

# Atlanta Region 2040: *Gazing Into The Crystal Ball*

Atlanta Regional Commission  
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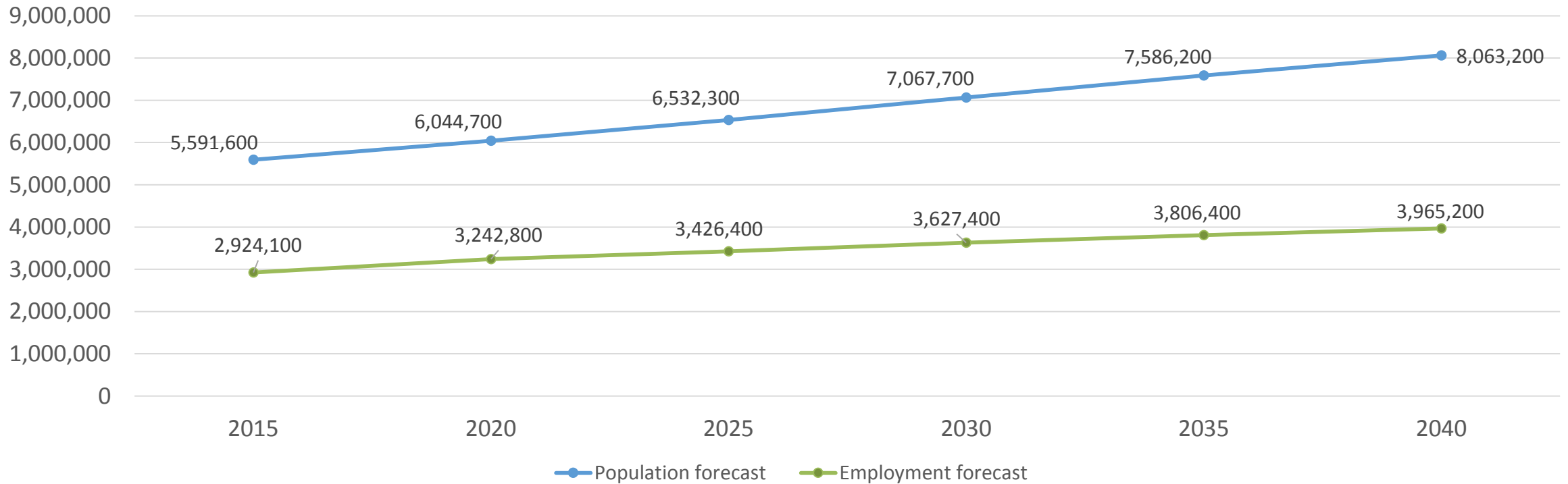
## And for a brief overview...

Last month, the Atlanta Regional Commission adopted The Atlanta Region's Plan, a long-range comprehensive plan that includes a vision for how the region might grow to accommodate a population of just over eight million people by 2040. This Regional Snapshot unpacks those forecasts to show county and small-area trends, focusing on where those 2.5 million people may live.

Although we encourage you to read the whole snapshot to see just how we think the 20-County Atlanta region will change over the years, here are some highlights:

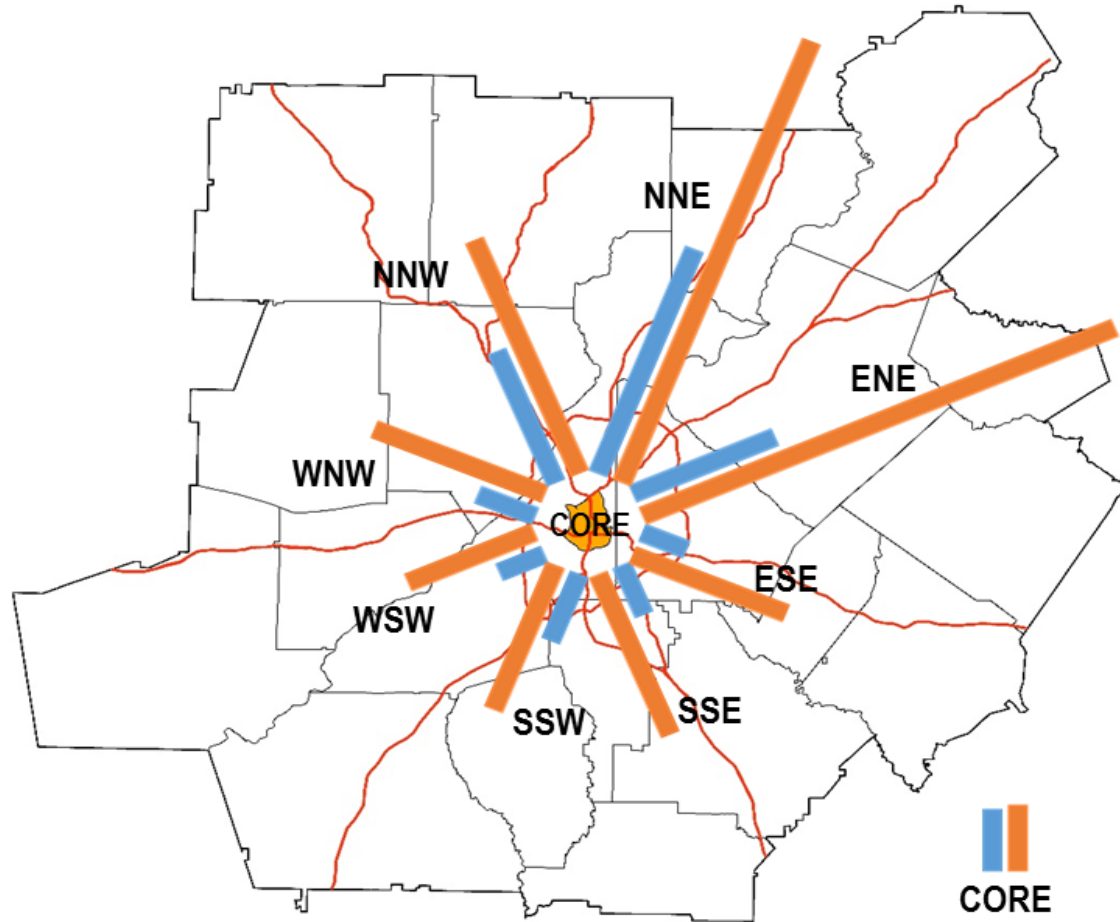
- The 20-county Atlanta region is forecast to add almost **2.5 million people** and slightly more than **one million jobs** by 2040.
- Gwinnett County is expected to add almost 500,000 new residents by 2040, by far the largest forecast growth of any county in the Atlanta region. Fulton County is next (+294,000), followed by Forsyth (+224,000) and Cherokee (+159,000).
- In percentage terms, suburban counties are forecast to increase the most, with **Forsyth County being the only county forecast to double its population** by 2040.
- The 20-County area is *growing older AND getting younger*. **Baby Boomers**, the largest generation cohort, *are aging* while younger cohorts like **Generation Z** (today aged 0-17) and **Generation AA** (not yet born) *will become the majority by 2040*.
- Between 2015 and 2040, we will see a **tremendous decrease in whites and large increases in Hispanics in all counties**.
- While urban counties will see the biggest net increase in jobs, more suburban counties- such as **Paulding**, will see the *largest percent increase in employment*. **Ultimately, however, jobs will stay concentrated in the urban core.**

# Overall Employment and Population, 2015-2040



To start off this snapshot, this chart shows the overall trend for our projected population and employment growth. The Atlanta region will see a steady increase in both people and jobs as we move towards 2040.

# Directions of Growth, 2015-2040



Series 15	Employment Growth (2015 - 2040)	Population Growth (2015 - 2040)
CORE	75,352	79,630
NNW	170,650	303,586
NNE	290,028	569,223
ENE	173,822	576,777
ESE	54,307	185,980
SSE	64,900	207,763
SSW	86,606	186,300
WSW	55,543	154,627
WNW	70,031	207,557
Total	1,041,239	2,471,443

# Comparing Changes in North and South of I-20

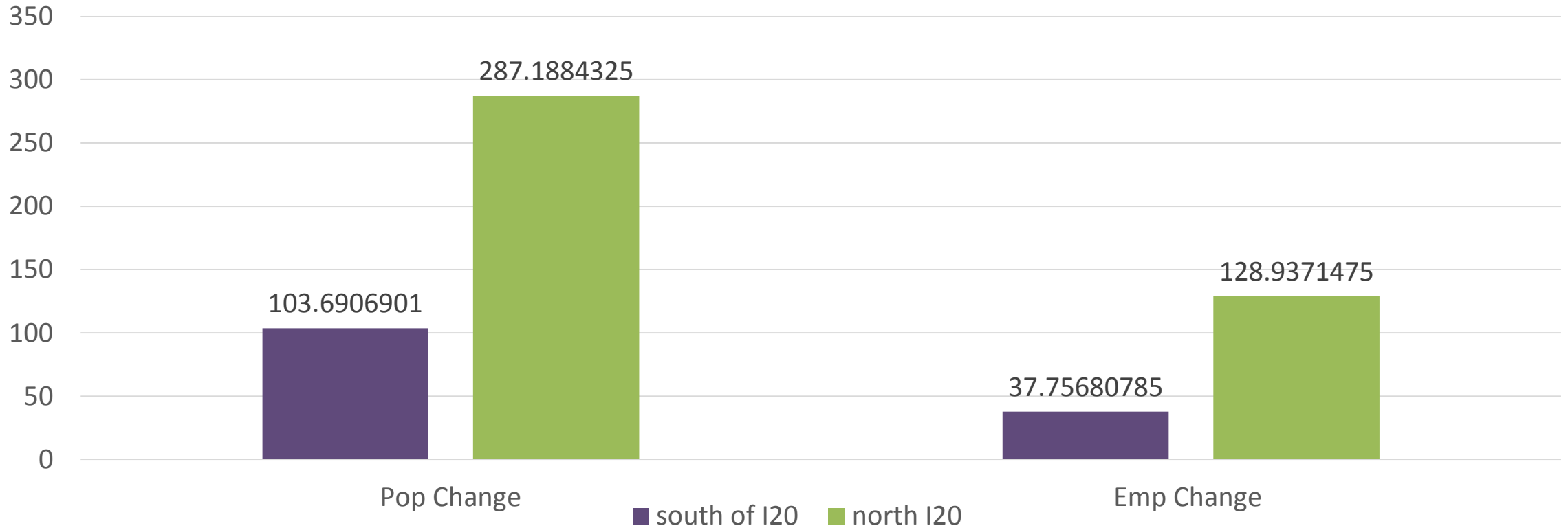
% Change in Population and Employment, 2015-2040



This graph shows the percent change in population and employment for both north and south of I-20. As it suggests, we will see a vast majority of the change in census tracts north of I-20. There will be relatively little change south of I-20 in the coming years. North of I-20 will see a 79% and 75% increase in employment and population respectively. But I-20 will only see an increase of 23% and 27%.

# Comparing Changes in North and South of I-20

Change in Population and Employment by Square Mile, 2015-2040



Now we are looking at the future change in population and employment by square mile. This shows a very similar trend. Census tracts north of I-20 will see the vast majority of increases in jobs and population. Areas north of I-20 will see an increase of around 287.2 people per square mile and 128.9 jobs per square mile. South of I-20 will see an increase of about 104 people and 37.7 jobs per square mile.

# Total Population, Change in Population 2015-2040

First we look at county level population forecasts. The biggest gainers, in absolute terms, are the large urban counties of Gwinnett and Fulton. Gwinnett’s forecast growth dwarfs the growth of other counties in the region, with an expected gain of almost 500,000 new residents by 2040.

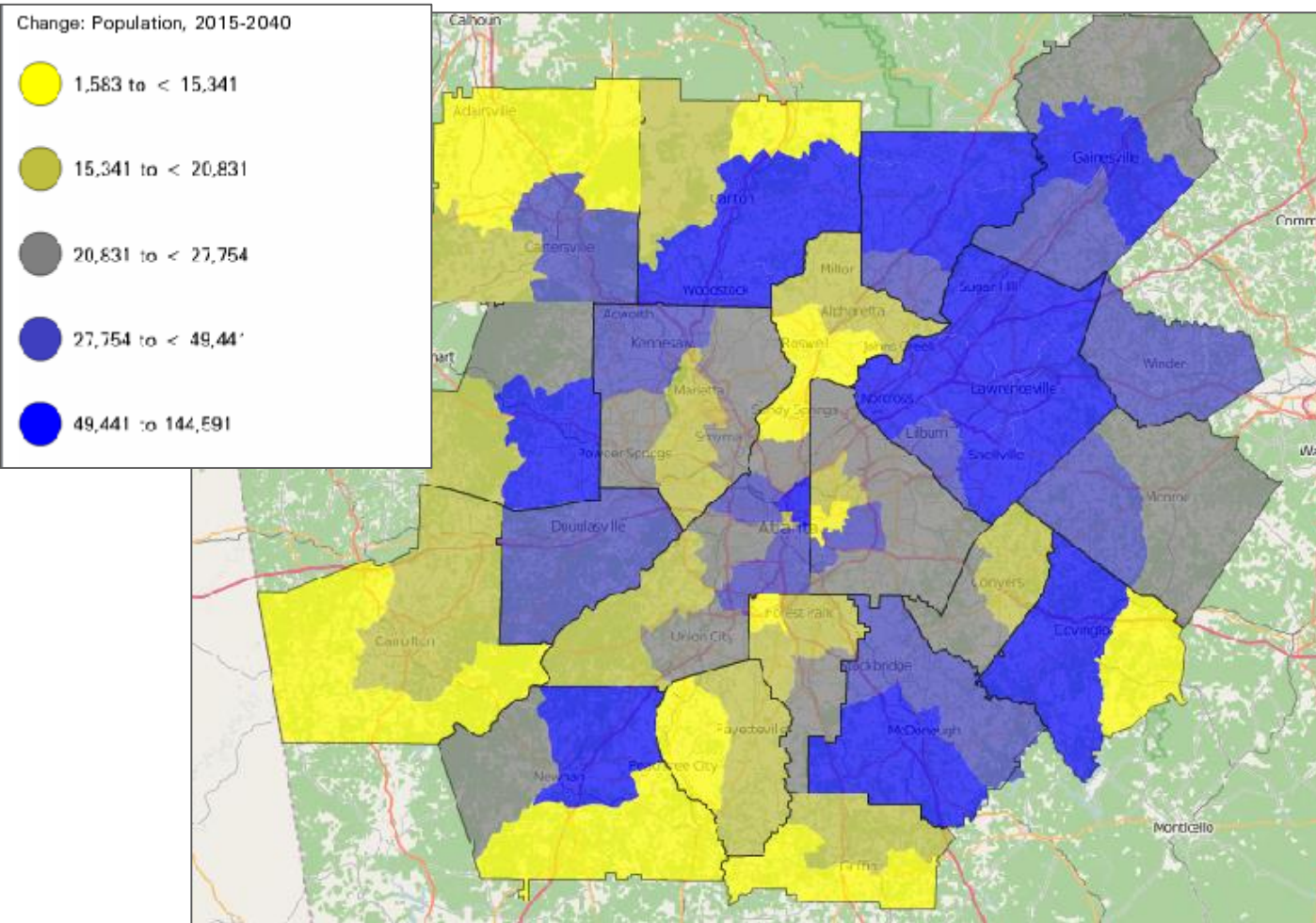
In percentage terms, several suburban counties are expected to attract significant growth through to 2040, with Forsyth the only county forecast to double its current population.

County	2015 Total Pop	2040 Total Pop	Total Change, 2015-2040	Percent Change, 2015-2040
Barrow	75,103	135,696	60,593	80.7%
Bartow	110,448	179,084	68,636	62.1%
Carroll	116,236	166,926	50,690	43.6%
Cherokee	233,231	392,411	159,180	68.2%
Clayton	266,888	327,552	60,664	22.7%
Cobb	727,521	885,062	157,541	21.7%
Coweta	141,156	239,808	98,652	69.9%
DeKalb	718,442	874,424	155,982	21.7%
Douglas	137,343	201,325	63,982	46.6%
Fayette	110,975	143,255	32,280	29.1%
Forsyth	206,701	430,301	223,600	108.2%
Fulton	970,290	1,264,376	294,086	30.3%
Gwinnett	859,757	1,350,358	490,601	57.1%
Hall	200,586	328,058	127,472	63.5%
Henry	218,364	351,691	133,327	61.1%
Newton	106,500	166,208	59,708	56.1%
Paulding	149,382	259,578	110,196	73.8%
Rockdale	89,390	128,103	38,713	43.3%
Spalding	66,291	100,086	33,795	51.0%
Walton	86,969	138,715	51,746	59.5%





# Total Population Change, 2015-2040

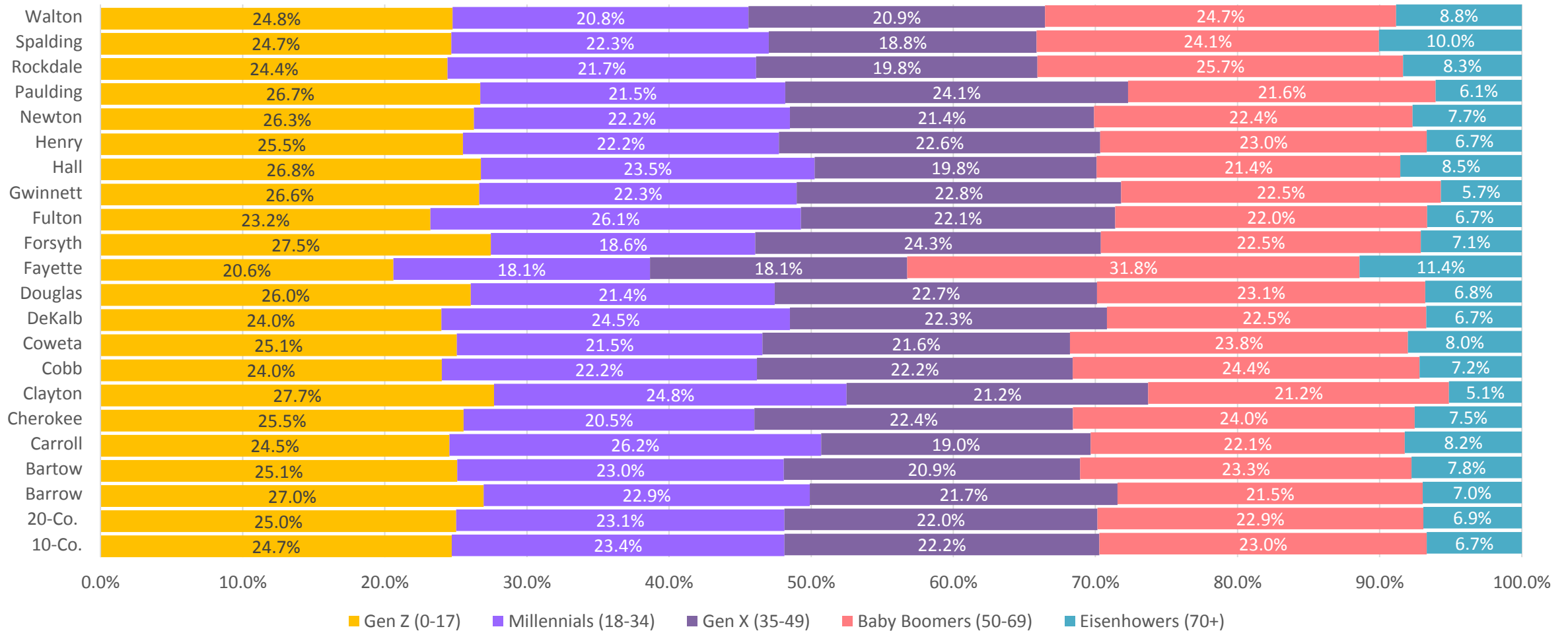


Now, let's take a look at population change spatially. This map dives a little deeper to illustrate population change (2015-2040) by superdistricts (a geography created around market areas). The blue represents the biggest population change, while yellow represents the smallest. In absolute terms, the larger superdistricts in suburban areas are forecast to add the most population, although areas within the City of Atlanta, particularly around the Beltline, are forecast to add significant population.





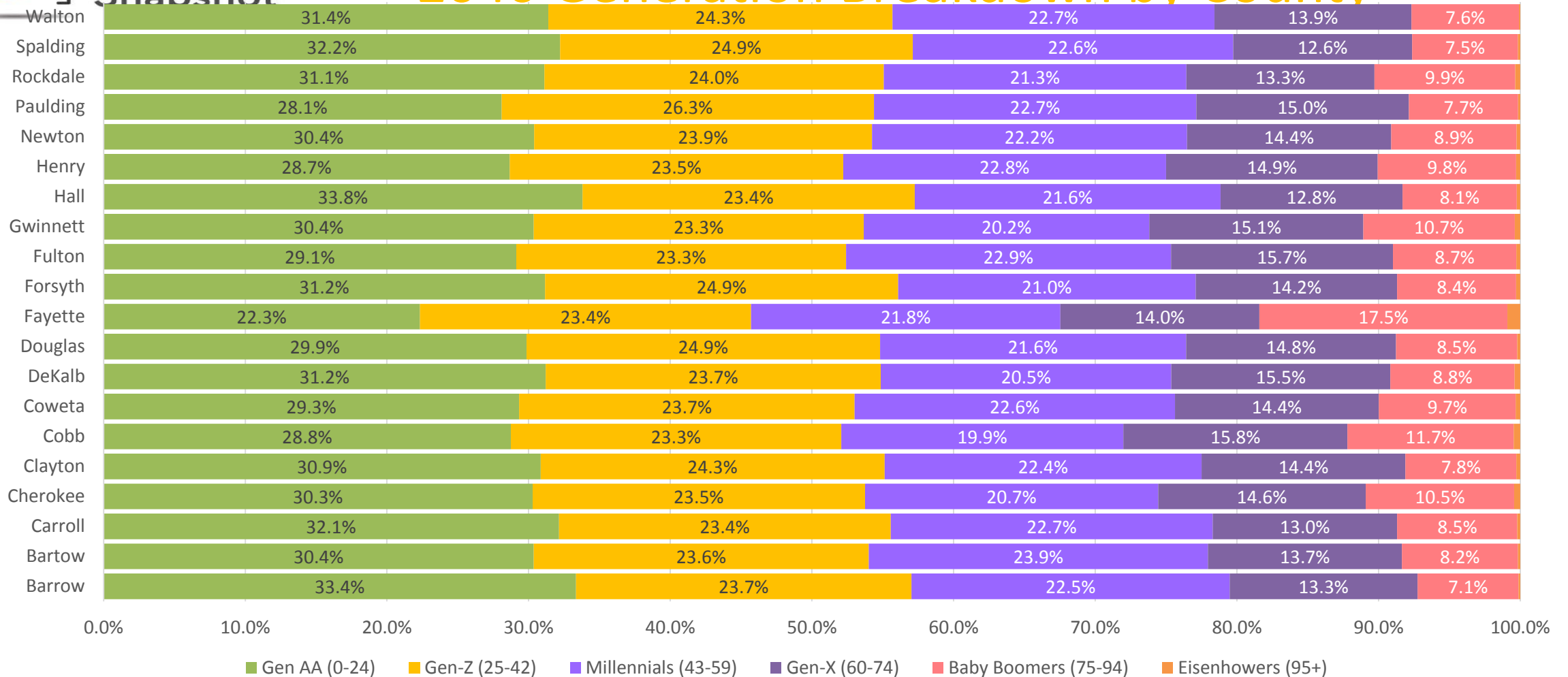
# 2015 Generation Breakdown by County



This graph shows the shares of each generation by county in 2015. The county that stands out the most is Fayette County-- with (across all counties) the smallest percentage of Generation Zers and Millennials but the largest percentage of Baby Boomers. Otherwise, generations are relatively evenly distributed across counties. As the chart shows, however, the two largest groups are in most cases Generation Z and the Baby Boomers. This is particularly important for metro Atlanta because with one of the largest generation groups (the Boomers) growing older, we must plan to accommodate this type of growth.



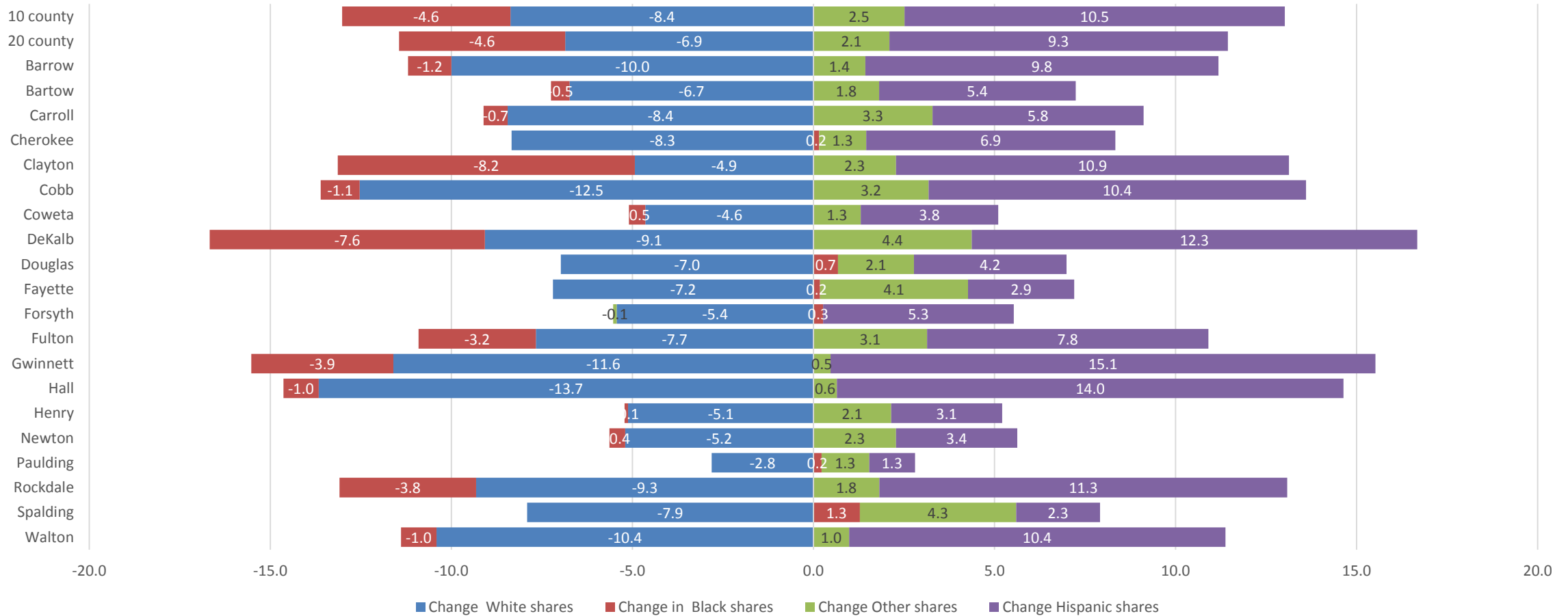
# 2040 Generation Breakdown by County



This chart, showing shares of generations in 2040, tells a different story than the previous one. Here the Baby Boomer generation, now 75-94, is one of the smallest (right behind Eisenhowers which do not make up a full percent in a single county), while a new generation, Generation AA, has emerged. Gen-Zers and Gen AAers have the largest shares of the population, thus making metro Atlanta a relatively young region in 2040. And with diversity largely concentrated in these younger age cohorts, the Atlanta region is also a much more diverse area in 2040.



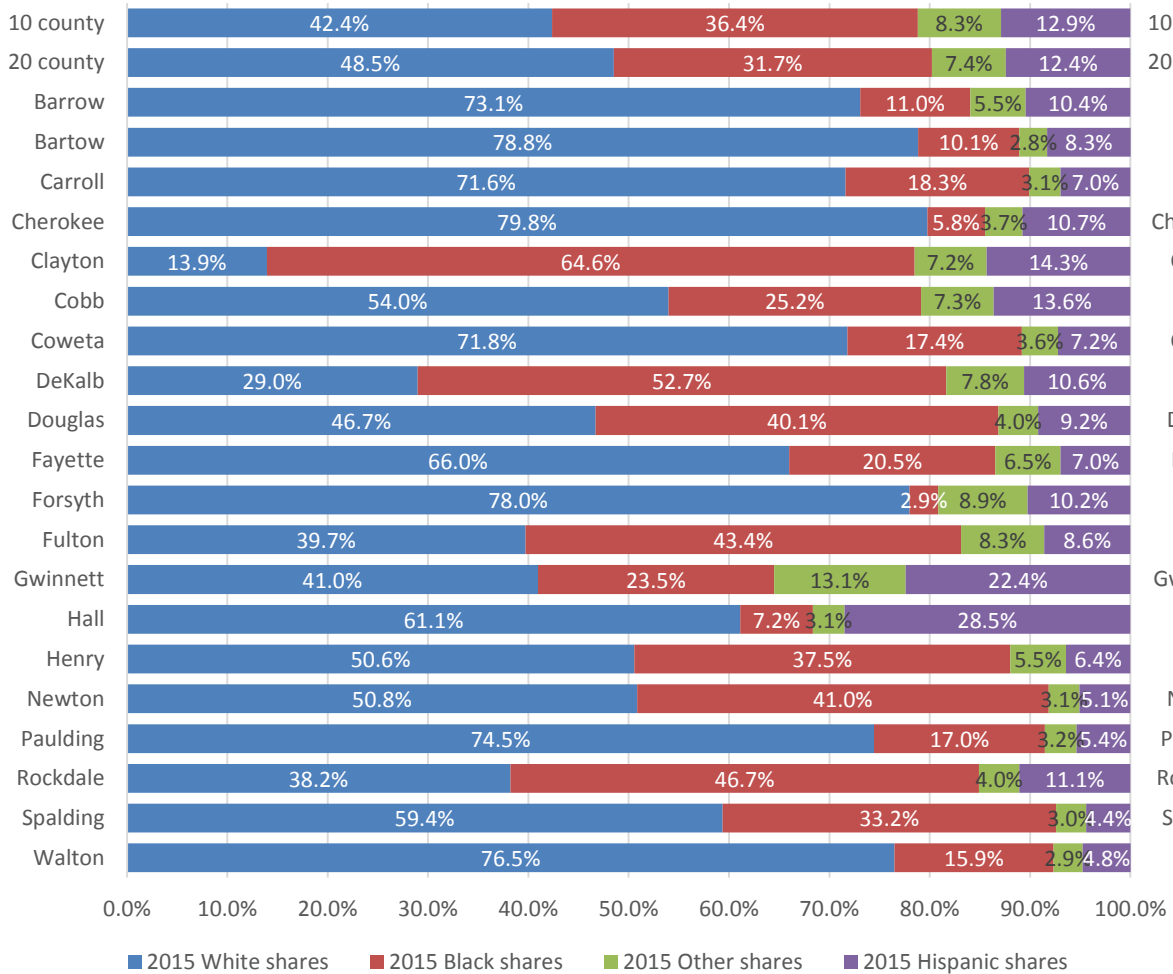
# Percentage Point Change by Race, 2015-2040



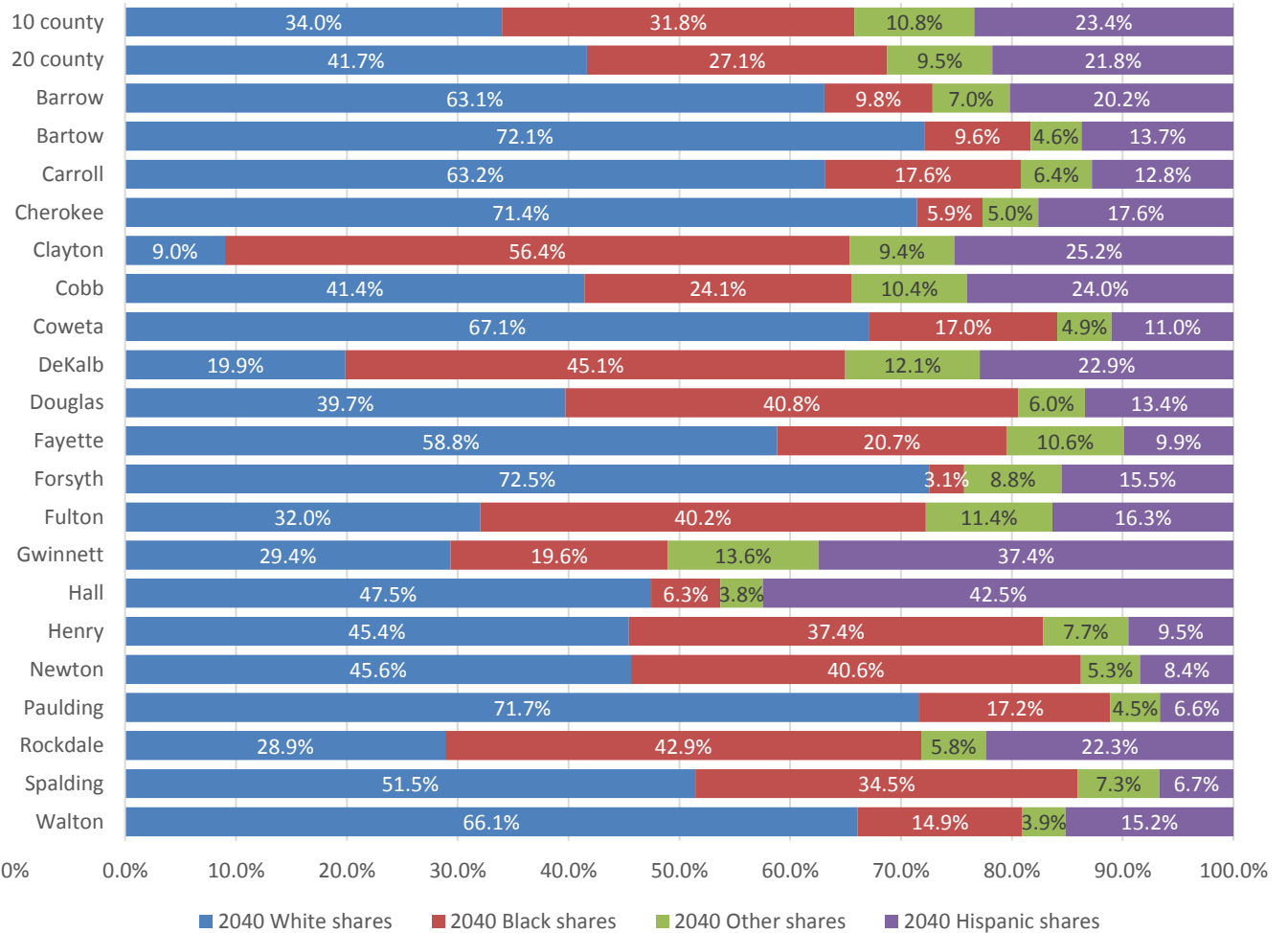
This chart shows the percent point change in race by county from 2015 to 2040, demonstrating the dramatic increase in diversity expected by 2040. Every county will experience a decline in its White population share, while almost every county will also experience a decline in the Black share of population. All counties will see tremendous increases in their Hispanic shares of population, with Gwinnett and Hall Counties experiencing the largest percentage point increases. Please note that this is showing a change in the *shares* of population by race. Thus, in 2015, 48.6 percent of the region’s population was White. By 2040, that share is forecast to be 41.7 percent, a percentage point decline of 6.9. See the next slide for more information by county.

# Race Shares by County and Region, 2015 and 2040

2015 Race Shares



2040 Race Shares



These charts compare race shares in 2015 and 2040. Notice the dramatic increases in Hispanic population shares.

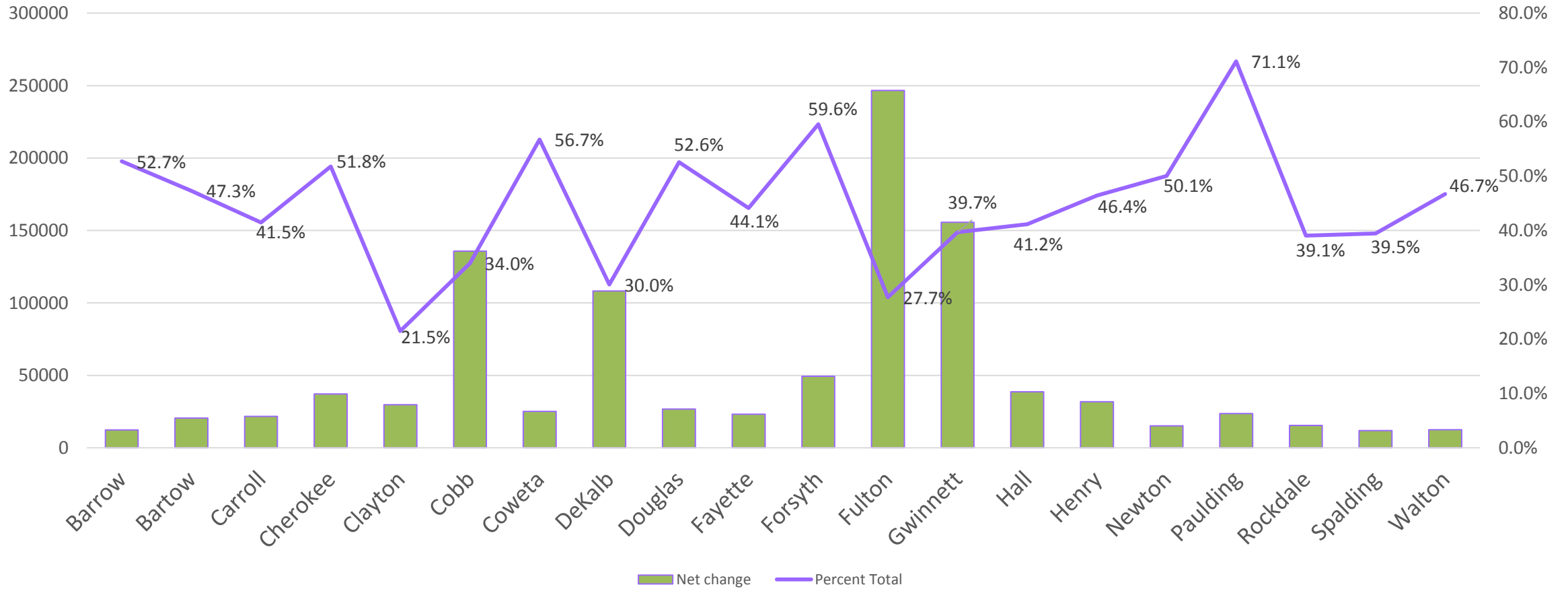
## Total Employment

Switching gears to the employment part of the forecast, we are now going to take a quick look at total employment, employment change, and occupation change in the Atlanta region.

The table to the right gives a general overview, showing total employment by county in both 2015 and 2040. The following slide will look more closely at the change over the period.

County	2015 Total Emp	2040 Total Emp	Total Change, 2015-2040	Percent Change, 2015-2040
10-Co.	2,463,606	3,274,038	810,432	33%
20-Co	2,923,956	3,965,194	1,041,238	36%
Barrow	23,517	35,922	12,405	53%
Bartow	43,396	63,925	20,529	47%
Carroll	52,250	73,925	21,675	41%
Cherokee	71,655	108,760	37,105	52%
Clayton	138,528	168,287	29,759	21%
Cobb	399,486	535,185	135,699	34%
Coweta	44,179	69,241	25,062	57%
DeKalb	360,125	468,335	108,210	30%
Douglas	50,827	77,556	26,729	53%
Fayette	52,738	76,005	23,267	44%
Forsyth	82,807	132,132	49,325	60%
Fulton	889,811	1,136,421	246,610	28%
Gwinnett	392,159	547,856	155,697	40%
Hall	93,871	132,521	38,650	41%
Henry	68,568	100,413	31,845	46%
Newton	30,252	45,394	15,142	50%
Paulding	33,288	56,967	23,679	71%
Rockdale	39,709	55,220	15,511	39%
Spalding	30,164	42,067	11,903	39%
Walton	26,626	39,062	12,436	47%

# Net and Percent Change in Employment, 2015-2040

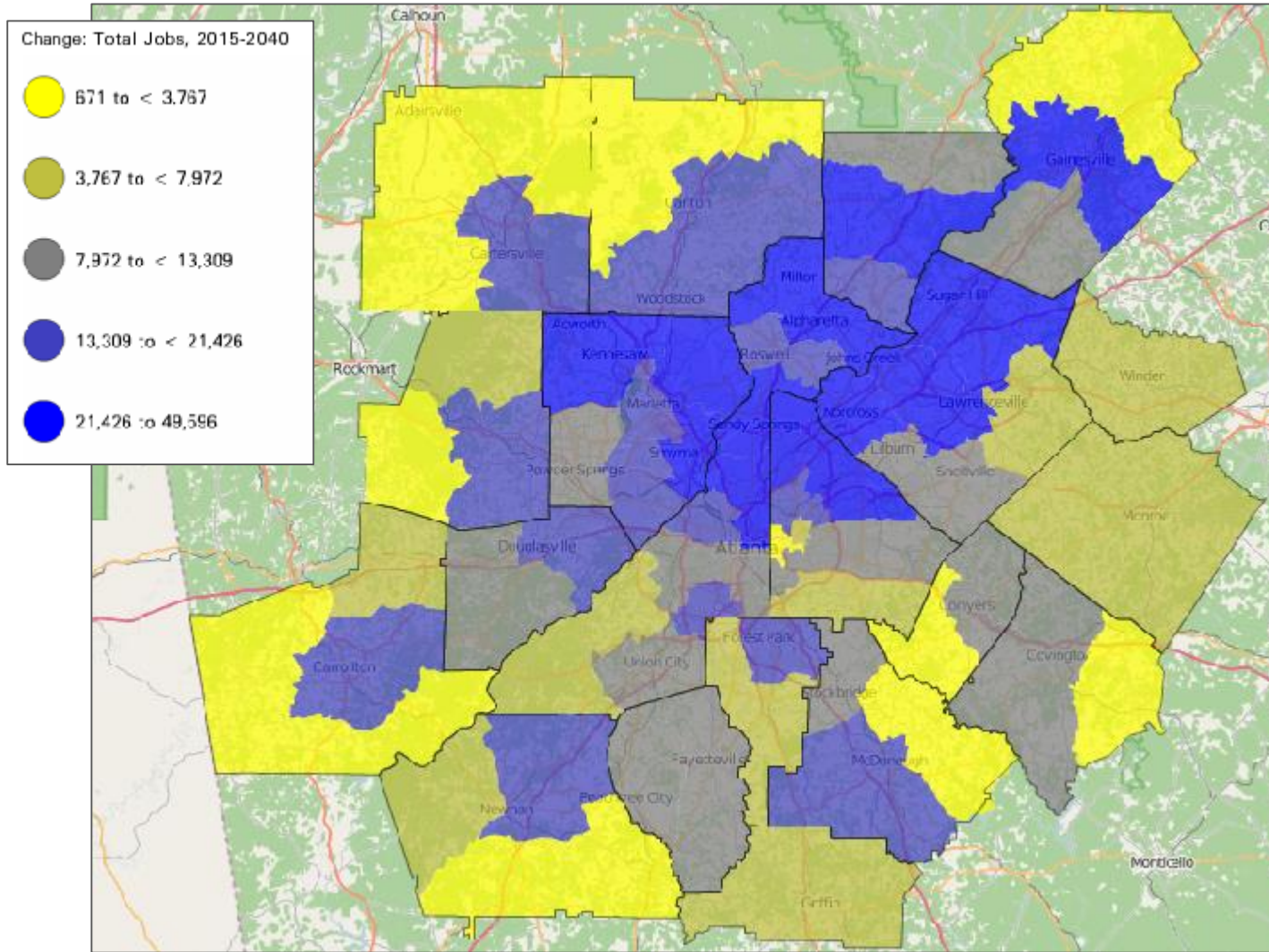


This chart shows the net change in total employment between 2015 and 2050 (green bar) and the percent change of total employment between those years (purple line). As with population change, the urban counties like Fulton, DeKalb, Gwinnett and Cobb have the largest *net* changes in employment, but the suburban counties, like Paulding, have the largest *percent* increases. Paulding, in fact, has the largest percentage change in the Atlanta region- 71.1 percent.



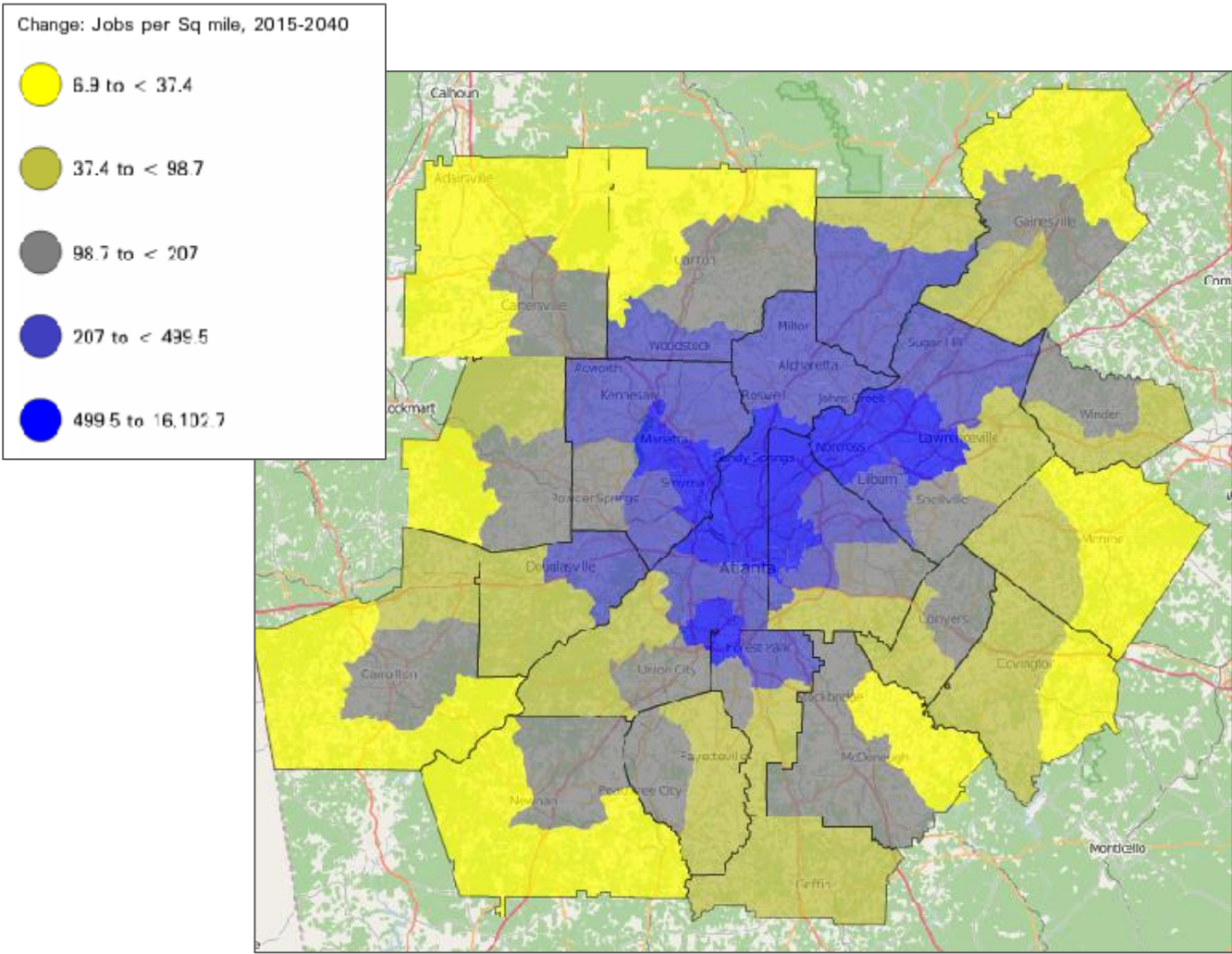


# Total Employment Change, 2015-2040



This map shows total employment change spatially by superdistrict. Blue represents the highest change and yellow is the lowest. We can see that in terms of absolute change, the northern half of the region will see the most growth, such as north Fulton, DeKalb, Cobb, Hall Cherokee, and Cobb counties.

# Employment Change (per square mile), 2015-2040



Now let's dive a little deeper and look at employment change per square mile by superdistrict. Blue represents the largest change while yellow represents the smallest. Despite outer counties, such as Paulding, showing higher percentage growth, the urban core will still see the biggest increase in jobs per square mile. This method controls for the size of the superdistrict, which are much larger in suburban areas than in urban areas.

Want more information? Well, we have it!

Please check out the Forecast section of our website below  
for much more information:

<http://atlantaregionsplan.com/about-the-region/population-employment-forecasts/>