70 |
| 43% | Mixed-Income Housing | 48 |
| 41% | Affordable Housing | 46 |
| 32% | Workforce Housing | 35 |
| 26% | Town Houses | 29 |
| 23% | Condos | 25 |
| 5% | Apartments | 6 |

111 Respondents

What kind of improvements should be considered to enhance Downtown Avondale Estates?

Make it easier and safer to walk around the downtown area.

4 months ago [67 Agree](#)

Public park and green space north of north Avondale

4 months ago [44 Agree](#)

Widening the sidewalks from downtown to Arcadia Avenue, even with a stroller it's pretty tight. Also the addition of safe bike lanes. We have a lot of bicyclists, sometimes by the dozens.

4 months ago [39 Agree](#)

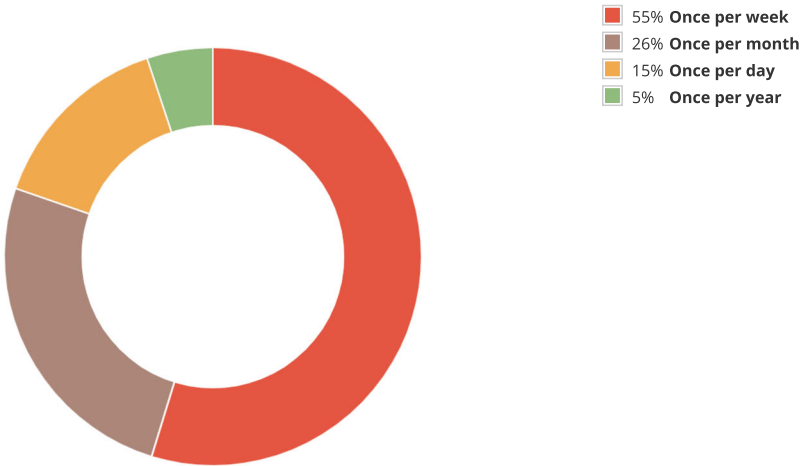
Widen/add sidewalk in front of Skips and down toward the station, turn the parking behind the tudor village into an area for pedestrians to walk and sit in order to better enjoy the businesses, narrow the main intersection in order to reduce traffic and increase walkability, limit the number of thrift stores allowed and renovate/tear down the buildings along Clarendon, across from the Fire Station, that look run down and build businesses/parking/green space as an extension of downtown Tudor Village.

4 months ago [25 Agree](#)

Remove the wall of terrible looking bushes and Christmas decorations from top of the overgrown Christmas bush.

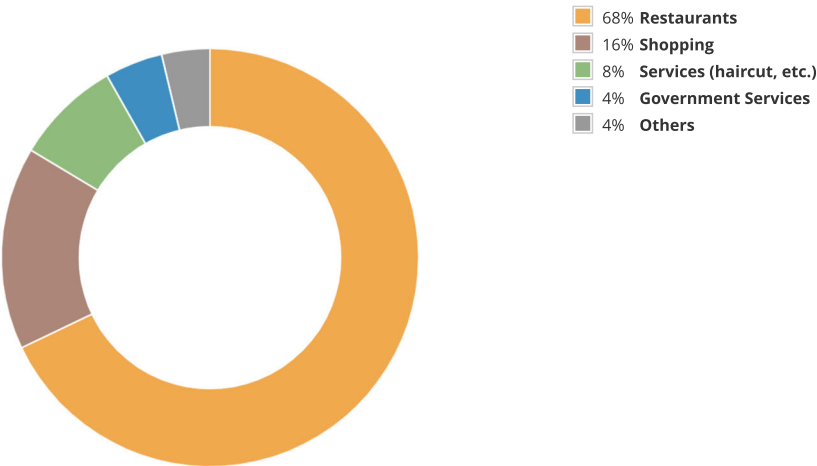
4 months ago [23 Agree](#)

How often do you visit Downtown Avondale Estates?



136 respondents

What is your primary reason for visiting Downtown Avondale Estates?



134 respondents

What other types of businesses would you like to see more of in Downtown Avondale Estates?

Restaurants of types of food not already represented, shops other than thrift shops

4 months ago [41 Agree](#)

High-quality Mexican food (like a Taqueria del Sol) and an ice cream shop!

4 months ago [40 Agree](#)

Sandwich/Fresh deli shop.

4 months ago [28 Agree](#)

Mexican Restaurant!

4 months ago [26 Agree](#)

Food, coffee, hair salon, arts and crafts, ice cream

4 months ago [18 Agree](#)

List anything else you would like to be considered that was not covered in the previous survey questions.

Get rid of these ridiculous smoke shops! And figure out how to buy the old belt plant land from the family that is holding on to it! Or combine them to do something with it. Clean up Laredo by fixing the road and adding sidewalks to the farmers market and places like southern sweets.

4 months ago

26 Agree

The blighted concrete slab that was the belt manufacturing plant and now sits empty. That is such an eye sore and SHOULD be developed into something useful that entices people to this area.

4 months ago

23 Agree

Bike lane down N Clarendon and S Avondale for safe riding and less interaction between cars and cyclists!

4 months ago

22 Agree

Avondale is already an expensive place to live. We need smart growth, but overwhelming residents with new taxes and fees will hurt the community in the long run.

4 months ago

18 Agree

Fill the empty retail buildings, do SOMETHING with the slab o'concrete, show some love to the post office - our best kept secret with their wonderful service that's better than any other PO in the area. Slow the growth of McMansions and other expensive housing which are limiting diversity, Decrease taxes - I'm being priced out of the city by taxes alone. Do something with the corner lot that was built up and then torn down but stands empty,

4 months ago

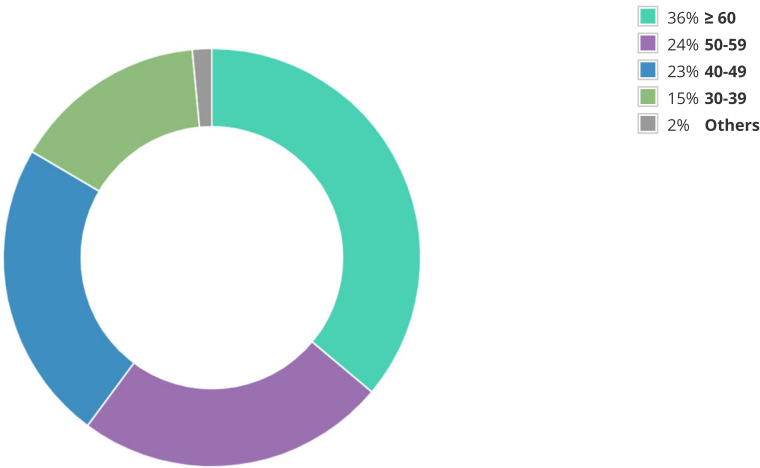
10 Agree

Which of the following statements apply to you (select all that apply)?

| | | |
|-----|--|-----|
| 95% | I am a resident of Avondale Estates | 127 |
| 18% | I am retired. | 24 |
| 7% | I own a business located in Avondale Estates | 9 |
| 6% | I work in Avondale Estates | 8 |
| 3% | Other | 4 |
| 0% | I am a student. | 0 |

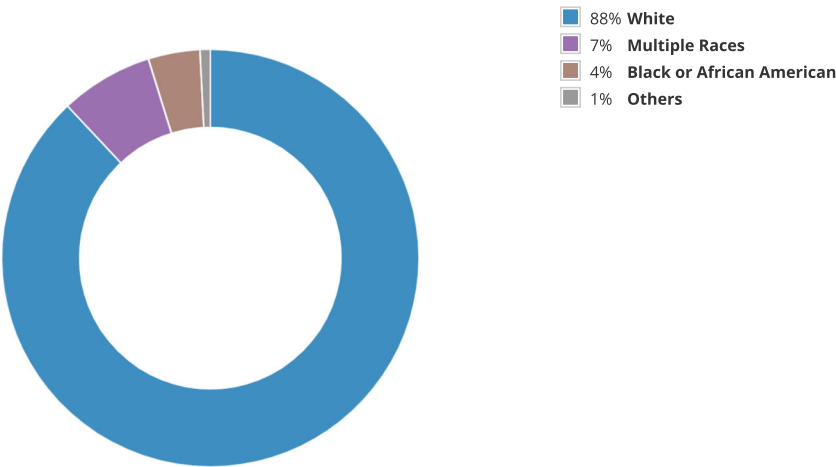
134 Respondents

What is your age?



133 respondents

What race do you identify as?



125 respondents

Sign up below to receive regular updates!

No data to display...

Comments: Steering Committee Meeting #1

Comments: Steering Committee Meeting #2

Comments: Community Workshop

Loading more report objects...

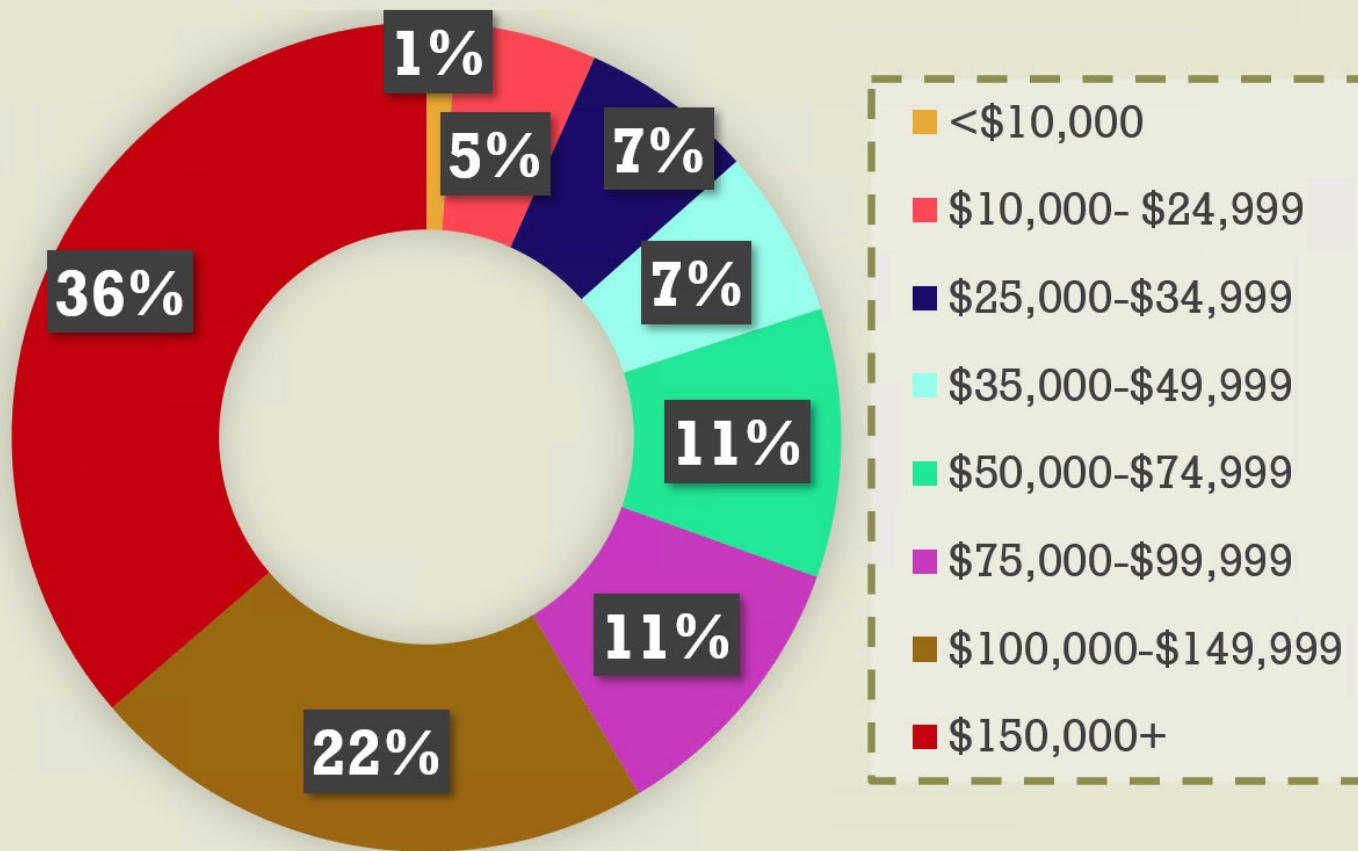
Housing Data Analysis



Household Income Distribution- Owner Occupied

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



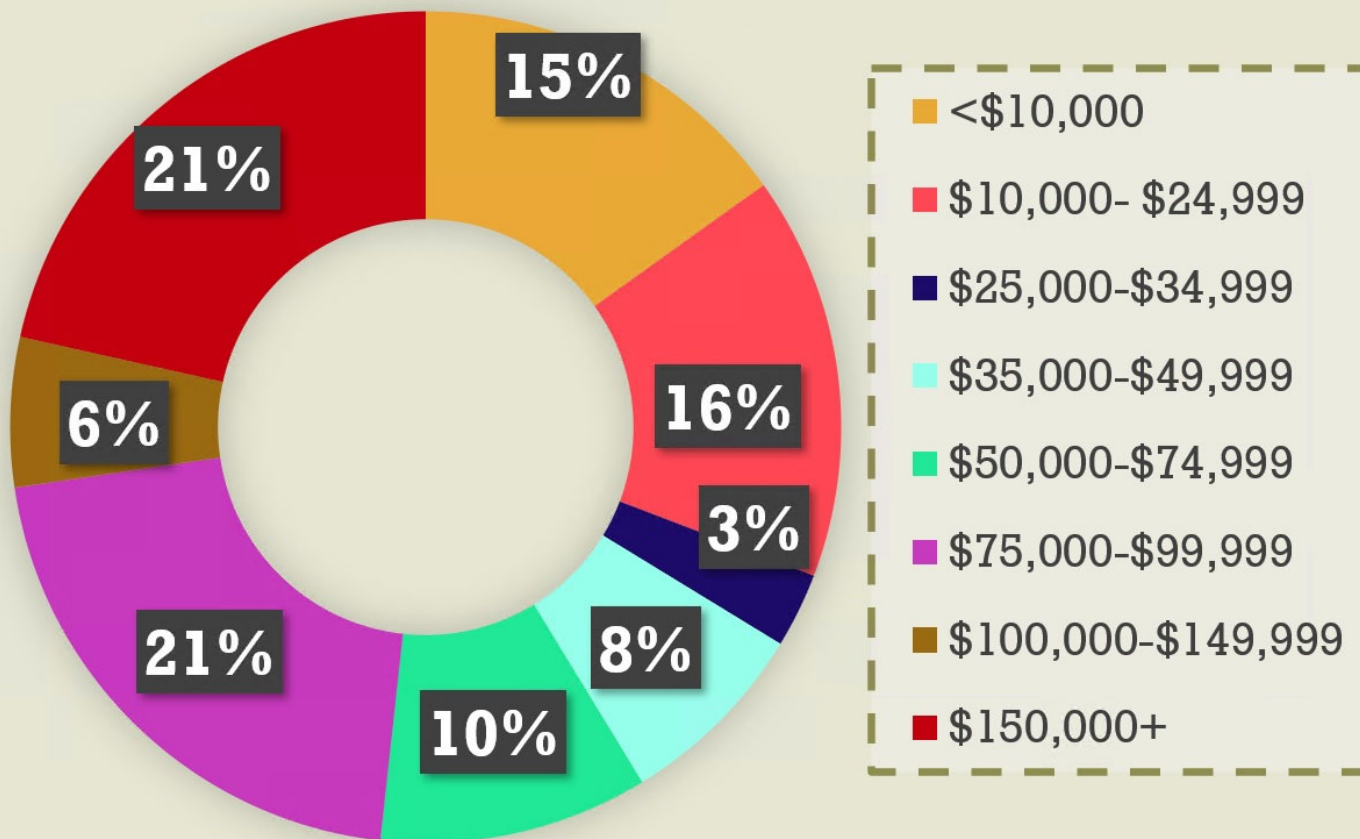
Source: American Community Survey 2019



Household Income Distribution- Renter Occupied

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



Source: American Community Survey 2019



Housing Trends: Monthly Housing Costs

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



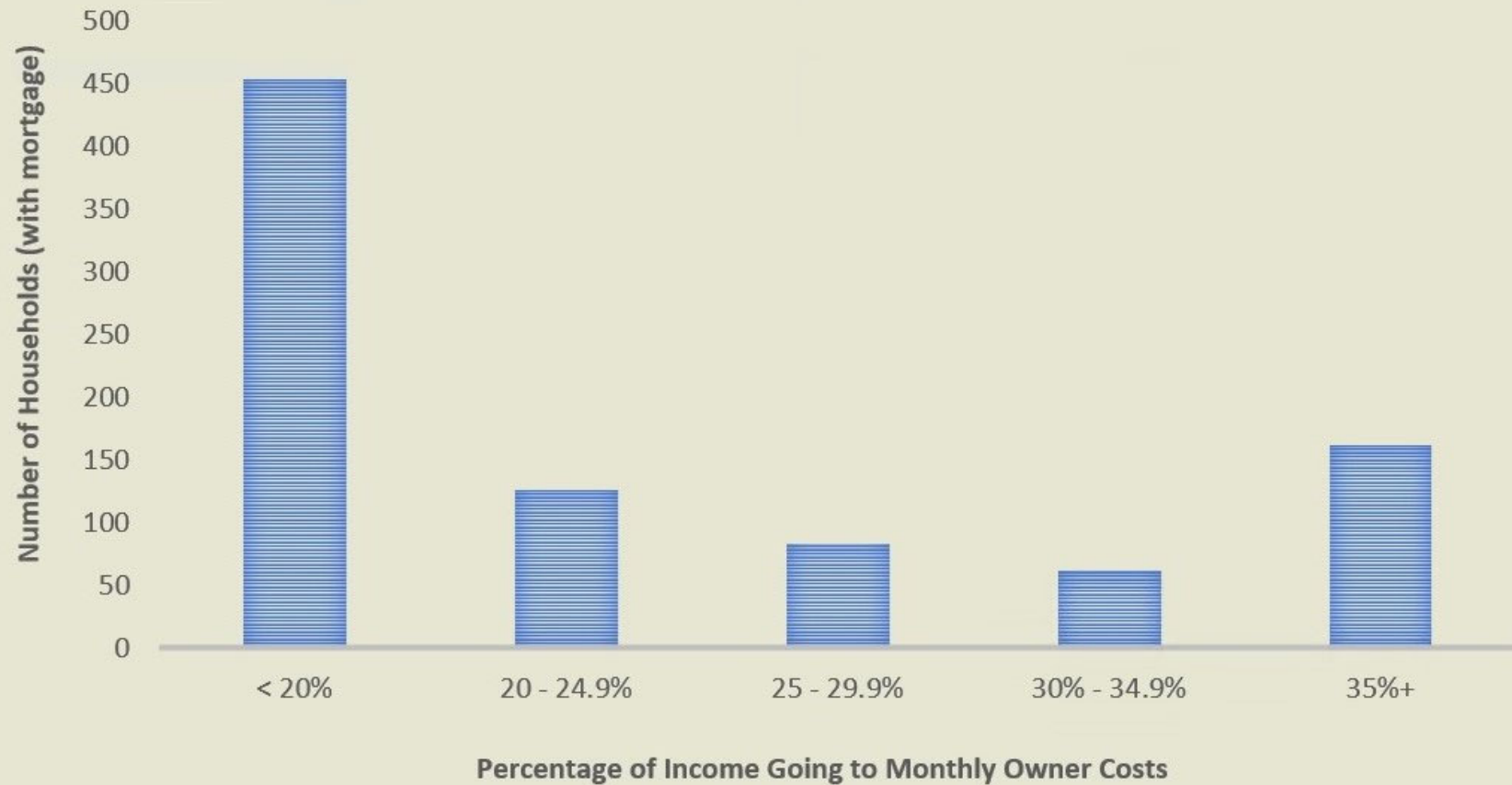
Source: American Community Survey 2019



Costs as A Percentage of Income by Income- Owner Occupied

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



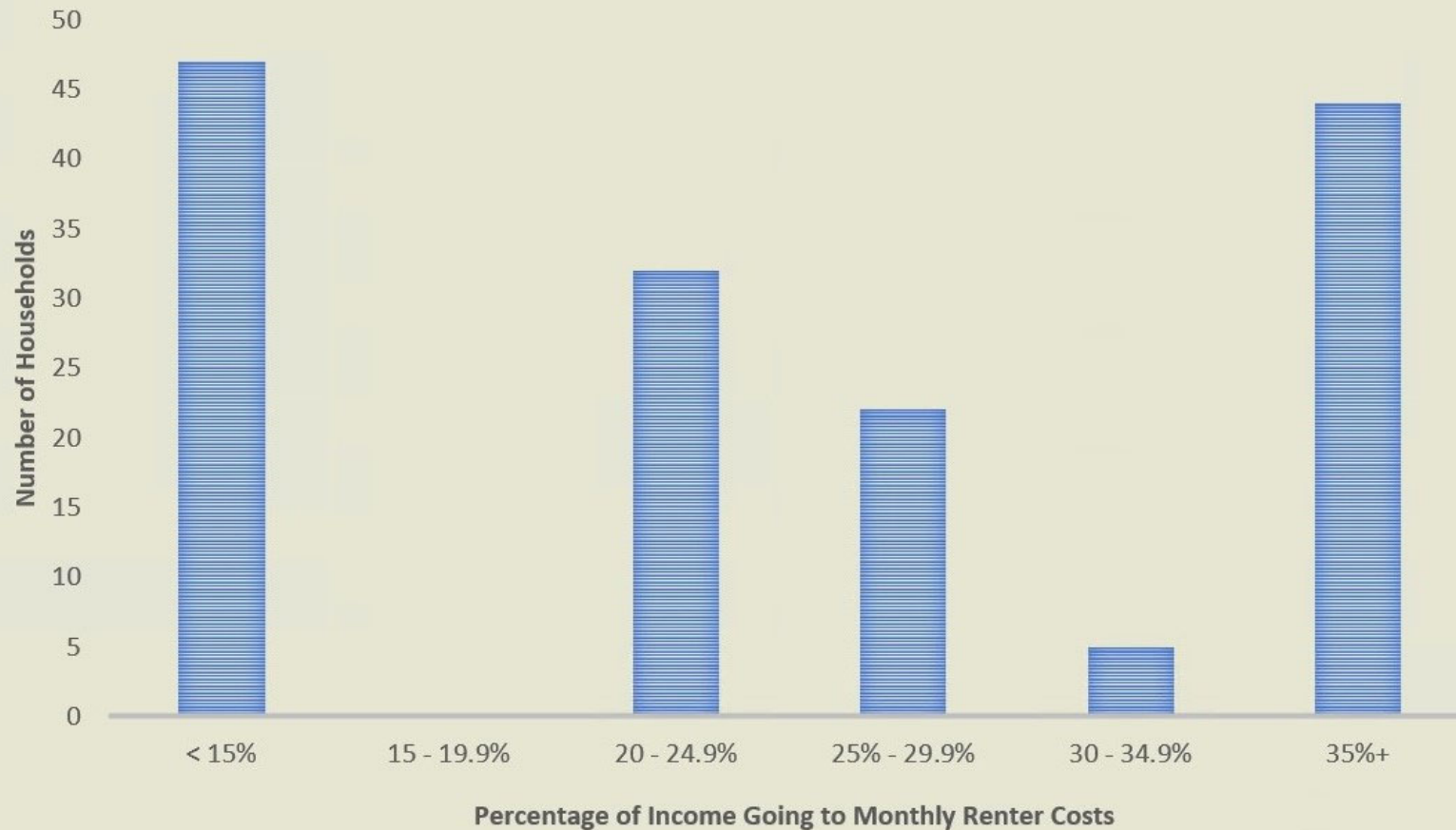
Source: American Community Survey 2019



Rent as A Percentage of Income by Income- Renter Occupied

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



Source: American Community Survey 2019

| Variable | Avondale Estates City, GA | Decatur City, GA | Doraville City, GA | Stone Mountain City, GA | Chamblee City, GA |
|---|------------------------------|---------------------|-----------------------|----------------------------|----------------------|
| 2021 Total Population | 3446 | 22231 | 12274 | 5909 | 29062 |
| 2021 Average Household Income | 117403 | 158001 | 64623 | 54033 | 89500 |
| 2021 Total Households | 1625 | 10008 | 3813 | 2289 | 11430 |
| 2021 Total Housing Units | 1763 | 10816 | 4197 | 2645 | 13293 |
| 2021 Owner Occupied Housing Units | 1038 | 6113 | 1598 | 1372 | 4405 |
| 2021 Renter Occupied Housing Units | 588 | 3895 | 2214 | 917 | 7025 |
| 2021 Vacant Housing Units | 138 | 808 | 384 | 356 | 1863 |
| 2021 Average Home Value | 467293 | 600650 | 268123 | 217680 | 355102 |
| 2021 White Population | 2243 | 15319 | 4530 | 1049 | 13081 |
| 2021 Black/African American Population | 972 | 5065 | 1737 | 4263 | 4609 |
| 2021 American Indian/Alaska Native Population | 7 | 53 | 141 | 23 | 316 |
| 2021 Asian Population | 98 | 927 | 2557 | 244 | 3553 |
| 2021 Pacific Islander Population | 1 | 11 | 20 | 9 | 15 |
| 2021 Other Race Population | 25 | 135 | 2734 | 183 | 6239 |
| 2021 Population of Two or More Races | 101 | 721 | 555 | 137 | 1248 |
| 2021 Hispanic Population | 87 | 654 | 5679 | 365 | 11731 |
| 2021 Hispanic White Population | 51 | 427 | 2415 | 101 | 4269 |
| 2021 Hispanic Black/African American Population | 13 | 60 | 101 | 48 | 253 |
| 2021 Hispanic American Indian/Alaska Native Population | 0 | 9 | 119 | 8 | 280 |
| 2021 Hispanic Asian Population | 2 | 15 | 22 | 2 | 35 |
| 2021 Hispanic Pacific Islander Population | 0 | 0 | 11 | 0 | 0 |
| 2021 Hispanic Other Race Population | 14 | 83 | 2703 | 176 | 6156 |
| 2021 Hispanic Population of Two or More Races | 7 | 60 | 308 | 30 | 738 |
| 2021 Non-Hispanic Population | 3359 | 21577 | 6595 | 5544 | 17331 |
| 2021 White Non-Hispanic Population | 2192 | 14892 | 2115 | 948 | 8812 |
| 2021 Black/African American Non-Hispanic Population | 959 | 5005 | 1636 | 4215 | 4356 |
| 2021 American Indian/Alaska Native Non-Hispanic Pop. | 7 | 44 | 22 | 15 | 36 |
| 2021 Asian Non-Hispanic Population | 96 | 912 | 2535 | 242 | 3518 |
| 2021 Pacific Islander Non-Hispanic Population | 1 | 11 | 9 | 9 | 15 |
| 2021 Other Race Non-Hispanic Population | 11 | 52 | 31 | 7 | 83 |
| 2021 Multiple Races Non-Hispanic Population | 94 | 661 | 247 | 107 | 510 |
| 2021 Diversity Index | 52.1 | 50.2 | 90 | 51 | 87.4 |
| 2021 Occupation: Management | 339 | 2302 | 493 | 250 | 2528 |
| 2021 Occupation: Business/Financial | 199 | 1094 | 400 | 162 | 1778 |
| 2021 Occupation: Computer/Mathematical | 118 | 792 | 313 | 73 | 992 |
| 2021 Occupation: Architecture/Engineering | 35 | 261 | 95 | 15 | 183 |
| 2021 Occupation: Life/Physical/Social Science | 87 | 666 | 88 | 25 | 129 |
| 2021 Occupation: Community/Social Service | 32 | 428 | 89 | 94 | 201 |
| 2021 Occupation: Legal | 94 | 730 | 77 | 5 | 251 |
| 2021 Occupation: Education/Training/Library | 202 | 1406 | 159 | 98 | 954 |
| 2021 Occupation: Arts/Design/Entertainment/Sports/Media | 155 | 840 | 99 | 61 | 595 |
| 2021 Occupation: Healthcare Practitioner/Technician | 123 | 1210 | 169 | 214 | 509 |
| 2021 Occupation: Healthcare Support | 52 | 129 | 131 | 186 | 218 |
| 2021 Occupation: Protective Service | 31 | 40 | 56 | 110 | 60 |
| 2021 Occupation: Food Preparation/Serving Related | 50 | 319 | 459 | 294 | 1153 |
| 2021 Occupation: Building/Grounds Cleaning/Maintenance | 32 | 44 | 624 | 128 | 1278 |
| 2021 Occupation: Personal Care/Service | 17 | 182 | 98 | 45 | 206 |
| 2021 Occupation: Sales and Sales Related | 134 | 696 | 524 | 185 | 1206 |
| 2021 Occupation: Office/Administrative Support | 117 | 630 | 568 | 490 | 1077 |
| 2021 Occupation: Farming/Fishing/Forestry | 0 | 18 | 6 | 3 | 1 |
| 2021 Occupation: Construction/Extraction | 37 | 131 | 1206 | 91 | 3066 |
| 2021 Occupation: Installation/Maintenance/Repair | 19 | 38 | 162 | 98 | 328 |
| 2021 Occupation: Production | 31 | 297 | 337 | 111 | 644 |
| 2021 Occupation: Transportation/Material Moving | 105 | 243 | 644 | 329 | 1183 |

| Sites | 2021 Total Population | 2010 Total Households | 2015 Total Households | 2021 Total Households |
|---------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Avondale Estates City, GA | 3,446 | 1,393 | 1,474 | 1,625 |
| Decatur City, GA | 22,231 | 8,692 | 9,289 | 10,008 |
| Doraville City, GA | 12,274 | 3,781 | 3,804 | 3,813 |
| Stone Mountain City, GA | 5,909 | 2,172 | 2,158 | 2,289 |
| Chamblee City, GA | 29,062 | 10,035 | 10,610 | 11,430 |

| Site | Occupied Housing Units | 2021 Renter Occupied Housing Units | 2021 Vacant Housing Units |
|---------------------------|------------------------|------------------------------------|---------------------------|
| Avondale Estates City, GA | 1,038 | 588 | 138 |
| Decatur City, GA | 6,113 | 3,895 | 808 |
| Doraville City, GA | 1,598 | 2,214 | 384 |
| Stone Mountain City, GA | 1,372 | 917 | 356 |
| Chamblee City, GA | 4,405 | 7,025 | 1,863 |

| Sites | 2021 Per Capita Income | 2021 Median Household Income | 2021 Average Household Income |
|---------------------------|------------------------|------------------------------|-------------------------------|
| Avondale Estates City, GA | \$57,408 | \$78,481 | \$117,403 |
| Decatur City, GA | \$71,250 | \$106,629 | \$158,001 |
| Doraville City, GA | \$20,970 | \$50,782 | \$64,623 |
| Stone Mountain City, GA | \$20,503 | \$42,447 | \$54,033 |
| Chamblee City, GA | \$35,048 | \$63,506 | \$89,500 |

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ARC GIS Business Analyst Online:

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2010 Census Profile

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

Prepared by Esri

| | 2000 | 2010 | 2000-2010 Annual Rate |
|--|---------------|----------------|--------------------------|
| Population | 3,244 | 3,008 | -0.75% |
| Households | 1,459 | 1,393 | -0.46% |
| Housing Units | 1,469 | 1,505 | 0.24% |
| | | | |
| Population by Race | Number | Percent | |
| Total | 3,008 | 100.0% | |
| Population Reporting One Race | 2,952 | 98.1% | |
| White | 2,425 | 80.6% | |
| Black | 448 | 14.9% | |
| American Indian | 3 | 0.1% | |
| Asian | 59 | 2.0% | |
| Pacific Islander | 1 | 0.0% | |
| Some Other Race | 16 | 0.5% | |
| Population Reporting Two or More Races | 56 | 1.9% | |
| | | | |
| Total Hispanic Population | 66 | 2.2% | |
| | | | |
| Population by Sex | | | |
| Male | 1,376 | 45.7% | |
| Female | 1,632 | 54.3% | |
| | | | |
| Population by Age | | | |
| Total | 3,008 | 100.0% | |
| Age 0 - 4 | 209 | 6.9% | |
| Age 5 - 9 | 204 | 6.8% | |
| Age 10 - 14 | 126 | 4.2% | |
| Age 15 - 19 | 96 | 3.2% | |
| Age 20 - 24 | 76 | 2.5% | |
| Age 25 - 29 | 133 | 4.4% | |
| Age 30 - 34 | 150 | 5.0% | |
| Age 35 - 39 | 239 | 7.9% | |
| Age 40 - 44 | 283 | 9.4% | |
| Age 45 - 49 | 251 | 8.3% | |
| Age 50 - 54 | 284 | 9.4% | |
| Age 55 - 59 | 270 | 9.0% | |
| Age 60 - 64 | 235 | 7.8% | |
| Age 65 - 69 | 125 | 4.2% | |
| Age 70 - 74 | 82 | 2.7% | |
| Age 75 - 79 | 81 | 2.7% | |
| Age 80 - 84 | 80 | 2.7% | |
| Age 85+ | 84 | 2.8% | |
| | | | |
| Age 18+ | 2,406 | 80.0% | |
| Age 65+ | 452 | 15.0% | |

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

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Avondale Estates Comprehensive Plan Update

Data Appendix



2010 Census Profile

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

Prepared by Esri

| | | |
|--|-------|--------|
| Households by Type | | |
| Total | 1,393 | 100.0% |
| Households with 1 Person | 489 | 35.1% |
| Households with 2+ People | 904 | 64.9% |
| Family Households | 778 | 55.9% |
| Husband-wife Families | 609 | 43.7% |
| With Own Children | 254 | 18.2% |
| Other Family (No Spouse Present) | 169 | 12.1% |
| With Own Children | 79 | 5.7% |
| Nonfamily Households | 126 | 9.0% |
| All Households with Children | 353 | 25.3% |
| Multigenerational Households | 36 | 2.6% |
| Unmarried Partner Households | 119 | 8.5% |
| Male-female | 77 | 5.5% |
| Same-sex | 42 | 3.0% |
| Average Household Size | 2.16 | |
| Family Households by Size | | |
| Total | 778 | 100.0% |
| 2 People | 385 | 49.5% |
| 3 People | 181 | 23.3% |
| 4 People | 151 | 19.4% |
| 5 People | 50 | 6.4% |
| 6 People | 8 | 1.0% |
| 7+ People | 3 | 0.4% |
| Average Family Size | 2.81 | |
| Nonfamily Households by Size | | |
| Total | 615 | 100.0% |
| 1 Person | 489 | 79.5% |
| 2 People | 111 | 18.0% |
| 3 People | 11 | 1.8% |
| 4 People | 3 | 0.5% |
| 5 People | 0 | 0.0% |
| 6 People | 0 | 0.0% |
| 7+ People | 1 | 0.2% |
| Average Nonfamily Size | 1.24 | |
| Population by Relationship and Household Type | | |
| Total | 3,008 | 100.0% |
| In Households | 3,003 | 99.8% |
| In Family Households | 2,240 | 74.5% |
| Householder | 778 | 25.9% |
| Spouse | 609 | 20.2% |
| Child | 733 | 24.4% |
| Other relative | 70 | 2.3% |
| Nonrelative | 50 | 1.7% |
| In Nonfamily Households | 763 | 25.4% |
| In Group Quarters | 5 | 0.2% |
| Institutionalized Population | 0 | 0.0% |
| Noninstitutionalized Population | 5 | 0.2% |

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

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

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Avondale Estates Comprehensive Plan Update

Data Appendix



2010 Census Profile

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

Prepared by Esri

| | | |
|--|-------|--------|
| Family Households by Age of Householder | | |
| Total | 778 | 100.0% |
| Householder Age 15 - 44 | 279 | 35.9% |
| Householder Age 45 - 54 | 199 | 25.6% |
| Householder Age 55 - 64 | 172 | 22.1% |
| Householder Age 65 - 74 | 55 | 7.1% |
| Householder Age 75+ | 73 | 9.4% |
| Nonfamily Households by Age of Householder | | |
| Total | 615 | 100.0% |
| Householder Age 15 - 44 | 155 | 25.2% |
| Householder Age 45 - 54 | 124 | 20.2% |
| Householder Age 55 - 64 | 151 | 24.6% |
| Householder Age 65 - 74 | 78 | 12.7% |
| Householder Age 75+ | 107 | 17.4% |
| Households by Race of Householder | | |
| Total | 1,393 | 100.0% |
| Householder is White Alone | 1,122 | 80.5% |
| Householder is Black Alone | 234 | 16.8% |
| Householder is American Indian Alone | 3 | 0.2% |
| Householder is Asian Alone | 20 | 1.4% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 2 | 0.1% |
| Householder is Two or More Races | 12 | 0.9% |
| Households with Hispanic Householder | 22 | 1.6% |
| Husband-wife Families by Race of Householder | | |
| Total | 609 | 100.0% |
| Householder is White Alone | 557 | 91.5% |
| Householder is Black Alone | 33 | 5.4% |
| Householder is American Indian Alone | 1 | 0.2% |
| Householder is Asian Alone | 12 | 2.0% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 1 | 0.2% |
| Householder is Two or More Races | 5 | 0.8% |
| Husband-wife Families with Hispanic Householder | 10 | 1.6% |
| Other Families (No Spouse) by Race of Householder | | |
| Total | 169 | 100.0% |
| Householder is White Alone | 97 | 57.4% |
| Householder is Black Alone | 67 | 39.6% |
| Householder is American Indian Alone | 0 | 0.0% |
| Householder is Asian Alone | 2 | 1.2% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 1 | 0.6% |
| Householder is Two or More Races | 2 | 1.2% |
| Other Families with Hispanic Householder | 2 | 1.2% |
| Nonfamily Households by Race of Householder | | |
| Total | 615 | 100.0% |
| Householder is White Alone | 468 | 76.1% |
| Householder is Black Alone | 134 | 21.8% |
| Householder is American Indian Alone | 2 | 0.3% |
| Householder is Asian Alone | 6 | 1.0% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 0 | 0.0% |
| Householder is Two or More Races | 5 | 0.8% |
| Nonfamily Households with Hispanic Householder | 10 | 1.6% |

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

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Avondale Estates Comprehensive Plan Update

Data Appendix



2010 Census Profile

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

Prepared by Esri

| | | |
|--|-------|--------|
| Total Housing Units by Occupancy | | |
| Total | 1,505 | 100.0% |
| Occupied Housing Units | 1,393 | 92.6% |
| Vacant Housing Units | | |
| For Rent | 23 | 1.5% |
| Rented, not Occupied | 0 | 0.0% |
| For Sale Only | 46 | 3.1% |
| Sold, not Occupied | 6 | 0.4% |
| For Seasonal/Recreational/Occasional Use | 2 | 0.1% |
| For Migrant Workers | 0 | 0.0% |
| Other Vacant | 35 | 2.3% |
| Total Vacancy Rate | 7.4% | |
| Households by Tenure and Mortgage Status | | |
| Total | 1,393 | 100.0% |
| Owner Occupied | 1,126 | 80.8% |
| Owned with a Mortgage/Loan | 857 | 61.5% |
| Owned Free and Clear | 269 | 19.3% |
| Average Household Size | 2.19 | |
| Renter Occupied | 267 | 19.2% |
| Average Household Size | 2.01 | |
| Owner-occupied Housing Units by Race of Householder | | |
| Total | 1,126 | 100.0% |
| Householder is White Alone | 1,010 | 89.7% |
| Householder is Black Alone | 87 | 7.7% |
| Householder is American Indian Alone | 1 | 0.1% |
| Householder is Asian Alone | 17 | 1.5% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 1 | 0.1% |
| Householder is Two or More Races | 10 | 0.9% |
| Owner-occupied Housing Units with Hispanic Householder | 17 | 1.5% |
| Renter-occupied Housing Units by Race of Householder | | |
| Total | 267 | 100.0% |
| Householder is White Alone | 112 | 41.9% |
| Householder is Black Alone | 147 | 55.1% |
| Householder is American Indian Alone | 2 | 0.7% |
| Householder is Asian Alone | 3 | 1.1% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 1 | 0.4% |
| Householder is Two or More Races | 2 | 0.7% |
| Renter-occupied Housing Units with Hispanic Householder | 5 | 1.9% |
| Average Household Size by Race/Hispanic Origin of Householder | | |
| Householder is White Alone | 2.21 | |
| Householder is Black Alone | 1.85 | |
| Householder is American Indian Alone | 1.33 | |
| Householder is Asian Alone | 2.55 | |
| Householder is Pacific Islander Alone | 0.00 | |
| Householder is Some Other Race Alone | 2.00 | |
| Householder is Two or More Races | 2.67 | |
| Householder is Hispanic | 2.45 | |

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

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Avondale Estates Comprehensive Plan Update

Data Appendix



ACS Housing Summary

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

Prepared by Esri

| | 2015-2019 ACS Estimate | Percent | MOE(±) | Reliability |
|---|---------------------------|---------|-----------|-------------|
| TOTALS | | | | |
| Total Population | 3,144 | | 22 | High |
| Total Households | 1,422 | | 94 | High |
| Total Housing Units | 1,470 | | 97 | High |
| OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS | | | | |
| Total | 1,250 | 100.0% | 100 | High |
| Housing units with a mortgage/contract to purchase/similar debt | 885 | 70.8% | 95 | High |
| Second mortgage only | 5 | 0.4% | 7 | Low |
| Home equity loan only | 210 | 16.8% | 62 | Medium |
| Both second mortgage and home equity loan | 16 | 1.3% | 17 | Low |
| No second mortgage and no home equity loan | 654 | 52.3% | 98 | High |
| Housing units without a mortgage | 365 | 29.2% | 84 | Medium |
| AVERAGE VALUE BY MORTGAGE STATUS | | | | |
| Housing units with a mortgage | \$378,111 | | \$60,135 | High |
| Housing units without a mortgage | \$328,414 | | \$105,234 | Medium |
| OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS | | | | |
| Total | 1,250 | 100.0% | 100 | High |
| With a mortgage: Monthly owner costs as a percentage of household income in past 12 months | | | | |
| Less than 10.0 percent | 115 | 9.2% | 50 | Medium |
| 10.0 to 14.9 percent | 148 | 11.8% | 60 | Medium |
| 15.0 to 19.9 percent | 190 | 15.2% | 62 | Medium |
| 20.0 to 24.9 percent | 126 | 10.1% | 49 | Medium |
| 25.0 to 29.9 percent | 83 | 6.6% | 36 | Medium |
| 30.0 to 34.9 percent | 62 | 5.0% | 28 | Medium |
| 35.0 to 39.9 percent | 53 | 4.2% | 31 | Medium |
| 40.0 to 49.9 percent | 14 | 1.1% | 15 | Low |
| 50.0 percent or more | 94 | 7.5% | 45 | Medium |
| Not computed | 0 | 0.0% | 13 | |
| Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months | | | | |
| Less than 10.0 percent | 150 | 12.0% | 52 | Medium |
| 10.0 to 14.9 percent | 96 | 7.7% | 42 | Medium |
| 15.0 to 19.9 percent | 41 | 3.3% | 28 | Low |
| 20.0 to 24.9 percent | 9 | 0.7% | 10 | Low |
| 25.0 to 29.9 percent | 18 | 1.4% | 20 | Low |
| 30.0 to 34.9 percent | 17 | 1.4% | 20 | Low |
| 35.0 to 39.9 percent | 0 | 0.0% | 13 | |
| 40.0 to 49.9 percent | 20 | 1.6% | 15 | Low |
| 50.0 percent or more | 14 | 1.1% | 14 | Low |
| Not computed | 0 | 0.0% | 13 | |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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ACS Housing Summary

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

Prepared by Esri

| | 2015-2019 ACS Estimate | Percent | MOE(±) | Reliability |
|--|---------------------------|---------|--------|-------------|
| RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT | | | | |
| Total | 172 | 100.0% | 63 | ■ ■ |
| With cash rent | 156 | 90.7% | 61 | ■ ■ |
| Less than \$100 | 0 | 0.0% | 13 | |
| \$100 to \$149 | 0 | 0.0% | 13 | |
| \$150 to \$199 | 0 | 0.0% | 13 | |
| \$200 to \$249 | 0 | 0.0% | 13 | |
| \$250 to \$299 | 0 | 0.0% | 13 | |
| \$300 to \$349 | 0 | 0.0% | 13 | |
| \$350 to \$399 | 0 | 0.0% | 13 | |
| \$400 to \$449 | 0 | 0.0% | 13 | |
| \$450 to \$499 | 0 | 0.0% | 13 | |
| \$500 to \$549 | 0 | 0.0% | 13 | |
| \$550 to \$599 | 0 | 0.0% | 13 | |
| \$600 to \$649 | 0 | 0.0% | 13 | |
| \$650 to \$699 | 0 | 0.0% | 13 | |
| \$700 to \$749 | 0 | 0.0% | 13 | |
| \$750 to \$799 | 22 | 12.8% | 32 | ■ |
| \$800 to \$899 | 9 | 5.2% | 11 | ■ |
| \$900 to \$999 | 32 | 18.6% | 24 | ■ |
| \$1,000 to \$1,249 | 36 | 20.9% | 24 | ■ |
| \$1,250 to \$1,499 | 15 | 8.7% | 17 | ■ |
| \$1,500 to \$1,999 | 42 | 24.4% | 33 | ■ |
| \$2,000 to \$2,499 | 0 | 0.0% | 13 | |
| \$2,500 to \$2,999 | 0 | 0.0% | 13 | |
| \$3,000 to \$3,499 | 0 | 0.0% | 13 | |
| \$3,500 or more | 0 | 0.0% | 13 | |
| No cash rent | 16 | 9.3% | 19 | ■ |
| Median Contract Rent | \$1,104 | | \$171 | ■ ■ ■ |
| Average Contract Rent | \$1,213 | | \$681 | ■ ■ |
| RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT | | | | |
| Total | 172 | 100.0% | 63 | ■ ■ |
| Pay extra for one or more utilities | 164 | 95.3% | 63 | ■ ■ |
| No extra payment for any utilities | 8 | 4.7% | 12 | ■ |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ ■ high ■ ■ medium ■ low

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Avondale Estates Comprehensive Plan Update

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ACS Housing Summary

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

Prepared by Esri

| | 2015-2019 ACS Estimate | Percent | MOE(±) | Reliability |
|--|---------------------------|---------|--------|-------------|
| RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT | | | | |
| Total: | 172 | 100.0% | 63 | ■ |
| With cash rent: | 156 | 90.7% | 61 | ■ |
| Less than \$100 | 0 | 0.0% | 13 | |
| \$100 to \$149 | 0 | 0.0% | 13 | |
| \$150 to \$199 | 0 | 0.0% | 13 | |
| \$200 to \$249 | 0 | 0.0% | 13 | |
| \$250 to \$299 | 0 | 0.0% | 13 | |
| \$300 to \$349 | 0 | 0.0% | 13 | |
| \$350 to \$399 | 0 | 0.0% | 13 | |
| \$400 to \$449 | 0 | 0.0% | 13 | |
| \$450 to \$499 | 0 | 0.0% | 13 | |
| \$500 to \$549 | 0 | 0.0% | 13 | |
| \$550 to \$599 | 0 | 0.0% | 13 | |
| \$600 to \$649 | 0 | 0.0% | 13 | |
| \$650 to \$699 | 0 | 0.0% | 13 | |
| \$700 to \$749 | 0 | 0.0% | 13 | |
| \$750 to \$799 | 0 | 0.0% | 13 | |
| \$800 to \$899 | 0 | 0.0% | 13 | |
| \$900 to \$999 | 5 | 2.9% | 9 | ■ |
| \$1,000 to \$1,249 | 72 | 41.9% | 42 | ■ |
| \$1,250 to \$1,499 | 29 | 16.9% | 24 | ■ |
| \$1,500 to \$1,999 | 35 | 20.3% | 24 | ■ |
| \$2,000 to \$2,499 | 15 | 8.7% | 23 | ■ |
| \$2,500 to \$2,999 | 0 | 0.0% | 13 | |
| \$3,000 to \$3,499 | 0 | 0.0% | 13 | |
| \$3,500 or more | 0 | 0.0% | 13 | |
| No cash rent | 16 | 9.3% | 19 | ■ |
| Median Gross Rent | \$1,259 | | \$155 | ■ |
| Average Gross Rent | \$1,398 | | \$791 | ■ |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ high ■ medium ■ low

July 21, 2021

Avondale Estates Comprehensive Plan Update

Data Appendix



ACS Housing Summary

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

Prepared by Esri

| | 2015-2019 ACS Estimate | Percent | MOE(±) | Reliability |
|---|---------------------------|---------|--------|-------------|
| HOUSING UNITS BY UNITS IN STRUCTURE | | | | |
| Total | 1,470 | 100.0% | 97 | High |
| 1, detached | 1,074 | 73.1% | 104 | High |
| 1, attached | 210 | 14.3% | 51 | Medium |
| 2 | 0 | 0.0% | 13 | Low |
| 3 or 4 | 23 | 1.6% | 15 | Medium |
| 5 to 9 | 153 | 10.4% | 57 | Medium |
| 10 to 19 | 0 | 0.0% | 13 | Low |
| 20 to 49 | 4 | 0.3% | 6 | Low |
| 50 or more | 6 | 0.4% | 10 | Low |
| Mobile home | 0 | 0.0% | 13 | Low |
| Boat, RV, van, etc. | 0 | 0.0% | 13 | Low |
| HOUSING UNITS BY YEAR STRUCTURE BUILT | | | | |
| Total | 1,470 | 100.0% | 97 | High |
| Built 2014 or later | 6 | 0.4% | 9 | Low |
| Built 2010 to 2013 | 9 | 0.6% | 11 | Low |
| Built 2000 to 2009 | 96 | 6.5% | 45 | Medium |
| Built 1990 to 1999 | 34 | 2.3% | 26 | Low |
| Built 1980 to 1989 | 310 | 21.1% | 59 | High |
| Built 1970 to 1979 | 66 | 4.5% | 42 | Medium |
| Built 1960 to 1969 | 249 | 16.9% | 74 | Medium |
| Built 1950 to 1959 | 324 | 22.0% | 69 | Medium |
| Built 1940 to 1949 | 163 | 11.1% | 51 | Medium |
| Built 1939 or earlier | 213 | 14.5% | 52 | Medium |
| Median Year Structure Built | 1961 | | 3 | High |
| OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT | | | | |
| Total | 1,422 | 100.0% | 94 | High |
| Owner occupied | | | | |
| Moved in 2017 or later | 36 | 2.5% | 25 | Low |
| Moved in 2015 to 2016 | 134 | 9.4% | 48 | Medium |
| Moved in 2010 to 2014 | 232 | 16.3% | 54 | Medium |
| Moved in 2000 to 2009 | 379 | 26.7% | 79 | Medium |
| Moved in 1990 to 1999 | 302 | 21.2% | 63 | Medium |
| Moved in 1989 or earlier | 167 | 11.7% | 54 | Medium |
| Renter occupied | | | | |
| Moved in 2017 or later | 35 | 2.5% | 30 | Low |
| Moved in 2015 to 2016 | 56 | 3.9% | 42 | Low |
| Moved in 2010 to 2014 | 68 | 4.8% | 34 | Medium |
| Moved in 2000 to 2009 | 5 | 0.4% | 8 | Low |
| Moved in 1990 to 1999 | 0 | 0.0% | 13 | Low |
| Moved in 1989 or earlier | 8 | 0.6% | 10 | Low |
| Median Year Householder Moved Into Unit | 2006 | | 2 | High |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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Avondale Estates Comprehensive Plan Update

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ACS Housing Summary

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

Prepared by Esri

| | 2015-2019 ACS Estimate | Percent | MOE(±) | Reliability |
|---|---------------------------|---------|--------|-------------|
| OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL | | | | |
| Total | 1,422 | 100.0% | 94 | High |
| Utility gas | 1,235 | 86.8% | 97 | High |
| Bottled, tank, or LP gas | 9 | 0.6% | 7 | Low |
| Electricity | 166 | 11.7% | 54 | Medium |
| Fuel oil, kerosene, etc. | 0 | 0.0% | 13 | |
| Coal or coke | 0 | 0.0% | 13 | |
| Wood | 12 | 0.8% | 17 | Low |
| Solar energy | 0 | 0.0% | 13 | |
| Other fuel | 0 | 0.0% | 13 | |
| No fuel used | 0 | 0.0% | 13 | |
| OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE | | | | |
| Total | 1,422 | 100.0% | 94 | High |
| Owner occupied | | | | |
| No vehicle available | 43 | 3.0% | 28 | Medium |
| 1 vehicle available | 430 | 30.2% | 86 | Medium |
| 2 vehicles available | 603 | 42.4% | 81 | High |
| 3 vehicles available | 174 | 12.2% | 52 | Medium |
| 4 vehicles available | 0 | 0.0% | 13 | |
| 5 or more vehicles available | 0 | 0.0% | 13 | |
| Renter occupied | | | | |
| No vehicle available | 4 | 0.3% | 6 | Low |
| 1 vehicle available | 92 | 6.5% | 44 | Medium |
| 2 vehicles available | 54 | 3.8% | 32 | Medium |
| 3 vehicles available | 22 | 1.5% | 32 | Low |
| 4 vehicles available | 0 | 0.0% | 13 | |
| 5 or more vehicles available | 0 | 0.0% | 13 | |
| Average Number of Vehicles Available | 1.7 | | 0.2 | High |
| VACANT HOUSING UNITS | | | | |
| Total vacant housing units | 48 | 100.0% | 39 | Low |
| For rent | 0 | 0.0% | 13 | |
| Rented, not occupied | 0 | 0.0% | 13 | |
| For sale only | 7 | 14.6% | 11 | Low |
| Sold, not occupied | 13 | 27.1% | 22 | Low |
| Seasonal/occasional | 0 | 0.0% | 13 | |
| For migrant workers | 0 | 0.0% | 13 | |
| Other | 28 | 58.3% | 30 | Low |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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ACS Housing Summary

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

Prepared by Esri

| | 2015-2019 ACS Estimate | Percent | MOE(±) | Reliability |
|--|---------------------------|---------|----------|-------------|
| OWNER-OCCUPIED HOUSING UNITS BY VALUE | | | | |
| Total | 1,250 | 100% | 100 | High |
| Less than \$10,000 | 0 | 0.0% | 13 | Low |
| \$10,000 to \$14,999 | 4 | 0.3% | 8 | Low |
| \$15,000 to \$19,999 | 0 | 0.0% | 13 | Low |
| \$20,000 to \$24,999 | 0 | 0.0% | 13 | Low |
| \$25,000 to \$29,999 | 0 | 0.0% | 13 | Low |
| \$30,000 to \$34,999 | 0 | 0.0% | 13 | Low |
| \$35,000 to \$39,999 | 0 | 0.0% | 13 | Low |
| \$40,000 to \$49,999 | 0 | 0.0% | 13 | Low |
| \$50,000 to \$59,999 | 0 | 0.0% | 13 | Low |
| \$60,000 to \$69,999 | 0 | 0.0% | 13 | Low |
| \$70,000 to \$79,999 | 0 | 0.0% | 13 | Low |
| \$80,000 to \$89,999 | 0 | 0.0% | 13 | Low |
| \$90,000 to \$99,999 | 0 | 0.0% | 13 | Low |
| \$100,000 to \$124,999 | 35 | 2.8% | 38 | Low |
| \$125,000 to \$149,999 | 92 | 7.4% | 42 | Medium |
| \$150,000 to \$174,999 | 116 | 9.3% | 44 | Medium |
| \$175,000 to \$199,999 | 42 | 3.4% | 29 | Low |
| \$200,000 to \$249,999 | 123 | 9.8% | 56 | Medium |
| \$250,000 to \$299,999 | 71 | 5.7% | 35 | Medium |
| \$300,000 to \$399,999 | 199 | 15.9% | 51 | Medium |
| \$400,000 to \$499,999 | 239 | 19.1% | 54 | Medium |
| \$500,000 to \$749,999 | 270 | 21.6% | 59 | Medium |
| \$750,000 to \$999,999 | 59 | 4.7% | 35 | Medium |
| \$1,000,000 to \$1,499,999 | 0 | 0.0% | 13 | Low |
| \$1,500,000 to \$1,999,999 | 0 | 0.0% | 13 | Low |
| \$2,000,000 or more | 0 | 0.0% | 13 | Low |
| Median Home Value | \$371,400 | | \$30,416 | High |
| Average Home Value | \$363,600 | | \$42,768 | High |

Data Note: N/A means not available.

2015-2019 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

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

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

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

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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ACS Population Summary

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

Prepared by Esri

| | 2015 - 2019 ACS Estimate | Percent | MOE(±) | Reliability |
|--|-----------------------------|---------|--------|-------------|
| TOTALS | | | | |
| Total Population | 3,144 | | 22 | High |
| Total Households | 1,422 | | 94 | High |
| Total Housing Units | 1,470 | | 97 | High |
| POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT | | | | |
| Total | 3,058 | 100.0% | 53 | High |
| Enrolled in school | 685 | 22.4% | 116 | High |
| Enrolled in nursery school, preschool | 68 | 2.2% | 34 | Medium |
| Public school | 14 | 0.5% | 16 | Low |
| Private school | 54 | 1.8% | 31 | Medium |
| Enrolled in kindergarten | 62 | 2.0% | 36 | Medium |
| Public school | 25 | 0.8% | 20 | Low |
| Private school | 37 | 1.2% | 32 | Low |
| Enrolled in grade 1 to grade 4 | 142 | 4.6% | 49 | Medium |
| Public school | 101 | 3.3% | 44 | Medium |
| Private school | 41 | 1.3% | 25 | Medium |
| Enrolled in grade 5 to grade 8 | 158 | 5.2% | 57 | Medium |
| Public school | 121 | 4.0% | 53 | Medium |
| Private school | 37 | 1.2% | 23 | Medium |
| Enrolled in grade 9 to grade 12 | 97 | 3.2% | 42 | Medium |
| Public school | 91 | 3.0% | 41 | Medium |
| Private school | 6 | 0.2% | 9 | Low |
| Enrolled in college undergraduate years | 102 | 3.3% | 68 | Low |
| Public school | 102 | 3.3% | 68 | Low |
| Private school | 0 | 0.0% | 13 | Low |
| Enrolled in graduate or professional school | 56 | 1.8% | 35 | Medium |
| Public school | 47 | 1.5% | 33 | Low |
| Private school | 9 | 0.3% | 10 | Low |
| Not enrolled in school | 2,373 | 77.6% | 125 | High |
| POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE | | | | |
| Total | 736 | 100.0% | 111 | High |
| Living in Households | 736 | 100.0% | 111 | High |
| Living in Family Households | 465 | 63.2% | 104 | Medium |
| Householder | 254 | 34.5% | 65 | Medium |
| Spouse | 187 | 25.4% | 49 | Medium |
| Parent | 24 | 3.3% | 22 | Low |
| Parent-in-law | 0 | 0.0% | 13 | Low |
| Other Relative | 0 | 0.0% | 13 | Low |
| Nonrelative | 0 | 0.0% | 13 | Low |
| Living in Nonfamily Households | 271 | 36.8% | 76 | Medium |
| Householder | 250 | 34.0% | 64 | Medium |
| Nonrelative | 21 | 2.9% | 23 | Low |
| Living in Group Quarters | 0 | 0.0% | 13 | Low |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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Avondale Estates Comprehensive Plan Update

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ACS Population Summary

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

Prepared by Esri

| | 2015 - 2019 ACS Estimate | Percent | MOE(±) | Reliability |
|--|-----------------------------|---------|--------|-------------|
| HOUSEHOLDS BY TYPE AND SIZE | | | | |
| Family Households | 865 | 60.8% | 56 | High |
| 2-Person | 471 | 33.1% | 81 | High |
| 3-Person | 178 | 12.5% | 58 | Medium |
| 4-Person | 142 | 10.0% | 51 | Medium |
| 5-Person | 61 | 4.3% | 37 | Medium |
| 6-Person | 13 | 0.9% | 16 | Low |
| 7+ Person | 0 | 0.0% | 13 | Low |
| Nonfamily Households | 557 | 39.2% | 113 | Medium |
| 1-Person | 474 | 33.3% | 109 | Medium |
| 2-Person | 78 | 5.5% | 37 | Medium |
| 3-Person | 5 | 0.4% | 7 | Low |
| 4-Person | 0 | 0.0% | 13 | Low |
| 5-Person | 0 | 0.0% | 13 | Low |
| 6-Person | 0 | 0.0% | 13 | Low |
| 7+ Person | 0 | 0.0% | 13 | Low |
| HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE | | | | |
| Households with one or more people under 18 years | 345 | 24.3% | 56 | High |
| Family households | 345 | 24.3% | 56 | High |
| Married-couple family | 276 | 19.4% | 47 | High |
| Male householder, no wife present | 17 | 1.2% | 19 | Low |
| Female householder, no husband present | 52 | 3.7% | 32 | Medium |
| Nonfamily households | 0 | 0.0% | 13 | Low |
| Households with no people under 18 years | 1,077 | 75.7% | 124 | High |
| Married-couple family | 452 | 31.8% | 74 | High |
| Other family | 68 | 4.8% | 44 | Medium |
| Nonfamily households | 557 | 39.2% | 113 | Medium |
| HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE | | | | |
| Households with Pop 65+ | 539 | 37.9% | 80 | High |
| 1-Person | 215 | 15.1% | 62 | Medium |
| 2+ Person Family | 289 | 20.3% | 67 | Medium |
| 2+ Person Nonfamily | 35 | 2.5% | 25 | Low |
| Households with No Pop 65+ | 883 | 62.1% | 85 | High |
| 1-Person | 259 | 18.2% | 78 | Medium |
| 2+ Person Family | 576 | 40.5% | 63 | High |
| 2+ Person Nonfamily | 48 | 3.4% | 24 | Medium |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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ACS Population Summary

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

Prepared by Esri

| | 2015 - 2019 ACS Estimate | Percent | MOE(±) | Reliability |
|--|-----------------------------|---------|--------|-------------|
| POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH | | | | |
| Total | 2,944 | 100.0% | 73 | High |
| 5 to 17 years | | | | |
| Speak only English | 397 | 13.5% | 75 | High |
| Speak Spanish | 0 | 0.0% | 13 | |
| Speak English "very well" or "well" | 0 | 0.0% | 13 | |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| Speak other Indo-European languages | 36 | 1.2% | 55 | Low |
| Speak English "very well" or "well" | 36 | 1.2% | 55 | Low |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| Speak Asian and Pacific Island languages | 9 | 0.3% | 13 | Low |
| Speak English "very well" or "well" | 9 | 0.3% | 13 | Low |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| Speak other languages | 0 | 0.0% | 13 | |
| Speak English "very well" or "well" | 0 | 0.0% | 13 | |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| 18 to 64 years | | | | |
| Speak only English | 1,648 | 56.0% | 148 | High |
| Speak Spanish | 19 | 0.6% | 15 | Low |
| Speak English "very well" or "well" | 19 | 0.6% | 15 | Low |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| Speak other Indo-European languages | 64 | 2.2% | 64 | Low |
| Speak English "very well" or "well" | 64 | 2.2% | 65 | Low |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| Speak Asian and Pacific Island languages | 35 | 1.2% | 43 | Low |
| Speak English "very well" or "well" | 22 | 0.7% | 25 | Low |
| Speak English "not well" | 13 | 0.4% | 20 | Low |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| Speak other languages | 0 | 0.0% | 13 | |
| Speak English "very well" or "well" | 0 | 0.0% | 13 | |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| 65 years and over | | | | |
| Speak only English | 684 | 23.2% | 98 | High |
| Speak Spanish | 0 | 0.0% | 13 | |
| Speak English "very well" or "well" | 0 | 0.0% | 13 | |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| Speak other Indo-European languages | 32 | 1.1% | 34 | Low |
| Speak English "very well" or "well" | 32 | 1.1% | 35 | Low |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| Speak Asian and Pacific Island languages | 20 | 0.7% | 23 | Low |
| Speak English "very well" or "well" | 20 | 0.7% | 23 | Low |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |
| Speak other languages | 0 | 0.0% | 13 | |
| Speak English "very well" or "well" | 0 | 0.0% | 13 | |
| Speak English "not well" | 0 | 0.0% | 13 | |
| Speak English "not at all" | 0 | 0.0% | 13 | |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High medium low

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ACS Population Summary

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

Prepared by Esri

| | 2015 - 2019 ACS Estimate | Percent | MOE(±) | Reliability |
|--|-----------------------------|---------|--------|-------------|
| WORKERS AGE 16+ YEARS BY PLACE OF WORK | | | | |
| Total | 1,552 | 100.0% | 150 | High |
| Worked in state and in county of residence | 652 | 42.0% | 108 | High |
| Worked in state and outside county of residence | 888 | 57.2% | 138 | High |
| Worked outside state of residence | 12 | 0.8% | 12 | Low |
| SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER | | | | |
| Total: | 1,605 | 100.0% | 126 | High |
| Male: | 759 | 47.3% | 91 | High |
| Employee of private company | 409 | 25.5% | 83 | Medium |
| Self-employed in own incorporated business | 115 | 7.2% | 43 | Medium |
| Private not-for-profit wage and salary workers | 102 | 6.4% | 50 | Medium |
| Local government workers | 27 | 1.7% | 28 | Low |
| State government workers | 52 | 3.2% | 33 | Medium |
| Federal government workers | 9 | 0.6% | 12 | Low |
| Self-employed in own not incorporated business workers | 45 | 2.8% | 33 | Low |
| Unpaid family workers | 0 | 0.0% | 13 | Low |
| Female: | 846 | 52.7% | 90 | High |
| Employee of private company | 329 | 20.5% | 76 | Medium |
| Self-employed in own incorporated business | 87 | 5.4% | 40 | Medium |
| Private not-for-profit wage and salary workers | 159 | 9.9% | 53 | Medium |
| Local government workers | 78 | 4.9% | 40 | Medium |
| State government workers | 63 | 3.9% | 36 | Medium |
| Federal government workers | 61 | 3.8% | 42 | Low |
| Self-employed in own not incorporated business workers | 55 | 3.4% | 31 | Medium |
| Unpaid family workers | 14 | 0.9% | 15 | Low |
| POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER | | | | |
| Total | 3,138 | 100.0% | 23 | High |
| Population <18 in Households | 642 | 20.5% | 114 | High |
| Have a Computer | 642 | 20.5% | 114 | High |
| Have NO Computer | 0 | 0.0% | 13 | Low |
| Population 18-64 in Households | 1,760 | 56.1% | 109 | High |
| Have a Computer | 1,744 | 55.6% | 107 | High |
| Have NO Computer | 16 | 0.5% | 19 | Low |
| Population 65+ in Households | 736 | 23.5% | 111 | High |
| Have a Computer | 700 | 22.3% | 109 | High |
| Have NO Computer | 36 | 1.1% | 26 | Low |
| HOUSEHOLDS AND INTERNET SUBSCRIPTIONS | | | | |
| Total | 1,422 | 100.0% | 94 | High |
| With an Internet Subscription | 1,342 | 94.4% | 90 | High |
| Dial-Up Alone | 14 | 1.0% | 16 | Low |
| Broadband | 1,230 | 86.5% | 118 | High |
| Satellite Service | 68 | 4.8% | 37 | Medium |
| Other Service | 20 | 1.4% | 17 | Low |
| Internet Access with no Subscription | 27 | 1.9% | 26 | Low |
| With No Internet Access | 53 | 3.7% | 28 | Medium |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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ACS Population Summary

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

Prepared by Esri

| | 2015 - 2019 ACS Estimate | Percent | MOE(±) | Reliability |
|--|-----------------------------|---------|--------|-------------|
| WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK | | | | |
| Total | 1,552 | 100.0% | 150 | High |
| Drove alone | 1,194 | 76.9% | 151 | High |
| Carpooled | 41 | 2.6% | 29 | Low |
| Public transportation (excluding taxicab) | 86 | 5.5% | 54 | Medium |
| Bus or trolley bus | 0 | 0.0% | 13 | |
| Light rail, streetcar or trolley | 16 | 1.0% | 25 | Low |
| Subway or elevated | 62 | 4.0% | 38 | Medium |
| Long-distance/Commuter Train | 8 | 0.5% | 14 | Low |
| Ferryboat | 0 | 0.0% | 13 | |
| Taxicab | 0 | 0.0% | 13 | |
| Motorcycle | 0 | 0.0% | 13 | |
| Bicycle | 0 | 0.0% | 13 | |
| Walked | 12 | 0.8% | 12 | Low |
| Other means | 0 | 0.0% | 13 | |
| Worked at home | 219 | 14.1% | 62 | Medium |
| WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK | | | | |
| Total | 1,333 | 100.0% | 157 | High |
| Less than 5 minutes | 11 | 0.8% | 13 | Low |
| 5 to 9 minutes | 74 | 5.6% | 36 | Medium |
| 10 to 14 minutes | 95 | 7.1% | 36 | Medium |
| 15 to 19 minutes | 71 | 5.3% | 47 | Low |
| 20 to 24 minutes | 152 | 11.4% | 58 | Medium |
| 25 to 29 minutes | 85 | 6.4% | 39 | Medium |
| 30 to 34 minutes | 323 | 24.2% | 96 | Medium |
| 35 to 39 minutes | 35 | 2.6% | 27 | Low |
| 40 to 44 minutes | 116 | 8.7% | 58 | Medium |
| 45 to 59 minutes | 257 | 19.3% | 58 | Medium |
| 60 to 89 minutes | 86 | 6.5% | 45 | Medium |
| 90 or more minutes | 28 | 2.1% | 22 | Low |
| Average Travel Time to Work (in minutes) | 33.1 | | 6.1 | High |
| FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS | | | | |
| Total | 978 | 100.0% | 95 | High |
| Own children under 6 years only | 85 | 8.7% | 36 | Medium |
| In labor force | 76 | 7.8% | 35 | Medium |
| Not in labor force | 9 | 0.9% | 10 | Low |
| Own children under 6 years and 6 to 17 years | 64 | 6.5% | 41 | Medium |
| In labor force | 59 | 6.0% | 40 | Low |
| Not in labor force | 5 | 0.5% | 7 | Low |
| Own children 6 to 17 years only | 186 | 19.0% | 43 | Medium |
| In labor force | 157 | 16.1% | 42 | Medium |
| Not in labor force | 29 | 3.0% | 24 | Low |
| No own children under 18 years | 643 | 65.7% | 114 | High |
| In labor force | 470 | 48.1% | 87 | High |
| Not in labor force | 173 | 17.7% | 73 | Medium |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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Avondale Estates Comprehensive Plan Update

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ACS Population Summary

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

Prepared by Esri

| | 2015 - 2019 ACS Estimate | Percent | MOE(±) | Reliability |
|---|-----------------------------|---------|--------|-------------|
| CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE & TYPES OF HEALTH INSURANCE COVERAGE | | | | |
| Total | 3,136 | 100.0% | 25 | ■■■ |
| Under 19 years: | 642 | 20.5% | 114 | ■■■ |
| One Type of Health Insurance: | 590 | 18.8% | 117 | ■■■ |
| Employer-Based Health Ins Only | 454 | 14.5% | 102 | ■■■ |
| Direct-Purchase Health Ins Only | 120 | 3.8% | 66 | ■■■ |
| Medicare Coverage Only | 0 | 0.0% | 13 | |
| Medicaid Coverage Only | 8 | 0.3% | 12 | ■ |
| TRICARE/Military Hlth Cov Only | 8 | 0.3% | 13 | ■ |
| VA Health Care Only | 0 | 0.0% | 13 | |
| 2+ Types of Health Insurance | 46 | 1.5% | 39 | ■ |
| No Health Insurance Coverage | 6 | 0.2% | 9 | ■ |
| 19 to 34 years: | 275 | 8.8% | 102 | ■■■ |
| One Type of Health Insurance: | 231 | 7.4% | 88 | ■■■ |
| Employer-Based Health Ins Only | 211 | 6.7% | 87 | ■■■ |
| Direct-Purchase Health Ins Only | 11 | 0.4% | 9 | ■ |
| Medicare Coverage Only | 0 | 0.0% | 13 | |
| Medicaid Coverage Only | 1 | 0.0% | 4 | ■ |
| TRICARE/Military Hlth Cov Only | 8 | 0.3% | 13 | ■ |
| VA Health Care Only | 0 | 0.0% | 13 | |
| 2+ Types of Health Insurance | 0 | 0.0% | 13 | |
| No Health Insurance Coverage | 44 | 1.4% | 34 | ■ |
| 35 to 64 years: | 1,483 | 47.3% | 102 | ■■■ |
| One Type of Health Insurance: | 1,273 | 40.6% | 123 | ■■■ |
| Employer-Based Health Ins Only | 1,078 | 34.4% | 133 | ■■■ |
| Direct-Purchase Health Ins Only | 171 | 5.5% | 61 | ■■■ |
| Medicare Coverage Only | 8 | 0.3% | 11 | ■ |
| Medicaid Coverage Only | 10 | 0.3% | 14 | ■ |
| TRICARE/Military Hlth Cov Only | 6 | 0.2% | 10 | ■ |
| VA Health Care Only | 0 | 0.0% | 13 | |
| 2+ Types of Health Insurance | 98 | 3.1% | 49 | ■■■ |
| No Health Insurance Coverage | 112 | 3.6% | 64 | ■■■ |
| 65+ years: | 736 | 23.5% | 111 | ■■■ |
| One Type of Health Insurance: | 241 | 7.7% | 80 | ■■■ |
| Employer-Based Health Ins Only | 16 | 0.5% | 16 | ■ |
| Direct-Purchase Health Ins Only | 0 | 0.0% | 13 | |
| Medicare Coverage Only | 225 | 7.2% | 78 | ■■■ |
| TRICARE/Military Hlth Cov Only | 0 | 0.0% | 13 | |
| VA Health Care Only | 0 | 0.0% | 13 | |
| 2+ Types of Health Insurance: | 495 | 15.8% | 102 | ■■■ |
| Employer-Based & Direct-Purchase Health Insurance | 0 | 0.0% | 13 | |
| Employer-Based Health & Medicare Insurance | 274 | 8.7% | 88 | ■■■ |
| Direct-Purchase Health & Medicare Insurance | 95 | 3.0% | 41 | ■■■ |
| Medicare & Medicaid Coverage | 0 | 0.0% | 13 | |
| Other Private Health Insurance Combos | 0 | 0.0% | 13 | |
| Other Public Health Insurance Combos | 16 | 0.5% | 17 | ■ |
| Other Health Insurance Combinations | 110 | 3.5% | 44 | ■■■ |
| No Health Insurance Coverage | 0 | 0.0% | 13 | |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

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

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Avondale Estates Comprehensive Plan Update

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ACS Population Summary

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

Prepared by Esri

| | 2015 - 2019 ACS Estimate | Percent | MOE(±) | Reliability |
|--|-----------------------------|---------|--------|-------------|
| POPULATION BY RATIO OF INCOME TO POVERTY LEVEL | | | | |
| Total | 3,144 | 100.0% | 22 | High |
| Under .50 | 72 | 2.3% | 37 | Medium |
| .50 to .99 | 34 | 1.1% | 24 | Low |
| 1.00 to 1.24 | 39 | 1.2% | 23 | Medium |
| 1.25 to 1.49 | 20 | 0.6% | 19 | Low |
| 1.50 to 1.84 | 135 | 4.3% | 82 | Medium |
| 1.85 to 1.99 | 32 | 1.0% | 36 | Low |
| 2.00 and over | 2,812 | 89.4% | 92 | High |
| CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS | | | | |
| Total | 2,494 | 100.0% | 118 | High |
| Veteran | 225 | 9.0% | 76 | Medium |
| Nonveteran | 2,269 | 91.0% | 123 | High |
| Male | 1,050 | 42.1% | 97 | High |
| Veteran | 144 | 5.8% | 53 | Medium |
| Nonveteran | 906 | 36.3% | 92 | High |
| Female | 1,444 | 57.9% | 111 | High |
| Veteran | 81 | 3.2% | 64 | Low |
| Nonveteran | 1,363 | 54.7% | 98 | High |
| CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE | | | | |
| Total | 225 | 100.0% | 76 | Medium |
| Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era | 13 | 5.8% | 16 | Low |
| Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era | 13 | 5.8% | 19 | Low |
| Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era | 0 | 0.0% | 13 | Low |
| Gulf War (8/90 to 8/01), no Vietnam Era | 61 | 27.1% | 61 | Low |
| Gulf War (8/90 to 8/01) and Vietnam Era | 0 | 0.0% | 13 | Low |
| Vietnam Era, no Korean War, no World War II | 88 | 39.1% | 45 | Medium |
| Vietnam Era and Korean War, no World War II | 0 | 0.0% | 13 | Low |
| Vietnam Era and Korean War and World War II | 0 | 0.0% | 13 | Low |
| Korean War, no Vietnam Era, no World War II | 22 | 9.8% | 24 | Low |
| Korean War and World War II, no Vietnam Era | 0 | 0.0% | 13 | Low |
| World War II, no Korean War, no Vietnam Era | 0 | 0.0% | 13 | Low |
| Between Gulf War and Vietnam Era only | 20 | 8.9% | 19 | Low |
| Between Vietnam Era and Korean War only | 4 | 1.8% | 8 | Low |
| Between Korean War and World War II only | 4 | 1.8% | 7 | Low |
| Pre-World War II only | 0 | 0.0% | 13 | Low |
| HOUSEHOLDS BY POVERTY STATUS | | | | |
| Total | 1,422 | 100.0% | 94 | High |
| Income in the past 12 months below poverty level | 67 | 4.7% | 34 | Medium |
| Married-couple family | 0 | 0.0% | 13 | Low |
| Other family - male householder (no wife present) | 0 | 0.0% | 13 | Low |
| Other family - female householder (no husband present) | 0 | 0.0% | 13 | Low |
| Nonfamily household - male householder | 17 | 1.2% | 18 | Low |
| Nonfamily household - female householder | 50 | 3.5% | 29 | Medium |
| Income in the past 12 months at or above poverty level | 1,355 | 95.3% | 82 | High |
| Married-couple family | 728 | 51.2% | 61 | High |
| Other family - male householder (no wife present) | 17 | 1.2% | 19 | Low |
| Other family - female householder (no husband present) | 120 | 8.4% | 49 | Medium |
| Nonfamily household - male householder | 139 | 9.8% | 56 | Medium |
| Nonfamily household - female householder | 351 | 24.7% | 80 | Medium |

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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ACS Population Summary

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

Prepared by Esri

| | 2015 - 2019 ACS Estimate | Percent | MOE(±) | Reliability |
|---|-----------------------------|---------|--------|-------------|
| HOUSEHOLDS BY OTHER INCOME | | | | |
| Social Security Income | 499 | 35.1% | 76 | High |
| No Social Security Income | 923 | 64.9% | 97 | High |
| Retirement Income | 369 | 25.9% | 67 | High |
| No Retirement Income | 1,053 | 74.1% | 91 | High |
| GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS | | | | |
| <10% of Income | 22 | 12.8% | 32 | Low |
| 10-14.9% of Income | 25 | 14.5% | 28 | Low |
| 15-19.9% of Income | 0 | 0.0% | 13 | Low |
| 20-24.9% of Income | 32 | 18.6% | 28 | Low |
| 25-29.9% of Income | 22 | 12.8% | 17 | Low |
| 30-34.9% of Income | 5 | 2.9% | 7 | Low |
| 35-39.9% of Income | 0 | 0.0% | 13 | Low |
| 40-49.9% of Income | 13 | 7.6% | 17 | Low |
| 50+% of Income | 31 | 18.0% | 22 | Low |
| Gross Rent % Inc Not Computed | 22 | 12.8% | 20 | Low |
| HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS | | | | |
| Total | 1,422 | 100.0% | 94 | High |
| With public assistance income | 0 | 0.0% | 13 | Low |
| No public assistance income | 1,422 | 100.0% | 94 | High |
| HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS | | | | |
| Total | 1,422 | 100.0% | 94 | High |
| With Food Stamps/SNAP | 32 | 2.3% | 23 | Low |
| With No Food Stamps/SNAP | 1,390 | 97.7% | 93 | High |
| HOUSEHOLDS BY DISABILITY STATUS | | | | |
| Total | 1,422 | 100.0% | 94 | High |
| With 1+ Persons w/Disability | 252 | 17.7% | 65 | Medium |
| With No Person w/Disability | 1,170 | 82.3% | 99 | High |

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2017, adjusted for inflation.

2015-2019 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

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

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

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

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High medium Low

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Community Profile

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

Prepared by Esri

| | Avondale Esta... |
|--------------------------------|------------------|
| Population Summary | |
| 2000 Total Population | 3,244 |
| 2010 Total Population | 3,008 |
| 2021 Total Population | 3,446 |
| 2021 Group Quarters | 6 |
| 2026 Total Population | 3,659 |
| 2021-2026 Annual Rate | 1.21% |
| 2021 Total Daytime Population | 3,285 |
| Workers | 1,839 |
| Residents | 1,446 |
| Household Summary | |
| 2000 Households | 1,459 |
| 2000 Average Household Size | 2.21 |
| 2010 Households | 1,393 |
| 2010 Average Household Size | 2.16 |
| 2021 Households | 1,625 |
| 2021 Average Household Size | 2.12 |
| 2026 Households | 1,736 |
| 2026 Average Household Size | 2.10 |
| 2021-2026 Annual Rate | 1.33% |
| 2010 Families | 778 |
| 2010 Average Family Size | 2.81 |
| 2021 Families | 813 |
| 2021 Average Family Size | 2.88 |
| 2026 Families | 862 |
| 2026 Average Family Size | 2.87 |
| 2021-2026 Annual Rate | 1.18% |
| Housing Unit Summary | |
| 2000 Housing Units | 1,469 |
| Owner Occupied Housing Units | 60.0% |
| Renter Occupied Housing Units | 39.3% |
| Vacant Housing Units | 0.7% |
| 2010 Housing Units | 1,505 |
| Owner Occupied Housing Units | 74.8% |
| Renter Occupied Housing Units | 17.7% |
| Vacant Housing Units | 7.4% |
| 2021 Housing Units | 1,763 |
| Owner Occupied Housing Units | 58.9% |
| Renter Occupied Housing Units | 33.4% |
| Vacant Housing Units | 7.8% |
| 2026 Housing Units | 1,872 |
| Owner Occupied Housing Units | 58.3% |
| Renter Occupied Housing Units | 34.4% |
| Vacant Housing Units | 7.3% |
| Median Household Income | |
| 2021 | \$78,481 |
| 2026 | \$89,419 |
| Median Home Value | |
| 2021 | \$442,667 |
| 2026 | \$482,700 |
| Per Capita Income | |
| 2021 | \$57,408 |
| 2026 | \$67,077 |
| Median Age | |
| 2010 | 44.8 |
| 2021 | 45.7 |
| 2026 | 45.4 |

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Avondale Estates City, GA
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Geography: Place

Prepared by Esri

| | Avondale Esta... |
|---|------------------|
| 2021 Households by Income | |
| Household Income Base | 1,626 |
| <\$15,000 | 9.9% |
| \$15,000 - \$24,999 | 7.9% |
| \$25,000 - \$34,999 | 7.5% |
| \$35,000 - \$49,999 | 10.6% |
| \$50,000 - \$74,999 | 12.7% |
| \$75,000 - \$99,999 | 8.7% |
| \$100,000 - \$149,999 | 15.7% |
| \$150,000 - \$199,999 | 10.4% |
| \$200,000+ | 16.7% |
| Average Household Income | \$117,403 |
| 2026 Households by Income | |
| Household Income Base | 1,736 |
| <\$15,000 | 7.4% |
| \$15,000 - \$24,999 | 6.0% |
| \$25,000 - \$34,999 | 5.6% |
| \$35,000 - \$49,999 | 9.3% |
| \$50,000 - \$74,999 | 15.1% |
| \$75,000 - \$99,999 | 10.3% |
| \$100,000 - \$149,999 | 14.1% |
| \$150,000 - \$199,999 | 11.8% |
| \$200,000+ | 20.4% |
| Average Household Income | \$136,543 |
| 2021 Owner Occupied Housing Units by Value | |
| Total | 1,038 |
| <\$50,000 | 0.1% |
| \$50,000 - \$99,999 | 0.0% |
| \$100,000 - \$149,999 | 0.6% |
| \$150,000 - \$199,999 | 2.0% |
| \$200,000 - \$249,999 | 6.9% |
| \$250,000 - \$299,999 | 11.8% |
| \$300,000 - \$399,999 | 19.4% |
| \$400,000 - \$499,999 | 21.7% |
| \$500,000 - \$749,999 | 31.6% |
| \$750,000 - \$999,999 | 6.0% |
| \$1,000,000 - \$1,499,999 | 0.0% |
| \$1,500,000 - \$1,999,999 | 0.0% |
| \$2,000,000 + | 0.0% |
| Average Home Value | \$467,293 |
| 2026 Owner Occupied Housing Units by Value | |
| Total | 1,093 |
| <\$50,000 | 0.0% |
| \$50,000 - \$99,999 | 0.0% |
| \$100,000 - \$149,999 | 0.1% |
| \$150,000 - \$199,999 | 0.7% |
| \$200,000 - \$249,999 | 3.8% |
| \$250,000 - \$299,999 | 8.1% |
| \$300,000 - \$399,999 | 17.5% |
| \$400,000 - \$499,999 | 24.1% |
| \$500,000 - \$749,999 | 39.0% |
| \$750,000 - \$999,999 | 6.9% |
| \$1,000,000 - \$1,499,999 | 0.0% |
| \$1,500,000 - \$1,999,999 | 0.0% |
| \$2,000,000 + | 0.0% |
| Average Home Value | \$505,055 |

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Community Profile

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

Prepared by Esri

| | | Avondale Esta... |
|-------------------------------|--|------------------|
| 2010 Population by Age | | |
| Total | | 3,008 |
| 0 - 4 | | 6.9% |
| 5 - 9 | | 6.8% |
| 10 - 14 | | 4.2% |
| 15 - 24 | | 5.7% |
| 25 - 34 | | 9.4% |
| 35 - 44 | | 17.4% |
| 45 - 54 | | 17.8% |
| 55 - 64 | | 16.8% |
| 65 - 74 | | 6.9% |
| 75 - 84 | | 5.4% |
| 85 + | | 2.8% |
| 18 + | | 80.0% |
| 2021 Population by Age | | |
| Total | | 3,445 |
| 0 - 4 | | 5.2% |
| 5 - 9 | | 5.7% |
| 10 - 14 | | 6.4% |
| 15 - 24 | | 10.2% |
| 25 - 34 | | 9.9% |
| 35 - 44 | | 11.7% |
| 45 - 54 | | 15.0% |
| 55 - 64 | | 15.6% |
| 65 - 74 | | 13.4% |
| 75 - 84 | | 4.7% |
| 85 + | | 2.3% |
| 18 + | | 79.2% |
| 2026 Population by Age | | |
| Total | | 3,661 |
| 0 - 4 | | 5.3% |
| 5 - 9 | | 5.4% |
| 10 - 14 | | 5.7% |
| 15 - 24 | | 11.8% |
| 25 - 34 | | 10.1% |
| 35 - 44 | | 11.4% |
| 45 - 54 | | 12.6% |
| 55 - 64 | | 14.4% |
| 65 - 74 | | 13.6% |
| 75 - 84 | | 7.7% |
| 85 + | | 2.1% |
| 18 + | | 80.2% |
| 2010 Population by Sex | | |
| Males | | 1,376 |
| Females | | 1,632 |
| 2021 Population by Sex | | |
| Males | | 1,611 |
| Females | | 1,834 |
| 2026 Population by Sex | | |
| Males | | 1,726 |
| Females | | 1,935 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Community Profile

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

Prepared by Esri

| Avondale Est... | |
|---|-------|
| 2010 Population by Race/Ethnicity | |
| Total | 3,008 |
| White Alone | 80.6% |
| Black Alone | 14.9% |
| American Indian Alone | 0.1% |
| Asian Alone | 2.0% |
| Pacific Islander Alone | 0.0% |
| Some Other Race Alone | 0.5% |
| Two or More Races | 1.9% |
| Hispanic Origin | 2.2% |
| Diversity Index | 35.6 |
| 2021 Population by Race/Ethnicity | |
| Total | 3,447 |
| White Alone | 65.1% |
| Black Alone | 28.2% |
| American Indian Alone | 0.2% |
| Asian Alone | 2.8% |
| Pacific Islander Alone | 0.0% |
| Some Other Race Alone | 0.7% |
| Two or More Races | 2.9% |
| Hispanic Origin | 2.5% |
| Diversity Index | 52.1 |
| 2026 Population by Race/Ethnicity | |
| Total | 3,659 |
| White Alone | 64.2% |
| Black Alone | 28.1% |
| American Indian Alone | 0.2% |
| Asian Alone | 3.4% |
| Pacific Islander Alone | 0.0% |
| Some Other Race Alone | 0.8% |
| Two or More Races | 3.3% |
| Hispanic Origin | 2.6% |
| Diversity Index | 53.2 |
| 2010 Population by Relationship and Household Type | |
| Total | 3,008 |
| In Households | 99.8% |
| In Family Households | 74.5% |
| Householder | 25.9% |
| Spouse | 20.2% |
| Child | 24.4% |
| Other relative | 2.3% |
| Nonrelative | 1.7% |
| In Nonfamily Households | 25.4% |
| In Group Quarters | 0.2% |
| Institutionalized Population | 0.0% |
| Noninstitutionalized Population | 0.2% |

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Community Profile

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

Prepared by Esri

| | Avondale Esta... |
|--|------------------|
| 2021 Population 25+ by Educational Attainment | |
| Total | 2,504 |
| Less than 9th Grade | 0.2% |
| 9th - 12th Grade, No Diploma | 2.0% |
| High School Graduate | 12.4% |
| GED/Alternative Credential | 1.5% |
| Some College, No Degree | 13.5% |
| Associate Degree | 4.7% |
| Bachelor's Degree | 32.1% |
| Graduate/Professional Degree | 33.6% |
| 2021 Population 15+ by Marital Status | |
| Total | 2,854 |
| Never Married | 30.7% |
| Married | 51.2% |
| Widowed | 5.6% |
| Divorced | 12.5% |
| 2021 Civilian Population 16+ in Labor Force | |
| Civilian Population 16+ | 2,083 |
| Population 16+ Employed | 96.4% |
| Population 16+ Unemployment rate | 3.6% |
| Population 16-24 Employed | 10.5% |
| Population 16-24 Unemployment rate | 0.5% |
| Population 25-54 Employed | 57.0% |
| Population 25-54 Unemployment rate | 2.1% |
| Population 55-64 Employed | 20.2% |
| Population 55-64 Unemployment rate | 7.5% |
| Population 65+ Employed | 12.3% |
| Population 65+ Unemployment rate | 5.7% |
| 2021 Employed Population 16+ by Industry | |
| Total | 2,009 |
| Agriculture/Mining | 0.0% |
| Construction | 2.0% |
| Manufacturing | 2.9% |
| Wholesale Trade | 2.0% |
| Retail Trade | 7.1% |
| Transportation/Utilities | 2.5% |
| Information | 5.7% |
| Finance/Insurance/Real Estate | 5.9% |
| Services | 66.0% |
| Public Administration | 5.7% |
| 2021 Employed Population 16+ by Occupation | |
| Total | 2,009 |
| White Collar | 81.4% |
| Management/Business/Financial | 26.8% |
| Professional | 42.1% |
| Sales | 6.7% |
| Administrative Support | 5.8% |
| Services | 9.1% |
| Blue Collar | 9.6% |
| Farming/Forestry/Fishing | 0.0% |
| Construction/Extraction | 1.8% |
| Installation/Maintenance/Repair | 0.9% |
| Production | 1.5% |
| Transportation/Material Moving | 5.2% |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Avondale Estates Comprehensive Plan Update

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Community Profile

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

Prepared by Esri

| | Avondale Esta... |
|--|------------------|
| 2010 Households by Type | |
| Total | 1,393 |
| Households with 1 Person | 35.1% |
| Households with 2+ People | 64.9% |
| Family Households | 55.9% |
| Husband-wife Families | 43.7% |
| With Related Children | 18.6% |
| Other Family (No Spouse Present) | 12.1% |
| Other Family with Male Householder | 2.3% |
| With Related Children | 1.1% |
| Other Family with Female Householder | 9.8% |
| With Related Children | 5.2% |
| Nonfamily Households | 9.0% |
| All Households with Children | 25.3% |
| Multigenerational Households | 2.6% |
| Unmarried Partner Households | 8.5% |
| Male-female | 5.5% |
| Same-sex | 3.0% |
| 2010 Households by Size | |
| Total | 1,393 |
| 1 Person Household | 35.1% |
| 2 Person Household | 35.6% |
| 3 Person Household | 13.8% |
| 4 Person Household | 11.1% |
| 5 Person Household | 3.6% |
| 6 Person Household | 0.6% |
| 7 + Person Household | 0.3% |
| 2010 Households by Tenure and Mortgage Status | |
| Total | 1,393 |
| Owner Occupied | 80.8% |
| Owned with a Mortgage/Loan | 61.5% |
| Owned Free and Clear | 19.3% |
| Renter Occupied | 19.2% |
| 2021 Affordability, Mortgage and Wealth | |
| Housing Affordability Index | 111 |
| Percent of Income for Mortgage | 23.7% |
| Wealth Index | 134 |
| 2010 Housing Units By Urban/ Rural Status | |
| Total Housing Units | 1,505 |
| Housing Units Inside Urbanized Area | 100.0% |
| Housing Units Inside Urbanized Cluster | 0.0% |
| Rural Housing Units | 0.0% |
| 2010 Population By Urban/ Rural Status | |
| Total Population | 3,008 |
| Population Inside Urbanized Area | 100.0% |
| Population Inside Urbanized Cluster | 0.0% |
| Rural Population | 0.0% |

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Community Profile

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

Prepared by Esri

| Top 3 Tapestry Segments | | Avondale Esta... |
|---|--------------------------|------------------|
| 1. | In Style (5B) | |
| 2. | Emerald City (8B) | |
| 3. | Young and Restless (11B) | |
| 2021 Consumer Spending | | |
| Apparel & Services: Total \$ | | \$4,376,974 |
| Average Spent | | \$2,693.52 |
| Spending Potential Index | | 127 |
| Education: Total \$ | | \$3,578,130 |
| Average Spent | | \$2,201.93 |
| Spending Potential Index | | 128 |
| Entertainment/Recreation: Total \$ | | \$6,684,806 |
| Average Spent | | \$4,113.73 |
| Spending Potential Index | | 127 |
| Food at Home: Total \$ | | \$10,938,205 |
| Average Spent | | \$6,731.20 |
| Spending Potential Index | | 124 |
| Food Away from Home: Total \$ | | \$7,719,584 |
| Average Spent | | \$4,750.51 |
| Spending Potential Index | | 125 |
| Health Care: Total \$ | | \$12,843,559 |
| Average Spent | | \$7,903.73 |
| Spending Potential Index | | 127 |
| HH Furnishings & Equipment: Total \$ | | \$4,719,518 |
| Average Spent | | \$2,904.32 |
| Spending Potential Index | | 129 |
| Personal Care Products & Services: Total \$ | | \$1,868,627 |
| Average Spent | | \$1,149.92 |
| Spending Potential Index | | 128 |
| Shelter: Total \$ | | \$41,352,315 |
| Average Spent | | \$25,447.58 |
| Spending Potential Index | | 126 |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | | \$5,253,360 |
| Average Spent | | \$3,232.84 |
| Spending Potential Index | | 135 |
| Travel: Total \$ | | \$5,352,287 |
| Average Spent | | \$3,293.72 |
| Spending Potential Index | | 130 |
| Vehicle Maintenance & Repairs: Total \$ | | \$2,311,107 |
| Average Spent | | \$1,422.22 |
| Spending Potential Index | | 128 |

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Demographic and Income Comparison Profile

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

Prepared by Esri

| | Avondale Esta... |
|--------------------------------------|------------------|
| Census 2010 Summary | |
| Population | 3,008 |
| Households | 1,393 |
| Families | 778 |
| Average Household Size | 2.16 |
| Owner Occupied Housing Units | 1,126 |
| Renter Occupied Housing Units | 267 |
| Median Age | 44.8 |
| 2021 Summary | |
| Population | 3,446 |
| Households | 1,625 |
| Families | 813 |
| Average Household Size | 2.12 |
| Owner Occupied Housing Units | 1,038 |
| Renter Occupied Housing Units | 588 |
| Median Age | 45.7 |
| Median Household Income | \$78,481 |
| Average Household Income | \$117,403 |
| 2026 Summary | |
| Population | 3,659 |
| Households | 1,736 |
| Families | 862 |
| Average Household Size | 2.10 |
| Owner Occupied Housing Units | 1,092 |
| Renter Occupied Housing Units | 644 |
| Median Age | 45.4 |
| Median Household Income | \$89,419 |
| Average Household Income | \$136,543 |
| Trends: 2021-2026 Annual Rate | |
| Population | 1.21% |
| Households | 1.33% |
| Families | 1.18% |
| Owner Households | 1.02% |
| Median Household Income | 2.64% |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographic and Income Comparison Profile

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

Prepared by Esri

| 2021 Households by Income | Avondale Esta... | |
|---------------------------|------------------|---------|
| | Number | Percent |
| <\$15,000 | 161 | 9.9% |
| \$15,000 - \$24,999 | 128 | 7.9% |
| \$25,000 - \$34,999 | 122 | 7.5% |
| \$35,000 - \$49,999 | 172 | 10.6% |
| \$50,000 - \$74,999 | 206 | 12.7% |
| \$75,000 - \$99,999 | 141 | 8.7% |
| \$100,000 - \$149,999 | 255 | 15.7% |
| \$150,000 - \$199,999 | 169 | 10.4% |
| \$200,000+ | 272 | 16.7% |
| Median Household Income | \$78,481 | |
| Average Household Income | \$117,403 | |
| Per Capita Income | \$57,408 | |
| 2026 Households by Income | | |
| | Number | Percent |
| <\$15,000 | 129 | 7.4% |
| \$15,000 - \$24,999 | 104 | 6.0% |
| \$25,000 - \$34,999 | 98 | 5.6% |
| \$35,000 - \$49,999 | 162 | 9.3% |
| \$50,000 - \$74,999 | 262 | 15.1% |
| \$75,000 - \$99,999 | 178 | 10.3% |
| \$100,000 - \$149,999 | 245 | 14.1% |
| \$150,000 - \$199,999 | 204 | 11.8% |
| \$200,000+ | 354 | 20.4% |
| Median Household Income | \$89,419 | |
| Average Household Income | \$136,543 | |
| Per Capita Income | \$67,077 | |

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Avondale Estates Comprehensive Plan Update

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Demographic and Income Comparison Profile

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

Prepared by Esri

| | Avondale Esta... | |
|------------------------|------------------|---------|
| 2010 Population by Age | Number | Percent |
| Age 0 - 4 | 209 | 6.9% |
| Age 5 - 9 | 204 | 6.8% |
| Age 10 - 14 | 126 | 4.2% |
| Age 15 - 19 | 96 | 3.2% |
| Age 20 - 24 | 76 | 2.5% |
| Age 25 - 34 | 283 | 9.4% |
| Age 35 - 44 | 522 | 17.4% |
| Age 45 - 54 | 535 | 17.8% |
| Age 55 - 64 | 505 | 16.8% |
| Age 65 - 74 | 207 | 6.9% |
| Age 75 - 84 | 161 | 5.4% |
| Age 85+ | 84 | 2.8% |
| 2021 Population by Age | Number | Percent |
| Age 0 - 4 | 178 | 5.2% |
| Age 5 - 9 | 195 | 5.7% |
| Age 10 - 14 | 219 | 6.4% |
| Age 15 - 19 | 198 | 5.7% |
| Age 20 - 24 | 153 | 4.4% |
| Age 25 - 34 | 341 | 9.9% |
| Age 35 - 44 | 402 | 11.7% |
| Age 45 - 54 | 518 | 15.0% |
| Age 55 - 64 | 538 | 15.6% |
| Age 65 - 74 | 463 | 13.4% |
| Age 75 - 84 | 162 | 4.7% |
| Age 85+ | 78 | 2.3% |
| 2026 Population by Age | Number | Percent |
| Age 0 - 4 | 193 | 5.3% |
| Age 5 - 9 | 196 | 5.4% |
| Age 10 - 14 | 208 | 5.7% |
| Age 15 - 19 | 213 | 5.8% |
| Age 20 - 24 | 218 | 6.0% |
| Age 25 - 34 | 369 | 10.1% |
| Age 35 - 44 | 417 | 11.4% |
| Age 45 - 54 | 460 | 12.6% |
| Age 55 - 64 | 529 | 14.4% |
| Age 65 - 74 | 499 | 13.6% |
| Age 75 - 84 | 282 | 7.7% |
| Age 85+ | 77 | 2.1% |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographic and Income Comparison Profile

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

Prepared by Esri

| | Avondale Esta... | |
|----------------------------|------------------|---------|
| 2010 Race and Ethnicity | Number | Percent |
| White Alone | 2,425 | 80.6% |
| Black Alone | 448 | 14.9% |
| American Indian Alone | 3 | 0.1% |
| Asian Alone | 59 | 2.0% |
| Pacific Islander Alone | 1 | 0.0% |
| Some Other Race Alone | 16 | 0.5% |
| Two or More Races | 56 | 1.9% |
| Hispanic Origin (Any Race) | 66 | 2.2% |
| 2021 Race and Ethnicity | Number | Percent |
| White Alone | 2,243 | 65.1% |
| Black Alone | 972 | 28.2% |
| American Indian Alone | 7 | 0.2% |
| Asian Alone | 98 | 2.8% |
| Pacific Islander Alone | 1 | 0.0% |
| Some Other Race Alone | 25 | 0.7% |
| Two or More Races | 101 | 2.9% |
| Hispanic Origin (Any Race) | 87 | 2.5% |
| 2026 Race and Ethnicity | Number | Percent |
| White Alone | 2,350 | 64.2% |
| Black Alone | 1,028 | 28.1% |
| American Indian Alone | 7 | 0.2% |
| Asian Alone | 125 | 3.4% |
| Pacific Islander Alone | 1 | 0.0% |
| Some Other Race Alone | 28 | 0.8% |
| Two or More Races | 120 | 3.3% |
| Hispanic Origin (Any Race) | 94 | 2.6% |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Avondale Estates Comprehensive Plan Update

Data Appendix



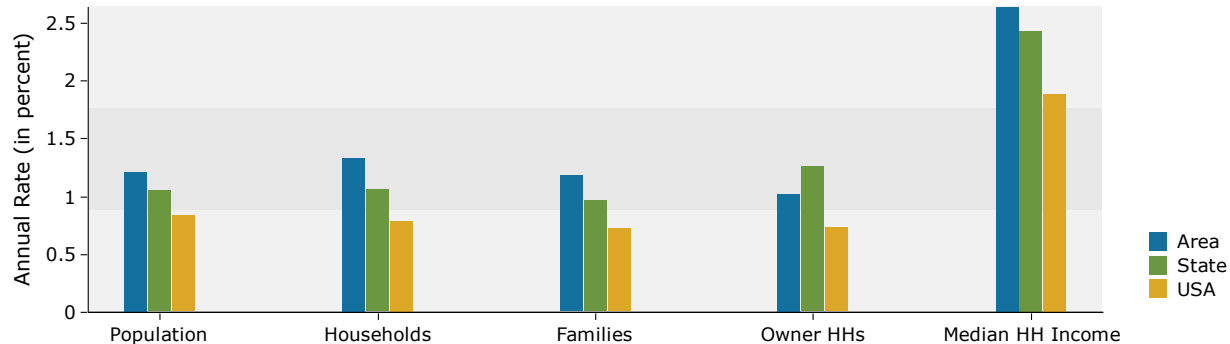
Demographic and Income Comparison Profile

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

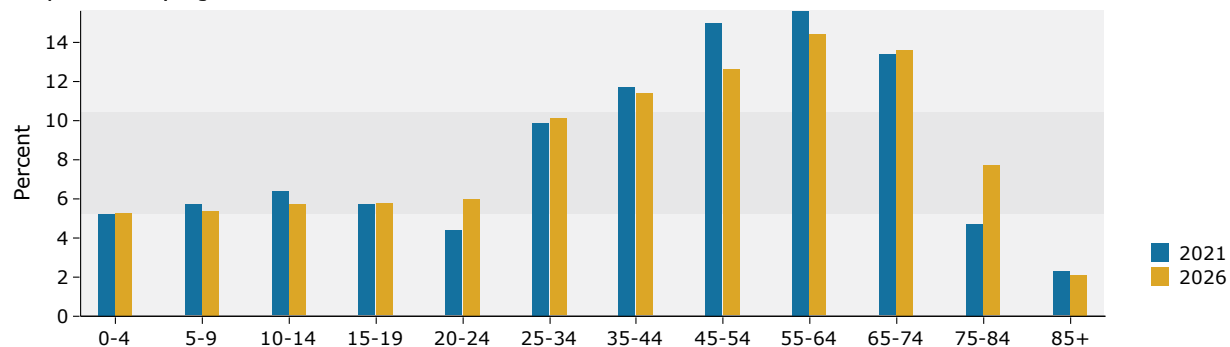
Prepared by Esri

Avondale Esta...

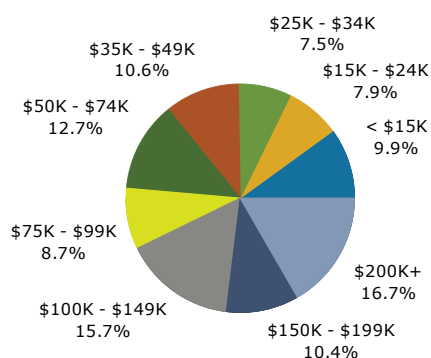
Trends 2021-2026



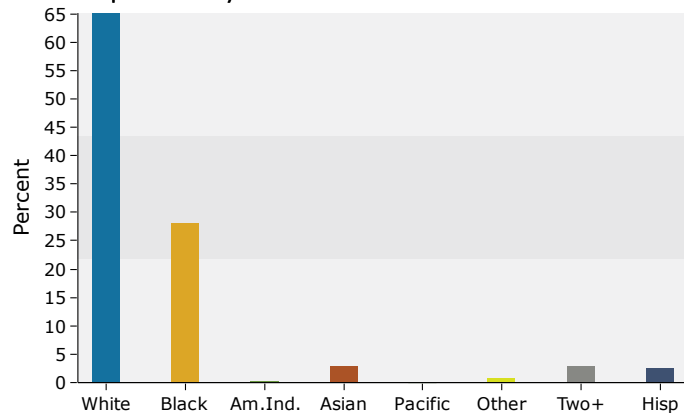
Population by Age



2021 Household Income



2021 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Avondale Estates Comprehensive Plan Update

Data Appendix



Demographic and Income Profile

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

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| Summary | Census 2010 | | 2021 | 2026 |
|-------------------------------|-------------|---------|-----------|---------|
| Population | 3,008 | | 3,446 | 3,659 |
| Households | 1,393 | | 1,625 | 1,736 |
| Families | 778 | | 813 | 862 |
| Average Household Size | 2.16 | | 2.12 | 2.10 |
| Owner Occupied Housing Units | 1,126 | | 1,038 | 1,092 |
| Renter Occupied Housing Units | 267 | | 588 | 644 |
| Median Age | 44.8 | | 45.7 | 45.4 |
| Trends: 2021-2026 Annual Rate | Area | State | National | |
| Population | 1.21% | 1.05% | 0.71% | |
| Households | 1.33% | 1.06% | 0.71% | |
| Families | 1.18% | 0.97% | 0.64% | |
| Owner HHs | 1.02% | 1.26% | 0.91% | |
| Median Household Income | 2.64% | 2.43% | 2.41% | |
| Households by Income | 2021 | | 2026 | |
| | Number | Percent | Number | Percent |
| <\$15,000 | 161 | 9.9% | 129 | 7.4% |
| \$15,000 - \$24,999 | 128 | 7.9% | 104 | 6.0% |
| \$25,000 - \$34,999 | 122 | 7.5% | 98 | 5.6% |
| \$35,000 - \$49,999 | 172 | 10.6% | 162 | 9.3% |
| \$50,000 - \$74,999 | 206 | 12.7% | 262 | 15.1% |
| \$75,000 - \$99,999 | 141 | 8.7% | 178 | 10.3% |
| \$100,000 - \$149,999 | 255 | 15.7% | 245 | 14.1% |
| \$150,000 - \$199,999 | 169 | 10.4% | 204 | 11.8% |
| \$200,000+ | 272 | 16.7% | 354 | 20.4% |
| Median Household Income | \$78,481 | | \$89,419 | |
| Average Household Income | \$117,403 | | \$136,543 | |
| Per Capita Income | \$57,408 | | \$67,077 | |
| Population by Age | Census 2010 | | 2021 | 2026 |
| | Number | Percent | Number | Percent |
| 0 - 4 | 209 | 6.9% | 178 | 5.3% |
| 5 - 9 | 204 | 6.8% | 195 | 5.4% |
| 10 - 14 | 126 | 4.2% | 219 | 5.7% |
| 15 - 19 | 96 | 3.2% | 198 | 5.8% |
| 20 - 24 | 76 | 2.5% | 153 | 4.4% |
| 25 - 34 | 283 | 9.4% | 341 | 10.1% |
| 35 - 44 | 522 | 17.4% | 402 | 11.7% |
| 45 - 54 | 535 | 17.8% | 518 | 15.0% |
| 55 - 64 | 505 | 16.8% | 538 | 15.6% |
| 65 - 74 | 207 | 6.9% | 463 | 13.4% |
| 75 - 84 | 161 | 5.4% | 162 | 4.7% |
| 85+ | 84 | 2.8% | 78 | 2.3% |
| Race and Ethnicity | Census 2010 | | 2021 | 2026 |
| | Number | Percent | Number | Percent |
| White Alone | 2,425 | 80.6% | 2,243 | 65.1% |
| Black Alone | 448 | 14.9% | 972 | 28.2% |
| American Indian Alone | 3 | 0.1% | 7 | 0.2% |
| Asian Alone | 59 | 2.0% | 98 | 2.8% |
| Pacific Islander Alone | 1 | 0.0% | 1 | 0.0% |
| Some Other Race Alone | 16 | 0.5% | 25 | 0.7% |
| Two or More Races | 56 | 1.9% | 101 | 2.9% |
| Hispanic Origin (Any Race) | 66 | 2.2% | 87 | 2.5% |

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Data Appendix

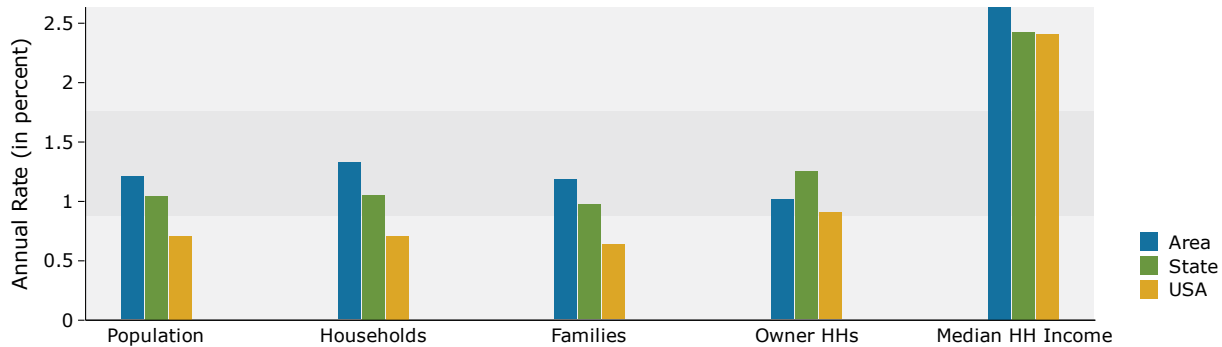


Demographic and Income Profile

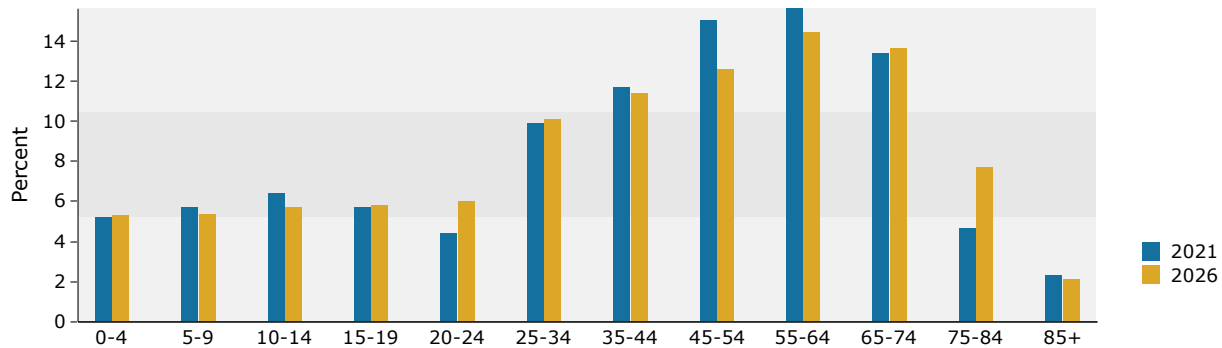
Avondale Estates City, GA
Avondale Estates City, GA (1304644)
Geography: Place

Prepared by Esri

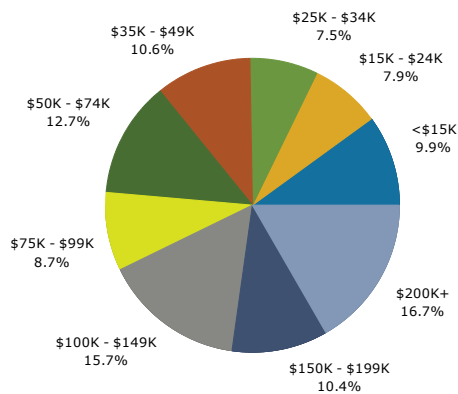
Trends 2021-2026



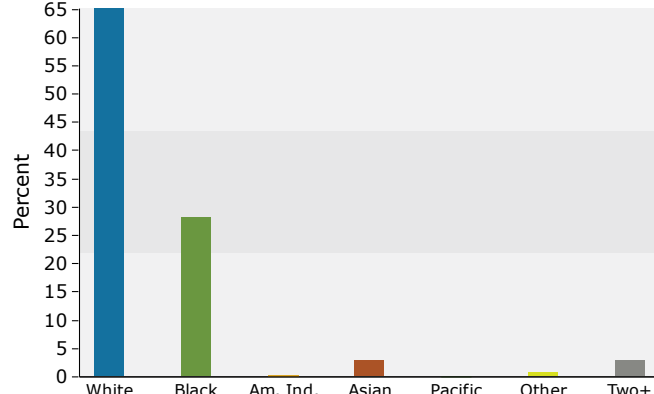
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 2.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Executive Summary

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

Prepared by Esri

Avondale Esta...

Population

| | |
|------------------------|--------|
| 2000 Population | 3,244 |
| 2010 Population | 3,008 |
| 2021 Population | 3,446 |
| 2026 Population | 3,659 |
| 2000-2010 Annual Rate | -0.75% |
| 2010-2021 Annual Rate | 1.22% |
| 2021-2026 Annual Rate | 1.21% |
| 2021 Male Population | 46.7% |
| 2021 Female Population | 53.2% |
| 2021 Median Age | 45.7 |

In the identified area, the current year population is 3,446. In 2010, the Census count in the area was 3,008. The rate of change since 2010 was 1.22% annually. The five-year projection for the population in the area is 3,659 representing a change of 1.21% annually from 2021 to 2026. Currently, the population is 46.7% male and 53.2% female.

Median Age

The median age in this area is 45.7, compared to U.S. median age of 38.5.

Race and Ethnicity

| | |
|--|-------|
| 2021 White Alone | 65.1% |
| 2021 Black Alone | 28.2% |
| 2021 American Indian/Alaska Native Alone | 0.2% |
| 2021 Asian Alone | 2.8% |
| 2021 Pacific Islander Alone | 0.0% |
| 2021 Other Race | 0.7% |
| 2021 Two or More Races | 2.9% |
| 2021 Hispanic Origin (Any Race) | 2.5% |

Persons of Hispanic origin represent 2.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

| | |
|-----------------------------|--------|
| 2021 Wealth Index | 134 |
| 2000 Households | 1,459 |
| 2010 Households | 1,393 |
| 2021 Total Households | 1,625 |
| 2026 Total Households | 1,736 |
| 2000-2010 Annual Rate | -0.46% |
| 2010-2021 Annual Rate | 1.38% |
| 2021-2026 Annual Rate | 1.33% |
| 2021 Average Household Size | 2.12 |

The household count in this area has changed from 1,393 in 2010 to 1,625 in the current year, a change of 1.38% annually. The five-year projection of households is 1,736, a change of 1.33% annually from the current year total. Average household size is currently 2.12, compared to 2.16 in the year 2010. The number of families in the current year is 813 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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Executive Summary

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

Prepared by Esri

Avondale Esta...

Mortgage Income

| | |
|-------------------------------------|-------|
| 2021 Percent of Income for Mortgage | 23.7% |
|-------------------------------------|-------|

Median Household Income

| | |
|------------------------------|----------|
| 2021 Median Household Income | \$78,481 |
| 2026 Median Household Income | \$89,419 |
| 2021-2026 Annual Rate | 2.64% |

Average Household Income

| | |
|-------------------------------|-----------|
| 2021 Average Household Income | \$117,403 |
| 2026 Average Household Income | \$136,543 |
| 2021-2026 Annual Rate | 3.07% |

Per Capita Income

| | |
|------------------------|----------|
| 2021 Per Capita Income | \$57,408 |
| 2026 Per Capita Income | \$67,077 |
| 2021-2026 Annual Rate | 3.16% |

Households by Income

Current median household income is \$78,481 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$89,419 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$117,403 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$136,543 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$57,408 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$67,077 in five years, compared to \$39,378 for all U.S. households

Housing

| | |
|------------------------------------|-------|
| 2021 Housing Affordability Index | 111 |
| 2000 Total Housing Units | 1,469 |
| 2000 Owner Occupied Housing Units | 882 |
| 2000 Renter Occupied Housing Units | 577 |
| 2000 Vacant Housing Units | 10 |
| 2010 Total Housing Units | 1,505 |
| 2010 Owner Occupied Housing Units | 1,126 |
| 2010 Renter Occupied Housing Units | 267 |
| 2010 Vacant Housing Units | 112 |
| 2021 Total Housing Units | 1,763 |
| 2021 Owner Occupied Housing Units | 1,038 |
| 2021 Renter Occupied Housing Units | 588 |
| 2021 Vacant Housing Units | 138 |
| 2026 Total Housing Units | 1,872 |
| 2026 Owner Occupied Housing Units | 1,092 |
| 2026 Renter Occupied Housing Units | 644 |
| 2026 Vacant Housing Units | 136 |

Currently, 58.9% of the 1,763 housing units in the area are owner occupied; 33.4%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 1,505 housing units in the area - 74.8% owner occupied, 17.7% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 7.29%. Median home value in the area is \$442,667, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.75% annually to \$482,700.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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Avondale Estates Comprehensive Plan Update

Data Appendix



House and Home Expenditures

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

Prepared by Esri

| 2021 Housing Summary | | 2021 Demographic Summary | |
|--|--------------------------|--------------------------|--------------|
| Housing Units | 1,763 | Population | 3,446 |
| 2021-2026 Percent Change | 6.18% | Households | 1,625 |
| Percent Occupied | 92.2% | Families | 813 |
| Percent Owner Households | 63.8% | Median Age | 45.7 |
| Median Home Value | \$442,667 | Median Household Income | \$78,481 |
| | Spending Potential Index | Average Amount Spent | Total |
| Owned Dwellings | 127 | \$18,131.27 | \$29,463,315 |
| Mortgage/Other Loan Payments & Basics | 127 | \$13,493.31 | \$21,926,629 |
| Mortgage Interest | 126 | \$4,153.99 | \$6,750,227 |
| Interest Paid on Home Equity Loan | 124 | \$42.47 | \$69,022 |
| Interest Paid on Home Equity Line of Credit | 133 | \$169.25 | \$275,029 |
| Mortgage Principal | 127 | \$3,026.40 | \$4,917,901 |
| Principal Paid on Home Equity Loan | 130 | \$91.00 | \$147,879 |
| Principal Paid on Home Equity Line of Credit | 145 | \$401.47 | \$652,389 |
| Special Lump Sum Mortgage Payments | 130 | \$1,007.74 | \$1,637,575 |
| Special Assessments | 136 | \$15.23 | \$24,750 |
| Closing Costs | 128 | \$390.98 | \$635,341 |
| Property Taxes | 124 | \$3,375.95 | \$5,485,919 |
| Homeowners Insurance | 125 | \$741.25 | \$1,204,535 |
| Ground Rent | 112 | \$77.58 | \$126,062 |
| Maintenance and Remodeling Services | 130 | \$3,736.68 | \$6,072,113 |
| Maintenance and Remodeling Materials | 122 | \$752.38 | \$1,222,610 |
| Property Management and Security | 125 | \$148.90 | \$241,963 |
| Rented Dwellings | 124 | \$6,573.72 | \$10,682,295 |
| Rent | 123 | \$6,406.05 | \$10,409,836 |
| Tenant's Insurance | 135 | \$44.02 | \$71,539 |
| Maintenance and Repair Services | 135 | \$88.44 | \$143,718 |
| Maintenance and Repair Materials | 121 | \$35.20 | \$57,202 |
| Other Lodging | 131 | \$742.59 | \$1,206,705 |
| Owned Vacation Homes | 131 | \$631.90 | \$1,026,835 |
| Principal Paid on Home Loans | 125 | \$80.79 | \$131,292 |
| Closing Costs on Purchase of Property | 123 | \$41.25 | \$67,035 |
| Interest Paid on Home Loans | 120 | \$101.68 | \$165,225 |
| Property Taxes | 132 | \$180.36 | \$293,078 |
| Homeowners Insurance | 136 | \$18.46 | \$30,004 |
| Maintenance and Remodeling | 143 | \$172.41 | \$280,163 |
| Property Management and Security | 132 | \$36.95 | \$60,039 |
| Housing While Attending School | 127 | \$110.69 | \$179,870 |
| Household Operations | 127 | \$2,808.29 | \$4,563,476 |
| Child Care | 130 | \$688.44 | \$1,118,709 |
| Care for Elderly or Handicapped | 134 | \$84.19 | \$136,813 |
| Appliance Rental and Repair | 133 | \$33.42 | \$54,305 |
| Computer Information Services | 125 | \$829.33 | \$1,347,669 |
| Home Security System Services | 127 | \$54.36 | \$88,327 |
| Non-Apparel Household Laundry/Dry Cleaning | 123 | \$29.70 | \$48,266 |
| Housekeeping Services | 125 | \$235.79 | \$383,164 |
| Lawn and Garden | 125 | \$628.90 | \$1,021,966 |
| Moving/Storage/Freight Express | 129 | \$91.99 | \$149,477 |
| Installation of Computers | 127 | \$0.47 | \$763 |
| PC Repair (Personal Use) | 137 | \$9.46 | \$15,380 |
| Reupholstering/Furniture Repair | 129 | \$13.10 | \$21,293 |
| Termite/Pest Control | 130 | \$55.20 | \$89,697 |
| Water Softening Services | 122 | \$7.24 | \$11,763 |
| Internet Services Away from Home | 122 | \$5.10 | \$8,280 |
| Other Home Services (1) | 134 | \$41.60 | \$67,602 |

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

Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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House and Home Expenditures

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

Prepared by Esri

| | Spending Potential Index | Average Amount Spent | Total |
|--|-----------------------------|-------------------------|--------------|
| Utilities, Fuels, Public Services | 124 | \$6,165.52 | \$10,018,972 |
| Bottled Gas | 105 | \$55.01 | \$89,397 |
| Electricity | 123 | \$2,230.51 | \$3,624,571 |
| Fuel Oil | 129 | \$104.30 | \$169,485 |
| Natural Gas | 127 | \$659.49 | \$1,071,663 |
| Phone Services | 124 | \$2,155.23 | \$3,502,247 |
| Water and Other Public Services | 124 | \$953.20 | \$1,548,953 |
| Coal/Wood/Other Fuel | 102 | \$7.79 | \$12,656 |
| Housekeeping Supplies | 124 | \$965.72 | \$1,569,287 |
| Laundry and Cleaning Supplies | 122 | \$273.83 | \$444,967 |
| Postage and Stationery | 126 | \$195.85 | \$318,257 |
| Other HH Products (2) | 124 | \$496.04 | \$806,064 |
| Household Textiles | 128 | \$129.71 | \$210,775 |
| Bathroom Linens | 129 | \$20.69 | \$33,628 |
| Bedroom Linens | 128 | \$68.44 | \$111,219 |
| Kitchen, Dining Room and other Linens | 128 | \$12.21 | \$19,835 |
| Curtains and Draperies | 125 | \$19.88 | \$32,312 |
| Slipcovers, Decorative Pillows | 129 | \$8.48 | \$13,781 |
| Furniture | 130 | \$828.66 | \$1,346,569 |
| Mattresses and Box Springs | 132 | \$153.43 | \$249,332 |
| Other Bedroom Furniture | 128 | \$147.49 | \$239,664 |
| Sofas | 128 | \$228.86 | \$371,901 |
| Living Room Chairs | 129 | \$67.06 | \$108,974 |
| Living Room Tables | 129 | \$22.92 | \$37,252 |
| Kitchen, Dining Room Furniture | 129 | \$67.97 | \$110,444 |
| Infant Furniture | 129 | \$16.33 | \$26,529 |
| Outdoor Furniture | 134 | \$49.56 | \$80,534 |
| Wall Units, Cabinets, Other Furniture (3) | 131 | \$75.04 | \$121,941 |
| Major Appliances | 129 | \$485.15 | \$788,376 |
| Dishwashers, Disposals & Range Hoods | 133 | \$43.36 | \$70,453 |
| Refrigerators and Freezers | 128 | \$134.67 | \$218,838 |
| Clothes Washers & Dryers | 126 | \$133.44 | \$216,846 |
| Cooking Stoves and Ovens | 129 | \$70.37 | \$114,344 |
| Microwave Ovens | 127 | \$23.86 | \$38,778 |
| Window Air Conditioners | 114 | \$8.96 | \$14,562 |
| Electric Floor Cleaning Equipment | 130 | \$36.34 | \$59,050 |
| Sewing Machines and Miscellaneous Appliances | 139 | \$34.16 | \$55,506 |

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

Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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House and Home Expenditures

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

Prepared by Esri

| | Spending Potential Index | Average Amount Spent | Total |
|--|--------------------------|----------------------|-----------|
| Other Household Furnishings and Equipment | | | |
| Rugs | 131 | \$41.16 | \$66,889 |
| Housewares | 129 | \$113.94 | \$185,160 |
| Small Appliances | 127 | \$66.67 | \$108,344 |
| Sewing/Needlework/Quilt Materials/Items | 123 | \$13.70 | \$22,264 |
| Window Coverings | 139 | \$40.46 | \$65,749 |
| Lamps/Lighting Fixtures/Ceiling Fans | 132 | \$69.44 | \$112,834 |
| Infant Equipment | 129 | \$25.36 | \$41,209 |
| Rental of Furniture | 126 | \$8.26 | \$13,423 |
| Laundry and Cleaning Equipment | 126 | \$36.70 | \$59,630 |
| Closet and Storage Items | 130 | \$31.16 | \$50,639 |
| Luggage | 131 | \$21.93 | \$35,633 |
| Clocks and Other Household Decoratives | 125 | \$275.34 | \$447,433 |
| Telephones and Accessories | 130 | \$129.81 | \$210,934 |
| Outdoor Equipment | 132 | \$59.97 | \$97,459 |
| Power Tools | 122 | \$56.07 | \$91,109 |
| Hand Tools | 135 | \$13.46 | \$21,877 |
| Office Furniture/Equipment for Home Use | 137 | \$20.21 | \$32,844 |
| Computers and Hardware for Home Use | 125 | \$210.82 | \$342,585 |
| Portable Memory | 125 | \$5.42 | \$8,815 |
| Computer Software | 128 | \$12.31 | \$20,007 |
| Computer Accessories | 137 | \$24.70 | \$40,130 |
| Other Household Appliances | 128 | \$29.22 | \$47,483 |
| Misc Equipment incl Ladders/Sheds/Etc | 131 | \$154.68 | \$251,348 |

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

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

(3) **Wall Units, Cabinets, Other Furniture** includes entertainment centers, bookcases, cabinets, desks and other family, recreation, or living room furniture.

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

Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Household Budget Expenditures

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

Prepared by Esri

| Demographic Summary | | | 2021 | 2026 |
|---|--------------------------|----------------------|---------------|----------|
| Population | | | 3,446 | 3,659 |
| Households | | | 1,625 | 1,736 |
| Average Household Size | | | 2.12 | 2.10 |
| Families | | | 813 | 862 |
| Median Age | | | 45.7 | 45.4 |
| Median Household Income | | | \$78,481 | \$89,419 |
| | Spending Potential Index | Average Amount Spent | Total | Percent |
| Total Expenditures | 126 | \$99,830.25 | \$162,224,155 | 100.0% |
| Food | 124 | \$11,481.72 | \$18,657,789 | 11.5% |
| Food at Home | 124 | \$6,731.20 | \$10,938,205 | 6.7% |
| Food Away from Home | 125 | \$4,750.51 | \$7,719,584 | 4.8% |
| Alcoholic Beverages | 128 | \$800.93 | \$1,301,513 | 0.8% |
| Housing | 126 | \$31,613.10 | \$51,371,288 | 31.7% |
| Shelter | 126 | \$25,447.58 | \$41,352,315 | 25.5% |
| Utilities, Fuel and Public Services | 124 | \$6,165.52 | \$10,018,972 | 6.2% |
| Household Operations | 127 | \$2,808.29 | \$4,563,476 | 2.8% |
| Housekeeping Supplies | 124 | \$965.72 | \$1,569,287 | 1.0% |
| Household Furnishings and Equipment | 129 | \$2,904.32 | \$4,719,518 | 2.9% |
| Apparel and Services | 127 | \$2,693.52 | \$4,376,974 | 2.7% |
| Transportation | 124 | \$11,314.42 | \$18,385,927 | 11.3% |
| Travel | 130 | \$3,293.72 | \$5,352,287 | 3.3% |
| Health Care | 127 | \$7,903.73 | \$12,843,559 | 7.9% |
| Entertainment and Recreation | 127 | \$4,113.73 | \$6,684,806 | 4.1% |
| Personal Care Products & Services | 128 | \$1,149.92 | \$1,868,627 | 1.2% |
| Education | 128 | \$2,201.93 | \$3,578,130 | 2.2% |
| Smoking Products | 121 | \$465.90 | \$757,086 | 0.5% |
| Lotteries & Pari-mutuel Losses | 130 | \$68.13 | \$110,713 | 0.1% |
| Legal Fees | 124 | \$199.95 | \$324,912 | 0.2% |
| Funeral Expenses | 126 | \$104.14 | \$169,226 | 0.1% |
| Safe Deposit Box Rentals | 123 | \$5.70 | \$9,262 | 0.0% |
| Checking Account/Banking Service Charges | 136 | \$43.26 | \$70,300 | 0.0% |
| Cemetery Lots/Vaults/Maintenance Fees | 125 | \$15.60 | \$25,350 | 0.0% |
| Accounting Fees | 134 | \$148.75 | \$241,721 | 0.1% |
| Miscellaneous Personal Services/Advertising/Fines | 120 | \$89.77 | \$145,884 | 0.1% |
| Occupational Expenses | 128 | \$74.23 | \$120,627 | 0.1% |
| Expenses for Other Properties | 118 | \$124.11 | \$201,677 | 0.1% |
| Credit Card Membership Fees | 132 | \$11.51 | \$18,709 | 0.0% |
| Shopping Club Membership Fees | 130 | \$50.90 | \$82,709 | 0.1% |
| Support Payments/Cash Contributions/Gifts in Kind | 135 | \$3,232.84 | \$5,253,360 | 3.2% |
| Life/Other Insurance | 129 | \$776.56 | \$1,261,918 | 0.8% |
| Pensions and Social Security | 128 | \$10,658.85 | \$17,320,638 | 10.7% |

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

Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Household Income Profile

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

Prepared by Esri

| Summary | 2021 | 2026 | 2021-2026 Change | 2021-2026 Annual Rate |
|------------------------|-------|-------|---------------------|--------------------------|
| Population | 3,446 | 3,659 | 213 | 1.21% |
| Households | 1,625 | 1,736 | 111 | 1.33% |
| Median Age | 45.7 | 45.4 | -0.3 | -0.13% |
| Average Household Size | 2.12 | 2.10 | -0.02 | -0.19% |

| Households by Income | 2021 | | 2026 | |
|--------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| Household | 1,626 | 100% | 1,736 | 100% |
| <\$15,000 | 161 | 9.9% | 129 | 7.4% |
| \$15,000-\$24,999 | 128 | 7.9% | 104 | 6.0% |
| \$25,000-\$34,999 | 122 | 7.5% | 98 | 5.6% |
| \$35,000-\$49,999 | 172 | 10.6% | 162 | 9.3% |
| \$50,000-\$74,999 | 206 | 12.7% | 262 | 15.1% |
| \$75,000-\$99,999 | 141 | 8.7% | 178 | 10.3% |
| \$100,000-\$149,999 | 255 | 15.7% | 245 | 14.1% |
| \$150,000-\$199,999 | 169 | 10.4% | 204 | 11.8% |
| \$200,000+ | 272 | 16.7% | 354 | 20.4% |
| Median Household Income | \$78,481 | | \$89,419 | |
| Average Household Income | \$117,403 | | \$136,543 | |
| Per Capita Income | \$57,408 | | \$67,077 | |

Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.

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Household Income Profile

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

Prepared by Esri

| 2021 Households by Income and Age of Householder | | | | | | | |
|--|----------|----------|-----------|-----------|-----------|-----------|----------|
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| HH Income Base | 72 | 177 | 226 | 320 | 358 | 297 | 174 |
| <\$15,000 | 15 | 19 | 17 | 26 | 32 | 33 | 18 |
| \$15,000-\$24,999 | 13 | 12 | 10 | 16 | 32 | 30 | 14 |
| \$25,000-\$34,999 | 8 | 20 | 14 | 17 | 18 | 18 | 27 |
| \$35,000-\$49,999 | 11 | 24 | 21 | 23 | 20 | 27 | 46 |
| \$50,000-\$74,999 | 13 | 25 | 23 | 29 | 38 | 47 | 31 |
| \$75,000-\$99,999 | 5 | 20 | 28 | 20 | 27 | 33 | 8 |
| \$100,000-\$149,999 | 5 | 23 | 35 | 56 | 65 | 51 | 20 |
| \$150,000-\$199,999 | 0 | 16 | 33 | 49 | 44 | 21 | 5 |
| \$200,000+ | 2 | 18 | 45 | 84 | 82 | 37 | 5 |
| Median HH Income | \$35,000 | \$61,360 | \$100,000 | \$121,192 | \$106,529 | \$70,388 | \$42,528 |
| Average HH Income | \$47,833 | \$95,182 | \$135,564 | \$153,266 | \$139,491 | \$102,563 | \$60,482 |
| Percent Distribution | | | | | | | |
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| HH Income Base | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| <\$15,000 | 20.8% | 10.7% | 7.5% | 8.1% | 8.9% | 11.1% | 10.3% |
| \$15,000-\$24,999 | 18.1% | 6.8% | 4.4% | 5.0% | 8.9% | 10.1% | 8.0% |
| \$25,000-\$34,999 | 11.1% | 11.3% | 6.2% | 5.3% | 5.0% | 6.1% | 15.5% |
| \$35,000-\$49,999 | 15.3% | 13.6% | 9.3% | 7.2% | 5.6% | 9.1% | 26.4% |
| \$50,000-\$74,999 | 18.1% | 14.1% | 10.2% | 9.1% | 10.6% | 15.8% | 17.8% |
| \$75,000-\$99,999 | 6.9% | 11.3% | 12.4% | 6.2% | 7.5% | 11.1% | 4.6% |
| \$100,000-\$149,999 | 6.9% | 13.0% | 15.5% | 17.5% | 18.2% | 17.2% | 11.5% |
| \$150,000-\$199,999 | 0.0% | 9.0% | 14.6% | 15.3% | 12.3% | 7.1% | 2.9% |
| \$200,000+ | 2.8% | 10.2% | 19.9% | 26.2% | 22.9% | 12.5% | 2.9% |

Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.

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Household Income Profile

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

Prepared by Esri

| 2026 Households by Income and Age of Householder | | | | | | | |
|--|----------|-----------|-----------|-----------|-----------|-----------|----------|
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| HH Income Base | 87 | 193 | 238 | 286 | 352 | 320 | 259 |
| <\$15,000 | 15 | 14 | 13 | 16 | 22 | 26 | 23 |
| \$15,000-\$24,999 | 14 | 9 | 9 | 11 | 23 | 24 | 16 |
| \$25,000-\$34,999 | 8 | 15 | 11 | 9 | 13 | 14 | 28 |
| \$35,000-\$49,999 | 11 | 21 | 17 | 17 | 14 | 23 | 58 |
| \$50,000-\$74,999 | 21 | 31 | 23 | 24 | 38 | 59 | 65 |
| \$75,000-\$99,999 | 9 | 27 | 32 | 21 | 29 | 43 | 17 |
| \$100,000-\$149,999 | 6 | 27 | 34 | 44 | 56 | 49 | 30 |
| \$150,000-\$199,999 | 0 | 22 | 40 | 52 | 51 | 27 | 11 |
| \$200,000+ | 3 | 27 | 59 | 92 | 106 | 55 | 11 |
| Median HH Income | \$42,745 | \$79,772 | \$116,504 | \$150,673 | \$128,868 | \$81,655 | \$51,054 |
| Average HH Income | \$59,423 | \$117,457 | \$158,576 | \$181,565 | \$171,341 | \$125,021 | \$74,176 |
| Percent Distribution | | | | | | | |
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| HH Income Base | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| <\$15,000 | 17.2% | 7.3% | 5.5% | 5.6% | 6.2% | 8.1% | 8.9% |
| \$15,000-\$24,999 | 16.1% | 4.7% | 3.8% | 3.8% | 6.5% | 7.5% | 6.2% |
| \$25,000-\$34,999 | 9.2% | 7.8% | 4.6% | 3.1% | 3.7% | 4.4% | 10.8% |
| \$35,000-\$49,999 | 12.6% | 10.9% | 7.1% | 5.9% | 4.0% | 7.2% | 22.4% |
| \$50,000-\$74,999 | 24.1% | 16.1% | 9.7% | 8.4% | 10.8% | 18.4% | 25.1% |
| \$75,000-\$99,999 | 10.3% | 14.0% | 13.4% | 7.3% | 8.2% | 13.4% | 6.6% |
| \$100,000-\$149,999 | 6.9% | 14.0% | 14.3% | 15.4% | 15.9% | 15.3% | 11.6% |
| \$150,000-\$199,999 | 0.0% | 11.4% | 16.8% | 18.2% | 14.5% | 8.4% | 4.2% |
| \$200,000+ | 3.4% | 14.0% | 24.8% | 32.2% | 30.1% | 17.2% | 4.2% |

Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.

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Housing Profile

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

Prepared by Esri

| Population | | Households | |
|-----------------------|-------|------------------------------|----------|
| 2010 Total Population | 3,008 | 2021 Median Household Income | \$78,481 |
| 2021 Total Population | 3,446 | 2026 Median Household Income | \$89,419 |
| 2026 Total Population | 3,659 | 2021-2026 Annual Rate | 2.64% |
| 2021-2026 Annual Rate | 1.21% | | |

| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2021 | | 2026 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 1,505 | 100.0% | 1,763 | 100.0% | 1,872 | 100.0% |
| Occupied | 1,393 | 92.6% | 1,626 | 92.2% | 1,736 | 92.7% |
| Owner | 1,126 | 74.8% | 1,038 | 58.9% | 1,092 | 58.3% |
| Renter | 267 | 17.7% | 588 | 33.4% | 644 | 34.4% |
| Vacant | 112 | 7.4% | 138 | 7.8% | 136 | 7.3% |

| Owner Occupied Housing Units by Value | 2021 | | 2026 | |
|---------------------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| Total | 1,038 | 100.0% | 1,093 | 100.0% |
| <\$50,000 | 1 | 0.1% | 0 | 0.0% |
| \$50,000-\$99,999 | 0 | 0.0% | 0 | 0.0% |
| \$100,000-\$149,999 | 6 | 0.6% | 1 | 0.1% |
| \$150,000-\$199,999 | 21 | 2.0% | 8 | 0.7% |
| \$200,000-\$249,999 | 72 | 6.9% | 41 | 3.8% |
| \$250,000-\$299,999 | 122 | 11.8% | 88 | 8.1% |
| \$300,000-\$399,999 | 201 | 19.4% | 191 | 17.5% |
| \$400,000-\$499,999 | 225 | 21.7% | 263 | 24.1% |
| \$500,000-\$749,999 | 328 | 31.6% | 426 | 39.0% |
| \$750,000-\$999,999 | 62 | 6.0% | 75 | 6.9% |
| \$1,000,000-\$1,499,999 | 0 | 0.0% | 0 | 0.0% |
| \$1,500,000-\$1,999,999 | 0 | 0.0% | 0 | 0.0% |
| \$2,000,000+ | 0 | 0.0% | 0 | 0.0% |
| Median Value | \$442,667 | | \$482,700 | |
| Average Value | \$467,293 | | \$505,055 | |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|--------|---------|
| Total | 1,505 | 100.0% |
| In Urbanized Areas | 1,505 | 100.0% |
| In Urban Clusters | 0 | 0.0% |
| Rural Housing Units | 0 | 0.0% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Housing Profile

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

Prepared by Esri

| Census 2010 Owner Occupied Housing Units by Mortgage Status | Number | Percent |
|---|--------|---------|
| Total | 1,126 | 100.0% |
| Owned with a Mortgage/Loan | 857 | 76.1% |
| Owned Free and Clear | 269 | 23.9% |

| Census 2010 Vacant Housing Units by Status | Number | Percent |
|--|--------|---------|
| Total | 112 | 100.0% |
| For Rent | 23 | 20.5% |
| Rented- Not Occupied | 0 | 0.0% |
| For Sale Only | 46 | 41.1% |
| Sold - Not Occupied | 6 | 5.4% |
| Seasonal/Recreational/Occasional Use | 2 | 1.8% |
| For Migrant Workers | 0 | 0.0% |
| Other Vacant | 35 | 31.2% |

| Census 2010 Occupied Housing Units by Age of Householder and Home Ownership | Occupied Units | Owner Occupied Units Number | % of Occupied |
|---|----------------|--------------------------------|---------------|
| Total | 1,393 | 1,126 | 80.8% |
| 15-24 | 11 | 2 | 18.2% |
| 25-34 | 136 | 73 | 53.7% |
| 35-44 | 287 | 231 | 80.5% |
| 45-54 | 323 | 267 | 82.7% |
| 55-64 | 323 | 276 | 85.4% |
| 65-74 | 133 | 118 | 88.7% |
| 75-84 | 116 | 102 | 87.9% |
| 85+ | 64 | 57 | 89.1% |

| Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership | Occupied Units | Owner Occupied Units Number | % of Occupied |
|--|----------------|--------------------------------|---------------|
| Total | 1,393 | 1,126 | 80.8% |
| White Alone | 1,122 | 1,010 | 90.0% |
| Black/African American Alone | 234 | 87 | 37.2% |
| American Indian/Alaska Native | 3 | 1 | 33.3% |
| Asian Alone | 20 | 17 | 85.0% |
| Pacific Islander Alone | 0 | 0 | 0.0% |
| Other Race Alone | 2 | 1 | 50.0% |
| Two or More Races | 12 | 10 | 83.3% |
| Hispanic Origin | 22 | 17 | 77.3% |

| Census 2010 Occupied Housing Units by Size and Home Ownership | Occupied Units | Owner Occupied Units Number | % of Occupied |
|---|----------------|--------------------------------|---------------|
| Total | 1,393 | 1,126 | 80.8% |
| 1-Person | 489 | 364 | 74.4% |
| 2-Person | 496 | 418 | 84.3% |
| 3-Person | 192 | 165 | 85.9% |
| 4-Person | 154 | 132 | 85.7% |
| 5-Person | 50 | 39 | 78.0% |
| 6-Person | 8 | 7 | 87.5% |
| 7+ Person | 4 | 1 | 25.0% |

| 2021 Housing Affordability | |
|--------------------------------|-------|
| Housing Affordability Index | 111 |
| Percent of Income for Mortgage | 23.7% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Avondale Estates Comprehensive Plan Update

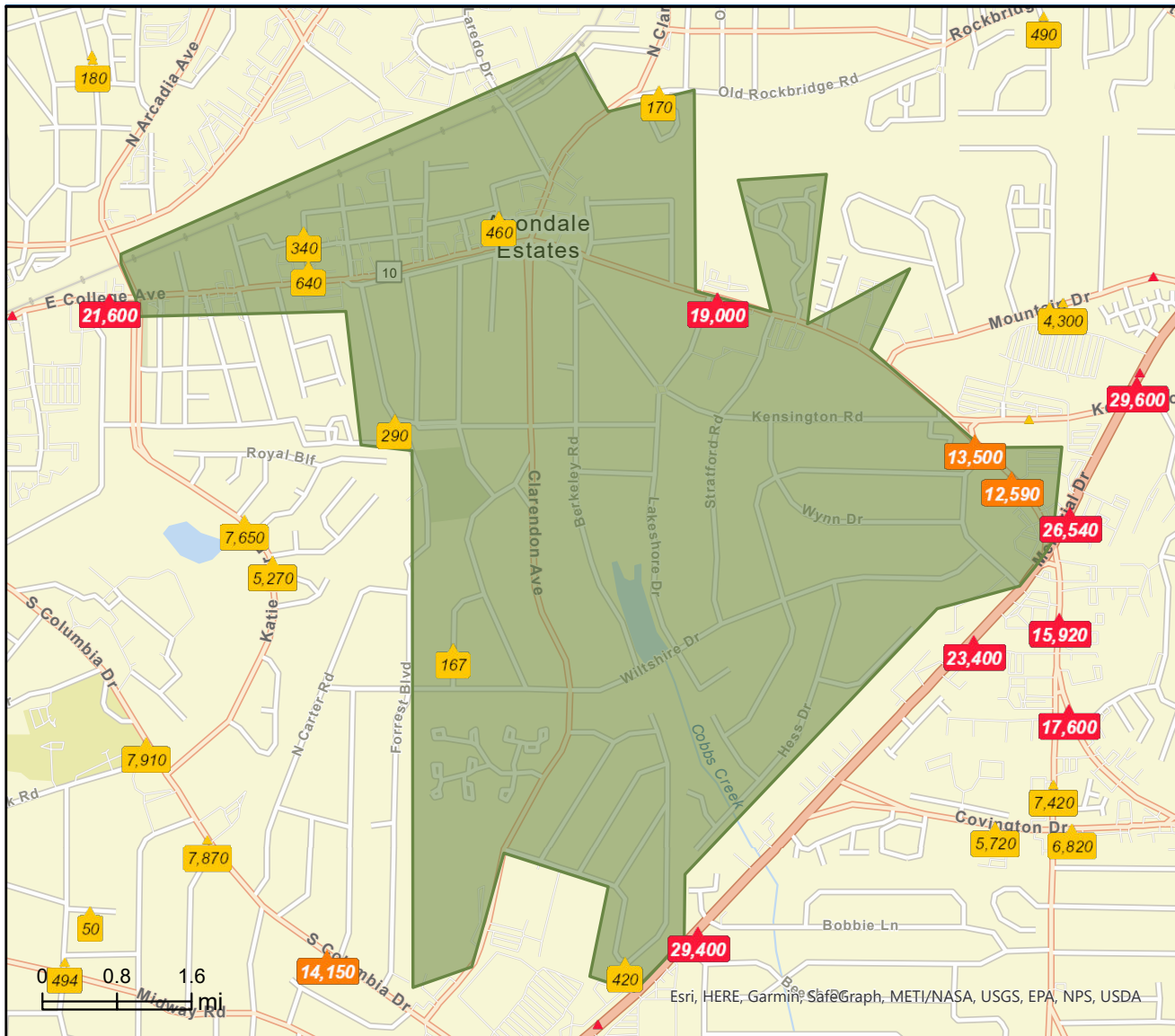
Data Appendix



Traffic Count Map

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

Prepared by Esri



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



Source: ©2021 Kalibrate Technologies (Q2 2021).

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