

SUGAR HILL
HOME
FOR
LIFE



2016
HOUSING STUDY

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Contents

Acknowledgements.....	1
Executive Summary.....	3
Introduction	5
Existing Conditions.....	6
Data Projections and Analysis.....	14
Community Input	31
Resident Survey.....	31
Public Workshop	40
Discussion of Trends	42
Opportunities and Constraints.....	44
Recommendations	46
Work Plan FY2016-2020.....	49
Appendix A – Munilytics Data	51
Appendix B – Survey (English and Spanish)	96
Appendix C – Workshop Exercises	100
Appendix D– Model Foreclosure Ordinance.....	102

Executive Summary

Sugar Hill has become successful due mostly to the vision and grit of our friends and neighbors who have chosen to make their home here—Sugar Hill’s principal shareholders. The Mayor and City Council recognize that the quality of our neighborhoods is critically important to the continued success of our community. With Passion for keeping Sugar Hill a great place to live and do business, Vision for making it even better, and Creative leadership to see that it remains a stable, fun, and premiere place to call home, the Mayor and City Council are committed to ensure that the City delivers the finest quality services related to Housing.

This study is the result of leadership conversations focused on issues related to community development and is intended to study key elements in demographic and economic trends, as well as community preferences and values. Analysis and recommendations conducted in the pursuit of this study will be useful to inform City leaders when making policy decisions in the areas of housing, community, and economic development.

Three dominant trends emerged from the synthesis of data:

- There is a need for more diversity in choices for housing.
- Visual integrity of neighborhoods is a highly important issue to our residents.
- Sugar Hill wants to be more connected and walkable.

Need Diverse Choices

It is expected that the city will see an increase in residents in the 65+ age group and in the age group between 35 and 44, which includes affluent professionals and young families. Increasing home values may exacerbate an existing shortage of housing for moderate and very low income households, including a shortage of rental housing, particularly for the Millennial generation, as Sugar Hill proves to be a desirable place for this demographic as they begin to form new households.

Encouraging a diversity of dwelling sizes and types in the City will also assist the Baby Boomers to age in place. Smaller unit sizes provided by townhomes or traditional apartment-style units with little required maintenance and upkeep by residents are preferable for many retired seniors and millennials that do not want the responsibilities associated with detached single family homes.

Maintain Visually Appealing Neighborhoods

Community workshops indicated that among other issues yard upkeep and exterior maintenance are widely shared community values, suggesting broad support for new or reinvented code enforcement and property maintenance assistance programs. Although a majority of the city’s neighborhoods are in excellent condition, deteriorating conditions have been noted in a few specific areas of the city. These issues are primarily cosmetic at this point; however, code enforcement of exterior maintenance and landscaping standards could help stymy any further decay or destabilization of property values in older areas of the city.

Build Walkable and Connected Neighborhoods

Overall, the primary housing priorities for the city of Sugar Hill appear to be focused on providing sufficient housing choices for the growing population over 65 years of age, as well as meeting the needs of the affluent professionals and families that continue to migrate to the City. Promoting a greater variety of housing choices, including apartment-style units, townhouses, and smaller single family houses, as well as promoting pedestrian-oriented, mixed-use developments in the proper context would allow for residents to more easily age in place and additionally meet the needs of millennials that tend to favor renting over homeownership. Additionally, these more compact housing types can be easily incorporated into mixed-used, walkable communities with more integrated access to basic neighborhood amenities and regional medical facilities.

Key Recommendations

The findings detailed in this report culminate in a list of recommended action items and suggestions for areas in which more detailed study is necessary. This five-year work program is based on a synthesis of demographic, economic, and housing data with survey and workshop results to ensure that the outcomes reflect widely shared community values. What follows is a selection of the most significant elements from the work program:

- Establish regular update cycles for visual assessment of housing stock.
- Increase frequency of zoning and maintenance inspections in strategic areas of the City.
- Coordinate public awareness campaigning with code enforcement initiatives.
- Update landscape and architectural design standards.
- Consider form based coding for appropriate areas, particularly within the Downtown.
- Evaluate the appropriateness of accessory dwellings, zoning incentives for senior housing, universal design standards, and complete streets standards.
- Perform suitability analysis for residential development (infill and new) and coordinate with planning strategies related to annexation and zoning policies.
- Identify, inventory, and assess the supply of personal care homes in the area.

A thorough to-do list associated with these findings is included at the end of this report as a practical guide which will be useful for budget planning and project management.

Introduction

The City of Sugar Hill is located in Gwinnett County, Georgia, approximately 40 miles northeast of Atlanta. What is now the eastern side of the City was incorporated in 1939 and has expanded generally westward through annexations. Because the annexations have occurred parallel with residential development, the municipal boundary is irregular with multiple enclaves.

The City has experienced an estimated population growth of approximately 10.5 percent between 2010 and 2015. That trend is expected to continue and increase slightly to 12.5 percent, at least until the year 2030. The City can be described as an affluent, suburban, family-oriented community largely comprised of single family detached homes, but the forecast through 2030 indicates an increasing older population.

A series of new projects will be completed over the next five years that will drastically transform the downtown area. The City has sought to invest and attract walkable commercial, recreation, entertainment and residential properties in order to revitalize the core business district. Most recently upgraded is the Bowl at Sugar Hill, an outdoor amphitheater and concert venue overlooking a naturalistic storm water pond and plaza area that will eventually include a splash pad and family plaza. Construction of the EpiCenter, directly adjacent, will commence this spring with an expected December 2017 opening. This facility will include a performing arts theater with 300+ seats, a 32,000 square foot recreation center and gymnasium, and over 43,000 square feet of retail, restaurant, and office space. Additionally, the old City Hall has been converted into the Suite Spot @ Sugar Hill, a small business incubator and co-working space with leasable office suites for start-ups or home businesses. A bicycle and pedestrian greenway (the Sugar Loop Greenway) to connect downtown Sugar Hill with community parks is also in the early planning stages.

Within the immediate downtown vicinity, several private sector projects should break ground in the next six to twelve months. This will include high-end senior independent living units, millennial housing and over 100,000 square feet of restaurant, office, and retail space. A hotel, conference center, and niche grocery store are also in the immediate construction plans.

Outside of the downtown area, 71 acres of land was acquired by the City near the Chattahoochee River that will primarily be conserved in a natural state, but may also include a future retreat facility and low impact outdoor recreation opportunities.

City leaders have recognized the opportunity to integrate a cohesive housing plan into the overall vision for the City. As a result, the City of Sugar Hill engaged Munilytics and The Mellgren Planning Group to conduct detailed research on demographics, economics, and housing issues as well as public surveys and a workshop to gain insight on current housing conditions and assist City decision makers in determining the most urgent planning priorities related to its housing policies.

Existing Conditions

An overview of current conditions in the City of Sugar Hill is described in this section. The information is a combination of statistical data, as well as two separate physical surveys conducted in the City. The statistical data were taken from the American Community Survey (ACS) 2013, as prepared by the U.S. Bureau of Census. The ACS is an ongoing statistical survey that samples a small percentage of the population to measure trends in demographic information and overall community profile. The ACS data are used in conjunction with decennial census data to extrapolate projections of change in future years. This existing conditions section of the housing study is intended to provide a current snapshot of the demographics of Sugar Hill, and, therefore, uses 2013 ACS data, which are more current than those of the 2010 U.S. Census.

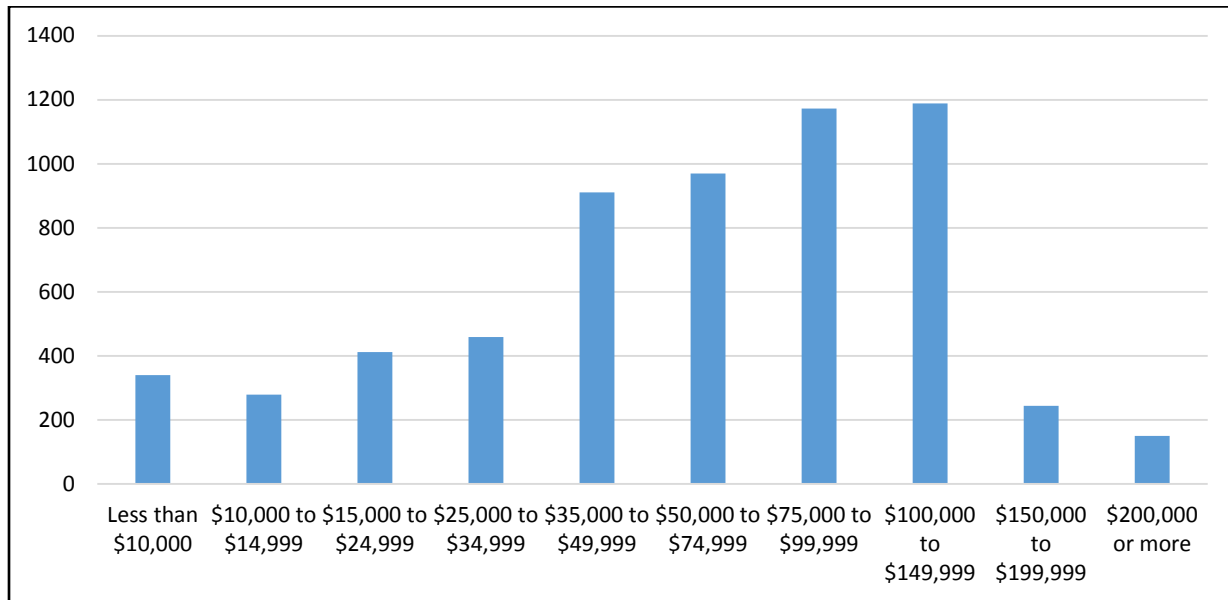
Following this section is a presentation of data projections and analysis of those data. That section uses a variety of statistical tools, which may include the ACS data, but uses 2010 U.S. Census data as its baseline, and then projects on a quinquennial basis.

Population - The 2013 American Community Survey data below describes the population of the Sugar Hill community. The population of Sugar Hill, according to the ACS 2013 survey, was 19,138 residents. This compares to the U.S. Census 2010 survey that showed the population as 18,522 persons- a 3.3 percent increase.

Income - Residents of Sugar Hill are more affluent as a whole than residents of nearby Atlanta. Although the per capita income is higher in Atlanta, the median household income in Sugar Hill is \$66,235, compared to \$46,631 in Atlanta. The distribution of income per household in the City is shown in Figure 1, contained on the following page.

As these data show, income tends to cluster in the upper income brackets in Sugar Hill. 24.3 percent of Sugar Hill residents earn under \$35,000 per year, and 44.9 percent earn over \$75,000 per year. In Atlanta, 41.2 percent earn under \$35,000 per year, and 32.9 percent earn over \$75,000 per year. By comparison to Atlanta, the City of Sugar Hill is affluent.

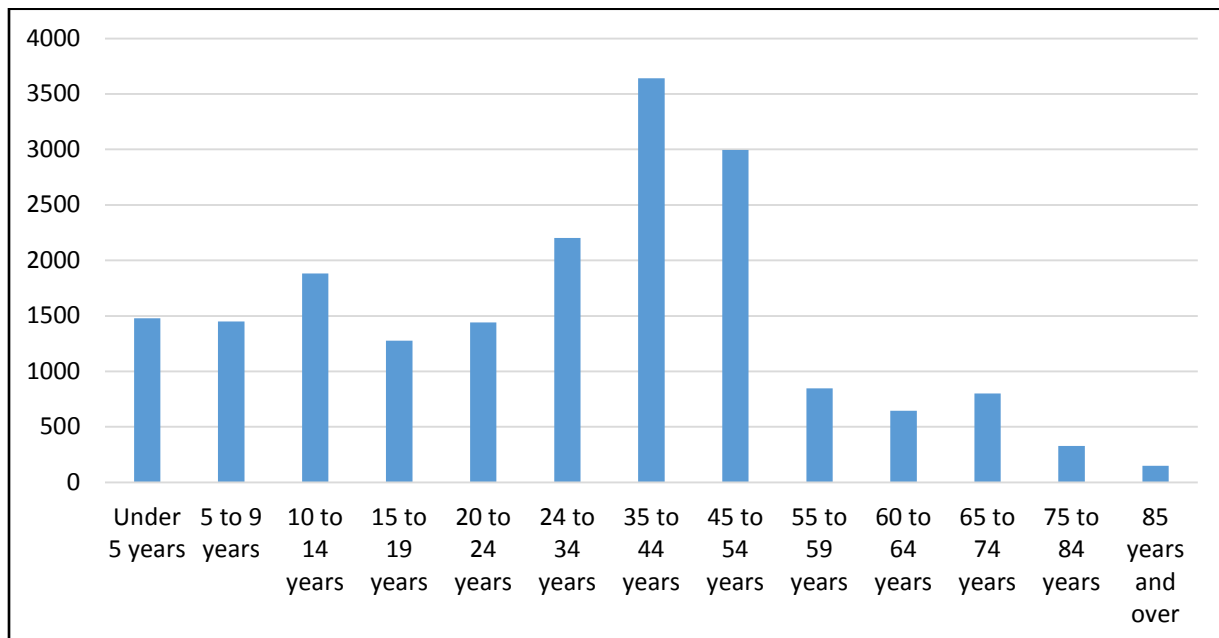
Figure 1. – Household Income in Sugar Hill



Source: U.S. Bureau of Census, 2013.

Age - Residents of Sugar Hill tend to be younger than those of Atlanta, where 26 percent of the population is 35 to 54 years of age. In Sugar Hill, however, 33 percent of the population is within this same age range. The distribution of age across the population of the City of Sugar Hill is depicted in Figure 2.

Figure 2. – Age of Sugar Hill Residents

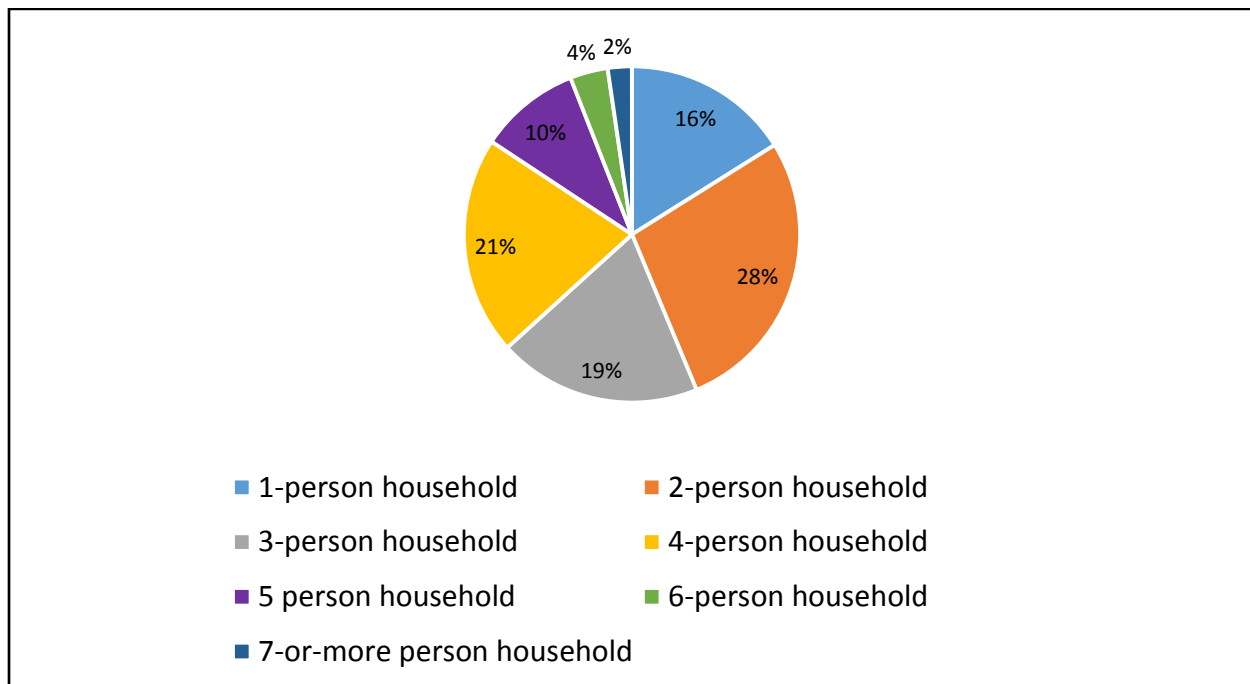


Source: U.S. Bureau of Census, 2013.

The data shown in Figure 2 indicate that the highest concentration of age groups is between the ages of 24 and 54. This unified age group also represents the child bearing and rearing years, substantiating the fact that Sugar Hill is a family-oriented community.

Household Size – Figure 3 shows the distribution of household size in Sugar Hill. As the data indicate, the majority of households --- 56 percent --- are comprised of 3 or more persons. This is consistent with the conclusion reached from the data contained in Figure 2 regarding age. Specifically, the City is attractive for families.

Figure 3. – Household Size in Sugar Hill

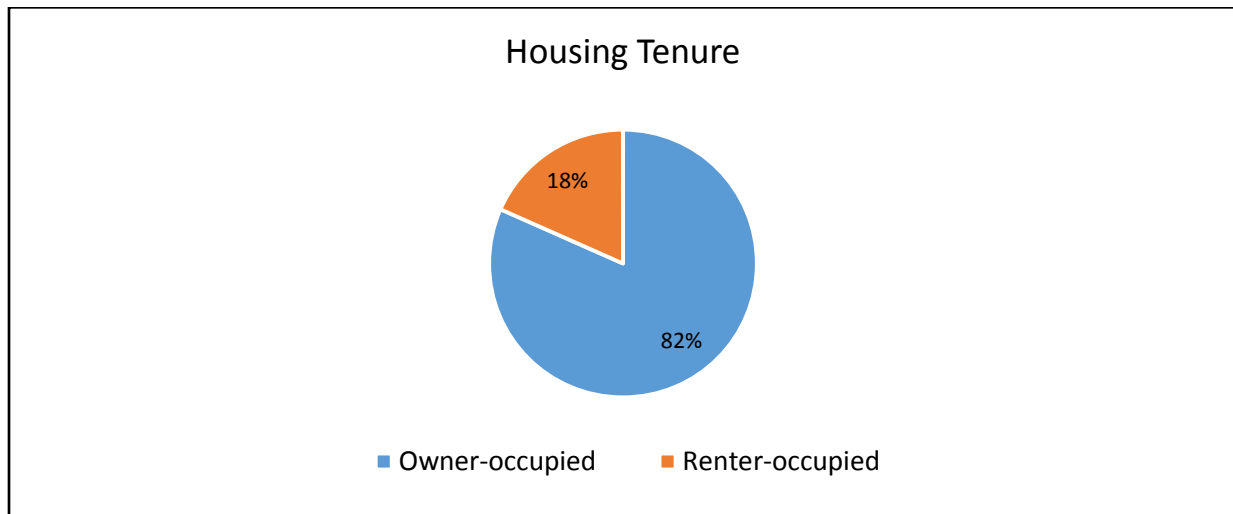


Source: U. S. Bureau of Census, 2013.

Housing Tenure – Data from the U.S. Bureau of Census show that 91.9 percent of all housing units are occupied. Of the occupied units, 82 percent are owner-occupied, and less than 10 percent are rental units. Figure 4, contained on the following page, provides a graphic representation of the proportion of owner-occupied units to renter-occupied units.

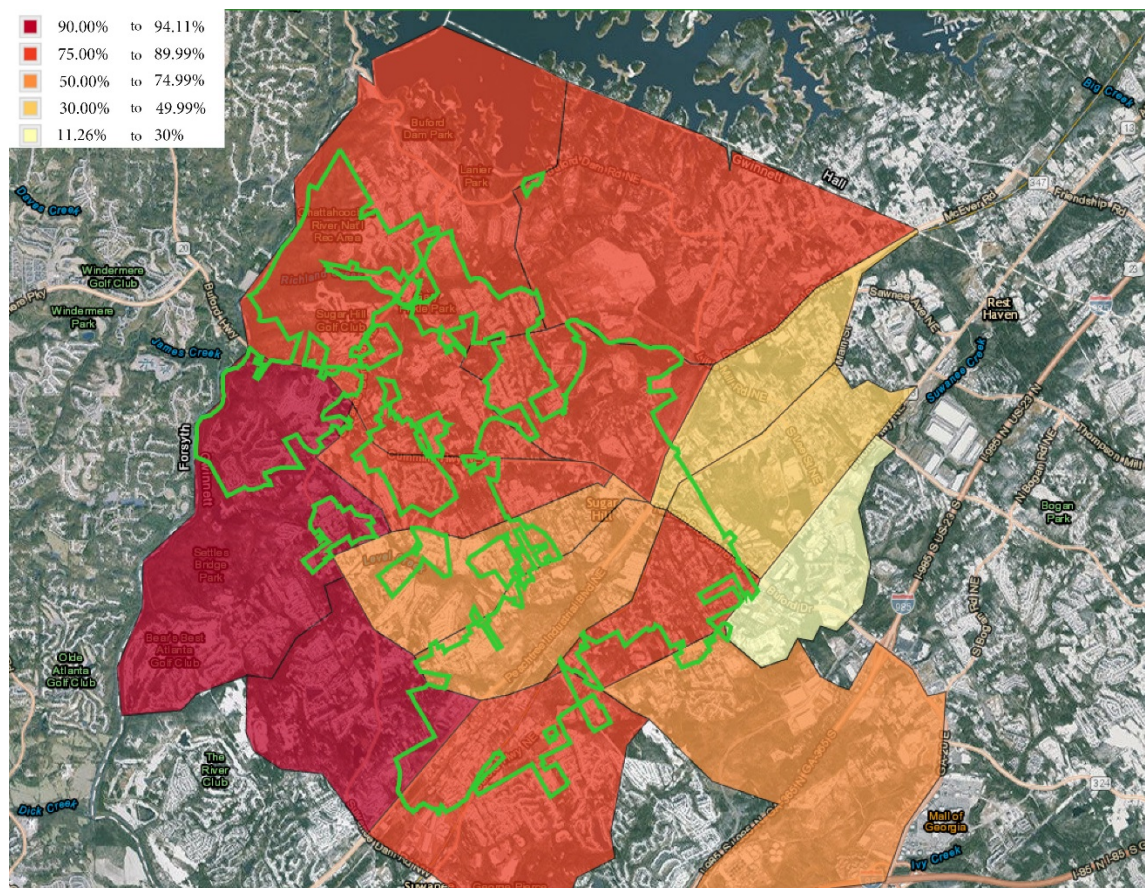
The distribution of owner-occupied housing is mapped on Figure 5. The darker the color, the higher is the percentage of owner occupancy. As Figure 5 indicates, the greatest level of renter-occupied properties occurs in the oldest part of Sugar Hill; on the east side of the City.

Figure 4. – Housing Tenure in Sugar Hill



Source: U.S. Bureau of Census, 2013.

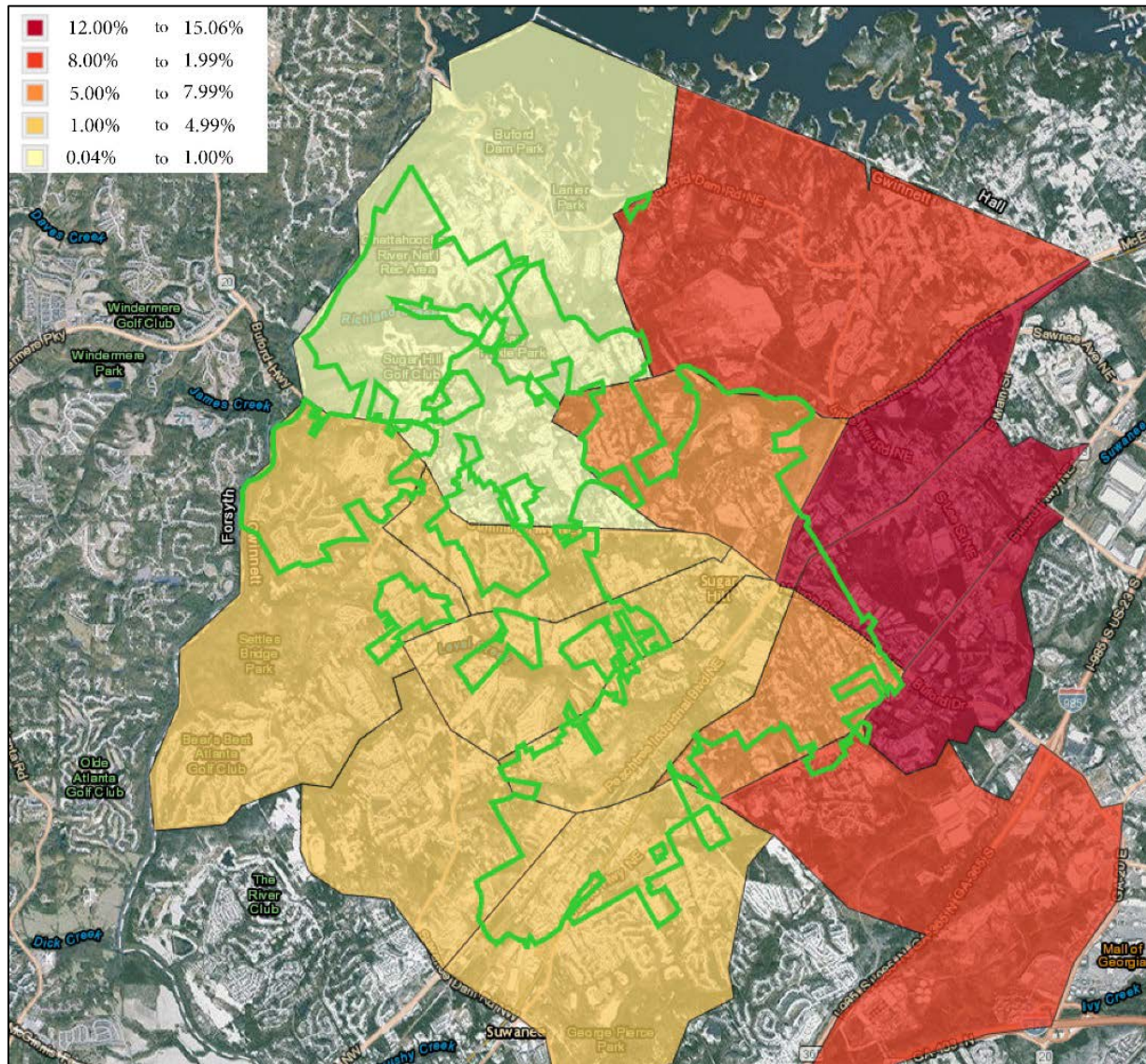
Figure 5. – Distribution of Percentage of Owner Occupancy



Source: ESRI™ Community Analyst.

As stated above, 8.1 percent of the housing units in Sugar Hill are vacant. Figure 6 graphically displays the distribution of vacant housing units. The lightest color indicates a 1 percent or less vacancy rate, while the darkest color indicates a vacancy rate of 12 percent to 15 percent.

Figure 6. – Distribution of Vacant Housing Units



Source: ESRI™ Community Analyst.

Condition of Housing Stock – Two windshield surveys have been completed. One survey was conducted on November 6, 2015, and provided a general overview of the housing stock. The neighborhoods that were evaluated included a mix of new single family subdivisions in northwest and south Sugar Hill; single family subdivisions on the east, built in the 1980s; several 1960s and 1970s subdivisions on the east side of the City; and a townhome development in

west central Sugar Hill. Overall, the condition of the housing stock is quite good, with a few exceptions, which are noted below in the discussion of the survey conducted by City staff.

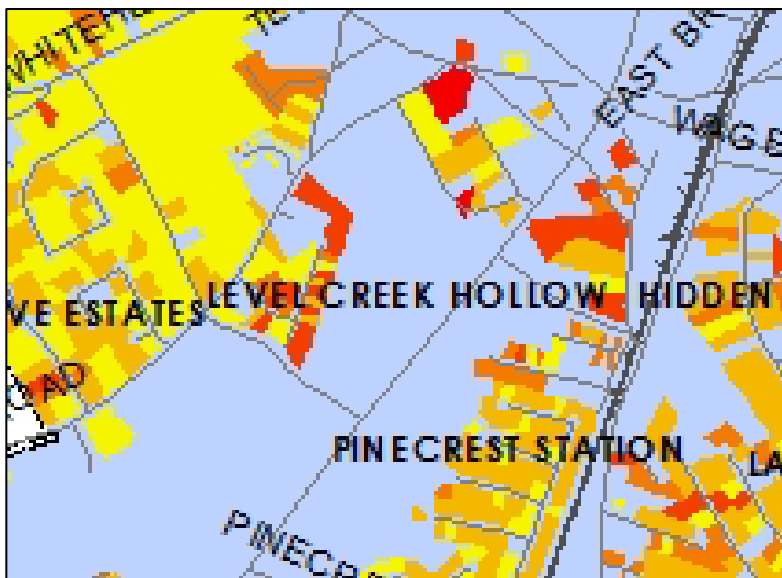
Overall, this visual survey of the City resulted in several observations. Some of the deteriorated conditions were cosmetic only in nature but, nevertheless, contributed to the apparent substandard conditions. This included, for example, lack of landscaping or landscape maintenance, unscreened storage of trash cans or personal items, and tin foil or shower curtains in windows used for privacy. Issues such as these can be addressed and are included in the recommendations section of the report.

In one or more of the newer subdivisions, foundation plantings were minimal, yard trees were not consistently provided, and utility boxes were unscreened. The City could benefit from more comprehensive landscape and architectural design standards for residential development to ensure a variation in architecture and color palettes.

The second survey was completed by City staff, and the report documents housing conditions in detail. Over 4,000 units in older communities were analyzed to determine the level of maintenance. A scoring worksheet was created and points assessed to homes in six categories of roof, chimney, siding, windows and doors, foundation and yard. The greater the signs of maintenance required, the more points were awarded. Scoring was weighted to assess more points to important structural features like the roof and foundation. Cosmetic elements of the home, such as the yard, were weighted to be less important.

Overall, more than 97 percent of the structures surveyed were well maintained. There were four areas, however, that exhibited signs of disrepair. These are as follows:

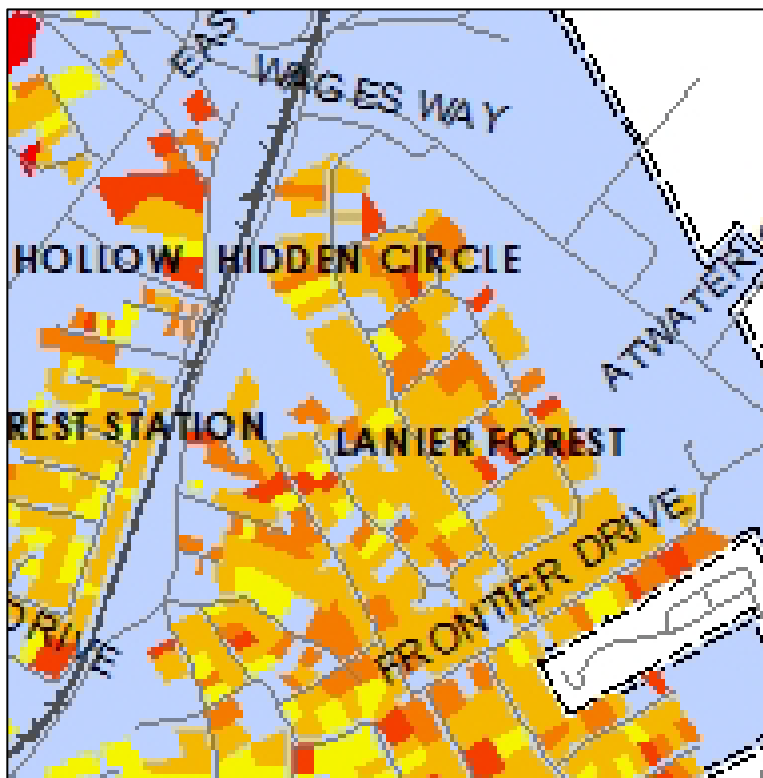
- Level Creek Hollow subdivision, off Level Creek Rd.



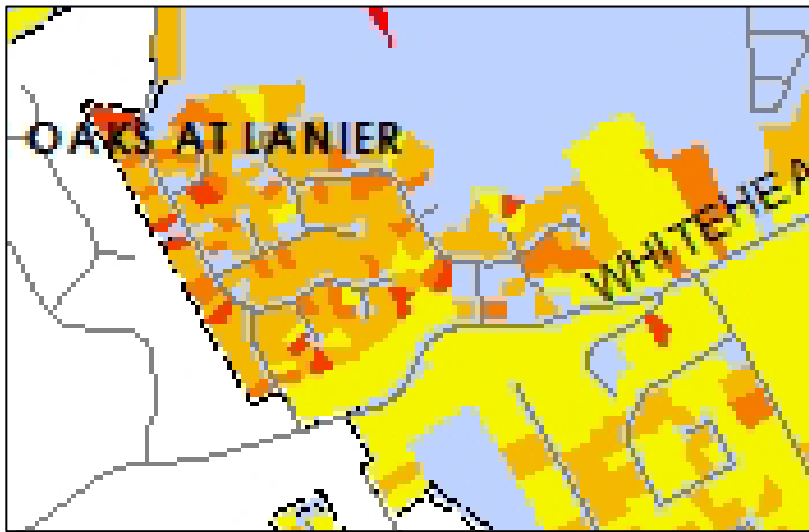
- Parkview North and Parkview East subdivisions, off Level Creek Rd.



- Subdivisions South East of Highway 20 and Peachtree Industrial Blvd. around Railroad Ave., in the Lanier Forest subdivision and surrounding properties, many of which are so old that they are not associated with a subdivision name in City GIS records.



- The Oaks at Lanier, located between Whitehead Rd. and Highway 20.



In examining the location of these areas compared to the distribution of owner-occupied units, there does not appear to be any direct correlation between occupancy type and the condition of the housing stock. It is not unusual to associate poor housing condition with absentee landlords. In this instance, however, the data do not clearly indicate that that this is the case. More likely, it can be attributed to the age of structures in combination with a recovering economy. Older houses require more maintenance that may have been postponed for economic reasons.

(Continued)

Data Projections and Analysis

A variety of data sources was utilized to derive the population estimates and forecasts of key demographic indicators, which are contained in this section. These include ESRI™ Community Analyst, long-term market data analysis, public opinion surveys, and public workshops.¹

Estimates and forecasts of current and future demographic measures are based upon the City's current municipal boundaries and do not include any annexation of unincorporated areas that may occur. Forecasting is based upon 2010 U.S. Census Bureau data, ESRI™ 2015 growth estimates (which are based on 2010 Census and 2013 American Community Survey data), and ESRI™ 2020 projections. The growth factors from 2010 to 2020 were used to estimate the key demographics for 2025 and 2030. Table 1 provides the actual, estimated, and forecasted key demographic indicators for the City of Sugar Hill.

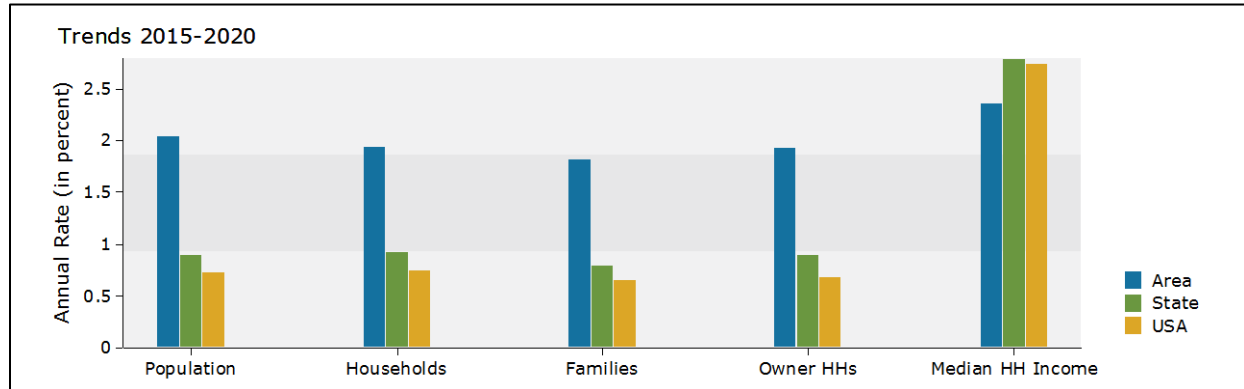
Table 1. - Actual, Estimated and Forecasted Key Demographic Information for the City of Sugar Hill

	2010 Census	2015 Estimate	2020 Forecast	2025 Forecast	2030 Forecast
Population	18,522	20,492	22,674	25,529	28,743
Households	6,114	6,693	7,367	8,110	8,928
Owner Occupied Units	5,027	5,382	5,922	6,326	6,785
Renter Occupied Units	1,087	1,311	1,445	1,784	2,143
Median Income	\$70,106	\$78,389	\$88,106	\$96,867	\$105,867
Families	4,832	5,284	5,784	6,217	6,803
Average Household Size	3.03	3.06	3.07	3.15	3.22
Median Age	33.50	35.30	35.50	35.90	36.10
Per Capita Income	\$27,119	\$29,934	\$33,686	\$36,813	\$40,097

¹ Community Analyst is a web-based program that applies Geographic Information Systems technology to an array of data and creates maps and graphics that illustrate the data.

Table 2 shows the projected growth in Sugar Hill compared to Georgia and the rest of the United States.


Table 2. - Projected Growth Trends: 2015-2020



As these data show, the City will see growth in both its population and households. The number and percentage of those renting homes will increase by 1,056 units and from 18 percent of the housing stock to 24 percent. This does not necessarily indicate that there is a demand for apartments or other multi-family units, but more likely will reflect a current trend away from home ownership by Millennials.

The City is also likely to see its median age and median household income increase. Age will increase slightly to 36.1 years in 2030 from its current estimate of 35.3 years, with incomes growing from approximately \$70,000 to amounts approaching \$106,000. As the Atlanta area continues its high growth rate, the demand for housing in the suburban ring will grow with it. The City is likely to see a continuance of urban emigration to the community, most likely by more affluent professionals. As noted in Table 3, contained on the following page, the short-term estimate of household income indicates that growth will occur in the \$100,000 to \$200,000 and above income groups.

Table 3. - Household Income Estimates, Forecasts by Income Ranges for City of Sugar Hill



Demographic and Income Comparison Profile

Sugar Hill City, GA

Sugar Hill city, GA (1374180)

Prepared by Munilytics

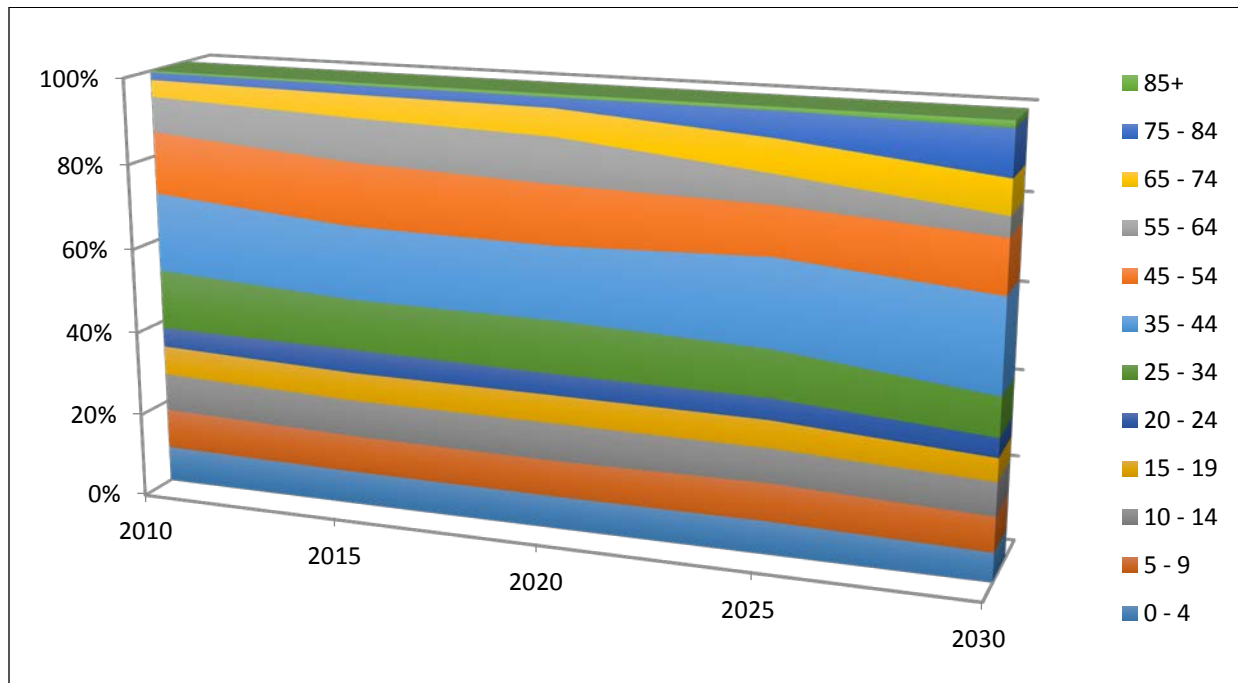
		Sugar Hill city,...	
2015 Households by Income		Number	Percent
<\$15,000		538	8.0%
\$15,000 - \$24,999		379	5.7%
\$25,000 - \$34,999		441	6.6%
\$35,000 - \$49,999		607	9.1%
\$50,000 - \$74,999		1,178	17.6%
\$75,000 - \$99,999		1,135	17.0%
\$100,000 - \$149,999		1,360	20.3%
\$150,000 - \$199,999		675	10.1%
\$200,000+		381	5.7%
Median Household Income		\$78,389	
Average Household Income		\$92,243	
Per Capita Income		\$29,934	
2020 Households by Income		Number	Percent
<\$15,000		490	6.7%
\$15,000 - \$24,999		275	3.7%
\$25,000 - \$34,999		347	4.7%
\$35,000 - \$49,999		574	7.8%
\$50,000 - \$74,999		1,209	16.4%
\$75,000 - \$99,999		1,308	17.8%
\$100,000 - \$149,999		1,752	23.8%
\$150,000 - \$199,999		923	12.5%
\$200,000+		487	6.6%

Population Forecasts By Age Segments - Using the most recent national Census forecasts by age, and applying those trends to Sugar Hill's current estimated population profile, the following forecast was developed in Table 4 below.

Table 4. – Population Forecasts by Age Segments for Sugar Hill

Population	2010		2015		2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,559	8.4%	1,593	7.8%	1,744	7.7%	2,001	7.8%	1,968	6.85%
5 - 9	1,750	9.4%	1,813	8.8%	1,917	8.5%	2,279	8.9%	2,359	8.21%
10 - 14	1,654	8.9%	1,786	8.7%	2,021	8.9%	2,049	8.0%	2,235	7.77%
15 - 19	1,280	6.9%	1,364	6.7%	1,504	6.6%	1,640	6.4%	1,530	5.32%
20 - 24	851	4.6%	1,138	5.6%	1,143	5.0%	1,281	5.0%	1,281	4.46%
25 - 34	2,611	14.1%	2,459	12.0%	2,804	12.4%	2,810	11.0%	2,597	9.04%
35 - 44	3,452	18.6%	3,546	17.3%	3,881	17.1%	5,215	20.4%	6,224	21.65%
45 - 54	2,713	14.6%	3,056	14.9%	3,135	13.8%	2,896	11.3%	3,561	12.39%
55 - 64	1,533	8.3%	2,091	10.2%	2,401	10.6%	1,701	6.7%	1,306	4.54%
65 - 74	729	3.9%	1,089	5.3%	1,433	6.3%	1,949	7.6%	2,248	7.82%
75 - 84	321	1.7%	431	2.1%	540	2.4%	1,509	5.9%	2,990	10.40%
85+	69	0.4%	125	0.6%	151	0.7%	199	0.8%	444	1.54%
Totals	18,522	100.0%	20,491	100.0%	22,674	100.0%	25,529	100.0%	28,743	100.00%


Figure 7. – Population Forecasts by Age Segments for Sugar Hill



Of particular note, the City's population profile will age through each band. The age groups of 65 to 74 will nearly double. The 75 to 84 age group will increase by nearly 10-fold through 2030. A complete population demographic profile can be found in Appendices A.1 through A.9.

Housing Profile - The demand for housing over the short-term is estimated to be about 674 units, with 540 being owner-occupied, and 134 being rented. The City will see a substantial decrease in homes of less than \$149,999 and increases in homes worth over \$200,000. The median value of homes will increase by \$30,492 to \$223,985. Table 5, which is contained on the following page, shows this short-term forecast (with full housing data available in Appendices A.10 and A.11).

Table 5. - City of Sugar Hill Changes In Housing Profile, 2015-2020

		Housing Profile		Sugar Hill, GA		Prepared by Munilytics	
Population		Households					
2010 Total Population	18,522	2015 Median Household Income				\$78,389	
2015 Total Population	20,492	2020 Median Household Income				\$88,106	
2020 Total Population	22,674	2015-2020 Annual Rate				2.36%	
2015-2020 Annual Rate	2.04%						
		Census 2010		2015		2020	
Housing Units by Occupancy Status and Tenure		Number	Percent	Number	Percent	Number	Percent
Total Housing Units		6,497	100.0%	6,982	100.0%	7,661	100.0%
Occupied		6,114	94.1%	6,693	95.9%	7,367	96.2%
Owner		5,027	77.4%	5,382	77.1%	5,922	77.3%
Renter		1,087	16.7%	1,311	18.8%	1,445	18.9%
Vacant		383	5.9%	289	4.1%	294	3.8%
		2015		2020			
Owner Occupied Housing Units by Value		Number	Percent	Number	Percent		
Total		5,383	100.0%	5,924	100.0%		
<\$50,000		57	1.1%	32	0.5%		
\$50,000-\$99,999		194	3.6%	104	1.8%		
\$100,000-\$149,999		1,194	22.2%	694	11.7%		
\$150,000-\$199,999		1,433	26.6%	1,482	25.0%		
\$200,000-\$249,999		950	17.6%	1,355	22.9%		
\$250,000-\$299,999		566	10.5%	874	14.8%		
\$300,000-\$399,999		547	10.2%	714	12.1%		
\$400,000-\$499,999		211	3.9%	255	4.3%		
\$500,000-\$749,999		165	3.1%	285	4.8%		
\$750,000-\$999,999		35	0.7%	91	1.5%		
\$1,000,000+		31	0.6%	38	0.6%		
Median Value		\$193,493		\$223,985			
Average Value		\$231,154		\$264,994			

Using the American Community Survey's 2009-2013 Detailed Housing information and projections of population previously noted, the various elements of the City's housing stock were forecasted in five-year bands through 2030, and are contained in Table 6, which is on the following page.

Table 6. - Forecasts of Housing Stock Elements, 2015 – 2030, for Sugar Hill

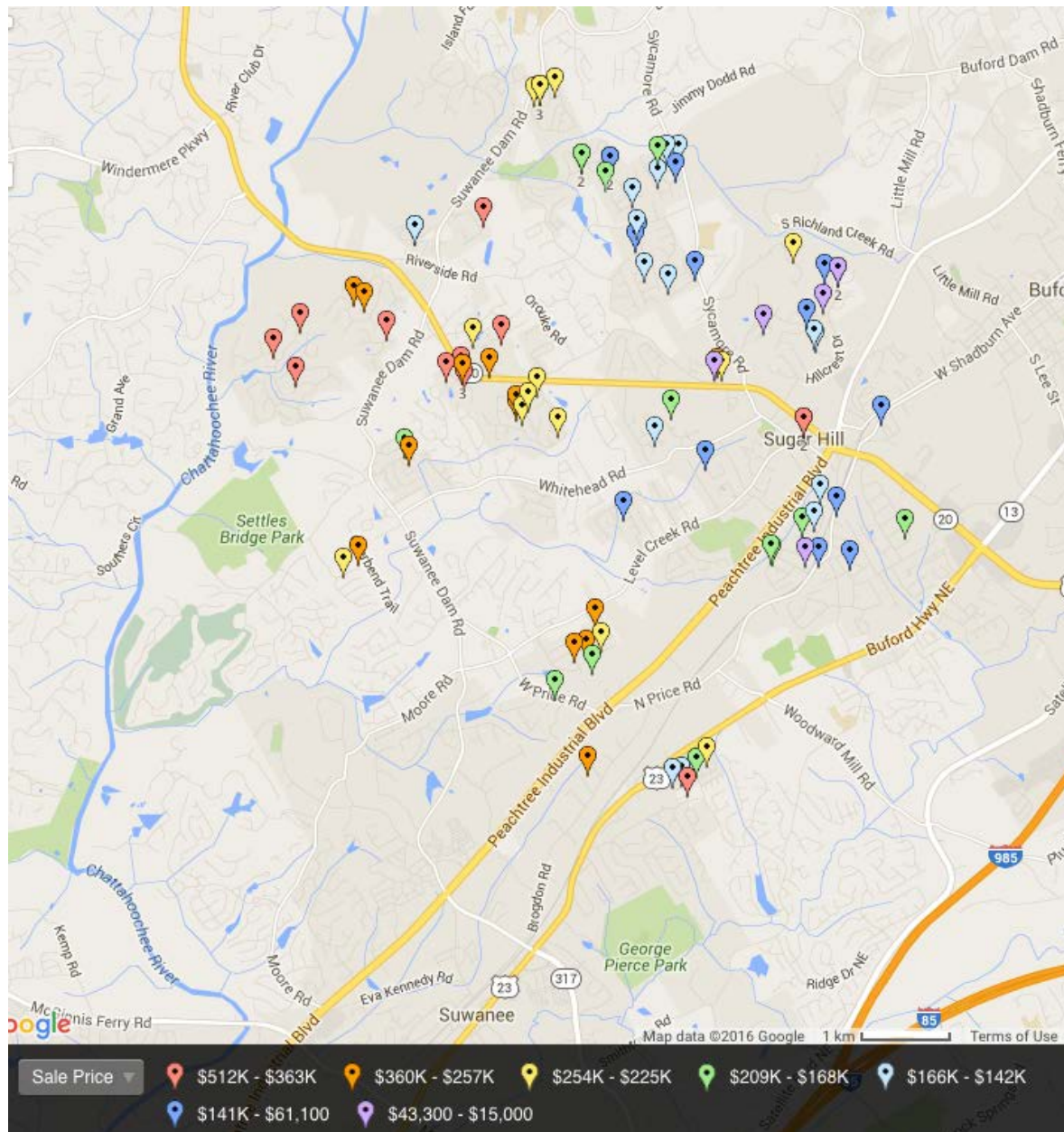
	2013 Estimate	Margin of Error	Percent	2015 Estimate	2020 Forecast	2025 Forecast	2030 Forecast	Change 2015-2030
HOUSING OCCUPANCY								
Total housing units	6,664	+/-382		6,982	7,661	8,819	9,866	41.3%
Occupied housing units	6,127	+/-300	91.9%	6,693	7,367	8,104	9,067	35.5%
Vacant housing units	537	+/-261	8.1%	289	294	714	799	176.5%
Homeowner vacancy rate	0.8	+/-1.2						
Rental vacancy rate	15.2	+/-12.0						
UNITS IN STRUCTURE								
Total housing units	6,664	+/-382	6,664	6,982	7,661	8,819	9,866	41.3%
1-unit, detached	5,434	+/-374	81.5%	5,690	6,388	7,492	8,501	49.4%
1-unit, attached	492	+/-222	7.4%	517	535	581	605	17.1%
2 units	0	+/-25	0.0%	-	-	-	-	NA
3 or 4 units	72	+/-72	1.1%	77	78	82	85	10.7%
5 to 9 units	37	+/-50	0.6%	42	-	-	-	-100.0%
10 to 19 units	142	+/-96	2.1%	147	148	150	159	8.4%
20 or more units	18	+/-30	0.3%	21	23	25	27	28.9%
Mobile home	469	+/-179	7.0%	489	489	489	489	0.1%
Boat, RV, van, etc.	0	+/-25	0.0%	-	-	-	-	NA
YEAR STRUCTURE BUILT								
Total housing units	6,664	+/-382	6,664	6,982	7,661	8,819	9,866	41.3%
Built 2026-2030, estimated							1,048	NA
Built 2021-2025, estimated						1,158	1,158	NA
Built 2016-2020, estimated					679	679	679	NA
Built 2010 to 2015	98	+/-58	1.5%	98	98	98	98	NA
Built 2000 to 2009	2,542	+/-327	38.1%	2,542	2,542	2,542	2,542	NA
Built 1990 to 1999	2,153	+/-283	32.3%	2,153	2,153	2,153	2,153	NA
Built 1980 to 1989	972	+/-248	14.6%	972	972	972	972	NA
Built 1970 to 1979	289	+/-128	4.3%	289	289	289	289	NA
Built 1960 to 1969	246	+/-134	3.7%	246	246	246	246	NA
Built 1950 to 1959	221	+/-134	3.3%	221	221	221	221	NA
Built 1940 to 1949	120	+/-97	1.8%	120	120	120	120	NA
Built 1939 or earlier	23	+/-27	0.3%	23	23	23	23	NA
HOUSING TENURE								
Occupied housing units	6,127	+/-300	6,127	6,693	7,367	8,104	9,067	35.5%
Owner-occupied	5,001	+/-353	81.6%	5,382	5,922	6,613	7,399	37.5%
Renter-occupied	1,126	+/-256	18.4%	1,311	1,445	1,491	1,668	27.3%
Average household size of owner-	3.09	+/-0.17	(X)			3.15	3.17	NA
Average household size of renter-	3.28	+/-0.37	(X)			Average For All Households		
Occupied housing units	6,127	+/-300	6,127	6,693	7,367	8,104	9,067	35.5%
Lacking complete plumbing facilities	15	+/-28	0.2%	15	-	-	-	-100.0%
Lacking complete kitchen facilities	15	+/-28	0.2%	15	-	-	-	-100.0%
No telephone service available	254	+/-135	4.1%	254	-	-	-	-100.0%
VALUE								
Owner-occupied units	5,001	+/-353	5,001	5,383	5,922	6,613	7,399	37.4%
Less than \$50,000	98	+/-57	2.0%	57	32	29	22	-61.4%
\$50,000 to \$99,999	389	+/-161	7.8%	194	104	82	67	-65.5%
\$100,000 to \$149,999	1,453	+/-294	29.1%	1,194	694	656	602	-49.6%
\$150,000 to \$199,999	1,288	+/-252	25.8%	1,433	1,482	1,555	1,875	30.8%
\$200,000 to \$299,999	1,079	+/-208	21.6%	1,516	2,227	2,398	2,605	71.8%
\$300,000 to \$499,999	627	+/-159	12.5%	758	969	1,409	1,652	117.9%
\$500,000 to \$999,999	54	+/-47	1.1%	200	376	439	515	157.5%
\$1,000,000 or more	13	+/-21	0.3%	31	38	46	61	96.8%
Median (dollars)	169,100	+/-7,993	(X)	193,493	231,154	282,008	340,948	76.2%

Comparing the changes in the age segments previously detailed to the forecasts of housing stock above, it appears that the demand for senior or assisted living facilities will exceed the supply. Table 4, Population Forecasts by Age Segments for Sugar Hill, noted that the age demographic for Sugar Hill will trend toward growth in the elderly population. Survey results indicate that for those elderly wishing to remain in Sugar hill, housing choices are limited. Results of our review of the assisted living facilities licensed by the State of Georgia were in short supply within the City, as were housing communities geared toward this demographic. At the same time, the percent of the population of less than 20 years of age will decrease from 34 percent to 28 percent of the total population between 2010 and 2030, while the population of those aged 65 or older will increase from 6 percent to 20 percent of the population between 2010 and 2030. Also, between 2010 and 2030, Sugar Hill will likely see a healthy demand for homes with values exceeding \$200,000, with the largest increase coming from homes between \$200,000-\$299,000. The City is forecasted to see demand for homes priced between \$200,000 and \$499,999 of almost 4,300 units. The median home value will increase to \$341,000 from its current estimated value of approximately \$193,000. The home values will reflect the wealth or income of the buyers, which has been projected to increase during this period.

Housing Market Sales Data – A review of recent Multiple Listing Service data for properties indicated that the market is fairly strong and housing is available for a wide range of incomes. Appendix A.12 details recent listing prices and types of housing available. During the period of October 1, 2015, to December 31, 2015, there were 91 homes sold with a median sale price of \$192,000, which is a 13.5% increase over the 2013 estimate of \$169,100. The range of homes sold went from a low of \$15,000 for an 800 square foot, 2-bedroom, 1-bath home built in 1966 to a \$512,500 home that is 5,659 square feet and has 5 bedrooms and 5 bathrooms. The sales indicate homes across a wide range of affordability. The following map shows the location of the homes sold :

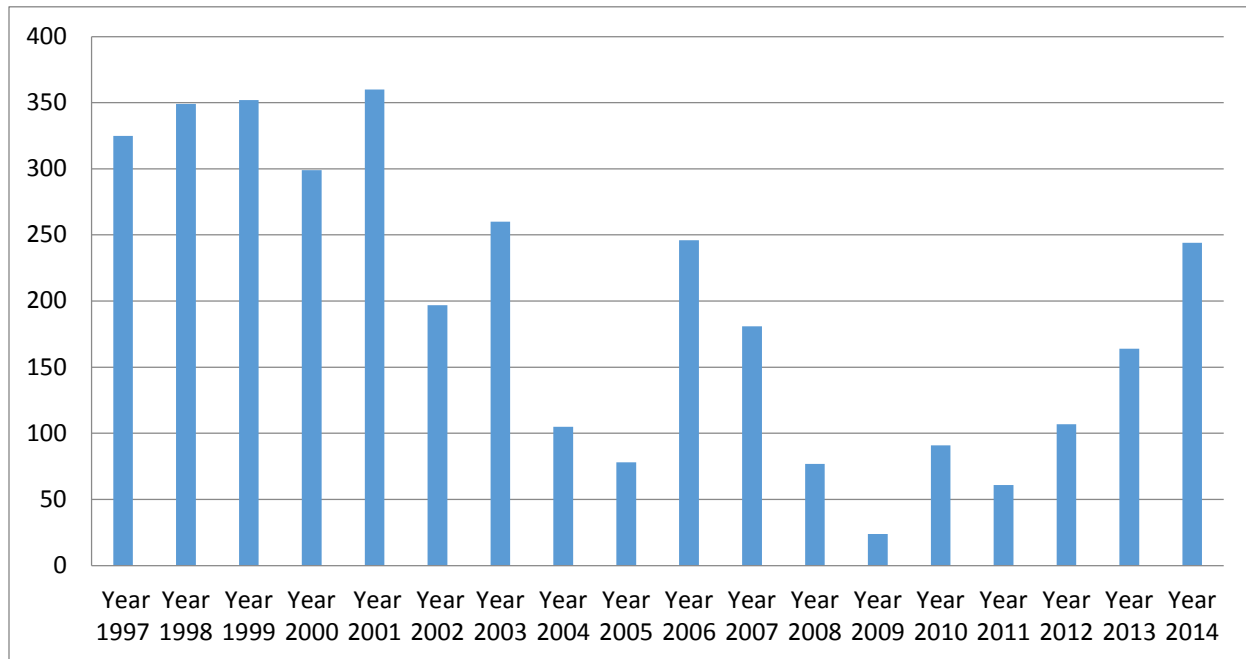
(Continued)

Homes Sold In Sugar Hill, Georgia, October 1, 2015, to December 31, 2015 (Zillow.com)



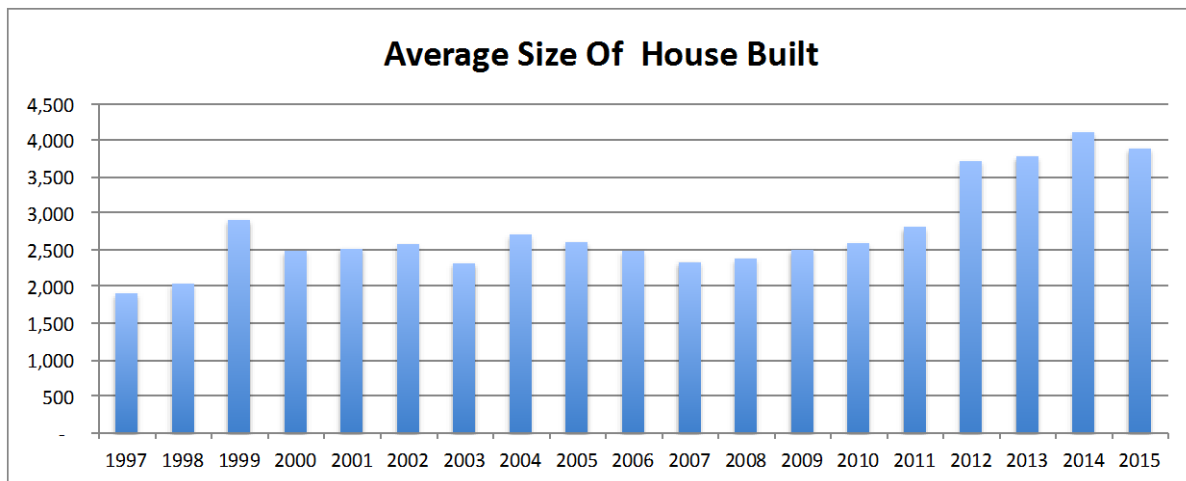
Permits Issued For New Home Construction - The City had fairly consistent growth up to and through the housing boom that ended with the Great Recession that began at the end of 2007. Table 7 shows the number of new residential single-family building permits, which have been fewer, but increased steadily since then.

Table 7. – Single Family Building Permits in Sugar Hill



Recent trends indicate that the average house size built has increased since 2007. We expect the City will continue to see homes of the most recent years continue to be in demand. Table 8 illustrates the growth in house size being built since 1997, when the average was slightly under 2,000 square feet, to the most recent year, 2015, when the average house size built was slightly less than 4,000 square feet, or about twice the size built in 1997.

Table 8. – Historical Growth of Size Of Single-Family Houses



Affordable Housing Gap Analysis - Affordable or workforce housing is always an important consideration when analyzing housing supply and demand. An adequate supply of attainable housing promotes family stability and healthy communities. Affordable or workforce housing is generally evaluated in context of attainability for Very Low, Low, and Moderate Income household income ranges. The following definitions from the U.S. Department of Housing and Urban Development (HUD) were used:

Affordable Housing: Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons.

Very Low Income Family: Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of facility, college, or other training facility; prevailing levels of construction costs; or fair market rents.

Low Income Family: Families whose [combined] income does not exceed 80 percent of the median family income for the area.

Moderate Income Family: Households whose incomes are between 81 percent and 120 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 120 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes.

Using the American Community Survey's most recent 2009-2013 5-year Detailed Housing Estimates for the City of Sugar Hill, the data were applied to the affordable housing model template using the assumptions of a 3 percent down payment and a 4.25 percent interest rate for persons of fair credit. The results of that modeling, as shown in Table 9, show that there currently exists shortages of affordable housing for home ownership in the Moderate Income bracket and shortages of rental units for Very Low Income and Moderate Income individuals.

Table 9. – Housing Affordability Gap in Sugar Hill

Category		Home Ownership			Housing Rentals		
		Demand	Supply	Surplus or Deficit	Demand	Supply	Surplus or Deficit
Very Low Median Household Income (<50% of Median) \$0 to \$39,195	Number of Units	966	1963	997 Surplus	779	475	304 Deficit
	Pecent of Households For Owners or Renters	19.3%	39.3%		69.2%	46.6%	
Low Median Household Income (50.1% to 80% of Median) \$39,196 to \$62,711	Number of Units	969	1710	741 Surplus	177	468	291 Surplus
	Pecent of Households For Owners or Renters	19.4%	34.2%		15.7%	46.0%	
Moderate Median Household Income (80.1% to 120% of Median) \$62,712 to \$94,067	Number of Units	1292	827	465 Deficit	78	39	39 Deficit
	Pecent of Households For Owners or Renters	25.8%	16.5%		6.9%	3.9%	

This analysis is dependent upon the self-reported household median income figures in the U.S. Bureau of Census questionnaire. The Census income figures do not include government cash transfer payments or other forms of assistance provided to low income households and, therefore, understates the amount of money available to households. For instance, the federal government's Earned Income Tax Credit (EITC) program provides direct cash assistance to households with earned incomes of up to \$53,505 in payments of up to \$6,269. Other forms of public assistance are likewise not included in the definition of household income. In evaluating gaps in affordable housing, the City should look to see what impact is currently being made by these programs. Including these cash transfer payments and housing assistance programs in the definition of median household income may reduce or eliminate some of the gaps that may exist. It should also be kept in mind that these residents currently have housing, but they may be paying more than 30% of their household income for it, thus making them cost burdened for their housing needs.

Lending and Impediments To Borrowers –The 2014 Federal Financial Institutions Examination Council (FFIEC) data were reviewed for Census Tracts located within the City of Sugar Hill. Not

all Census Tracts had loans reported for them. This does not necessarily indicate an absence of loans, but a possible coding issue by the financial institutions. 843 loans were originated and, of these, 129 or 15.3 percent were denied. The residential lending market in the community is firm and the denial rate is not out of the ordinary, given current market conditions. Borrowers with good credit or better can expect to receive favorable terms from lenders ready to finance housing in the community. The income levels reported for the loans are stated as a percent of the greater Atlanta Metropolitan Statistical Area (MSA). The Atlanta MSA had a median Income in 2014 of \$58,420, which is approximately 75 percent of Sugar Hill's median of \$78,389. Table 10, which is contained on the following page, summarizes the loan information that was reported for 2014.

Table 10. – 2014 Lending Statistics For Sugar Hill Census Tracts

County Name and Census Tract and Item	FHA, FSA/RHS & VA		Conventional		Refinancings		Home Improvement Loans		Loans on Dwellings For 5 or More Families		Median Income as % of MSA Median Income
	Number	Value x 1,000	Number	Value x 1,000	Number	Value x 1,000	Number	Value x 1,000	Number	Value x 1,000	
Ga/Gwinnett County 501.08											141
Loans Originated	46	10,720	151	42,871	144	31,948	21	1,465			
Apps Approved, Not Accepted	1	187	8	2,685	4	942					
Apps Denied	12	3,025	25	7,692	48	12,558	8	280			
Apps Withdrawn	4	733	19	5,809	36	9,085	5	599			
Files Closed For Incompleteness	2	738	8	2,252	22	5,351	1	142			
Ga/Gwinnett County/0501.09											128
Loans Originated	27	4,595	68	12,568	62	9,509	6	436	1	271	
Apps Approved, Not Accepted					3	465	3	54			
Apps Denied	4	826	6	1,273	20	3,038	8	328			
Apps Withdrawn	1	164	9	1,830	16	2,756	1	20			
Files Closed For Incompleteness	4	519	2	290	14	2,331	1	50			
Ga/Gwinnett County/0502.12											187
Loans Originated	44	12,034	263	80,309	166	46,448	18	1,567			
Apps Approved, Not Accepted	2	584	16	5,280	9	3,758	1	275			
Apps Denied	11	3,253	44	15,193	52	17,078	19	851			
Apps Withdrawn	11	2,883	48	14,935	43	13,709	2	113			
Files Closed For Incompleteness	1	319	24	6,877	20	5,676	3	512			
Ga/Gwinnett County/0502.13											148
Loans Originated	46	11,318	198	45,493	117	21,848	15	778			
Apps Approved, Not Accepted			15	3,849	9	1,406	1	17			
Apps Denied	6	1,585	21	4,745	52	10,964	12	665			
Apps Withdrawn	7	1,656	31	7,871	21	4,156	3	162			
Files Closed For Incompleteness	2	542	8	1,652	14	2,388	2	50			
Totals For Sugar Hill Census											
Tracts Reported											
Loans Originated	163	38,667	680	181,241	489	109,753	60	4,246	1	271	-
Apps Approved, Not Accepted	3	771	39	11,814	25	6,571	5	346	-	-	-
Apps Denied	33	8,689	96	28,903	172	43,638	47	2,124	-	-	-
Apps Withdrawn	23	5,436	107	30,445	116	29,706	11	894	-	-	-
Files Closed For Incompleteness	9	2,118	42	11,071	70	15,746	7	754	-	-	-

Impediments And Barriers For Low and Moderate Income Households - Sugar Hill residents with Low and Moderate incomes (defined as 80 percent and 120 percent, respectively, of the City's median income) can expect to face several barriers due to either limited availability of financing or limited affordable housing stock. Some of these issues are associated with a lack of sufficient income, and some can be overcome through the development of homebuyer education and resource programs. While there is no data specific to Sugar Hill, the issues identified below are nearly universal throughout the country.

Lending Issues - Poor credit histories are common with lower income homebuyers. This results in denial of credit to many borrowers. The calculated real denial rate for low credit profile applicants is 39 percent (Urban Institute, 2014). Many credit decisions are automated and lenders do not generally devote the resources to work with marginal borrowers. Lower income households are less likely to understand credit scoring and its impact on future financial transactions. People with lower credit scores can also expect to pay higher interest rates that, in turn, reduces the amount of housing they can afford. Homeowners' insurance rates can also be tied to credit history, which may increase the cost of homeownership. Predatory lenders often target homebuyers seeking affordable housing and may offer harmful financial products or work with appraisers in ways that are detrimental to the borrower. Borrowers with poor credit may also be less likely to work out alternative payment options when they fall into arrears due to lack of familiarity with the banking system. Thus, they face higher foreclosure rates than persons with good or excellent credit, unless they receive homebuyer education before entering into a home purchase. Homebuyer education and financial counseling programs can identify higher risk homebuyers, prevent homebuyers from entering into predatory lending arrangements, and prepare homebuyers to make financially wise decisions.

Housing Stock Issues - Particularly for low income households, quality housing stock is generally depleted for affordable rental and owner-occupied units. Land prices and development costs in urban areas may prevent new housing stock from being built for lower income renters and buyers. In suburban areas, the land development regulations that dictate lot size and density may prohibit the development of diverse housing stock. To facilitate the development of diverse housing stock, municipalities can evaluate their land development regulations to allow diverse housing development, and pursue construction, rental, and downpayment subsidies to provide developers an economic incentive for to construct new rental units at a rate attainable for low income renters and buyers.

Societal and Governmental Issues - Strong opposition to the construction of new affordable housing near existing neighborhoods is not uncommon, as existing homeowners may perceive it as detrimental to community appearance, home value, and school quality. Development regulations regarding lot size, set backs, landscaping, and other new development issues discussed above can drive up the cost of building at attainable housing price points—or prohibit the development of diverse housing types. Proactive housing development regulations and incentive programs can elevate the quality of affordable housing developments to reduce possible negative community perceptions.

Rental and Homeownership Issues - Racial minorities and renters with lower incomes often encounter differential treatment, even as protected classes of citizens. While not necessarily

specific (or applicable) to Sugar Hill, landlords may discriminate because of age (young or elderly householders), ethnicity, income, disability, or family status. Many landlords, particularly those with limited staff, do not have employees familiar with fair housing law. Dissemination of federal fair housing information to landlords can help address these potential issues.

Special Needs and Assisted Housing - The 2013 U.S. Census American Community Survey (ACS) has estimated the number of persons with disabilities for people living in the Buford-Sugar Hill area. The categories of “With a self-care difficulty” and “With an independent living difficulty” may indicate the percentage of the population needing special housing. Table 11, contained on the following page, highlights the areas of the population that may need assistance with their housing needs.

Table 11. - Population With Disabilities in Buford-Sugar Hill Area

Subject	Buford-Sugar Hill CCD, Gwinnett County, Georgia					
	Total		With a disability		Percent with a disability	
	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of
Total civilian noninstitutionalized population	47,297	+/-1,774	4,760	+/-683	10.1%	+/-1.4
Population under 5 years	3,933	+/-502	9	+/-15	0.2%	+/-0.4
With a hearing difficulty	(X)	(X)	9	+/-15	0.2%	+/-0.4
With a vision difficulty	(X)	(X)	0	1/-28	0.0%	1/-1.0
Population 5 to 17 years	10,150	+/-954	644	+/-222	6.3%	+/-2.1
With a hearing difficulty	(X)	(X)	65	+/-95	0.6%	+/-0.9
With a vision difficulty	(X)	(X)	162	+/-141	1.6%	+/-1.4
With a cognitive difficulty	(X)	(X)	526	1/-175	5.2%	1/-1.6
With an ambulatory difficulty	(X)	(X)	83	+/-64	0.8%	+/-0.6
With a self-care difficulty	(X)	(X)	57	+/-50	0.6%	+/-0.5
Population 18 to 64 years	29,582	+/-1,170	2,714	+/-496	9.2%	+/-1.6
With a hearing difficulty	(X)	(X)	532	1/-153	1.8%	1/-0.5
With a vision difficulty	(X)	(X)	912	+/-352	3.1%	+/-1.2
With a cognitive difficulty	(X)	(X)	801	+/-228	2.7%	+/-0.8
With an ambulatory difficulty	(X)	(X)	1,093	+/-283	3.7%	+/-1.0
With a self-care difficulty	(X)	(X)	414	+/-184	1.4%	+/-0.6
With an independent living difficulty	(X)	(X)	899	1/-262	3.0%	1/-0.9
Population 65 years and over	3,632	+/-386	1,393	+/-273	38.4%	+/-6.8
With a hearing difficulty	(X)	(X)	434	+/-129	11.9%	+/-3.3
With a vision difficulty	(X)	(X)	281	+/-113	7.7%	+/-3.0
With a cognitive difficulty	(X)	(X)	404	+/-148	11.1%	+/-3.8
With an ambulatory difficulty	(X)	(X)	1,046	1/-240	28.8%	1/-6.2
With a self-care difficulty	(X)	(X)	367	+/-133	10.1%	+/-3.5
With an independent living difficulty	(X)	(X)	721	+/-192	19.9%	+/-4.7

Source: U.S. Bureau of Census American Community Survey, 2013, Buford-Sugar Hill Census County Division (CCD)².

² A Census County Division (CCD) is a subdivision of a county used by the United States Census Bureau for the purpose of presenting statistical, decennial census data. The Buford-Sugar Hill CCD includes the majority of the population of the cities of Buford and Sugar Hill, as well as the town of Rest Haven. A small portion of Sugar Hill is included in the Suwanee-Duluth CCD.

Unfortunately, the data are not available for the City of Sugar Hill alone. ACS estimates indicate that 10.1 percent of the population has a disability and that 68.3 percent of that population has a disability that is either “ambulatory difficulty”, “self-care difficulty”, or “independent living difficulty”. Based on Sugar Hill’s current estimated population, it may be inferred that there are an estimated 2,070 persons with disabilities in the City and that, of those individuals, 1,414 of those have ambulatory, self-care, or independent living difficulties. Table 12, contained on the following page, details the estimated Sugar Hill population with disabilities.

Table 12. - Estimated and Forecasted Population With Disabilities in Sugar Hill

	Sugar Hill Estimates and Forecasts			
	2015	2020	2025	2030
Total Population	20,491	22,674	25,529	28,743
Total imputed civilian noninstitutionalized population	2,070	2,290	2,578	2,903
Population under 5 years				
With a hearing difficulty	4	4	5	5
With a vision difficulty	-	-	-	-
Population 5 to 17 years	280	310	349	393
With a hearing difficulty	28	31	35	40
With a vision difficulty	70	78	88	99
With a cognitive difficulty	229	253	285	321
With an ambulatory difficulty	36	40	45	51
With a self-care difficulty	25	27	31	35
Population 18 to 64 years	1,180	1,306	1,470	1,655
With a hearing difficulty	231	256	288	324
With a vision difficulty	397	439	494	556
With a cognitive difficulty	348	385	434	489
With an ambulatory difficulty	475	526	592	667
With a self-care difficulty	180	199	224	252
With an independent living difficulty	391	433	487	548
Population 65 years and over	645	713	803	904
With a hearing difficulty	201	222	250	282
With a vision difficulty	130	144	162	182
With a cognitive difficulty	187	207	233	262
With an ambulatory difficulty	484	536	603	679
With a self-care difficulty	170	188	212	238
With an independent living difficulty	334	369	416	468

It is important to note that the sum of each individual category may be greater than the total estimated population. This occurs because respondents may have co-occurring disabilities (e.g., someone may have both hearing and vision difficulties). For the purposes of evaluating special needs housing, it may be more useful to evaluate only those categories where the individual has an independent living difficulty, as shown in Table 13, contained on the following page.

Table 13. - Estimate and Forecasts of Sugar Hill Residents With Independent Living Difficulties

2015	2020	2025	2030
725	802	903	1,016

The State of Georgia maintains a list of special needs facilities that are located in Sugar Hill and licensed by the State of Georgia, together with the number of beds available. These data are shown in Table 14.

Table 14. – Special Needs Facilities in Sugar Hill

Name	Address	Capacity	Type
Benton House of Sugar Hill	6009 Suwanee Dam Road	72	Personal Care Home
Wisdom Well	5798 Suwanee-dam Road	3	Personal Care Home
Edlyn Care Services	110 Danie Creek Lane	3	Community Living Arrangement

There are only 78 licensed beds in the City of Sugar Hill. Possible explanations between the predicted level of care and actual care available are that the remaining elderly population is cared for in place in their homes, cared for in facilities not located in the City of Sugar Hill, or not cared for at all. Elsewhere in Gwinnett County, there are 191 licensed facilities with a total of 3,479 beds plus an additional 12 facilities or communities providing some level of care, facility, or housing that are not registered with the State of Georgia.³ Additionally, the City has indicated that a conceptual development proposal which includes 175 independent living apartments, 52 independent living cottage units, 25 assisted living units, and 25 memory care units in the downtown area. Figure 7 illustrates the locations of the licensed facilities within Gwinnett County with specific addresses listed in Appendix A-13. The supply of special needs facilities, therefore, is likely to expand.

In Sugar Hill, there is one community restricted to ages 55 and above. Magnolia Village is a gated active adult development with homes starting at \$300,000. This would be categorized as a retirement community and lifestyle choice, rather than a care facility. It is worth noting that

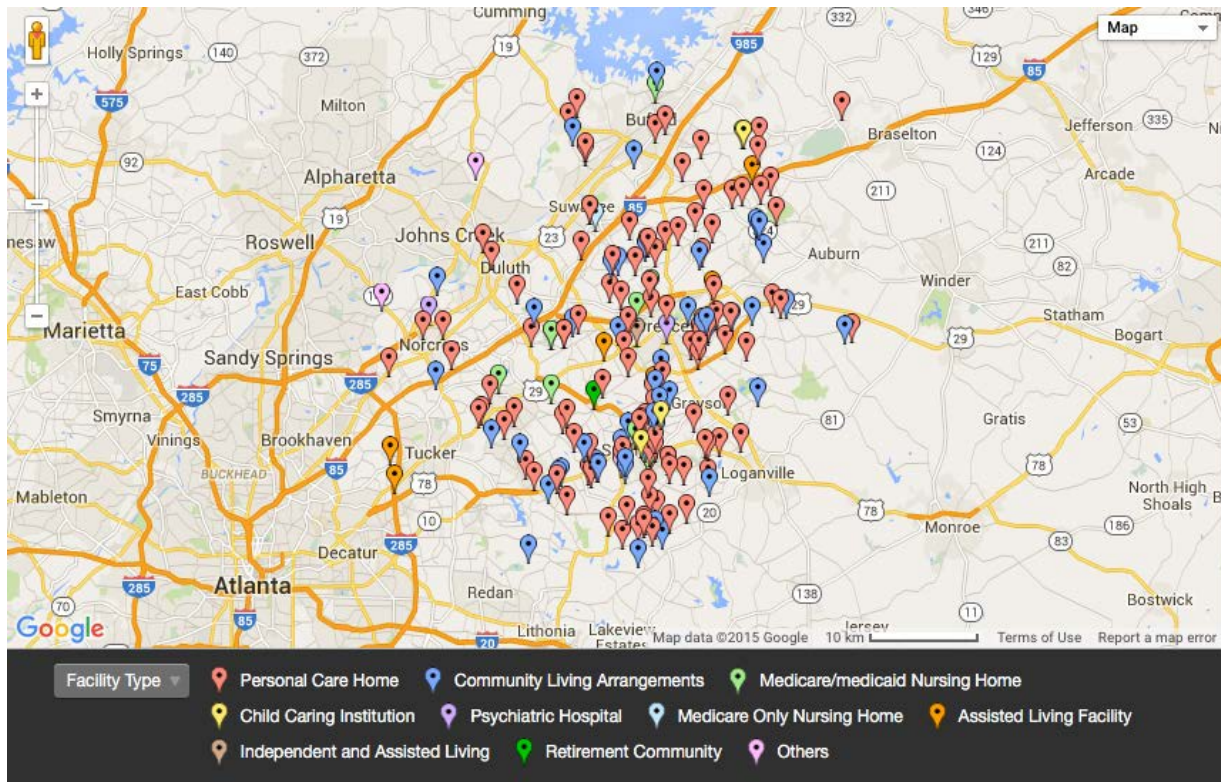
³ Georgia DHS, Office of Regulatory Services, Facility Location and Information Guide.

market forces seem to have identified a need and produced a product in the community for more affluent residents.

As discussed earlier, the data indicate that the City population will be aging. The demand for additional facilities will continue. This has implications for employment as the aged population tends to spend much less on durable goods and noticeably more on personal services, including healthcare services.

Full supporting data for this section on long -term market projections is in Appendix A.

Figure 7. – Location of Georgia Licensed Assisted Living Facilities, Gwinnett County



(Continued)

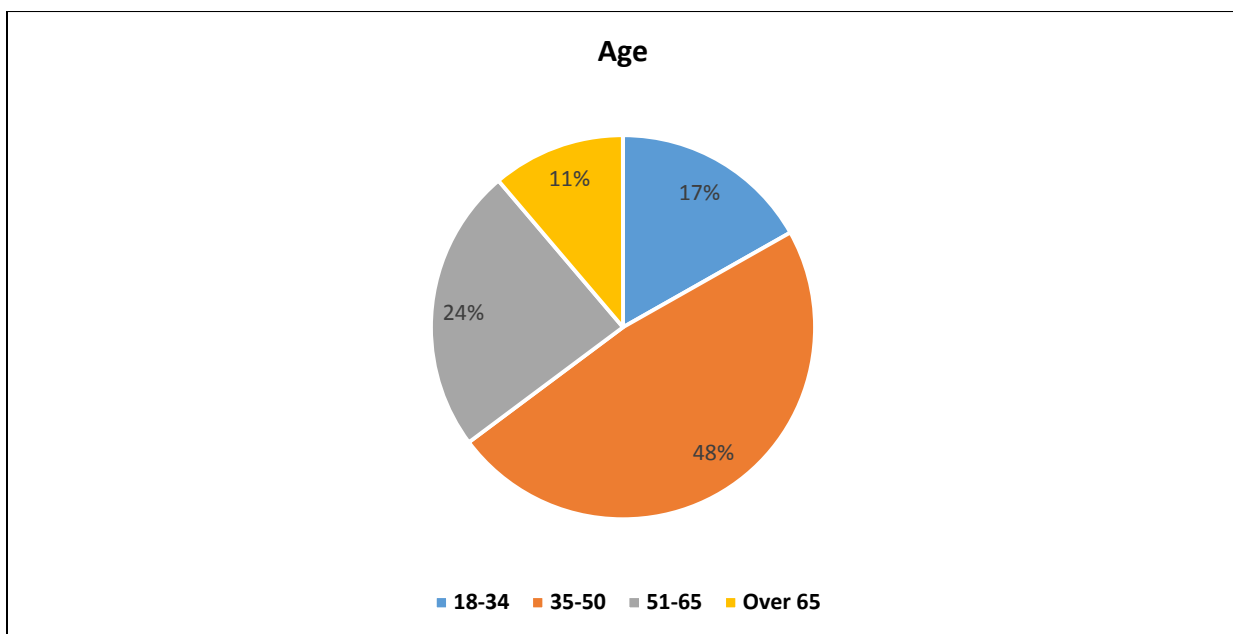
Community Input

Resident Survey

A community survey was developed to assess community perceptions on housing in Sugar Hill, housing preferences, City program priorities, and respondent demographics. The complete survey is available in Appendix B. The survey was launched September 8, 2015 and was open for responses until November 2, 2015. The survey was distributed to the City of Sugar Hill email lists through multiple email blasts; posted on the City website, City Facebook page, and City Twitter account; and made available in City Hall. 410 responses were received, which is approximately 2 percent of the 2015 estimated population. Although the survey respondents skewed toward more affluent homeowners, the answers give context to the data from other sources and validate the policy recommendations. A summary of survey responses follows in this section.

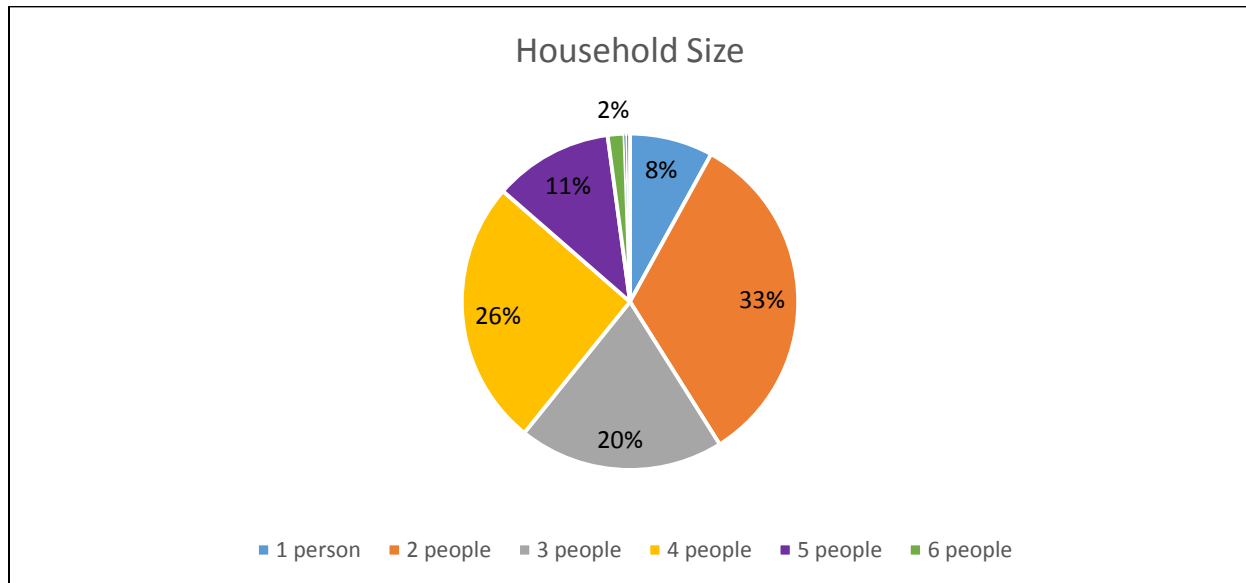
A total of 57 percent of respondents have lived in Sugar Hill for 10 years or less, while 9 percent of respondents have lived in Sugar Hill for 20 years or more. The majority of survey respondents were homeowners, and 65 percent of survey respondents were female. Those in the 35 to 50 year old age bracket responded at a high rate, with 48 percent of respondents in this category.

Figure 8. - Age Demographics



Diverse household sizes were represented among respondents, but the household sizes of survey respondents tended to be larger than those in the city as a whole. 12 percent of respondents had an adult family member as part of their household.

Figure 9. – Household Size



Respondents to the study were also wealthier than residents of the City as a whole. Just 4.5 percent of respondents earned under \$35,000, and 76.5 percent earned over \$75,000.

Survey respondents were overall very satisfied with the quality of housing available to them in Sugar Hill.

Figure 10. – Satisfaction with Available Housing in Sugar Hill

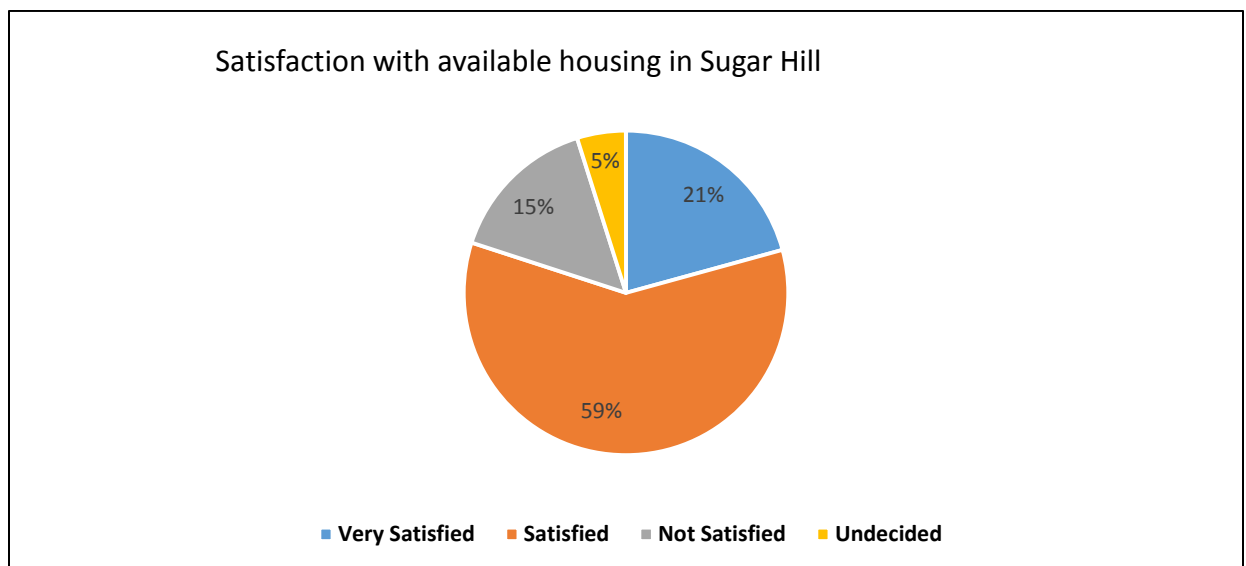


Figure 11. – Satisfaction with the Quality of your Neighborhood

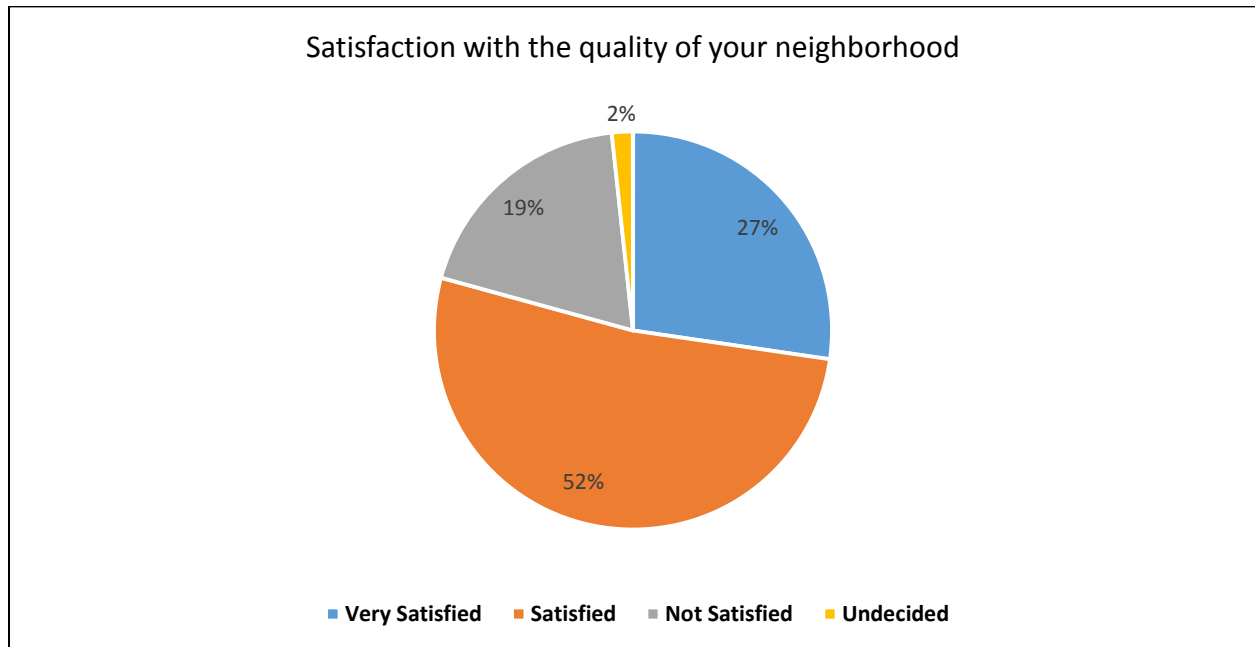


Figure 12. – Satisfaction with your Current Housing Situation

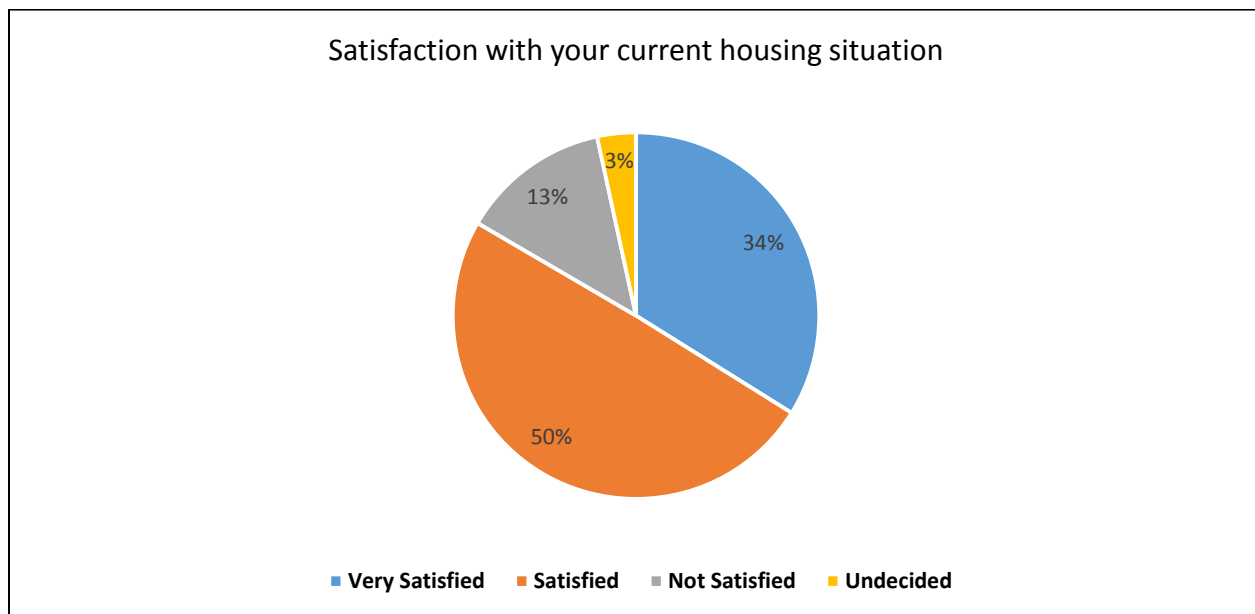
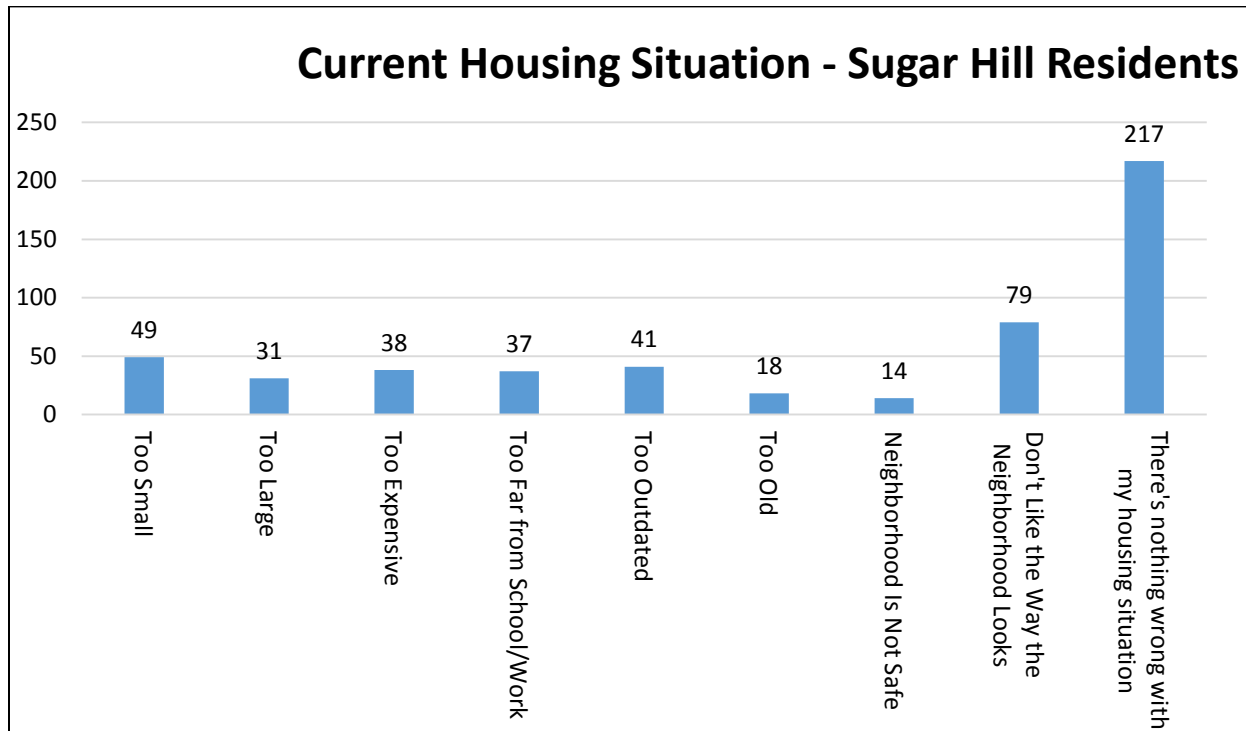
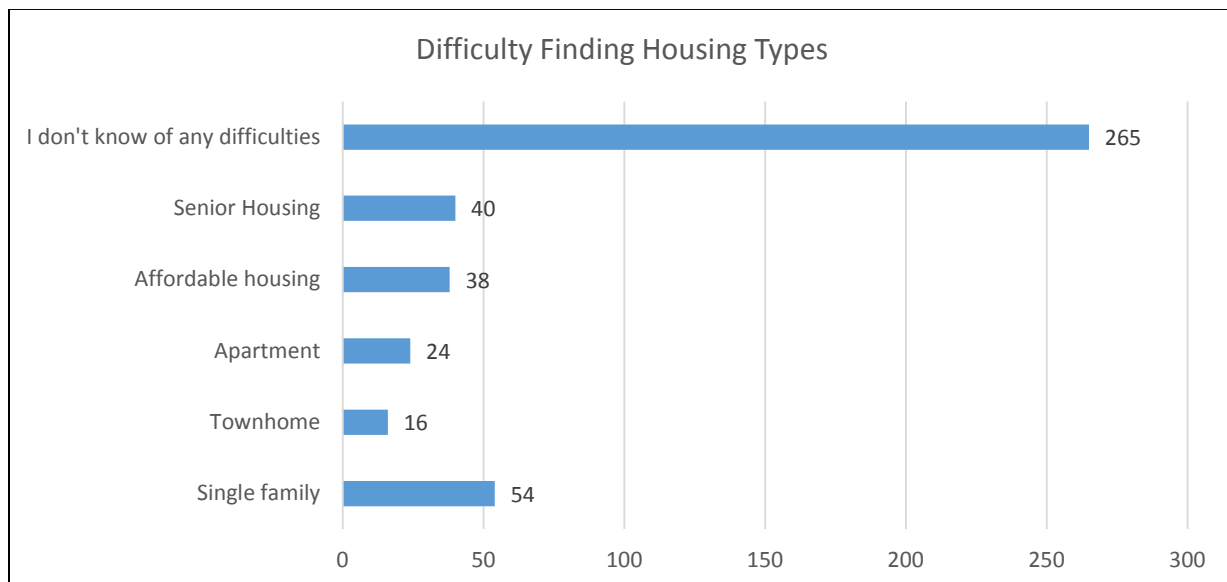


Table 15. – Current Housing Situation



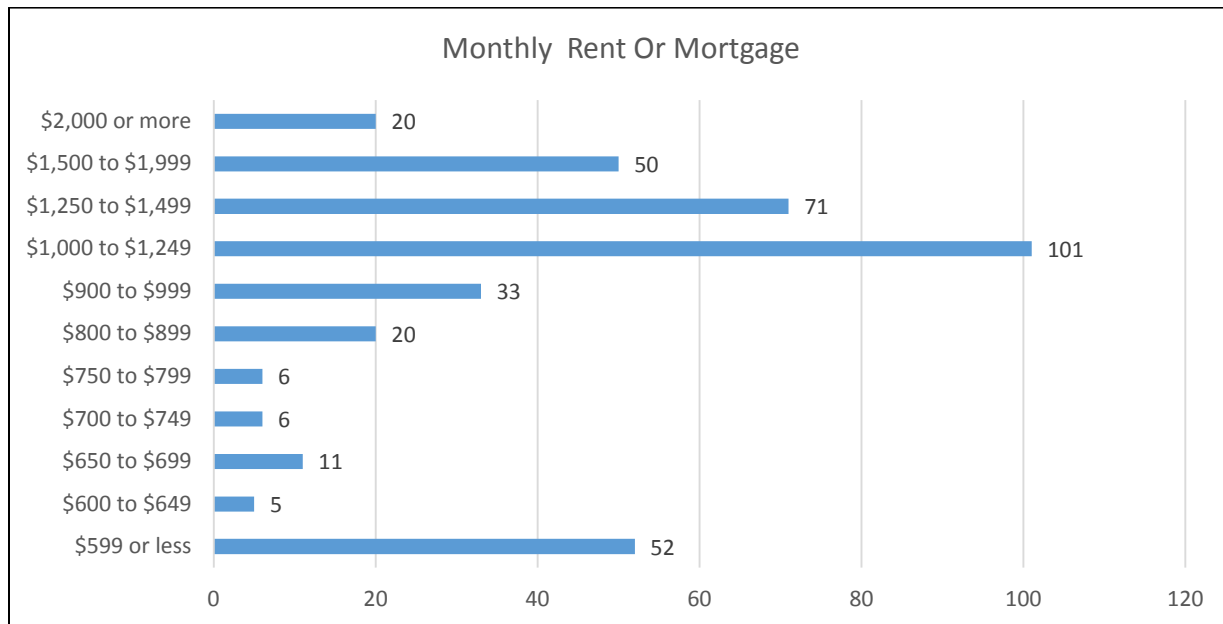
Although 61 percent of respondents have not experienced difficulties, or knew of someone who has had difficulties, in finding any of the housing types described in the survey, many respondents have. 11 percent described difficulty finding single family housing, 3 percent described difficulty finding townhomes, 5 percent had difficulty finding apartments, 8 percent finding affordable housing, and 8 percent had difficulty finding senior housing.

Table 16. – Difficulty Finding Housing Types



The largest percentage of respondents (26.9 percent) pay \$1,000 to \$1,249 per month in rent or in mortgage payments.

Table 17. – Monthly Rent or Mortgage



49 percent of respondents intend to look for new housing in the next 5 years—2 percent for new renter housing, and 46.8 percent to purchase new housing. 97.3 percent of respondents expressed a preference for homeownership over renting. Those looking to purchase will be seeking the following types of housing:

Figure 13. – Number of Bedrooms Families Planning to Purchase

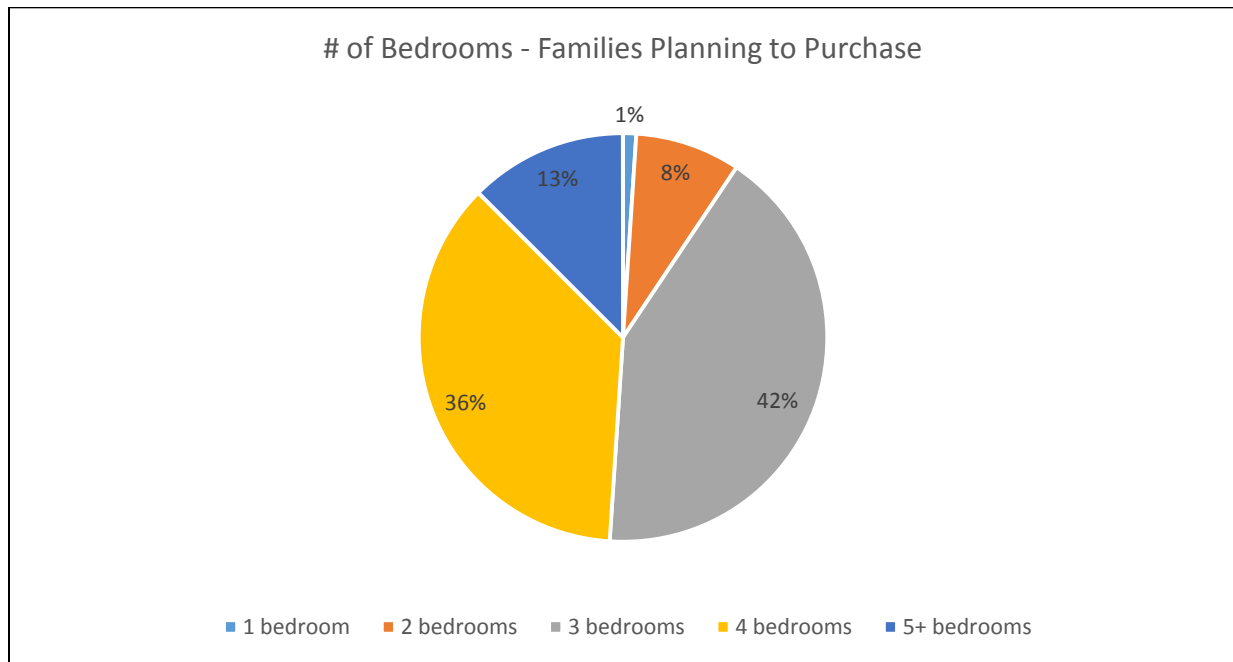


Table 18. – Square Feet Families Planning to Purchase

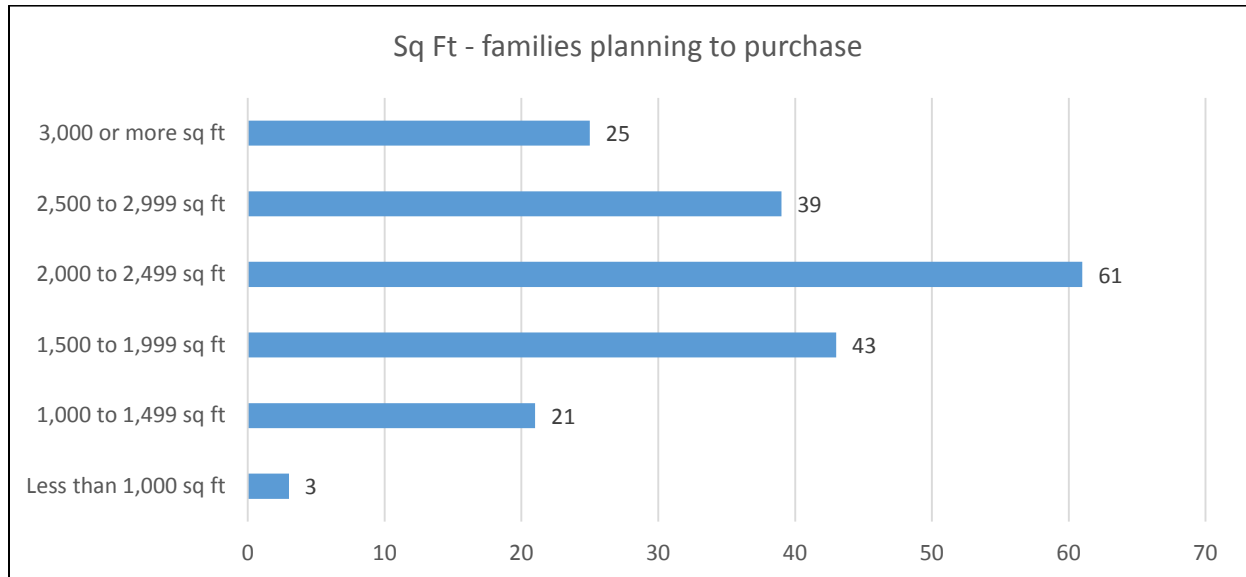


Table 19. – Preferred Home Purchase Price

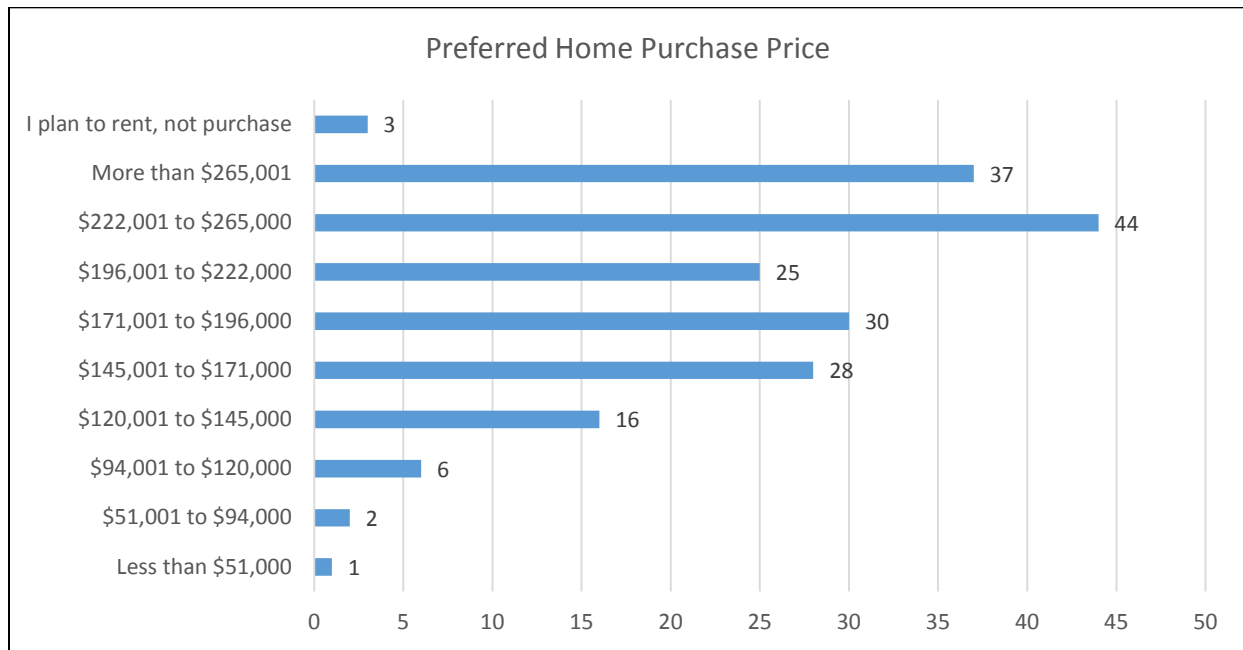
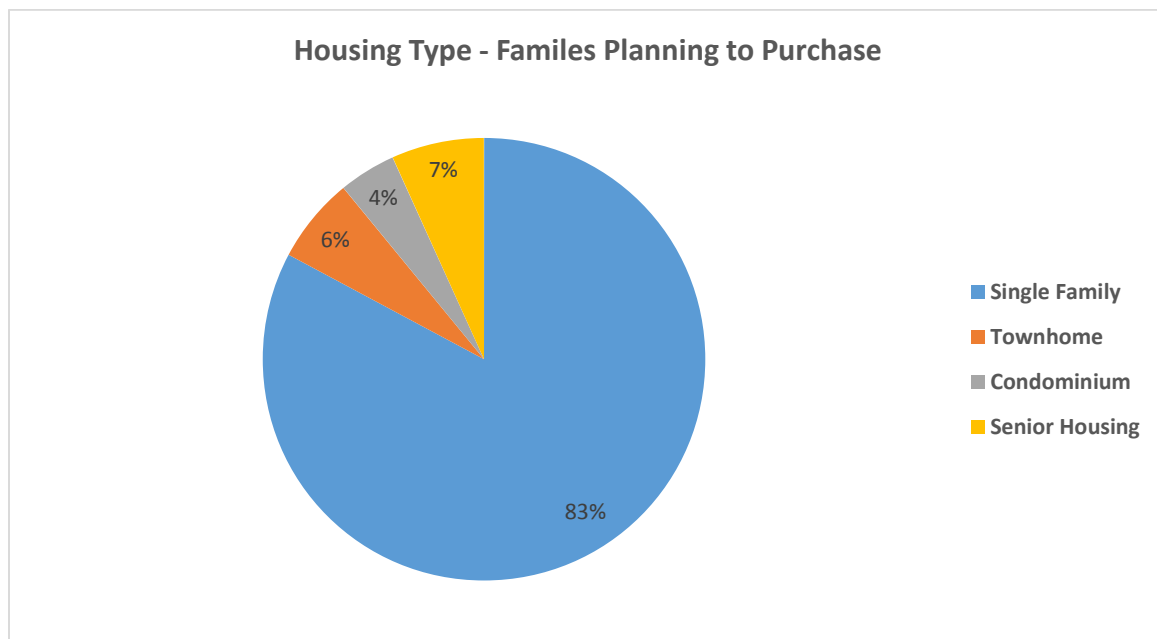
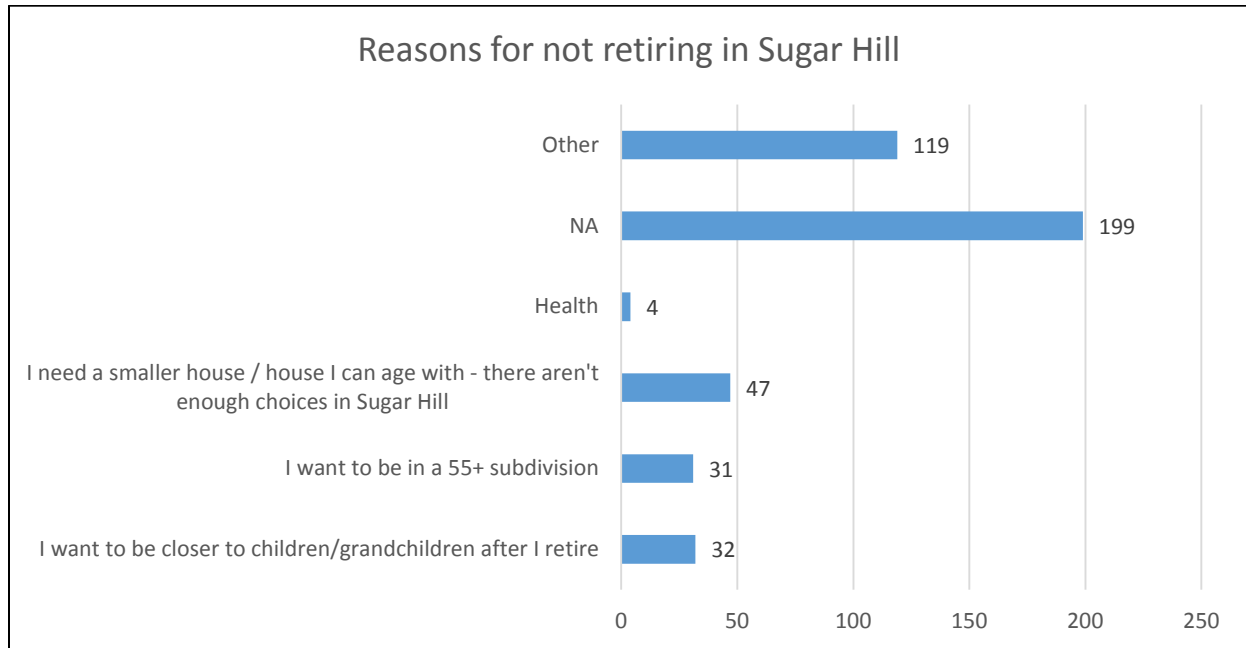


Figure 14. – Housing Type Families Planning to Purchase



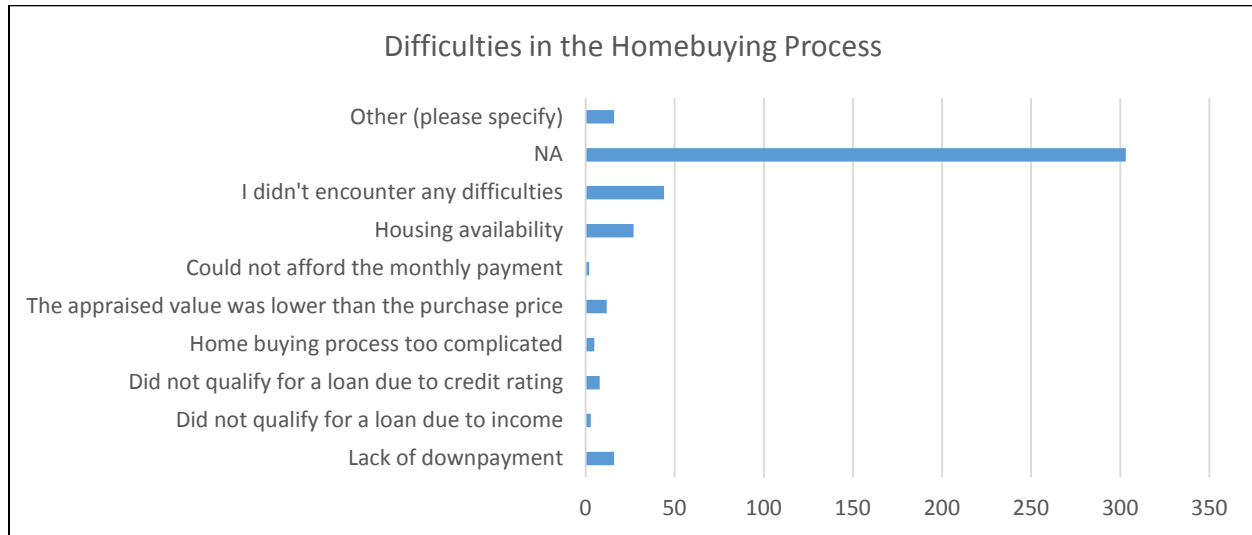
44 percent of respondents intend to retire in Sugar Hill. Of those that do not intend to retire in Sugar Hill, many listed lack of senior or active adult communities as a reason for not retiring in the city. Additionally, many of the respondents noted that a smaller house or house they can age with isn't available in Sugar Hill. We surmise that these respondents would remain if sufficient housing choices were available to them.

Table 20. – Reasons for not Retiring in Sugar Hill



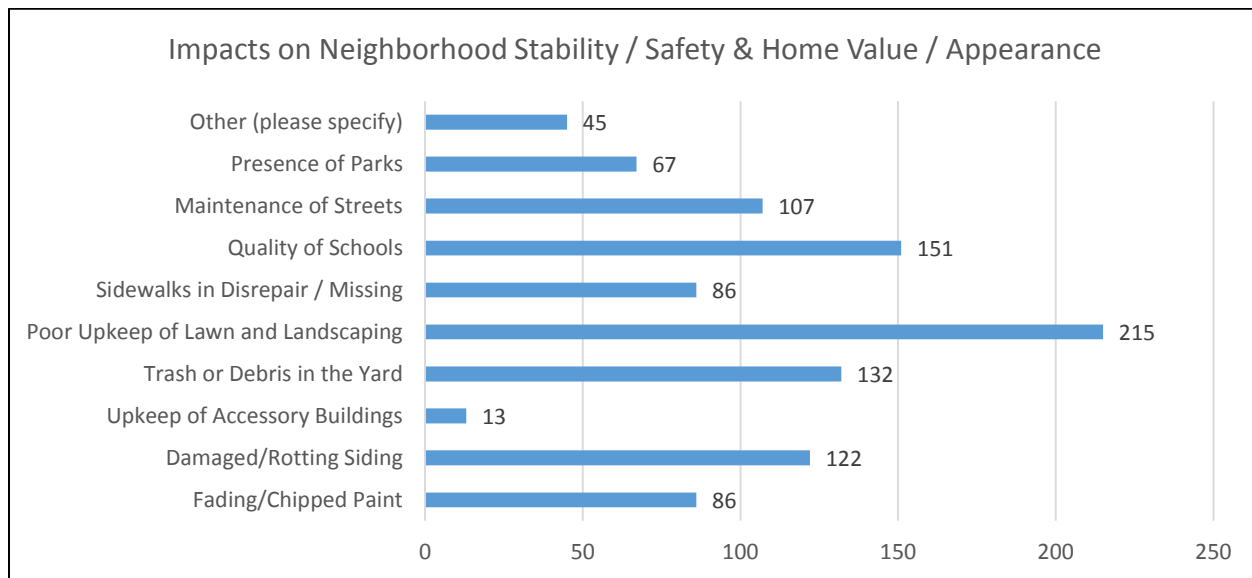
Of those that plan on continuing to rent, “Saving for a down payment” and “My credit prevents me from qualifying for a loan” are the two most common responses listed. Of those that have recently purchased a home, the following difficulties were encountered by respondents:

Table 21. – Difficulties in the Homebuying Process



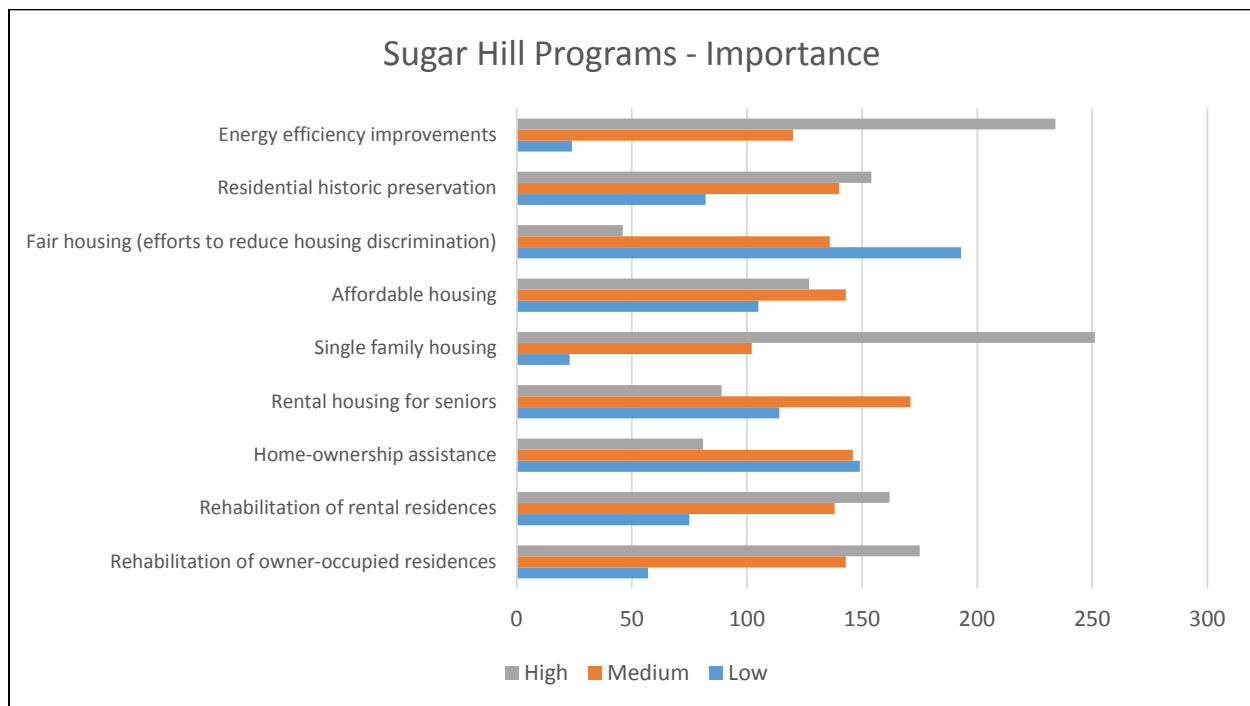
Despite satisfaction with the quality of housing in Sugar Hill, survey respondents expressed that they value property maintenance and school quality highest for impact to neighborhood stability.

Table 22. – Impacts on Neighborhood Stability / Safety & Home Value / Appearance



Respondents felt the four programs that should receive the highest level of attention are energy efficiency improvements, single family housing, and rental and owner-occupied rehabilitation programs.

Table 23. – Sugar Hill Programs



Public Workshop

The City of Sugar Hill hosted a public workshop on Saturday, November 7, 2015 to discuss the demographic trends in Sugar Hill, the results of the public opinion survey, and public preferences related to housing choices in Sugar Hill. Twelve (12) residents participated in the workshop, which was advertised on the City website and sent directly to survey participants who provided follow-up contact information.

Workshop attendees participated in two exercises, which were designed to gauge resident preferences on the future of housing in Sugar Hill. Participants worked in groups with a table facilitator and individually ranked a selection of images which related to a particular issue on a scale from 1-5, with 5 being the most appropriate. The table facilitator presented the table consensus to the group.

The first exercise focused on housing types that participants find visually appealing and contextually appropriate to the City of Sugar Hill. The housing types featured in the exercise were chosen based on survey feedback and long-term demographic trends in the City. The housing units featured were traditional suburban, zero lot line, pocket housing, row homes, and traditional downtown apartments. The second exercise focused on housing for active and aging adults. This exercise asked respondents to identify their preferences for multiple housing, transportation, neighborhood design, and health/recreation opportunities in communities with a focus on the needs of aging residents. These categories were selected based on survey feedback and best practice guidelines for aging in place and active adult lifestyle communities.

The consensus of these housing preference exercises is that residents prefer a variety of housing types and sizes in neighborhoods that provide opportunities for walkability, proximity to amenities, and social interaction. Even certain demographic groups of residents slightly underrepresented in both the workshop and survey, it is significant that participants expressed a desire for diverse housing choices. Nearly all participants identified accessibility and walkability as critical long term components for their neighborhood as they age. While more compact development patterns were indicated as most preferable, maintaining a sense of place with individuality and character was a priority for participants. Mixed use and townhouses were found to be less appropriate outside of Downtown. Traditional development patterns and attached housing types were more favorable when they included higher quality design details. Additionally, it was indicated that the long term maintenance and upkeep of typical low/medium density single-family residential lots is an undesirable prospect.

A copy of the exercises is available in Appendix C.

Discussion of Trends

Several trends emerged from the analysis of housing, income, and population data in combination with survey and workshop results.

Diverse Housing Choices - Workshop and survey participants confirm the long-term data trend analysis, which shows an increase in affluence, a gap in the supply for affordable housing, and an aging population profile for Sugar Hill. The range of incomes, household sizes, and lifestyles in Sugar Hill makes providing for a full range of housing choices critical for keeping residents in Sugar Hill as long-term residents. This need focuses on housing types and should include not only larger and more expensive single-family detached residential homes, but also attached single family homes, and traditional downtown apartments (within the appropriate neighborhood context), as well as appropriate smaller sized homes to serve low and moderate income households.

Visually Appealing Neighborhoods - Residents expressed that maintenance of housing and landscape is important to the stability of their neighborhoods. Modified code enforcement policy and increased enforcement of current policies may be used to address this widely shared community value.

In addition to reinvented or updated code enforcement programs, the City could benefit from more robust design standards. While the City's code does contain provisions regarding variation of construction materials, these regulations could be enriched with stronger anti-monotony provisions, as well as provisions to require continuity in the streetscape while encouraging variation in architectural style. Additionally, stronger landscaping requirements could enhance the appearance of single-family neighborhoods.

Interconnected Walkable Neighborhoods - Survey respondents expressed a desire to have greater pedestrian and bicycle access to local destinations and amenities, particularly in the downtown area. A mix of housing options, interconnected to retail and public open spaces and plazas, would create a vibrant urban village. Incorporating housing into a walkable urban fabric may also simultaneously serve the needs of young families relocating from more urban areas and older residents that desire easier access to basic services.

Demographic Trends - Based on the analysis of various data elements, several important trends related to housing issues came to light.

As with most of the United States, the City will see a shift in the age of its population. The population count and share of residents over age 65 is expected to increase significantly through the year 2030. This will have huge impacts for the City's long-term housing strategy, and topics related to aging residents and special needs housing should be a focus of the discussion on short-term policies. It will be important for the City to be ahead of this trend. A more diverse age demographic is likely to be a stabilizing factor for the City.

While two of the top three age groups are projected to expand, Sugar Hill will continue to attract young affluent professionals and families. As the regional population and regional housing prices both continue to rise, the City can expect to see affluent families relocate from the Atlanta city center to the suburbs. Any mass transit extensions to the area will accelerate this movement. Nationwide, millennials are trending away from homeownership; therefore, the importance for thoughtful policy which addresses the needs of these younger cohorts should also be prioritized in the discussion on short-term policies, as this will have an impact on the way developers and builders outfit their products.

Incomes and home values in the City are projected to increase sharply over the long term. With this increased affluence, it will be important to keep housing affordability and diversity in view as changes are discussed to housing and land use policy. The demand for land, residential, and commercial development to support the expanded affluent population will require the City to anticipate for the growth and have development regulations in place to support it. Current workforce and affordable housing issues will be exacerbated as the demand for land increases. Older (and generally more affordable) housing stocks may give way to redevelopment and currently undeveloped land will increase in value, pushing housing and rental prices further upward. While some survey participants were wary of non-senior affordable housing and its placement within the City, it would be short-sighted for the City to not address this need.

Opportunities and Constraints

Opportunities

There are large tracts of open land in Sugar Hill, which are ripe for residential development. This provides Sugar Hill with the opportunity to develop architectural and development standards to incorporate Complete Streets standards and other regulations that will provide connectivity and continuity in the streetscape, as well as identify which areas of the City are most suitable for new residential development. In neighborhoods with aging housing stock, Sugar Hill has the opportunity to proactively use policy to positively transform the landscape. Because these houses are small, aging and in moderate to declining condition and because the parcels on which they are located are large, it is quite likely that these areas will redevelop in the future. As a result, the City has the opportunity to create a vision for these areas, and amend the comprehensive plan and land development code to prepare proactively for future redevelopment.

Fair Housing issues were not identified as top priorities in the survey, which may be due to the fact that issues with lending are less visible and widely understood than other housing concerns. However, home buyer education resources should be incorporated into the overall housing plan for the City in order to promote equitable access to home ownership throughout all income levels. Home buyer education and resource programs, particularly for lower income households, will increase the wealth of those households over time and further improve the City's tax base in the process. There is a demonstrated need to educate these households in the purchase and financings of homes. The City can likely partner with other local governments and utilize existing local programs in this endeavor.

There appears to be a developing niche market for more affluent active adult communities, and the City should explore the various avenues that could attract development to retain existing residents who wish to continue living in Sugar Hill, but who desire smaller homes that are adaptable to their changing needs or communities with convenient access to medical and daily needs.

Yard upkeep and landscaping, the quality of schools, and exterior home maintenance were revealed to be the three most widely shared community values related to neighborhood stability. The workshop and survey results indicated broad support for new or reinvented code enforcement and assistance programs related to property maintenance. Stronger landscape design standards, including foundation plantings, yard tree placement, and screening for utility boxes will also add value to homes and the community at large.

Constraints

Visual surveys indicated that a majority of the City's neighborhoods are in excellent condition, but noted some deteriorating conditions in specific areas that are mostly cosmetic in nature. Nonetheless, in the absence of a plan to address these conditions, they could lead to both short-term and long-term destabilization of those neighborhoods. Maintenance and yard upkeep of the older properties east of the railroad tracks has declined in recent years, likely due to the effects of the economic climate, and this area should be a focus for code enforcement and redevelopment activities. Some of the homes in these areas are not marketable because their condition prevents financing. These properties should be prioritized so that they do not become or remain vacant and fall into further decline. During the Great Recession, a historically large number of foreclosures arose and many of those homes remain empty or otherwise are not being maintained. The City will need to develop a registry of those foreclosure properties and closely monitor their condition, intervening when necessary.

Affordable and workforce housing may become more critical issues as the City develops. As the population expands and becomes more affluent, it is likely that supporting retail and commercial development will follow, bringing with it the need for a larger workforce in those developments. Generally, service employees need workforce housing. Additionally, it is anticipated that the demand for rental housing will increase in coming years. Based on Table 9 shown previously, there is a current shortage of housing available at an appropriate rate for very low-income and moderate income households, indicating that these households are cost-burdened (paying rent or mortgage that amounts to more than 30% of the household income). In determining future projections of affordable housing needs, the City should take into account any other forms of assistance provided to these households (such as the federal government's Earned Income Tax Credit (EITC) program) which may offset some of the gap in affordability. The city should also examine whether the primary barrier for low and moderate income households is related to limited availability of financing or a limited affordable housing stock, or both.

The anticipated large increase in residents over age 65 and the trend toward larger and more expensive homes will create a gap in the supply of appropriate housing options to accommodate these residents. The City's future land uses and development code will need to address those with special needs (in particular, those with assisted living needs), requiring the City to consider how best to incentivize developments for this demographic.

The irregular shape of Sugar Hill's boundary creates challenges for a coherent development plan. The City will need to carefully consider the suitability of future land to be annexed into the city and how it can fit into the overall plan, as well as further connectivity in the city boundaries.

Recommendations

From the issues and opportunities, a set of recommendations have been developed to be used as a practical guide for budgeting operational and capital costs associated with furthering the City's goals related to its housing strategy. This work program can be broken down into four broad categories based on the type of tasks associated with each recommendation.

1. Planning Program – These tasks may require further study, more public engagement, supplemental workshops, etc.
2. Land Use Policy – These are tasks associated with specific development, zoning or building codes that require updating to some extent.
3. Education / Outreach – These tasks are necessary for impacting perception of an issue related to housing or effecting positive change in social or economic conditions related to housing.
4. Administration - These are tasks related to how we administer and deploy services.

To implement these policies, the project team recommends modifications to code enforcement policy and practice, changes to the landscape code, upgraded housing development standards, enhanced design guidelines for age restricted communities, and more pedestrian and bike friendly infrastructure. More specific considerations for implementation are described below.

Code Enforcement—Code enforcement should work with the Planning and Development Department to identify areas in the code that need to be modified to provide legislative support for enhanced enforcement actions. Code enforcement often carries negative associations, but the City can seek to develop a proactive approach to code enforcement that works with homeowners to bring them into compliance.

Code Amendments—The commercial and residential landscape code should be revised to ensure visual interest and diversity in site designs. Landscaping should enhance building design through buffering, transitions, screening, and shade. All landscaping should have a variety of texture, structure, and color to reduce visual monotony.

With the expressed desire for diverse housing that can suit the needs of the entire community and adapt to changing family structure, there are a number of policy tools that can be used:

- Accessory Dwellings
- Anti-Monotony Policy
- Diversity of Unit Types
- Universal Design
- Complete Streets Design Requirements
- Architectural Pattern Book
- Form-based code
- Foreclosure Registry

Foreclosure Registry—Of note is the number of dilapidated homes in relatively new subdivisions. This could be attributable to foreclosures. A city-mandated foreclosure registry could assist the city in addressing this issue in Sugar Hill. The State of Georgia adopted enabling legislation to allow these types of registries in 2012. The attached model ordinance in Appendix D was drafted by the Georgia Municipal Association.

The city can also address foreclosures proactively by making homebuyer education and foreclosure prevention counseling available.

Older Adult Housing and Services—To provide the richest housing and community experience for residents of 55+ communities, the City of Sugar Hill should develop housing policies that dictate location, universal design and traditional neighborhood design.

Location standards will prevent residents from being isolated from recreation, groceries, community centers, healthcare, and transportation options, which is particularly important as mobility may decrease. Universal design features create buildings that are much easier for older individuals and individuals with physical limitations to navigate. Making these features standard allows individuals to age in place so that they can maintain independence and community as mobility declines. Neighborhood design standards create streets that are pleasant for navigation for users of all abilities. This includes the use of street trees, safe sidewalks, benches, connectivity, safe crossings, and proximity to basic amenities.

As the population ages, other city services will be impacted and the City should consider the recreational opportunities for this population segment, as well as other City services that would be needed for a group with particular needs. Some areas of concern would be traffic engineering adaptations that recognize the special needs of the population. Transportation and transit issues will need to be considered. Advocacy and family counseling services should be explored. Community and service provider input will be very beneficial to the City when working with the various departments in planning for these future needs.

Complete Streets Standards—Effective Complete Streets policies contribute to the sense of place and ease of pedestrian mobility that Sugar Hill residents have described as important – and lacking – from their neighborhood experience. The basic elements of a Complete Street are pedestrian infrastructure (such as sidewalks, median crossing islands, and crosswalks), traffic calming measures (such as street trees, center medians, shorter curb corner radii, and road diets), bicycle accommodations (protected bike lanes, neighborhood greenways, paved shoulders, and bicycle parking), and public transit accommodations. Best-practice Complete Streets design requires the design go beyond the linear plane to include the 3-dimensional environment including the street walls, landscaping, and human-scale design elements. Attention to these design features makes streets accessible to pedestrians of all ages and abilities. As Sugar Hill seeks to establish itself with a market niche for active 55+ communities, a well-executed Complete Streets program and coordinated land use policy will allow residents to age in place.

The Planning and Development Department shall oversee the implementation of these policy priorities under the oversight of the City Manager and City Council. The cost and timeframe for

implementation can be quite variable. The City should determine which of the programs it desires to implement and the implementation methodology in order to identify a realistic estimate of cost.

Affordable and Workforce Housing Issues—The study noted that current gaps in affordable housing may exist within the City. As the community grows and the population expands, it will be necessary to provide affordable housing for those segments of the community that will be cost-burdened. The City should identify the various methods that may be available to meet these needs.

Special Needs Population—The City currently has a sizeable portion of its population that requires assisted living to some degree. Generally, those with independent living difficulty tend to be the aged, but the City should further study the needs that currently exist and that will trend into the future. It will need to consider any barriers to community living and access to city services that may exist and how those barriers can be removed or mitigated. Most of the licensed facilities in Gwinnett County are not located within a reasonable travel time from the City.

Impediments and Barriers to Affordable Home Ownership—Though it is not a problem unique to Sugar Hill, many low and moderate income households need education in recognizing both their opportunities for home ownership and the processes used in buying and financing a home. The City should consider what efforts it can lend or facilitate by identifying those in the community that could benefit from home ownership and then assisting them in the process.

Annexation Considerations—The City's boundaries are not contiguous and enclaves exist. As the City continues to grow, it should develop a plan to provide infill and expansion to its boundaries so that it can provide consistent development requirements while accommodating the influx of population and commercial development that will follow. Consideration will need to be given to the long-term economics of annexation, but the short-term impact to the City of these unincorporated areas will likewise need to be weighed.

Work Plan FY2016-2020

Many of the tasks in the following short term work program may be implemented by allocating available in-house staff resources; however, some of the more complex projects will require supplemental assistance by professional consultants. Consideration of allocation resources and potential budget year has been identified below. Additionally some tasks or projects will be appropriate to include in upcoming grant applications and those have been noted below as well.

Task Description	Funding Source	Year				
		2016	2017	2018	2019	2020
Administration						
Implement foreclosure registry requiring local property agent to be responsible for maintenance and security.	GF		Staff Time	Staff Time	Staff Time	Staff Time
Increase frequency of zoning and property maintenance inspections based on scores from visual assessment.	GF	Staff Time	Staff Time	Staff Time	Staff Time	Staff Time
Bi-annual update cycle for visual condition assessments.	GF		\$ 16,000.00		\$ 16,000.00	
Education/Outreach						
Strategic public education campaigns and coordinated inspection operations to elevate awareness of neighborhood stability issues.	GF	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Identify and promote resources to connect low-income households with home buyer education.	GF		\$ 10,000.00	Staff Time	Staff Time	Staff Time
Land Use Policy						
Update landscape standards for new development.	GF		\$ 5,000.00			
Incorporate form-based code into the downtown development plan to establish continuity in street frontages, scale, and hierarchy.	GF, LCI Grant	\$ 25,000.00				
Update architectural design standards for all new residential development.	GF	Staff Time				

Planning Program						
Map suitable land for future residential development. Identify potential annexation areas, as well as areas within the city limits for infill and new development.	GF	\$ 10,000.00	Staff Time	Staff Time	Staff Time	Staff Time
Coordinate zoning policies with comprehensive plan to ensure adequate supply of workforce housing while responding to the needs of more affluent households.	GF		Staff Time			
Study if and where accessory dwelling units might be utilized to fill gaps in senior, special needs, and affordable housing supply.	GF, LCI Grant		Staff Time			
Investigate whether mandatory universal design elements should be incorporated into age-restricted planned developments.	GF, LCI Grant			\$ 5,000.00		
Develop an inventory of personal care homes and evaluate issues related to permitting, licensing, quality of care, location to services, etc.	GF			\$ 25,000.00		
Identify appropriate incentives for new senior housing facilities (i.e., density bonuses, inclusionary zoning, set-asides in centrally located buildings, etc.)	GF, LCI Grant					\$ 10,000.00
Study the costs and benefits of incorporating Complete Streets requirements for new development.	GF, LCI Grant					\$ 20,000.00
		2016	2017	2018	2019	2020
		\$ 43,000.00	\$ 39,000.00	\$ 38,000.00	\$ 24,000.00	\$ 38,000.00

Appendix A – Munitytics Data

The full supporting data for the Munitytics long-term market projections and data analysis are in the following section as Appendices A.1 through A.13.

Appendix A.1 – American Community Survey Population Summary



ACS Population Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	19,138		55	High
Total Households	6,127		300	High
Total Housing Units	6,664		382	High
POPULATION AGE 15+ YEARS BY MARITAL STATUS				
Total	14,326	100.0%	481	High
Never married	4,503	31.4%	579	High
Married	7,999	55.8%	478	High
Widowed	645	4.5%	186	Medium
Divorced	1,179	8.2%	266	Medium
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	18,382	100.0%	255	High
Enrolled in school	5,763	31.4%	578	High
Enrolled in nursery school, preschool	406	2.2%	159	Medium
Public school	163	0.9%	101	Medium
Private school	243	1.3%	124	Medium
Enrolled in kindergarten	265	1.4%	138	Medium
Public school	194	1.1%	125	Medium
Private school	71	0.4%	76	Low
Enrolled in grade 1 to grade 4	1,173	6.4%	314	Medium
Public school	1,125	6.1%	317	Medium
Private school	48	0.3%	60	Low
Enrolled in grade 5 to grade 8	1,634	8.9%	293	High
Public school	1,535	8.4%	281	High
Private school	99	0.5%	102	Low
Enrolled in grade 9 to grade 12	986	5.4%	238	Medium
Public school	909	4.9%	234	Medium
Private school	77	0.4%	63	Low
Enrolled in college undergraduate years	1,174	6.4%	295	Medium
Public school	1,052	5.7%	286	Medium
Private school	122	0.7%	87	Low
Enrolled in graduate or professional school	125	0.7%	91	Low
Public school	72	0.4%	63	Low
Private school	53	0.3%	63	Low
Not enrolled in school	12,619	68.6%	596	High
POPULATION AGE 25+ YEARS BY EDUCATIONAL ATTAINMENT				
Total	11,609	100.0%	567	High
No schooling completed	12	0.1%	41	Low
Nursery School	0	0.0%	25	Low
Kindergarten	0	0.0%	25	Low
1-4th Grade	38	0.3%	69	Low
5-8th Grade	418	3.6%	231	Medium
Some High School	572	4.9%	213	Medium
High School Diploma	2,771	23.9%	395	High
GED	418	3.6%	185	Medium
Some College	3,035	26.1%	479	High
Associate's degree	987	8.5%	235	Medium
Bachelor's degree	2,342	20.2%	408	High
Master's degree	882	7.6%	261	Medium
Professional school degree	79	0.7%	81	Low
Doctorate degree	55	0.5%	65	Low

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

































October 28, 2015



ACS Population Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	17,659	100.0%	335	
5 to 17 years				
Speak only English	3,060	17.3%	517	
Speak Spanish	837	4.7%	341	
Speak English "very well" or "well"	799	4.5%	340	
Speak English "not well"	38	0.2%	44	
Speak English "not at all"	0	0.0%	25	
Speak other Indo-European languages	170	1.0%	137	
Speak English "very well" or "well"	170	1.0%	137	
Speak English "not well"	0	0.0%	25	
Speak English "not at all"	0	0.0%	25	
Speak Asian and Pacific Island languages	63	0.4%	66	
Speak English "very well" or "well"	63	0.4%	66	
Speak English "not well"	0	0.0%	25	
Speak English "not at all"	0	0.0%	25	
Speak other languages	0	0.0%	25	
Speak English "very well" or "well"	0	0.0%	25	
Speak English "not well"	0	0.0%	25	
Speak English "not at all"	0	0.0%	25	
18 to 64 years				
Speak only English	9,067	51.3%	831	
Speak Spanish	2,486	14.1%	755	
Speak English "very well" or "well"	1,565	8.9%	467	
Speak English "not well"	710	4.0%	365	
Speak English "not at all"	211	1.2%	274	
Speak other Indo-European languages	399	2.3%	235	
Speak English "very well" or "well"	370	2.1%	196	
Speak English "not well"	29	0.2%	45	
Speak English "not at all"	0	0.0%	25	
Speak Asian and Pacific Island languages	278	1.6%	167	
Speak English "very well" or "well"	169	1.0%	98	
Speak English "not well"	109	0.6%	102	
Speak English "not at all"	0	0.0%	25	
Speak other languages	20	0.1%	32	
Speak English "very well" or "well"	20	0.1%	32	
Speak English "not well"	0	0.0%	25	
Speak English "not at all"	0	0.0%	25	
65 years and over				
Speak only English	1,095	6.2%	252	
Speak Spanish	41	0.2%	51	
Speak English "very well" or "well"	0	0.0%	25	
Speak English "not well"	19	0.1%	33	
Speak English "not at all"	22	0.1%	40	
Speak other Indo-European languages	83	0.5%	72	
Speak English "very well" or "well"	10	0.1%	16	
Speak English "not well"	33	0.2%	41	
Speak English "not at all"	40	0.2%	48	
Speak Asian and Pacific Island languages	60	0.3%	55	
Speak English "very well" or "well"	60	0.3%	52	
Speak English "not well"	0	0.0%	25	
Speak English "not at all"	0	0.0%	25	
Speak other languages	0	0.0%	25	
Speak English "very well" or "well"	0	0.0%	25	
Speak English "not well"	0	0.0%	25	
Speak English "not at all"	0	0.0%	25	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability:  high  medium  low

October 28, 2015



ACS Population Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	8,932	100.0%	608	High
Worked in state and in county of residence	5,047	56.5%	542	High
Worked in state and outside county of residence	3,811	42.7%	604	High
Worked outside state of residence	74	0.8%	54	Low
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	8,932	100.0%	608	High
Drove alone	7,360	82.4%	574	High
Carpooled	864	9.7%	272	Medium
Public transportation (excluding taxicab)	75	0.8%	79	Low
Bus or trolley bus	74	0.8%	79	Low
Streetcar or trolley car	0	0.0%	25	
Subway or elevated	1	0.0%	2	Low
Railroad	0	0.0%	25	
Ferryboat	0	0.0%	25	
Taxicab	0	0.0%	25	
Motorcycle	0	0.0%	25	
Bicycle	0	0.0%	25	
Walked	0	0.0%	25	
Other means	9	0.1%	15	Low
Worked at home	624	7.0%	228	Medium
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	8,308	100.0%	637	High
Less than 5 minutes	78	0.9%	63	Low
5 to 9 minutes	760	9.1%	241	Medium
10 to 14 minutes	664	8.0%	231	Medium
15 to 19 minutes	979	11.8%	308	Medium
20 to 24 minutes	1,028	12.4%	256	Medium
25 to 29 minutes	534	6.4%	188	Medium
30 to 34 minutes	997	12.0%	254	Medium
35 to 39 minutes	371	4.5%	142	Medium
40 to 44 minutes	525	6.3%	231	Medium
45 to 59 minutes	1,381	16.6%	315	Medium
60 to 89 minutes	934	11.2%	240	Medium
90 or more minutes	57	0.7%	42	Low
Average Travel Time to Work (in minutes)	30.5		3.7	High

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

October 28, 2015



ACS Population Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009 - 2013 ACS Estimate	Percent	MOE (±)	Reliability
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY OCCUPATION				
Total	9,186	100.0%	597	High
Management	838	9.1%	263	Medium
Business and financial operations	626	6.8%	204	Medium
Computer and mathematical	456	5.0%	172	Medium
Architecture and engineering	208	2.3%	114	Medium
Life, physical, and social science	44	0.5%	53	Low
Community and social services	131	1.4%	75	Medium
Legal	14	0.2%	22	Low
Education, training, and library	449	4.9%	166	Medium
Arts, design, entertainment, sports, and media	89	1.0%	61	Low
Healthcare practitioner, technologists, and technicians	370	4.0%	151	Medium
Healthcare support	81	0.9%	66	Low
Protective service	99	1.1%	86	Low
Food preparation and serving related	633	6.9%	249	Medium
Building and grounds cleaning and maintenance	204	2.2%	134	Medium
Personal care and service	182	2.0%	100	Medium
Sales and related	1,315	14.3%	300	Medium
Office and administrative support	1,864	20.3%	459	Medium
Farming, fishing, and forestry	0	0.0%	25	Low
Construction and extraction	366	4.0%	171	Medium
Installation, maintenance, and repair	233	2.5%	121	Medium
Production	543	5.9%	187	Medium
Transportation and material moving	441	4.8%	201	Medium
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY INDUSTRY				
Total	9,186	100.0%	597	High
Agriculture, forestry, fishing and hunting	0	0.0%	25	Low
Mining, quarrying, and oil and gas extraction	0	0.0%	25	Low
Construction	589	6.4%	196	Medium
Manufacturing	786	8.6%	221	Medium
Wholesale trade	505	5.5%	236	Medium
Retail trade	1,689	18.4%	435	Medium
Transportation and warehousing	345	3.8%	129	Medium
Utilities	106	1.2%	96	Low
Information	394	4.3%	155	Medium
Finance and insurance	511	5.6%	163	Medium
Real estate and rental and leasing	194	2.1%	81	Medium
Professional, scientific, and technical services	453	4.9%	140	Medium
Management of companies and enterprises	0	0.0%	25	Low
Administrative and support and waste management services	404	4.4%	181	Medium
Educational services	483	5.3%	150	Medium
Health care and social assistance	825	9.0%	210	Medium
Arts, entertainment, and recreation	184	2.0%	88	Medium
Accommodation and food services	926	10.1%	363	Medium
Other services, except public administration	576	6.3%	198	Medium
Public administration	216	2.4%	105	Medium
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	5,904	100.0%	352	High
Own children under 6 years only	584	9.9%	176	Medium
In labor force	482	8.2%	161	Medium
Not in labor force	102	1.7%	87	Low
Own children under 6 years and 6 to 17 years	506	8.6%	174	Medium
In labor force	230	3.9%	98	Medium
Not in labor force	276	4.7%	155	Medium
Own children 6 to 17 years only	1,603	27.2%	287	High
In labor force	1,162	19.7%	265	Medium
Not in labor force	441	7.5%	198	Medium
No own children under 18 years	3,211	54.4%	436	High
In labor force	2,664	45.1%	444	High
Not in labor force	547	9.3%	182	Medium

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low










































October 28, 2015



ACS Population Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	19,114	100.0%	70	
Under .50	935	4.9%	436	
.50 to .99	2,178	11.4%	990	
1.00 to 1.24	583	3.1%	259	
1.25 to 1.49	836	4.4%	468	
1.50 to 1.84	1,388	7.3%	661	
1.85 to 1.99	231	1.2%	312	
2.00 and over	12,963	67.8%	1,029	
CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE & TYPES OF HEALTH INSURANCE COVERAGE				
Total	19,124	100.0%	58	
Under 18 years:	5,609	29.3%	501	
One Type of Health Insurance:	4,775	25.0%	559	
Employer-Based Health Ins Only	2,465	12.9%	420	
Direct-Purchase Health Ins Only	486	2.5%	264	
Medicare Coverage Only	0	0.0%	25	
Medicaid Coverage Only	1,770	9.3%	592	
TRICARE/Military Hlth Cov Only	54	0.3%	65	
VA Health Care Only	0	0.0%	25	
2+ Types of Health Insurance	316	1.7%	206	
No Health Insurance Coverage	518	2.7%	223	
18 to 34 years:	4,123	21.6%	531	
One Type of Health Insurance:	2,529	13.2%	482	
Employer-Based Health Ins Only	2,010	10.5%	512	
Direct-Purchase Health Ins Only	260	1.4%	155	
Medicare Coverage Only	0	0.0%	25	
Medicaid Coverage Only	151	0.8%	129	
TRICARE/Military Hlth Cov Only	89	0.5%	90	
VA Health Care Only	19	0.1%	30	
2+ Types of Health Insurance	347	1.8%	258	
No Health Insurance Coverage	1,247	6.5%	332	
35 to 64 years:	8,113	42.4%	577	
One Type of Health Insurance:	5,766	30.2%	536	
Employer-Based Health Ins Only	4,810	25.2%	583	
Direct-Purchase Health Ins Only	551	2.9%	195	
Medicare Coverage Only	175	0.9%	151	
Medicaid Coverage Only	201	1.1%	130	
TRICARE/Military Hlth Cov Only	14	0.1%	22	
VA Health Care Only	15	0.1%	24	
2+ Types of Health Insurance	650	3.4%	256	
No Health Insurance Coverage	1,697	8.9%	405	
65+ years:	1,279	6.7%	289	
One Type of Health Insurance:	420	2.2%	208	
Employer-Based Health Ins Only	52	0.3%	50	
Direct-Purchase Health Ins Only	0	0.0%	25	
Medicare Coverage Only	368	1.9%	201	
TRICARE/Military Hlth Cov Only	0	0.0%	25	
VA Health Care Only	0	0.0%	25	
2+ Types of Health Insurance	837	4.4%	241	
No Health Insurance Coverage	22	0.1%	37	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability:  high  medium  low

October 28, 2015



ACS Population Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS				
Total	13,515	100.0%	493	High
Veteran	937	6.9%	284	Medium
Nonveteran	12,578	93.1%	567	High
Male	6,628	49.0%	399	High
Veteran	825	6.1%	258	Medium
Nonveteran	5,803	42.9%	464	High
Female	6,887	51.0%	377	High
Veteran	112	0.8%	94	Low
Nonveteran	6,775	50.1%	386	High
CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE				
Total	937	100.0%	284	Medium
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	46	4.9%	44	Low
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	25	High
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	0	0.0%	25	High
Gulf War (8/90 to 8/01), no Vietnam Era	201	21.5%	130	Medium
Gulf War (8/90 to 8/01) and Vietnam Era	0	0.0%	25	High
Vietnam Era, no Korean War, no World War II	241	25.7%	92	Medium
Vietnam Era and Korean War, no World War II	0	0.0%	25	High
Vietnam Era and Korean War and World War II	0	0.0%	25	High
Korean War, no Vietnam Era, no World War II	61	6.5%	60	Low
Korean War and World War II, no Vietnam Era	0	0.0%	25	High
World War II, no Korean War, no Vietnam Era	35	3.7%	33	Low
Between Gulf War and Vietnam Era only	262	28.0%	164	Medium
Between Vietnam Era and Korean War only	91	9.7%	57	Medium
Between Korean War and World War II only	0	0.0%	25	High
Pre-World War II only	0	0.0%	25	High
HOUSEHOLDS BY POVERTY STATUS				
Total	6,127	100.0%	300	High
Income in the past 12 months below poverty level	861	14.1%	270	Medium
Married-couple family	295	4.8%	147	Medium
Other family - male householder (no wife present)	56	0.9%	90	Low
Other family - female householder (no husband present)	274	4.5%	146	Medium
Nonfamily household - male householder	140	2.3%	119	Low
Nonfamily household - female householder	96	1.6%	82	Low
Income in the past 12 months at or above poverty level	5,266	85.9%	387	High
Married-couple family	3,365	54.9%	338	High
Other family - male householder (no wife present)	223	3.6%	95	Medium
Other family - female householder (no husband present)	589	9.6%	186	Medium
Nonfamily household - male householder	593	9.7%	190	Medium
Nonfamily household - female householder	496	8.1%	139	Medium

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

October 28, 2015



ACS Population Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY INCOME				
Total	6,127	100.0%	300	High
Less than \$10,000	340	5.5%	180	Medium
\$10,000 to \$14,999	279	4.6%	148	Medium
\$15,000 to \$19,999	221	3.6%	130	Medium
\$20,000 to \$24,999	191	3.1%	127	Low
\$25,000 to \$29,999	203	3.3%	95	Medium
\$30,000 to \$34,999	256	4.2%	112	Medium
\$35,000 to \$39,999	371	6.1%	152	Medium
\$40,000 to \$44,999	232	3.8%	117	Medium
\$45,000 to \$49,999	308	5.0%	119	Medium
\$50,000 to \$59,999	460	7.5%	186	Medium
\$60,000 to \$74,999	510	8.3%	171	Medium
\$75,000 to \$99,999	1,173	19.1%	237	Medium
\$100,000 to \$124,999	605	9.9%	186	Medium
\$125,000 to \$149,999	584	9.5%	202	Medium
\$150,000 to \$199,999	244	4.0%	89	Medium
\$200,000 or more	150	2.4%	105	Low
Median Household Income	\$66,235		N/A	
Average Household Income	\$75,249		\$7,405	High
Per Capita Income	\$24,862		\$2,082	High
HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	41	100.0%	37	Low
Less than \$10,000	0	0.0%	25	
\$10,000 to \$14,999	0	0.0%	25	
\$15,000 to \$19,999	0	0.0%	25	
\$20,000 to \$24,999	0	0.0%	25	
\$25,000 to \$29,999	0	0.0%	25	
\$30,000 to \$34,999	12	29.3%	19	Low
\$35,000 to \$39,999	0	0.0%	25	
\$40,000 to \$44,999	11	26.8%	18	Low
\$45,000 to \$49,999	18	43.9%	27	Low
\$50,000 to \$59,999	0	0.0%	25	
\$60,000 to \$74,999	0	0.0%	25	
\$75,000 to \$99,999	0	0.0%	25	
\$100,000 to \$124,999	0	0.0%	25	
\$125,000 to \$149,999	0	0.0%	25	
\$150,000 to \$199,999	0	0.0%	25	
\$200,000 or more	0	0.0%	25	
Median Household Income for HHR <25	\$44,432		N/A	
Average Household Income for HHR <25	\$42,676		\$55,278	Low

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

October 28, 2015

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Page: 7 of 9



ACS Population Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	2,961	100.0%	249	High
Less than \$10,000	206	7.0%	148	Low
\$10,000 to \$14,999	131	4.4%	111	Low
\$15,000 to \$19,999	108	3.6%	97	Low
\$20,000 to \$24,999	53	1.8%	62	Low
\$25,000 to \$29,999	91	3.1%	61	Low
\$30,000 to \$34,999	129	4.4%	73	Medium
\$35,000 to \$39,999	135	4.6%	103	Low
\$40,000 to \$44,999	199	6.7%	115	Medium
\$45,000 to \$49,999	91	3.1%	67	Low
\$50,000 to \$59,999	170	5.7%	99	Medium
\$60,000 to \$74,999	225	7.6%	118	Medium
\$75,000 to \$99,999	680	23.0%	200	Medium
\$100,000 to \$124,999	364	12.3%	164	Medium
\$125,000 to \$149,999	181	6.1%	98	Medium
\$150,000 to \$199,999	115	3.9%	68	Medium
\$200,000 or more	83	2.8%	80	Low
Median Household Income for HHr 25-44	\$69,673		N/A	
Average Household Income for HHr 25-44	\$74,604		\$12,103	High
HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	2,442	100.0%	354	High
Less than \$10,000	123	5.0%	69	Medium
\$10,000 to \$14,999	81	3.3%	88	Low
\$15,000 to \$19,999	40	1.6%	40	Low
\$20,000 to \$24,999	111	4.5%	92	Low
\$25,000 to \$29,999	66	2.7%	46	Low
\$30,000 to \$34,999	37	1.5%	53	Low
\$35,000 to \$39,999	180	7.4%	121	Low
\$40,000 to \$44,999	9	0.4%	15	Low
\$45,000 to \$49,999	169	6.9%	105	Medium
\$50,000 to \$59,999	208	8.5%	105	Medium
\$60,000 to \$74,999	258	10.6%	108	Medium
\$75,000 to \$99,999	430	17.6%	153	Medium
\$100,000 to \$124,999	200	8.2%	102	Medium
\$125,000 to \$149,999	386	15.8%	173	Medium
\$150,000 to \$199,999	117	4.8%	64	Medium
\$200,000 or more	27	1.1%	31	Low
Median Household Income for HHr 45-64	\$72,757		N/A	
Average Household Income for HHr 45-64	\$80,403		\$18,220	Medium

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

October 28, 2015



ACS Population Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009 - 2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ YEARS BY INCOME				
Total	683	100.0%	159	■ ■
Less than \$10,000	11	1.6%	18	■
\$10,000 to \$14,999	67	9.8%	39	■ ■
\$15,000 to \$19,999	73	10.7%	59	■
\$20,000 to \$24,999	27	4.0%	34	■
\$25,000 to \$29,999	46	6.7%	45	■
\$30,000 to \$34,999	78	11.4%	58	■
\$35,000 to \$39,999	56	8.2%	41	■
\$40,000 to \$44,999	13	1.9%	20	■
\$45,000 to \$49,999	30	4.4%	28	■
\$50,000 to \$59,999	82	12.0%	89	■
\$60,000 to \$74,999	27	4.0%	35	■
\$75,000 to \$99,999	63	9.2%	40	■ ■
\$100,000 to \$124,999	41	6.0%	42	■
\$125,000 to \$149,999	17	2.5%	26	■
\$150,000 to \$199,999	12	1.8%	19	■
\$200,000 or more	40	5.9%	58	■ ■
Median Household Income for HHR 65+	\$38,821		N/A	
Average Household Income for HHR 65+	\$61,575		\$28,064	■ ■
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	6,127	100.0%	300	■ ■
With public assistance income	47	0.8%	40	■
No public assistance income	6,080	99.2%	298	■ ■
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	6,127	100.0%	300	■ ■
With Food Stamps/SNAP	481	7.9%	168	■ ■
With No Food Stamps/SNAP	5,646	92.1%	320	■ ■
HOUSEHOLDS BY DISABILITY STATUS				
Total	6,127	100.0%	300	■ ■
With 1+ Persons w/Disability	1,327	21.7%	272	■ ■
With No Person w/Disability	4,800	78.3%	384	■ ■

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 2013, adjusted for inflation.

2009-2013 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. 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, 2009-2013 American Community Survey

Reliability: ■ ■ high ■ ■ medium ■ low

October 28, 2015

Appendix A.2 - Community Profile



Community Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	Sugar Hill city,...
Population Summary	
2000 Total Population	11,275
2010 Total Population	18,522
2015 Total Population	20,492
2015 Group Quarters	35
2020 Total Population	22,674
2015-2020 Annual Rate	2.04%
Household Summary	
2000 Households	3,933
2000 Average Household Size	2.86
2010 Households	6,114
2010 Average Household Size	3.03
2015 Households	6,693
2015 Average Household Size	3.06
2020 Households	7,367
2020 Average Household Size	3.07
2015-2020 Annual Rate	1.94%
2010 Families	4,832
2010 Average Family Size	3.39
2015 Families	5,284
2015 Average Family Size	3.43
2020 Families	5,784
2020 Average Family Size	3.46
2015-2020 Annual Rate	1.82%
Housing Unit Summary	
2000 Housing Units	4,044
Owner Occupied Housing Units	84.5%
Renter Occupied Housing Units	12.7%
Vacant Housing Units	2.7%
2010 Housing Units	6,497
Owner Occupied Housing Units	77.4%
Renter Occupied Housing Units	16.7%
Vacant Housing Units	5.9%
2015 Housing Units	6,982
Owner Occupied Housing Units	77.1%
Renter Occupied Housing Units	18.8%
Vacant Housing Units	4.1%
2020 Housing Units	7,661
Owner Occupied Housing Units	77.3%
Renter Occupied Housing Units	18.9%
Vacant Housing Units	3.8%
Median Household Income	
2015	\$78,389
2020	\$88,106
Median Home Value	
2015	\$193,493
2020	\$223,985
Per Capita Income	
2015	\$29,934
2020	\$33,686
Median Age	
2010	33.5
2015	35.3
2020	35.5

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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 28, 2015



Community Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	Sugar Hill city,...
2015 Households by Income	
Household Income Base	6,694
<\$15,000	8.0%
\$15,000 - \$24,999	5.7%
\$25,000 - \$34,999	6.6%
\$35,000 - \$49,999	9.1%
\$50,000 - \$74,999	17.6%
\$75,000 - \$99,999	17.0%
\$100,000 - \$149,999	20.3%
\$150,000 - \$199,999	10.1%
\$200,000+	5.7%
Average Household Income	\$92,243
2020 Households by Income	
Household Income Base	7,365
<\$15,000	6.7%
\$15,000 - \$24,999	3.7%
\$25,000 - \$34,999	4.7%
\$35,000 - \$49,999	7.8%
\$50,000 - \$74,999	16.4%
\$75,000 - \$99,999	17.8%
\$100,000 - \$149,999	23.8%
\$150,000 - \$199,999	12.5%
\$200,000+	6.6%
Average Household Income	\$104,362
2015 Owner Occupied Housing Units by Value	
Total	5,383
<\$50,000	1.1%
\$50,000 - \$99,999	3.6%
\$100,000 - \$149,999	22.2%
\$150,000 - \$199,999	26.6%
\$200,000 - \$249,999	17.6%
\$250,000 - \$299,999	10.5%
\$300,000 - \$399,999	10.2%
\$400,000 - \$499,999	3.9%
\$500,000 - \$749,999	3.1%
\$750,000 - \$999,999	0.7%
\$1,000,000 +	0.6%
Average Home Value	\$231,154
2020 Owner Occupied Housing Units by Value	
Total	5,924
<\$50,000	0.5%
\$50,000 - \$99,999	1.8%
\$100,000 - \$149,999	11.7%
\$150,000 - \$199,999	25.0%
\$200,000 - \$249,999	22.9%
\$250,000 - \$299,999	14.8%
\$300,000 - \$399,999	12.1%
\$400,000 - \$499,999	4.3%
\$500,000 - \$749,999	4.8%
\$750,000 - \$999,999	1.5%
\$1,000,000 +	0.6%
Average Home Value	\$264,994

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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 28, 2015



Community Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	Sugar Hill city,...
2010 Population by Age	
Total	18,522
0 - 4	8.4%
5 - 9	9.4%
10 - 14	8.9%
15 - 24	11.5%
25 - 34	14.1%
35 - 44	18.6%
45 - 54	14.6%
55 - 64	8.3%
65 - 74	3.9%
75 - 84	1.7%
85 +	0.4%
18 +	68.6%
2015 Population by Age	
Total	20,491
0 - 4	7.8%
5 - 9	8.8%
10 - 14	8.7%
15 - 24	12.2%
25 - 34	12.0%
35 - 44	17.3%
45 - 54	14.9%
55 - 64	10.2%
65 - 74	5.3%
75 - 84	2.1%
85 +	0.6%
18 +	70.3%
2020 Population by Age	
Total	22,674
0 - 4	7.7%
5 - 9	8.5%
10 - 14	8.9%
15 - 24	11.7%
25 - 34	12.4%
35 - 44	17.1%
45 - 54	13.8%
55 - 64	10.6%
65 - 74	6.3%
75 - 84	2.4%
85 +	0.7%
18 +	70.6%
2010 Population by Sex	
Males	9,148
Females	9,374
2015 Population by Sex	
Males	10,125
Females	10,366
2020 Population by Sex	
Males	11,225
Females	11,449

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 28, 2015



Community Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	Sugar Hill city,...
2010 Population by Race/Ethnicity	
Total	18,522
White Alone	72.4%
Black Alone	9.8%
American Indian Alone	0.3%
Asian Alone	6.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	8.6%
Two or More Races	2.5%
Hispanic: Origin	19.6%
Diversity Index	63.2
2015 Population by Race/Ethnicity	
Total	20,493
White Alone	66.8%
Black Alone	12.2%
American Indian Alone	0.2%
Asian Alone	9.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	7.9%
Two or More Races	3.0%
Hispanic: Origin	18.3%
Diversity Index	67.0
2020 Population by Race/Ethnicity	
Total	22,674
White Alone	62.0%
Black Alone	14.8%
American Indian Alone	0.2%
Asian Alone	10.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	8.6%
Two or More Races	3.5%
Hispanic: Origin	20.3%
Diversity Index	71.8
2010 Population by Relationship and Household Type	
Total	18,522
In Households	99.9%
In Family Households	90.9%
Householder	26.1%
Spouse	20.4%
Child	37.2%
Other relative	4.8%
Nonrelative	2.4%
In Nonfamily Households	9.0%
In Group Quarters	0.1%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 28, 2015



Community Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	Sugar Hill city,...
2015 Population 25+ by Educational Attainment	
Total	12,799
Less than 9th Grade	3.4%
9th - 12th Grade, No Diploma	4.9%
High School Graduate	22.7%
GED/Alternative Credential	3.4%
Some College, No Degree	23.2%
Associate Degree	10.2%
Bachelor's Degree	21.5%
Graduate/Professional Degree	10.6%
2015 Population 15+ by Marital Status	
Total	15,299
Never Married	30.1%
Married	56.1%
Widowed	4.7%
Divorced	9.0%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	93.0%
Civilian Unemployed	7.0%
2015 Employed Population 16+ by Industry	
Total	9,723
Agriculture/Mining	0.3%
Construction	5.4%
Manufacturing	9.8%
Wholesale Trade	5.2%
Retail Trade	15.2%
Transportation/Utilities	4.6%
Information	3.8%
Finance/Insurance/Real Estate	9.2%
Services	45.0%
Public Administration	1.5%
2015 Employed Population 16+ by Occupation	
Total	9,722
White Collar	69.8%
Management/Business/Financial	18.8%
Professional	20.0%
Sales	16.6%
Administrative Support	14.4%
Services	14.7%
Blue Collar	15.5%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	3.7%
Installation/Maintenance/Repair	3.4%
Production	4.5%
Transportation/Material Moving	3.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 28, 2015



Community Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	Sugar Hill city,...
2010 Households by Type	
Total	6,114
Households with 1 Person	16.1%
Households with 2+ People	83.9%
Family Households	79.0%
Husband-wife Families	61.7%
With Related Children	37.5%
Other Family (No Spouse Present)	17.3%
Other Family with Male Householder	5.4%
With Related Children	3.2%
Other Family with Female Householder	11.9%
With Related Children	8.3%
Nonfamily Households	4.9%
All Households with Children	49.8%
Multigenerational Households	5.3%
Unmarried Partner Households	5.3%
Male-female	4.5%
Same-sex	0.8%
2010 Households by Size	
Total	6,114
1 Person Household	16.1%
2 Person Household	27.7%
3 Person Household	19.5%
4 Person Household	21.0%
5 Person Household	9.7%
6 Person Household	3.6%
7 + Person Household	2.3%
2010 Households by Tenure and Mortgage Status	
Total	6,114
Owner Occupied	82.2%
Owned with a Mortgage/Loan	73.7%
Owned Free and Clear	8.5%
Renter Occupied	17.8%

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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 28, 2015

Appendix A.3 - Household Income Profile Detail



Household Income Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

Summary	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	20,492	22,674	2,182	2.04%
Households	6,693	7,367	674	1.94%
Median Age	35.3	35.5	0.2	0.11%
Average Household Size	3.06	3.07	0.01	0.07%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
Household	6,694	100%	7,365	100%
<\$15,000	538	8.0%	490	6.7%
\$15,000-\$24,999	379	5.7%	275	3.7%
\$25,000-\$34,999	441	6.6%	347	4.7%
\$35,000-\$49,999	607	9.1%	574	7.8%
\$50,000-\$74,999	1,178	17.6%	1,209	16.4%
\$75,000-\$99,999	1,135	17.0%	1,308	17.8%
\$100,000-\$149,999	1,360	20.3%	1,752	23.8%
\$150,000-\$199,999	675	10.1%	923	12.5%
\$200,000+	381	5.7%	487	6.6%
Median Household Income	\$78,389		\$88,106	
Average Household Income	\$92,243		\$104,362	
Per Capita Income	\$29,934		\$33,686	

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2018) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

October 28, 2015



Household Income Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	2015 Households by Income and Age of Householder						
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	134	975	1,839	1,710	1,118	604	311
<\$15,000	19	96	119	94	106	47	57
\$15,000-\$24,999	15	59	90	73	67	54	20
\$25,000-\$34,999	13	67	84	85	76	57	59
\$35,000-\$49,999	19	103	146	119	92	64	64
\$50,000-\$74,999	36	217	257	272	197	144	53
\$75,000-\$99,999	15	190	303	313	189	96	28
\$100,000-\$149,999	13	161	499	365	216	81	26
\$150,000-\$199,999	2	56	216	269	97	33	2
\$200,000+	2	26	125	120	78	28	2
Median HH Income	\$50,400	\$66,630	\$91,901	\$90,109	\$77,045	\$61,154	\$38,394
Average HH Income	\$56,507	\$77,021	\$102,301	\$105,578	\$92,688	\$78,209	\$49,106
	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	14.2%	9.8%	6.5%	5.5%	9.5%	7.8%	18.3%
\$15,000-\$24,999	11.2%	6.1%	4.9%	4.3%	6.0%	8.9%	6.4%
\$25,000-\$34,999	9.7%	6.9%	4.6%	5.0%	6.8%	9.4%	19.0%
\$35,000-\$49,999	14.2%	10.6%	7.9%	7.0%	8.2%	10.6%	20.6%
\$50,000-\$74,999	26.9%	22.3%	14.0%	15.9%	17.6%	23.8%	17.0%
\$75,000-\$99,999	11.2%	19.5%	16.5%	18.3%	16.9%	15.9%	9.0%
\$100,000-\$149,999	9.7%	16.5%	27.1%	21.3%	19.3%	13.4%	8.4%
\$150,000-\$199,999	1.5%	5.7%	11.7%	15.7%	8.7%	5.5%	0.6%
\$200,000+	1.5%	2.7%	6.8%	7.0%	7.0%	4.6%	0.6%

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2018) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

October 28, 2015



Household Income Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

2020 Households by Income and Age of Householder							
HH Income Base	<25	25-34	35-44	45-54	55-64	65-74	75+
	140	1,105	1,982	1,725	1,257	781	378
<\$15,000	17	87	99	75	97	50	65
\$15,000-\$24,999	13	46	59	47	44	48	20
\$25,000-\$34,999	11	52	61	55	57	54	57
\$35,000-\$49,999	18	101	125	94	88	74	73
\$50,000-\$74,999	39	229	241	245	205	181	70
\$75,000-\$99,999	19	239	322	321	224	142	42
\$100,000-\$149,999	18	229	622	413	294	131	44
\$150,000-\$199,999	3	85	299	335	143	56	3
\$200,000+	2	37	154	140	105	45	4
Median HH Income	\$54,714	\$77,778	\$103,891	\$101,906	\$88,414	\$71,747	\$43,354
Average HH Income	\$63,392	\$88,545	\$116,039	\$118,748	\$107,372	\$90,640	\$56,403
Percent Distribution							
HH Income Base	<25	25-34	35-44	45-54	55-64	65-74	75+
	100%	100%	100%	100%	100%	100%	100%
<\$15,000	12.1%	7.9%	5.0%	4.3%	7.7%	6.4%	17.2%
\$15,000-\$24,999	9.3%	4.2%	3.0%	2.7%	3.5%	6.1%	5.3%
\$25,000-\$34,999	7.9%	4.7%	3.1%	3.2%	4.5%	6.9%	15.1%
\$35,000-\$49,999	12.9%	9.1%	6.3%	5.4%	7.0%	9.5%	19.3%
\$50,000-\$74,999	27.9%	20.7%	12.2%	14.2%	16.3%	23.2%	18.5%
\$75,000-\$99,999	13.6%	21.6%	16.2%	18.6%	17.8%	18.2%	11.1%
\$100,000-\$149,999	12.9%	20.7%	31.4%	23.9%	23.4%	16.8%	11.6%
\$150,000-\$199,999	2.1%	7.7%	15.1%	19.4%	11.4%	7.2%	0.8%
\$200,000+	1.4%	3.3%	7.8%	8.1%	8.4%	5.8%	1.1%

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2018) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

October 28, 2015



Household Budget Expenditures

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

Demographic Summary			2015	2020	
Population			20,492	22,674	
Households			6,693	7,367	
Families			5,284	5,784	
Median Age			35.3	35.5	
Median Household Income			\$78,389	\$88,106	
		Spending Index	Average Amount Spent	Total	Percent
Total Expenditures		123	\$88,579.73	\$592,864,141	100.0%
Food		122	\$10,400.23	\$69,608,711	11.7%
Food at Home		120	\$6,258.52	\$41,888,271	7.1%
Food Away from Home		126	\$4,141.71	\$27,720,440	4.7%
Alcoholic Beverages		122	\$677.97	\$4,537,641	0.8%
Housing		122	\$26,301.64	\$176,036,859	29.7%
Shelter		123	\$20,255.54	\$135,570,306	22.9%
Utilities, Fuel and Public Services		120	\$6,046.10	\$40,466,553	6.8%
Household Operations		126	\$2,312.69	\$15,478,810	2.6%
Housekeeping Supplies		120	\$869.69	\$5,820,807	1.0%
Household Furnishings and Equipment		128	\$2,359.90	\$15,794,840	2.7%
Apparel and Services		125	\$2,896.16	\$19,384,004	3.3%
Transportation		125	\$13,198.73	\$88,339,068	14.9%
Travel		127	\$2,475.59	\$16,569,103	2.8%
Health Care		117	\$5,561.68	\$37,224,335	6.3%
Entertainment and Recreation		124	\$4,091.10	\$27,381,759	4.6%
Personal Care Products & Services		126	\$989.11	\$6,620,087	1.1%
Education		116	\$1,763.97	\$11,806,219	2.0%
Smoking Products		104	\$485.81	\$3,251,538	0.5%
Miscellaneous (1)		121	\$1,320.70	\$8,839,414	1.5%
Support Payments/Cash Contribution/Gifts in Kind		120	\$2,991.11	\$20,019,498	3.4%
Life/Other Insurance		123	\$569.62	\$3,812,482	0.6%
Pensions and Social Security		131	\$9,314.05	\$62,338,966	10.5%

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.

(1) Miscellaneous includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fines, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

October 28, 2015

Appendix A.5 - Demographic and Income Profile



Demographic and Income Comparison Profile

Sugar Hill City, GA
 Sugar Hill city, GA (1374180)
 Place

Prepared by Munilytics

	Sugar Hill city,...
Census 2010 Summary	
Population	18,522
Households	6,114
Families	4,832
Average Household Size	3.03
Owner Occupied Housing Units	5,027
Renter Occupied Housing Units	1,087
Median Age	33.5
2015 Summary	
Population	20,492
Households	6,693
Families	5,284
Average Household Size	3.06
Owner Occupied Housing Units	5,382
Renter Occupied Housing Units	1,311
Median Age	35.3
Median Household Income	\$78,389
Average Household Income	\$92,243
2020 Summary	
Population	22,674
Households	7,367
Families	5,784
Average Household Size	3.07
Owner Occupied Housing Units	5,922
Renter Occupied Housing Units	1,445
Median Age	35.5
Median Household Income	\$88,106
Average Household Income	\$104,362
Trends: 2015-2020 Annual Rate	
Population	2.04%
Households	1.94%
Families	1.82%
Owner Households	1.93%
Median Household Income	2.36%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

October 28, 2015

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Page: 1 of 5



Demographic and Income Comparison Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

2015 Households by Income	Sugar Hill city,...	
	Number	Percent
<\$15,000	538	8.0%
\$15,000 - \$24,999	379	5.7%
\$25,000 - \$34,999	441	6.6%
\$35,000 - \$49,999	607	9.1%
\$50,000 - \$74,999	1,178	17.6%
\$75,000 - \$99,999	1,135	17.0%
\$100,000 - \$149,999	1,360	20.3%
\$150,000 - \$199,999	675	10.1%
\$200,000+	381	5.7%
Median Household Income	\$78,389	
Average Household Income	\$92,243	
Per Capita Income	\$29,934	
2020 Households by Income	Number	
	Number	Percent
<\$15,000	490	6.7%
\$15,000 - \$24,999	275	3.7%
\$25,000 - \$34,999	347	4.7%
\$35,000 - \$49,999	574	7.8%
\$50,000 - \$74,999	1,209	16.4%
\$75,000 - \$99,999	1,308	17.8%
\$100,000 - \$149,999	1,752	23.8%
\$150,000 - \$199,999	923	12.5%
\$200,000+	487	6.6%
Median Household Income	\$88,106	
Average Household Income	\$104,362	
Per Capita Income	\$33,686	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

October 28, 2015



Demographic and Income Comparison Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	Sugar Hill city,...	
2010 Population by Age	Number	Percent
Age 0 - 4	1,559	8.4%
Age 5 - 9	1,750	9.4%
Age 10 - 14	1,654	8.9%
Age 15 - 19	1,280	6.9%
Age 20 - 24	851	4.6%
Age 25 - 34	2,611	14.1%
Age 35 - 44	3,452	18.6%
Age 45 - 54	2,713	14.6%
Age 55 - 64	1,533	8.3%
Age 65 - 74	729	3.9%
Age 75 - 84	321	1.7%
Age 85+	69	0.4%
2015 Population by Age	Number	Percent
Age 0 - 4	1,593	7.8%
Age 5 - 9	1,813	8.8%
Age 10 - 14	1,786	8.7%
Age 15 - 19	1,364	6.7%
Age 20 - 24	1,138	5.6%
Age 25 - 34	2,459	12.0%
Age 35 - 44	3,546	17.3%
Age 45 - 54	3,056	14.9%
Age 55 - 64	2,091	10.2%
Age 65 - 74	1,089	5.3%
Age 75 - 84	431	2.1%
Age 85+	125	0.6%
2020 Population by Age	Number	Percent
Age 0 - 4	1,744	7.7%
Age 5 - 9	1,917	8.5%
Age 10 - 14	2,021	8.9%
Age 15 - 19	1,504	6.6%
Age 20 - 24	1,143	5.0%
Age 25 - 34	2,804	12.4%
Age 35 - 44	3,881	17.1%
Age 45 - 54	3,135	13.8%
Age 55 - 64	2,401	10.6%
Age 65 - 74	1,433	6.3%
Age 75 - 84	540	2.4%
Age 85+	151	0.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esti forecasts for 2015 and 2020.

October 28, 2015



Demographic and Income Comparison Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	Sugar Hill city,...	
2010 Race and Ethnicity	Number	Percent
White Alone	13,405	72.4%
Black Alone	1,820	9.8%
American Indian Alone	59	0.3%
Asian Alone	1,170	6.3%
Pacific Islander Alone	14	0.1%
Some Other Race Alone	1,595	8.6%
Two or More Races	459	2.5%
Hispanic Origin (Any Race)	3,636	19.6%
2015 Race and Ethnicity	Number	Percent
White Alone	13,690	66.8%
Black Alone	2,500	12.2%
American Indian Alone	50	0.2%
Asian Alone	2,000	9.8%
Pacific Islander Alone	20	0.1%
Some Other Race Alone	1,626	7.9%
Two or More Races	607	3.0%
Hispanic Origin (Any Race)	3,755	18.3%
2020 Race and Ethnicity	Number	Percent
White Alone	14,047	62.0%
Black Alone	3,346	14.8%
American Indian Alone	50	0.2%
Asian Alone	2,467	10.9%
Pacific Islander Alone	26	0.1%
Some Other Race Alone	1,945	8.6%
Two or More Races	793	3.5%
Hispanic Origin (Any Race)	4,611	20.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

October 28, 2015

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Page 4 of 5



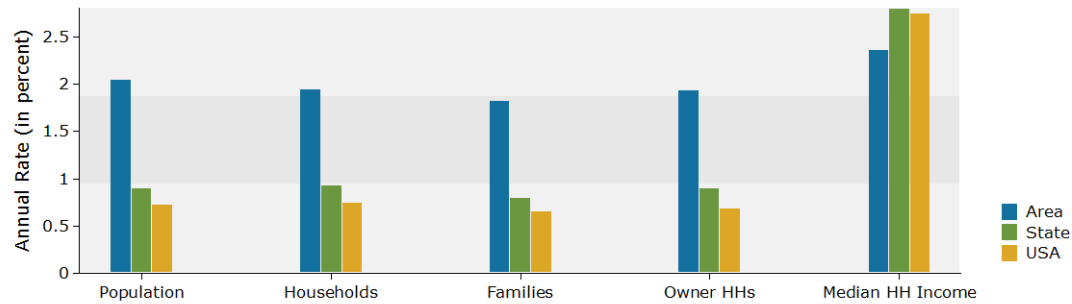
Demographic and Income Comparison Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

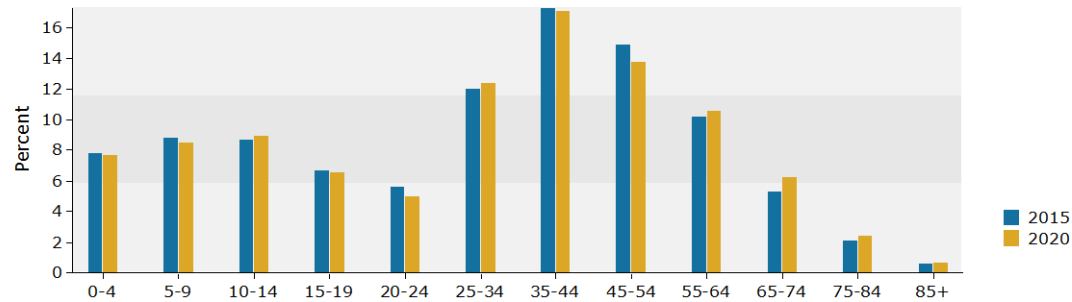
Prepared by Munilytics

Sugar Hill city,...

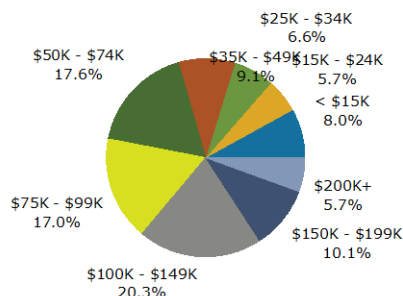
Trends 2015-2020



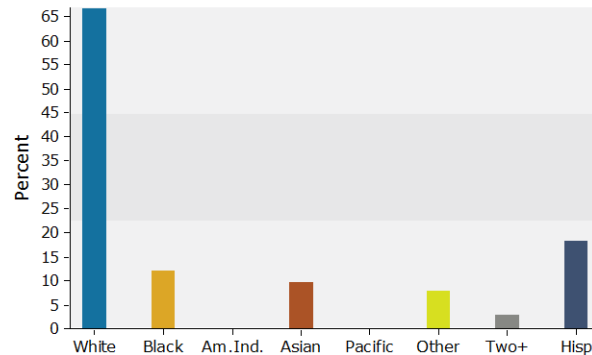
Population by Age



2015 Household Income



2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

October 28, 2015

Appendix A.6 - Disposable Income Profile



Finances Market Potential

Sugar Hill City, GA
Sugar Hill city, GA(1374180)
Place

Prepared by Munilytics

Demographic Summary		2015	2020
Population		20,492	22,674
Population 18+		14,413	16,014
Households		6,693	7,367
Median Household Income		\$78,389	\$88,106
Expected Number of			
Product/Consumer Behavior	Adults	Percent	MPI
Did banking in person in last 12 months	8,110	56.3%	103
Bank/financial institution used: Bank of America	2,545	17.7%	120
Bank/financial institution used: Capital One	646	4.5%	112
Bank/financial institution used: Chase	2,232	15.5%	130
Bank/financial institution used: Citibank	429	3.0%	91
Bank/financial institution used: PNC	306	2.1%	66
Bank/financial institution used: U.S. Bank	564	3.9%	132
Bank/financial institution used: Wells Fargo	2,128	14.8%	128
Bank/financial institution used: credit union	2,711	18.8%	110
Did banking by mail in last 12 months	630	4.4%	128
Did banking by phone in last 12 months	1,434	9.9%	113
Did banking online in last 12 months	6,271	43.5%	124
Did banking on mobile device in last 12 months	2,194	15.2%	147
Used ATM/cash machine in last 12 months	7,942	55.1%	113
Used direct deposit of paycheck in last 12 months	6,203	43.0%	110
Did banking w/paperless statements in last 12 mo	3,101	21.5%	123
Have interest checking account	4,551	31.6%	109
Have non-interest checking account	4,223	29.3%	104
Have savings account	8,560	59.4%	111
Have overdraft protection	4,419	30.7%	117
Have auto loan	3,219	22.3%	131
Have personal loan for education (student loan)	1,315	9.1%	132
Have personal loan - not for education	313	2.2%	87
Have home mortgage (1st)	6,098	42.3%	134
Have 2nd mortgage (home equity loan)	1,159	8.0%	121
Have home equity line of credit	514	3.6%	88
Have personal line of credit	584	4.1%	123
Have 401(k) retirement savings plan	2,568	17.8%	121
Have 403(b) retirement savings plan	454	3.1%	115
Have IRA retirement savings plan	1,818	12.6%	99
Own any securities investment	4,632	32.1%	106
Own any annuity	319	2.2%	77
Own certificate of deposit (more than 6 months)	438	3.0%	82
Own shares in money market fund	609	4.2%	84
Own shares in mutual fund (bonds)	725	5.0%	102
Own shares in mutual fund (stock)	1,114	7.7%	103
Own any stock	1,104	7.7%	98
Own common/preferred stock in company you work for	416	2.9%	127
Own common stock in company you don't work for	762	5.3%	96
Own U.S. savings bond	859	6.0%	104
Own investment real estate	492	3.4%	94
Own vacation/weekend home	475	3.3%	94
Used a real estate agent in last 12 months	924	6.4%	118
Used financial planner in last 12 months	834	5.8%	95
Own 1 credit card	2,362	16.4%	108
Own 2 credit cards	2,124	14.7%	112
Own 3 credit cards	1,538	10.7%	118
Own 4 credit cards	799	5.5%	93
Own 5 credit cards	538	3.7%	107
Own 6+ credit cards	819	5.7%	101

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Est. forecasts for 2015 and 2020.

October 28, 2015

Appendix A.7 – Financial Market Potential



Finances Market Potential

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Avg monthly credit card expenditures: <\$111	1,993	13.8%	117
Avg monthly credit card expenditures: \$111-\$225	1,003	7.0%	107
Avg monthly credit card expenditures: \$226-\$450	958	6.6%	105
Avg monthly credit card expenditures: \$451-\$700	869	6.0%	111
Avg monthly credit card expenditures: \$701-\$1000	565	3.9%	90
Avg monthly credit card expenditures: \$1001+	1,317	9.1%	100
Own 1 debit card	6,771	47.0%	108
Own 2 debit cards	1,708	11.9%	123
Own 3+ debit cards	406	2.8%	129
Avg monthly debit card expenditures: <\$91	535	3.7%	89
Avg monthly debit card expenditures: \$91-\$180	676	4.7%	104
Avg monthly debit card expenditures: \$181-\$225	721	5.0%	106
Avg monthly debit card expenditures: \$226-\$450	1,273	8.8%	108
Avg monthly debit card expenditures: \$451-\$700	1,365	9.5%	111
Avg monthly debit card expenditures: \$701-\$1000	1,101	7.6%	117
Avg monthly debit card expenditures: \$1001+	1,491	10.3%	149
Own/used last 12 months: any credit/debit card	11,206	77.7%	105
Own/used last 12 months: any major credit/debit card	10,030	69.6%	106
Own/used last 12 months: any store credit card	3,996	27.7%	103
Credit/debit card rewards: airline miles	1,206	8.4%	98
Credit/debit card rewards: cash back	3,046	21.1%	106
Credit/debit card rewards: gasoline discounts	464	3.2%	102
Credit/debit card rewards: gifts	739	5.1%	105
Credit/debit card rewards: hotel/car rental awards	402	2.8%	101
Own/used card last 12 months: American Express Green	477	3.3%	108
Own/used card last 12 months: American Express Gold	400	2.8%	95
Own/used card last 12 months: American Express Platinum	330	2.3%	95
Own/used card last 12 months: American Express Blue	585	4.1%	126
Own/used card last 12 months: Discover	1,540	10.7%	103
Own/used card last 12 months: MasterCard Standard	1,984	13.8%	105
Own/used card last 12 months: MasterCard Gold	503	3.5%	85
Own/used card last 12 months: MasterCard Platinum	1,093	7.6%	113
Own/used card last 12 months: MasterCard debit card	985	6.8%	104
Own/used card last 12 months: Visa Regular/Classic	3,258	22.6%	111
Own/used card last 12 months: Visa Gold	552	3.8%	105
Own/used card last 12 months: Visa Platinum	1,633	11.3%	114
Own/used card last 12 months: Visa Signature	681	4.7%	117
Own/used card last 12 months: Visa debit card	3,663	25.4%	115
Paid bills last 12 months: by mail	6,301	43.7%	93
Paid bills last 12 months: online	7,156	49.6%	119
Paid bills last 12 months: in person	3,762	26.1%	86
Paid bills last 12 months: by phone using credit card	2,844	19.7%	111
Paid bills last 12 months: by mobile phone	1,699	11.8%	133
Paid bills last 12 months: charged to credit card	1,655	11.5%	103
Paid bills last 12 months: deducted from bank account	3,656	25.4%	109
Wired/sent money in last 6 months	3,224	22.4%	108
Wired/sent money in last 6 months: using MoneyGram	386	2.7%	101
Wired/sent money in last 6 months: using PayPal	1,772	12.3%	116
Wired/sent money in last 6 months: using Western Union	634	4.4%	98

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2015 and 2020.

October 28, 2015



Finances Market Potential

Sugar Hill City, GA
 Sugar Hill city, GA (1374180)
 Place

Prepared by Munilytics

Product/Consumer Behavior	Expected Number of		Percent	MPI
	Adults			
Wired/sent money in last 6 months: bank wire transfer	373		2.6%	103
Tax preparation: did manually	1,701		11.8%	101
Tax preparation: used software (TurboTax)	1,755		12.2%	126
Tax preparation: used online tax srv (TurboTax)	890		6.2%	123
Tax preparation: used H&R Block on-site	798		5.5%	105
Tax preparation: used CPA/other tax professional	2,824		19.6%	99

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2015 and 2020.

October 28, 2015

Appendix A.8 - House and Home Expenditures



House and Home Expenditures

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

2015 Housing Summary		2015 Demographic Summary	
Housing Units	6,982	Population	20,492
2015-2020 Percent Change	9.73%	Households	6,693
Percent Occupied	95.9%	Families	5,284
Percent Owner Households	80.4%	Median Age	35.3
Median Home Value	\$193,493	Median Household Income	\$78,389
	Spending Potential Index	Average Amount Spent	Total
Owned Dwellings	133	\$15,291.75	\$102,347,692
Mortgage Interest	149	\$6,095.83	\$40,799,378
Mortgage Principal	138	\$2,994.77	\$20,044,008
Property Taxes	116	\$2,946.43	\$19,720,477
Homeowners Insurance	123	\$596.29	\$3,991,000
Ground Rent	111	\$77.72	\$520,198
Maintenance and Remodeling Services	123	\$2,083.04	\$13,941,790
Maintenance and Remodeling Materials	124	\$371.62	\$2,487,238
Property Management and Security	111	\$126.04	\$843,603
Rented Dwellings	95	\$4,079.95	\$27,307,103
Rent	96	\$3,934.79	\$26,335,554
Rent Received as Pay	77	\$89.90	\$601,694
Renters' Insurance	99	\$18.70	\$125,161
Maintenance and Repair Services	109	\$23.30	\$155,967
Maintenance and Repair Materials	100	\$13.26	\$88,727
Owned Vacation Homes	127	\$770.99	\$5,160,243
Mortgage Payment	125	\$219.29	\$1,467,676
Property Taxes	116	\$170.15	\$1,138,817
Homeowners Insurance	98	\$17.37	\$116,261
Maintenance and Remodeling	140	\$331.82	\$2,220,840
Property Management and Security	101	\$32.37	\$216,649
Housing While Attending School	119	\$112.84	\$755,268
Household Operations	126	\$2,312.69	\$15,478,810
Child Care	141	\$630.51	\$4,219,973
Care for Elderly or Handicapped	93	\$73.40	\$491,259
Appliance Rental and Repair	124	\$30.23	\$202,343
Computer Information Services	122	\$546.55	\$3,658,089
Home Security System Services	144	\$52.66	\$352,464
Non-Apparel Household Laundry/Dry Cleaning	116	\$35.82	\$239,748
Housekeeping Services	129	\$211.05	\$1,412,551
Lawn and Garden	118	\$510.29	\$3,415,374
Moving/Storage/Freight Express	127	\$94.07	\$629,616
Installation of Computers	113	\$0.76	\$5,080
PC Repair (Personal Use)	112	\$9.21	\$61,657
Reupholstering/Furniture Repair	106	\$6.55	\$43,827
Termite/Pest Control	146	\$49.12	\$328,786
Water Softening Services	97	\$6.18	\$41,352
Internet Services Away from Home	114	\$11.97	\$80,092
Voice Over IP Service	102	\$14.57	\$97,521
Other Home Services (1)	113	\$29.74	\$199,080

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 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

October 28, 2015



House and Home Expenditures

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

	Spending Potential Index	Average Amount Spent	Total
Utilities, Fuels, Public Services	120	\$6,046.10	\$40,466,553
Bottled Gas	85	\$60.61	\$405,676
Electricity	121	\$2,338.03	\$15,648,430
Fuel Oil	45	\$52.40	\$350,737
Natural Gas	111	\$593.52	\$3,972,402
Phone Services	121	\$2,031.16	\$13,594,568
Water and Other Public Services	136	\$960.97	\$6,431,748
Coal/Wood/Other Fuel	78	\$9.41	\$62,990
Housekeeping Supplies	120	\$869.69	\$5,820,807
Laundry and Cleaning Supplies	119	\$245.31	\$1,641,878
Postage and Stationery	122	\$219.61	\$1,469,851
Other HH Products (2)	121	\$404.76	\$2,709,078
Household Textiles	120	\$118.19	\$791,017
Bathroom Linens	120	\$16.08	\$107,632
Bedroom Linens	121	\$60.74	\$406,536
Kitchen and Dining Room Linens	116	\$2.94	\$19,649
Curtains and Draperies	116	\$16.99	\$113,725
Slipcovers, Decorative Pillows	106	\$5.48	\$36,694
Materials for Slipcovers/Curtains	127	\$14.19	\$94,952
Other Linens	132	\$1.77	\$11,828
Furniture	131	\$673.83	\$4,509,973
Mattresses and Box Springs	129	\$122.91	\$822,605
Other Bedroom Furniture	133	\$122.90	\$822,550
Sofas	131	\$174.72	\$1,169,426
Living Room Tables and Chairs	123	\$80.74	\$540,367
Kitchen, Dining Room Furniture	127	\$51.85	\$347,028
Infant Furniture	133	\$16.29	\$109,023
Outdoor Furniture	140	\$36.70	\$245,601
Wall Units, Cabinets, Other Furniture (3)	134	\$67.74	\$453,373
Major Appliances	129	\$347.05	\$2,322,834
Dishwashers and Disposals	129	\$28.73	\$192,323
Refrigerators and Freezers	131	\$102.52	\$686,194
Clothes Washers	130	\$60.96	\$407,985
Clothes Dryers	132	\$44.24	\$296,072
Cooking Stoves and Ovens	132	\$49.01	\$327,996
Microwave Ovens	123	\$16.52	\$110,549
Window Air Conditioners	93	\$6.26	\$41,887
Electric Floor Cleaning Equipment	127	\$28.12	\$188,201
Sewing Machines and Miscellaneous Appliances	119	\$10.70	\$71,626

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 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

October 28, 2015



House and Home Expenditures

Sugar Hill City, GA
 Sugar Hill city, GA (1374180)
 Place

Prepared by Munilytics

	Spending Potential Index	Average Amount Spent	Total
Household Items			
Rugs	110	\$27.09	\$181,301
Housewares	124	\$89.19	\$596,965
Small Appliances	119	\$54.33	\$363,651
Window Coverings	148	\$30.64	\$205,055
Lamps and Other Lighting Fixtures	119	\$19.51	\$130,582
Infant Equipment	139	\$26.73	\$178,921
Rental of Furniture	86	\$6.27	\$41,942
Laundry and Cleaning Equipment	125	\$31.76	\$212,581
Closet and Storage Items	130	\$26.18	\$175,243
Luggage	129	\$11.85	\$79,320
Clocks and Other Household Decoratives	132	\$221.04	\$1,479,398
Telephones and Accessories	125	\$62.61	\$419,037
Telephone Answering Devices	121	\$0.99	\$6,598
Grills and Outdoor Equipment	140	\$55.34	\$370,364
Power Tools	130	\$68.07	\$455,591
Hand Tools	117	\$10.21	\$68,367
Office Furniture/Equipment for Home Use	138	\$20.31	\$135,909
Computers and Hardware for Home Use	127	\$273.84	\$1,832,814
Portable Memory	126	\$6.78	\$45,387
Computer Software	134	\$27.15	\$181,733
Computer Accessories	124	\$23.71	\$158,688
Personal Digital Assistants	133	\$9.82	\$65,707
Other Household Items (4)	124	\$117.42	\$785,864

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

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

(3) Wall Units Cabinets and Other Furniture includes modular wall units, shelves or cabinets, and other living room, family or recreation room furniture including desks...

(4) Other Household Items includes the purchase/rental of smoke alarms and detectors for owned and rented homes, other household appliances for owned and rented homes, curtain and drapery hardware, rope, portable ladders, sheds, non-permanent shelves and shelving, and miscellaneous household equipment and parts.

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 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

October 28, 2015

Appendix A.9 – Net Worth Profile



Net Worth Profile

Sugar Hill City, GA
 Sugar Hill city, GA (1374180)
 Place

Prepared by Munilytics

Summary	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	18,522	20,492	22,674	2,182	2.04%
Median Age	33.5	35.3	35.5	0.2	0.11%
Households	6,114	6,693	7,367	674	1.94%
Average Household Size	3.03	3.06	3.07	0.01	0.07%

2015 Households by Net Worth	Number	Percent
Total	6,693	100.0%
<\$15,000	1,266	18.9%
\$15,000-\$34,999	378	5.6%
\$35,000-\$49,999	250	3.7%
\$50,000-\$74,999	425	6.3%
\$75,000-\$99,999	361	5.4%
\$100,000-\$149,999	515	7.7%
\$150,000-\$249,999	728	10.9%
\$250,000-\$500,000	1,159	17.3%
\$500,000+	1,611	24.1%
Median Net Worth	\$165,267	
Average Net Worth	\$545,881	

2015 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	133	976	1,839	1,710	1,118	603	311
<\$15,000	46	278	436	261	167	39	39
\$15,000-\$34,999	27	105	115	73	40	10	8
\$35,000-\$49,999	17	54	91	41	31	10	5
\$50,000-\$99,999	23	168	275	172	80	39	29
\$100,000-\$149,999	7	115	142	107	79	51	13
\$150,000-\$249,999	7	106	197	195	114	68	40
\$250,000+	6	150	583	861	607	386	177
Median Net Worth	\$27,682	\$60,129	\$100,660	\$250,001	\$250,001	\$250,001	\$250,001
Average Net Worth	\$66,780	\$149,073	\$424,283	\$595,151	\$771,294	\$1,059,200	\$643,838

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

October 28, 2015

Appendix A.10 - Housing Profile Detail



Housing Profile

Sugar Hill City, GA
 Sugar Hill city, GA (1374180)
 Place

Prepared by Munilytics

Population		Households	
2010 Total Population	18,522	2015 Median Household Income	\$78,389
2015 Total Population	20,492	2020 Median Household Income	\$88,106
2020 Total Population	22,674	2015-2020 Annual Rate	2.36%
2015-2020 Annual Rate	2.04%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,497	100.0%	6,982	100.0%	7,661	100.0%
Occupied	6,114	94.1%	6,693	95.9%	7,367	96.2%
Owner	5,027	77.4%	5,382	77.1%	5,922	77.3%
Renter	1,087	16.7%	1,311	18.8%	1,445	18.9%
Vacant	383	5.9%	289	4.1%	294	3.8%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	5,383	100.0%	5,924	100.0%
<\$50,000	57	1.1%	32	0.5%
\$50,000-\$99,999	194	3.6%	104	1.8%
\$100,000-\$149,999	1,194	22.2%	694	11.7%
\$150,000-\$199,999	1,433	26.6%	1,482	25.0%
\$200,000-\$249,999	950	17.6%	1,355	22.9%
\$250,000-\$299,999	566	10.5%	874	14.8%
\$300,000-\$399,999	547	10.2%	714	12.1%
\$400,000-\$499,999	211	3.9%	255	4.3%
\$500,000-\$749,999	165	3.1%	285	4.8%
\$750,000-\$999,999	35	0.7%	91	1.5%
\$1,000,000+	31	0.6%	38	0.6%
Median Value	\$193,493		\$223,985	
Average Value	\$231,154		\$264,994	

Data Note: Persons of Hispanic Origin may be of any race.
 Source: U.S. Census Bureau, Census 2010 Summary File 1.

October 28, 2015



Housing Profile

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Place

Prepared by Munilytics

Census 2010 Owner Occupied Housing Units by Mortgage Status			
		Number	Percent
Total		5,027	100.0%
Owned with a Mortgage/Loan		4,509	89.7%
Owned Free and Clear		518	10.3%
Census 2010 Vacant Housing Units by Status			
		Number	Percent
Total		383	100.0%
For Rent		95	24.8%
Rented- Not Occupied		4	1.0%
For Sale Only		150	39.2%
Sold - Not Occupied		16	4.2%
Seasonal/Recreational/Occasional Use		17	4.4%
For Migrant Workers		0	0.0%
Other Vacant		101	26.4%
Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,114	5,027	82.2%
15-24	135	63	46.7%
25-34	1,084	792	73.1%
35-44	1,850	1,525	82.4%
45-54	1,549	1,324	85.5%
55-64	850	753	88.6%
65-74	419	367	87.6%
75-84	194	174	89.7%
85+	33	29	87.9%
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,114	5,027	82.2%
White Alone	4,734	4,055	85.7%
Black/African American	597	412	69.0%
American Indian/Alaska	20	12	60.0%
Asian Alone	335	287	85.7%
Pacific Islander Alone	4	3	75.0%
Other Race Alone	341	196	57.5%
Two or More Races	83	62	74.7%
Hispanic Origin	838	530	63.2%
Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,114	5,027	82.2%
1-Person	983	786	80.0%
2-Person	1,691	1,470	86.9%
3-Person	1,194	967	81.0%
4-Person	1,286	1,092	84.9%
5-Person	596	463	77.7%
6-Person	222	157	70.7%
7+ Person	142	92	64.8%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

October 28, 2015



Appendix A.11 - American Community Survey Housing Summary



ACS Housing Summary

Sugar Hill City, GA
 Sugar Hill city, GA (1374180)
 Geography: Place

Prepared by Munilytics

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	19,138		55	High
Total Households	6,127		300	High
Total Housing Units	6,664		382	High
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	5,001	100.0%	353	High
Less than \$10,000	34	0.7%	33	Low
\$10,000 to \$14,999	13	0.3%	22	Low
\$15,000 to \$19,999	36	0.7%	34	Low
\$20,000 to \$24,999	0	0.0%	25	
\$25,000 to \$29,999	0	0.0%	25	
\$30,000 to \$34,999	0	0.0%	25	
\$35,000 to \$39,999	15	0.3%	25	Low
\$40,000 to \$49,999	0	0.0%	25	
\$50,000 to \$59,999	12	0.2%	21	Low
\$60,000 to \$69,999	113	2.3%	99	Low
\$70,000 to \$79,999	75	1.5%	75	Low
\$80,000 to \$89,999	96	1.9%	89	Low
\$90,000 to \$99,999	93	1.9%	56	Medium
\$100,000 to \$124,999	706	14.1%	210	Medium
\$125,000 to \$149,999	747	14.9%	222	Medium
\$150,000 to \$174,999	735	14.7%	185	Medium
\$175,000 to \$199,999	553	11.1%	172	Medium
\$200,000 to \$249,999	742	14.8%	189	Medium
\$250,000 to \$299,999	337	6.7%	110	Medium
\$300,000 to \$399,999	369	7.4%	146	Medium
\$400,000 to \$499,999	258	5.2%	122	Medium
\$500,000 to \$749,999	25	0.5%	34	Low
\$750,000 to \$999,999	29	0.6%	32	Low
\$1,000,000 or more	13	0.3%	21	Low
Median Home Value	\$169,100		N/A	
Average Home Value	\$194,510		\$22,119	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	5,001	100.0%	353	High
Housing units with a mortgage/contract to purchase/similar debt	4,211	84.2%	324	High
Second mortgage only	286	5.7%	120	Medium
Home equity loan only	664	13.3%	168	Medium
Both second mortgage and home equity loan	120	2.4%	102	Low
No second mortgage and no home equity loan	3,141	62.8%	328	High
Housing units without a mortgage	790	15.8%	224	Medium
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$193,854		\$22,925	High
Housing units without a mortgage	\$198,009		\$86,570	Medium

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High Medium Low

October 28, 2015



ACS Housing Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	1,126	100.0%	256	High
With cash rent	1,018	90.4%	244	High
Less than \$100	0	0.0%	25	
\$100 to \$149	0	0.0%	25	
\$150 to \$199	14	1.2%	23	Low
\$200 to \$249	0	0.0%	25	
\$250 to \$299	66	5.9%	81	Low
\$300 to \$349	0	0.0%	25	
\$350 to \$399	0	0.0%	25	
\$400 to \$449	55	4.9%	84	Low
\$450 to \$499	0	0.0%	25	
\$500 to \$549	15	1.3%	24	Low
\$550 to \$599	61	5.4%	83	Low
\$600 to \$649	0	0.0%	25	
\$650 to \$699	133	11.8%	110	Low
\$700 to \$749	106	9.4%	93	Low
\$750 to \$799	59	5.2%	50	Low
\$800 to \$899	78	6.9%	86	Low
\$900 to \$999	125	11.1%	92	Low
\$1,000 to \$1,249	220	19.5%	150	Low
\$1,250 to \$1,499	43	3.8%	42	Low
\$1,500 to \$1,999	27	2.4%	31	Low
\$2,000 or more	16	1.4%	27	Low
No cash rent	108	9.6%	84	Low
Median Contract Rent	\$800		N/A	
Average Contract Rent	\$847		\$303	High
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	1,126	100.0%	256	High
Pay extra for one or more utilities	1,126	100.0%	256	High
No extra payment for any utilities	0	0.0%	25	
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	6,664	100.0%	382	High
1, detached	5,434	81.5%	374	High
1, attached	492	7.4%	222	High
2	0	0.0%	25	
3 or 4	72	1.1%	72	Low
5 to 9	37	0.6%	50	Low
10 to 19	142	2.1%	96	Low
20 to 49	18	0.3%	30	Low
50 or more	0	0.0%	25	
Mobile home	469	7.0%	179	High
Boat, RV, van, etc.	0	0.0%	25	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability: High medium Low






























October 28, 2015



ACS Housing Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics

	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	6,664	100.0%	382	
Built 2010 or later	98	1.5%	58	
Built 2000 to 2009	2,542	38.1%	327	
Built 1990 to 1999	2,153	32.3%	283	
Built 1980 to 1989	972	14.6%	248	
Built 1970 to 1979	289	4.3%	128	
Built 1960 to 1969	246	3.7%	134	
Built 1950 to 1959	221	3.3%	134	
Built 1940 to 1949	120	1.8%	97	
Built 1939 or earlier	23	0.3%	27	
Median Year Structure Built	1997		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	6,127	100.0%	300	
Owner occupied				
Moved in 2010 or later	450	7.3%	154	
Moved in 2000 to 2009	2,964	48.4%	323	
Moved in 1990 to 1999	1,156	18.9%	190	
Moved in 1980 to 1989	295	4.8%	148	
Moved in 1970 to 1979	38	0.6%	38	
Moved in 1969 or earlier	98	1.6%	57	
Renter occupied				
Moved in 2010 or later	393	6.4%	167	
Moved in 2000 to 2009	614	10.0%	189	
Moved in 1990 to 1999	55	0.9%	84	
Moved in 1980 to 1989	0	0.0%	25	
Moved in 1970 to 1979	19	0.3%	22	
Moved in 1969 or earlier	45	0.7%	53	
Median Year Householder Moved Into Unit	2004		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	6,127	100.0%	300	
Utility gas	4,691	76.6%	377	
Bottled, tank, or LP gas	15	0.2%	24	
Electricity	1,352	22.1%	269	
Fuel oil, kerosene, etc.	0	0.0%	25	
Coal or coke	0	0.0%	25	
Wood	38	0.6%	60	
Solar energy	0	0.0%	25	
Other fuel	0	0.0%	25	
No fuel used	31	0.5%	37	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

Reliability:  high  medium  low













October 28, 2015



ACS Housing Summary

Sugar Hill City, GA
Sugar Hill city, GA (1374180)
Geography: Place

Prepared by Munilytics




	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	6,127	100.0%	300	
Owner occupied				
No vehicle available	93	1.5%	64	
1 vehicle available	1,170	19.1%	290	
2 vehicles available	2,575	42.0%	318	
3 vehicles available	752	12.3%	184	
4 vehicles available	329	5.4%	135	
5 or more vehicles available	82	1.3%	64	
Renter occupied				
No vehicle available	116	1.9%	92	
1 vehicle available	529	8.6%	210	
2 vehicles available	371	6.1%	165	
3 vehicles available	110	1.8%	93	
4 vehicles available	0	0.0%	25	
5 or more vehicles available	0	0.0%	25	
Average Number of Vehicles Available	1.9		0.1	

Data Note: N/A means not available.

2009-2013 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. 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, 2009-2013 American Community Survey

Reliability:  high  medium  low

October 28, 2015



Appendix A.12 - Detailed Listing of Properties for Sale (Source: Zillow, October 2015)

Bedrooms	Baths	Square Feet	Listed Price	Address
2	1	N/A	965,000	5601 Old Cumming Hwy
5	4.5	6,132	750,000	4970 Price Dr
4	3	2,702	599,000	6264 Cumming Hwy
5	4	4,500	549,900	6040 Eagle Close Ln
6	5	4,170	499,000	840 Links View Dr
5	5	4,542	495,000	6262 Grand Loop Rd
5	5	5,445	475,000	5885 Wild Azalea Cv
6	5	4,796	450,000	225 Beech Tree Holw
4	4.5	N/A	449,900	N/A
4	4	3,777	441,087	343 Bellagio Dr
6	5	4,014	439,000	258 Forest Bluff Ln
4	4	3,761	413,099	540 La Perla Dr #83
4	4	3,411	402,640	510 Wagon Hill Ln
4	4	N/A	400,165	5599 Rapallo Ter #39
4	4	3,329	399,905	5599 Rapallo Ter
5	4	3,404	393,640	5638 Rapallo Ter
4	4.5	N/A	392,535	N/A
5	4	3,618	389,900	315 Roberts Run Cv
5	3	3,106	384,364	490 Wagon Hill Ln
5	3	3,021	375,926	500 Wagon Hill Ln
6	5	3,771	375,000	786 Whitehead Rd
3	3	2,560	371,934	5688 Rapallo Ter
4	4	N/A	371,934	5688 Rapallo Ter #29
4	4	3,043	369,900	5977 Wildcreek Rd
5	4	3,793	368,900	Aberdeen Plan
4	4	3,160	363,711	The Huntington Plan
5	3	3,253	363,500	Dogwood Plan
5	4	3,788	361,900	Wilmington Plan
5	3	4,172	359,900	6045 Eagle Close Ln
4	3	3,777	357,900	Provence Plan
5	3	3,190	355,500	Springdale Plan
3	3	3,185	351,500	Aspen Plan
4	4	3,043	345,969	The Winward Plan
5	4	3,404	344,900	Chatsworth Plan
4	4	3,111	341,900	Birchfield Plan
5	3	2,770	341,500	Chandler Plan
3	3	2,351	339,900	4430 Magnolia Club Dr
4	3	3,362	336,900	Tuscan Plan
4	3	3,679	335,000	740 Links View Dr
4	4	3,322	332,900	Drake Plan
4	3	3,398	328,900	Pembroke Plan
5	4	3,590	327,900	Walton Plan
4	3.5	3,683	325,000	120 Bent Oak Way
4	3	2,577	324,900	5510 Brighton Rose Ln
4	3	3,178	324,900	Henderson Plan
5	3	3,326	324,900	190 Daniel Creek Ln
4	4	3,600	319,900	610 Links View Dr
4	3	3,014	317,900	Emory Plan
4	2	2,938	314,900	Mcrae Plan
3	3	2,560	314,900	Hammond Plan
4	4	3,480	309,545	The Somerset Plan
4	2	2,510	307,900	Livingston Plan
3	2	2,461	304,900	Hartwell Plan
4	3	2,586	299,900	758 Whitehead Rd
4	2.5	3,122	299,900	N/A
4	3	3,214	297,700	1431 Primrose Park Rd
4	3.5	3,000	294,900	635 Links View Dr

Bedrooms	Baths	Square Feet	Listed Price	Address
5	4	3,062	289,961	The Addison Plan
4	3	3,005	289,900	6355 Grand Magnolia Dr
4	3	3,076	285,000	20 Daniel Creek Ln
4	2.5	2,369	285,000	625 Links View Dr
4	2	3,029	282,900	Blair Plan
3	3	2,321	279,500	Camden Plan
3	3	2,321	277,500	Brantley Plan
3	3	2,321	267,500	Addison Plan
4	2	2,954	266,900	Foster Plan
4	3.5	2,555	265,000	5430 Azalea Crest Ln
4	2	2,932	263,990	Redfield Plan
4	2	2,776	262,990	Morris Plan
3	2.5	2,516	260,000	621 Brook Valley Way
3	2	2,392	260,000	5475 Silk Oak Way
4	2	2,685	259,990	Black Stone Plan
4	2.5	2,169	259,900	159 Blue Cedar Walk
4	3	2,236	259,900	1012 Secret Trl
3	3	2,492	257,990	Turner Plan
4	2	2,577	254,990	Baldwin Plan
3	3	2,814	254,900	598 Sweet Fern Ln
5	3	2,676	250,000	585 Van Briggie Ct
4	3	2,138	250,000	4300 Bridgeton Ct
3	2	1,456	250,000	5629 Benefield Rd
4	3	2,957	249,990	1657 Shire Village Dr
4	2	2,526	247,990	Baker Plan
4	3	2,138	245,000	562 Bridgton Cv
4	2	2,221	244,990	Chase Plan
2	2	1,897	244,990	Sullivan Plan
4	2	2,343	244,900	Whitman Plan
4	3	2,928	244,800	5575 Snowberry Dr
5	3	2,698	243,000	6011 Mountain Ridge Cir
4	3	3,163	239,900	930 Secret Cove Dr
3	3	1,924	229,990	1747 Shire Village Dr
4	4	2,716	227,000	5720 Emerald Falls Way
3	2	2,439	224,990	1627 Shire Village Dr
5	3	2,723	224,900	6143 Pierless Ldg
4	3	2,957	214,900	Denali Plan
4	2	2,817	211,990	Redwood Plan
4	3	2,957	208,990	Denali Plan
4	2	2,817	205,990	Redwood Plan
5	3	1,610	204,990	618 Edwards Ct
5	2.5	2,562	199,990	N/A
3	2	1,931	199,990	5417 Blossom Brook Dr
4	3	2,048	199,000	1398 Pine Acre Dr
3	2	2,439	198,900	Cumberland Plan
4	2.5	2,076	193,000	4858 Mcever View Dr
3	2	2,439	192,900	Cumberland Drive
4	3	2,425	192,000	5148 Mcever View Dr
3	3	2,258	191,990	Yosemite Plan
3	3	2,268	191,900	Madison Plan
3	2	1,983	187,990	Greenbriar Plan
3	2	1,931	186,990	Trenton Plan
3	3	2,268	185,990	Madison Plan
3	3	2,258	185,990	Yosemite Plan
3	3	1,924	184,990	Winchester Plan
3	2	1,983	181,990	Greenbriar Plan
3	2	1,931	180,990	Trenton Plan

Bedrooms	Baths	Square Feet	Listed Price	Address
4	3	1,922	179,900	1019 Pine Isle Ct
3	2.5	1,976	179,000	5145 Arbor View Way
3	3	1,924	178,990	Winchester Plan
3	2.5	2,104	175,000	1289 Sadie Ct
3	2.5	1,911	175,000	1252 Mill Walk Ct
5	3.5	2,943	174,000	865 Long Branch Cir
3	2	1,464	172,500	5170 Edinborough Pl
3	3	1,979	165,000	440 Sandtrap Ln
3	3	2,010	165,000	5985 Turfway Park Ct
2	2	1,449	165,000	4967 Springhill Dr
3	3	1,900	162,900	4452 White Oak Dr
3	3	2,009	160,000	364 Eagle Tiff Dr #0
4	3	2,562	155,000	5730 Princeton Oaks Dr
3	2.5	1,977	154,500	5978 Eagle Tiff Ln
3	4	1,960	150,000	5987 Eagle Tiff Ln
3	3	2,801	150,000	5737 Pinedale Cir
3	3.5	1,974	149,900	452 Sandtrap Ln #452
3	4	1,524	149,900	452 Sandtrap Ln
3	2	1,330	146,000	1225 Hillcrest Glenn Cir
3	3	2,204	140,000	1132 Riverside Trce
3	2	1,216	129,900	4689 E Broad St
3	3	1,565	129,900	1514 Paramount Ln #1514
STUDIO	STUDIO	1,343	129,000	1400 Buford Hwy Ste F2
3	2	1,000	122,900	620 Forrest Retreat
2	2.5	1,581	120,000	1503 Paramount Ln #1503
2	3	1,565	115,000	1513 Paramount Ln #1513
3	1	1,152	105,000	986 Whitehead Rd
3	2	1,292	60,000	1362 Craig Dr



Appendix A.12.a - Detailed Listing of Properties Sold (Source: Zillow, October – December 2015)

Address	City	State	Sale Price	Date Sold	Square Feet	Bedroom	Bathrooms	Year Built
4657 Riley Run Ct	Sugar Hill	GA	\$173,000	11/05/15	1,896	4	2.5	2003
1030 Sycamore Smt	Sugar Hill	GA	\$147,500	11/05/15	1,763	4	2.5	1996
1657 Shire Village Dr	Sugar Hill	GA	\$197,000	11/05/15	2,957	4	3	2016
1029 Megan Ct	Sugar Hill	GA	\$153,000	11/04/15	Unknown	4	3.5	1996
5631 Cumming Hwy	Sugar Hill	GA	\$341,800	11/04/15	2,668	3	2	1978
948 Under Ct	Sugar Hill	GA	\$180,000	11/04/15	2,428	4	3	1998
4900 Glen Level Dr	Sugar Hill	GA	\$263,000	11/04/15	2,901	4	3	2001
32 Oakwood Hills Dr	Sugar Hill	GA	\$265,500	11/02/15	2,533	4	3	1989
1185 Sycamore Smt	Sugar Hill	GA	\$85,000	11/02/15	1,496	3	2	1988
1071 N Price Rd	Sugar Hill	GA	\$95,000	11/02/15	1,238	3	2	2001
1393 Richland Creek Trl	Sugar Hill	GA	\$141,000	11/02/15	1,551	3	2.5	1999
307 Forest Bluff Ln	Sugar Hill	GA	\$385,000	10/30/15	2,763	4	4	2013
410 La Perla Dr	Sugar Hill	GA	\$349,800	10/30/15		Unknown		
979 Winslow Ter	Sugar Hill	GA	\$140,000	10/30/15	1,662	3	2.5	1990
322 Bellagio Dr	Sugar Hill	GA	\$420,500	10/30/15	3,705	4	3.5	2015
505 Chandler Ct	Sugar Hill	GA	\$173,000	10/30/15	3,125	4	3	1995
5645 Benefield Rd G	Sugar Hill	GA	\$428,398	10/28/15	1,772	3	2	1998
5710 Princeton Oaks Dr	Sugar Hill	GA	\$126,000	10/27/15	1,782	3	2.5	1990
570 La Perla Dr	Sugar Hill	GA	\$375,000	10/27/15	3,761	4	3.5	2015
4765 Highland Ave	Sugar Hill	GA	\$165,000	10/27/15	1,833	3	3	2007
6768 Pierless Ave	Sugar Hill	GA	\$253,200	10/27/15	3,290	4	3.5	2010
6517 Barker Station Walk	Sugar Hill	GA	\$187,000	10/26/15	2,088	4	2.5	2011
5670 Bridleton Xing	Sugar Hill	GA	\$499,250	10/23/15	3,802	5	4	2015
6331 Mountain Ridge Cir	Sugar Hill	GA	\$287,000	10/23/15	3,263	4	3.5	2001
376 Creek Manor Way	Sugar Hill	GA	\$166,000	10/23/15	1,838	3	2.5	2004
1051 Fishback Way Hil	Sugar Hill	GA	\$142,500	10/22/15	1,303	3	2	1998
5855 Tallant Dr	Sugar Hill	GA	\$156,000	10/21/15	1,704	3	2	1996
1205 Riverside Walk Xing	Sugar Hill	GA	\$140,000	10/20/15	1,648	3	2	2000
5220 Gable Ridge Way	Sugar Hill	GA	\$163,900	10/20/15	1,751	3	2	1998
900 Old Spring Way G	Sugar Hill	GA	\$110,000	10/20/15	1,794	3	2	1990
4260 Bridgeton Ct e	Sugar Hill	GA	\$228,000	10/19/15	2,403	4	3	2006
5196 Amberden Hall Dr	Sugar Hill	GA	\$250,000	10/19/15	2,872	4	2.5	2001
5760 River Ridge Ln H	Sugar Hill	GA	\$145,000	10/19/15	1,252	3	2	1999
5675 Snowberry Dr Hi	Sugar Hill	GA	\$235,000	10/19/15	1,926	3	2.5	1996
4535 Emory Dr	Sugar Hill	GA	\$107,000	10/19/15	1,075	3	2	1963
5210 Gable Ridge Way	Sugar Hill	GA	\$163,900	10/15/15	2,124	4	4	1999
6150 Pierless Ldg	Sugar Hill	GA	\$250,000	10/15/15	2,723	5	3	2006
393 Creek Manor Way	Sugar Hill	GA	\$168,000	10/15/15	1,864	3	3	2003
305 Beech Tree Holw	Sugar Hill	GA	\$512,500	10/15/15	5,659	5	5	2012
1175 Riverside Walk Xing	Sugar Hill	GA	\$225,597	10/15/15	1,780	4	3	2001
435 Chandler Ct	Sugar Hill	GA	\$285,000	10/15/15	4,429	4	2.5	1995
5412 Pepperbush Ct	Sugar Hill	GA	\$280,000	10/13/15	3,122	4	2	1999
Median			\$192,000					
Lowest			\$15,000	10/13/15				
Highest			\$512,500	12/29/15				

Appendix A.13 – State of Georgia Licensed Assisted Living Facilities, Gwinnett County

Facility Name	Insp?	Address	City	State	Zip	County	Facility Type	Licensed Size
FAMILIES FIRST, INC- GWINDALE GIRLS' GROUP HOME	NO	2176 Ridgedale Drive	Grayson	GA	30017	Gwinnett	Child Caring Institution	7
GWINNETT CHILDREN'S SHELTER	NO	3850 Tuggle Road	Buford	GA	30519	Gwinnett	Child Caring Institution	26
GWINNETT CHILDREN'S SHELTER, INC- DBA/GIRLS ILP	NO	3850 A Tuggle Road	Buford	GA	30519	Gwinnett	Child Caring Institution	8
GWINNETT CHILDREN'S SHELTER- ADOLESCENT BOYS ILP	NO	3840 Tuggle Road	Buford	GA	30519	Gwinnett	Child Caring Institution	10
CHRIS KIDS, INC- GWINNETT GROUP HOME	NO	2552 Poplar St	Snellville	GA	30078	Gwinnett	Child Caring Institution	6
PLACE OF SERENITY, A	YES	3755 Cherie Glen Road	Snellville	GA	30039	Gwinnett	Community Living Arrangements	3
PAPER MILL	YES	158 Paper Mill Road Apt 8103	Lawrenceville	GA	30045	Gwinnett	Community Living Arrangements	2
WILTURN COMMUNITY LIVING ARRANGEMENT III	YES	1907 Wolford Court	Lawrenceville	GA	30043	Gwinnett	Community Living Arrangements	3
SUNAWEE HOUSE	YES	1916 Sunawee Valley Road	Lawrenceville	GA	30043	Gwinnett	Community Living Arrangements	3
BRECKINRIDGE I	YES	2006 Executive Drive	Duluth	GA	30096	Gwinnett	Community Living Arrangements	3
ART OF LIVING CLA IV	YES	2535 Hewitt Road	Snellville	GA	30039	Gwinnett	Community Living Arrangements	3
WILTURN II	YES	911 Trace Lane	Lawrenceville	GA	30045	Gwinnett	Community Living Arrangements	4
SHOALS, THE	YES	3905 Indian Shoals Road	Bethlehem	GA	30620	Gwinnett	Community Living Arrangements	5
MELROSE PARK I	NO	2381 Rimmole Drive	Lawrenceville	GA	30044	Gwinnett	Community Living Arrangements	2
DIGNITY CARE HOMES	YES	603 Effie Drive	Lawrenceville	GA	30045	Gwinnett	Community Living Arrangements	3
CHAPEL HILL CLA	NO	860 Chapel Hill Drive	Lawrenceville	GA	30045	Gwinnett	Community Living Arrangements	3
HOME SWEET HOME CLA	YES	1400 Bridle Path	Lawrenceville	GA	30045	Gwinnett	Community Living Arrangements	4
HAMPTON PLACE	YES	2945 Hampton Valley Drive	Loganville	GA	30052	Gwinnett	Community Living Arrangements	4
MY HOUSE COMMUNITY CARE FACILITY	NO	2721 Ravenswood Drive	Snellville	GA	30078	Gwinnett	Community Living Arrangements	4
BRECKINRIDGE II	YES	2845 Briar Oak Drive	Duluth	GA	30096	Gwinnett	Community Living Arrangements	2
HARBINSVIEW	NO	990 Harbins View Drive	Dacula	GA	30019	Gwinnett	Community Living Arrangements	3
GEORGIA RESIDENTIAL & COMMUNITY CARE III	YES	530 Windsor Brook Lane	Lawrenceville	GA	30045	Gwinnett	Community Living Arrangements	4
STONE MOUNTAIN HOME	YES	382 Halley Drive	Stone Mountain	GA	30087	Gwinnett	Community Living Arrangements	3
JENNINGS WAY	YES	1680 Jennings Way	Norcross	GA	30093	Gwinnett	Community Living Arrangements	4
DUSTY RIDGE	YES	5615 Dusty Ridge Trail	Buford	GA	30518	Gwinnett	Community Living Arrangements	2
EDDY CAR SERVICES	YES	110 Daniel Creek Lane	Sugar Hill	GA	30518	Gwinnett	Community Living Arrangements	4
HARBINS CARE	NO	1312 Harbins Road	Dacula	GA	30019	Gwinnett	Community Living Arrangements	3
GENTILITY COMMUNITY LIVING ARRANGEMENT	YES	2803 Austin Ridge Drive	Dacula	GA	30019	Gwinnett	Community Living Arrangements	3
SUNSHINE DREAM CLA	YES	4841 Lenora Church Road	Snellville	GA	30039	Gwinnett	Community Living Arrangements	3
C & E INTEGRITY CARE	YES	2397 Rockbridge Road	Stone Mountain	GA	30087	Gwinnett	Community Living Arrangements	3
BAILEY WOODS	YES	882 Bailey Woods	Dacula	GA	30019	Gwinnett	Community Living Arrangements	4
BEVERLY HOUSE	YES	1093 Lanford Circle	Lilburn	GA	30047	Gwinnett	Community Living Arrangements	4
CHAPARRAL CLA	YES	2159 Chaparral Drive	Snellville	GA	30078	Gwinnett	Community Living Arrangements	4
ASHLY FOREST	YES	3094 Ashly Forest Drive	Snellville	GA	30078	Gwinnett	Community Living Arrangements	4
GEORGIA RESIDENTIAL & COMMUNITY CARE II	YES	3160 Ashly Brooke Drive	Snellville	GA	30078	Gwinnett	Community Living Arrangements	4
BETHTEL	YES	4327 Webb Meadows Drive	Loganville	GA	30052	Gwinnett	Community Living Arrangements	4
MORNING STAR PERSONAL CARE II	YES	2725 Thorndale Dr	Lilburn	GA	30047	Gwinnett	Community Living Arrangements	3
HAVEN DEVELOPMENTAL CARE	YES	4794 Michael Jay Street	Snellville	GA	30039	Gwinnett	Community Living Arrangements	3
MOELA CLA	YES	708 Parc River Blvd	Lawrenceville	GA	30046	Gwinnett	Community Living Arrangements	3
BETTY'S FAMILY CLA	NO	6505 Battery Point	Stone Mountain	GA	30087	Gwinnett	Community Living Arrangements	3
PARKSIDE	YES	3254 Lee Rd	Snellville	GA	30039	Gwinnett	Community Living Arrangements	4
CHATHAM VIEW	YES	4279 Chatham View Drive	Buford	GA	30518	Gwinnett	Community Living Arrangements	4
CAMPBELL GATE	YES	1010 Campbell Gate	Lawrenceville	GA	30045	Gwinnett	Community Living Arrangements	4
HIGHFIELD DRIVE	YES	1257 Highfield Drive	Lawrenceville	GA	30043	Gwinnett	Community Living Arrangements	4
WILLIS HOUSE	YES	1895 Lawrenceville-sunawee Road	Lawrenceville	GA	30043	Gwinnett	Community Living Arrangements	6
HARBINSVIEW II	YES	880 Harbinsview Drive	Dacula	GA	30019	Gwinnett	Community Living Arrangements	3
RADBURY LANE	YES	2379 Radbury Lane	Snellville	GA	30078	Gwinnett	Community Living Arrangements	4
KNIGHTS BRIDGE	YES	3823 Knights Bridge	Lilburn	GA	30047	Gwinnett	Community Living Arrangements	4
OAK MANOR	YES	1985 Oak Road	Snellville	GA	30078	Gwinnett	Community Living Arrangements	4
MICHIROCH HOME CARE SERVICES	YES	1241 Hogan Ridge Court	Grayson	GA	30017	Gwinnett	Community Living Arrangements	3
DELTA CORNERS	YES	1390 Delta Corners	Lawrenceville	GA	30045	Gwinnett	Community Living Arrangements	4
SUSSEX COURT	YES	2775 Sussex Ct	Snellville	GA	30078	Gwinnett	Community Living Arrangements	4
MORNING STAR PERSONAL CARE	YES	2193 Hudson Dr	Lilburn	GA	30047	Gwinnett	Community Living Arrangements	3
LAKEVIEW ROAD	YES	1506 Lakeview Road	Grayson	GA	30017	Gwinnett	Community Living Arrangements	4
SALUTE - THE ART OF RECOVERY	YES	601 North Holt Parkway	Sunawee	GA	30024	Gwinnett	Medicare Only Nursing Home	64
GWINNETT EXTENDED CARE CENTER	YES	650 Professional Drive	Lawrenceville	GA	30046	Gwinnett	Medicare/medicaid Nursing Home	89
LIFE CARE CTR OF LAWRENCEVILLE	YES	210 Collins Industrial Way	Lawrenceville	GA	30045	Gwinnett	Medicare/medicaid Nursing Home	125
PRUITT HEALTH - LANIER	YES	2451 Peachtree Industrial Blvd	Buford	GA	30518	Gwinnett	Medicare/medicaid Nursing Home	117
LIFE CARE CENTER OF GWINNETT	YES	3850 Safehaven Drive	Lawrenceville	GA	30044	Gwinnett	Medicare/medicaid Nursing Home	163
PRUITT HEALTH - LILBURN	YES	788 Indian Trail Road	Lilburn	GA	30047	Gwinnett	Medicare/medicaid Nursing Home	152
DELMAR GARDENS OF GWINNETT	YES	3100 Club Drive	Lawrenceville	GA	30044	Gwinnett	Medicare/medicaid Nursing Home	67
D SCOTT HUDGENS CENTER FOR SKILLED NURSING, THE	YES	3500 Annandale Lane	Sunawee	GA	30024	Gwinnett	Medicare/medicaid Nursing Home	32
SCPTER HEALTH & REHAB OF SNELLVILLE, LLC	YES	3000 Lenora Church Drive	Snellville	GA	30078	Gwinnett	Medicare/medicaid Nursing Home	167
NEW LONDON HEALTH CENTER	YES	2020 Mogee Road	Snellville	GA	30078	Gwinnett	Medicare/medicaid Nursing Home	144
ELITE PERSONAL CARE HOME	YES	4925 Bridle Point Pkwy	Snellville	GA	30039	Gwinnett	Personal Care Home	3
SUNSHINE NOEL PCH	YES	3085 Lake Port Drive	Snellville	GA	30039	Gwinnett	Personal Care Home	6
SPRING GARDEN PERSONAL CARE HOME	YES	3361 Glen Summit Lane	Snellville	GA	30039	Gwinnett	Personal Care Home	3
MONTEBELLO HOME CARE	YES	3410 Lake Carlton Road	Loganville	GA	30052	Gwinnett	Personal Care Home	5
GOLDEN MANOR SENIOR LIVING #2	YES	2775 Cruise Road Unit #601	Lawrenceville	GA	30044	Gwinnett	Personal Care Home	8
LOVING CARE HOME, THE	NO	854 Port West Drive	Auburn	GA	30011	Gwinnett	Personal Care Home	4
ALMOST LIKE HOME PCH	YES	2331 Sunny Hill Road	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	3
TENDER PERSONAL CARE HOME #2	YES	339 Russell Rd	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	8
WISDOM WELL	YES	5798 Sunawee-dam Road	Sugar Hill	GA	30518	Gwinnett	Personal Care Home	3
BROOKDALE BUFORD	YES	4450 Old Hamilton Road	Buford	GA	30518	Gwinnett	Personal Care Home	64
PRECUR PERSONAL CARE HOME	YES	4625 Matthews Park Drive	Snellville	GA	30039	Gwinnett	Personal Care Home	5
A & R PERSONAL CARE HOME	YES	3721 Rainbow Circle	Snellville	GA	30039	Gwinnett	Personal Care Home	6
ALL PARTNERS IN CARE SERVICES PCH	YES	2266 Stone Drive	Lilburn	GA	30047	Gwinnett	Personal Care Home	6
GOOD FAITH PERSONAL CARE HOME II	YES	3123 Skyland Drive	Snellville	GA	30078	Gwinnett	Personal Care Home	3

Facility Name	Insp?	Address	City	State	Zip	County	Facility Type	Licensed Size
FAITH & GRACE	YES	1440 Heather Glade Lane	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	3
COMFY PCH	YES	2460 Skylars Mill Way	Snellville	GA	30078	Gwinnett	Personal Care Home	6
SERENITY 1 PERSONAL CARE HOME	YES	3967 Lenora Church Road	Snellville	GA	30039	Gwinnett	Personal Care Home	6
GOOD FAITH PERSONAL CARE HOME	YES	2075 North Road	Snellville	GA	30078	Gwinnett	Personal Care Home	3
GOLDEN MANOR SENIOR LIVING	YES	225 Russell Rd	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	8
BLESSED GARDENZ	YES	1161 Hackney Court	Lawrenceville	GA	30044	Gwinnett	Personal Care Home	3
LEGACY PERSONAL CARE HOME	YES	174 Moconnell Drive	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	6
CARING HANDS PERSONAL CARE HOME	YES	1530 Codars Road	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	5
BRIDGE AT LAWRENCEVILLE, THE	YES	220 Collins Industrial Way	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	85
ROSE OF SHARON PERSONAL CARE HOME	YES	971 Harbins Road	Dacula	GA	30019	Gwinnett	Personal Care Home	10
GENEROUS CARE GIVING	NO	2769 Kilgore Road	Bulford	GA	30519	Gwinnett	Personal Care Home	6
WHITE DOVE PERSONAL HOME CARE	YES	3753 Frostberry Fall Place	Bethlehem	GA	30620	Gwinnett	Personal Care Home	3
SUNSHINE RESIDENTIAL CARE	YES	3949 Pine Gorge Circle	Dacula	GA	30019	Gwinnett	Personal Care Home	5
PERSONAL TOUCH PERSONAL CARE HOME	YES	4114 Granite Falls Lane	Loganville	GA	30052	Gwinnett	Personal Care Home	6
NEW BEGINNINGS PCH	NO	2795 Sonnic Highway 124	Snellville	GA	30078	Gwinnett	Personal Care Home	6
KILLIAN HILL PERSONAL CARE HOME	YES	1538 Killian Hill Road	Lilburn	GA	30047	Gwinnett	Personal Care Home	8
TENDER HANDS HOME CARE	YES	3025 Sonya Lane	Snellville	GA	30078	Gwinnett	Personal Care Home	6
PETAL'S 3 PCH	YES	910 Georgian Hills Drive	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	5
MERCY PERSONAL CARE HOME	YES	3630 Brushy Wood Drive	Loganville	GA	30052	Gwinnett	Personal Care Home	6
WAVERLY PLACE PCH	YES	911 Waverly Drive	Lawrenceville	GA	30046	Gwinnett	Personal Care Home	3
SAMUDRA'S PERSONAL CARE HOME	YES	2752 Skyland Drive	Snellville	GA	30078	Gwinnett	Personal Care Home	6
E & E CARING HANDS PERSONAL CARE HOME	YES	3965 Ducketts Road	Snellville	GA	30039	Gwinnett	Personal Care Home	3
HOME SWEET HOME II	YES	3605 Andrea Lee Court	Snellville	GA	30039	Gwinnett	Personal Care Home	6
ANGELS GARDENS SENIOR COMMUNITY BLDG 3	YES	3550 Hog Mountain Road	Dacula	GA	30019	Gwinnett	Personal Care Home	6
JUMBLE ABOARD PERSONAL CARE HOME	YES	525 Cedar Hurst Road	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	6
REBECCA MANOR	YES	89 Level Creek Road	Suwanee	GA	30024	Gwinnett	Personal Care Home	6
SLICE OF LIFE	YES	2940 Hosch Valley Rd	Bulford	GA	30519	Gwinnett	Personal Care Home	4
EVA - AND - ERMA'S HOUSE	YES	2641 Abington Drive Sw	Snellville	GA	30078	Gwinnett	Personal Care Home	4
ANGELS GARDEN SENIOR COMMUNITY BLDG 1	YES	3093 Hog Mountain Road	Dacula	GA	30019	Gwinnett	Personal Care Home	8
HAMILTON MILL PERSONAL CARE HOME	YES	2581 Doc Hughes Road	Bulford	GA	30519	Gwinnett	Personal Care Home	5
ANGELS GARDENS SENIOR COMMUNITY	YES	3103 Hog Mountain Rd	Dacula	GA	30019	Gwinnett	Personal Care Home	8
MARIANA HOME CARE	YES	1822 Madrid Falls Road	Brashton	GA	30517	Gwinnett	Personal Care Home	6
TENDER PHC	YES	1560 Twin Bridge Lane	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	6
EXCELLENCE PCH II	YES	1190 Chandler Ridge Drive, Se	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	3
NOBLE VILLAGE AT SUGARLOAF	YES	1220 Satellite Blvd	Suwanee	GA	30024	Gwinnett	Personal Care Home	110
ANCHOR HOLDS ALV /ADULT DAY CARE	YES	1757 Scholar Drive	Lawrenceville	GA	30044	Gwinnett	Personal Care Home	3
MARIETA'S MISSION #1 PERSONAL CARE HOME	YES	1940 Spring Rose Glen	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	6
MARIETA'S MISSION PERSONAL CARE HOME	YES	1974 Jester Circle	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	6
NATURAL PASSION FOR CARING (A)	YES	1419 Dulwich Court	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	3
BROOKDALE SOUTH LEE BUFORD	YES	4355 South Lee Street	Bulford	GA	30518	Gwinnett	Personal Care Home	67
SAVANNAH PLANTATION	YES	102 Level Creek Road	Bulford	GA	30518	Gwinnett	Personal Care Home	15
BRIGHTER BEGINNING PCH	YES	800 Chapel Hill Drive	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	6
MAGNOLIA SENIOR LIVING	YES	89 Ozora Road	Loganville	GA	30052	Gwinnett	Personal Care Home	39
LIA'S PERSONAL HOME CARE	YES	2632 Herrndon Road	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	3
SHALOM PERSONAL CARE HOME	YES	683 Mephisto Circle	Lawrenceville	GA	30046	Gwinnett	Personal Care Home	6
OAK PLACE	YES	190 Oak Street	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	6
PERGRINE'S LANDING AT HOLCOMB BRIDGE	YES	680 Holcomb Bridge Road	Norcross	GA	30071	Gwinnett	Personal Care Home	84
SUNRISE ASSISTED LIVING AT FIVE FORKS	YES	3997 Five Forks Triclum Road	Lilburn	GA	30047	Gwinnett	Personal Care Home	101
HOME FOR MOM & DAD, A	YES	2560 Johnson Drive	Doraville	GA	30340	Gwinnett	Personal Care Home	6
SHIKINAH HOME	YES	519 Lawrenceville Street	Norcross	GA	30071	Gwinnett	Personal Care Home	24
ELAINE'S PERSONAL CARE HOME III	YES	4905 Annistown Road	Stone Mountain	GA	30087	Gwinnett	Personal Care Home	4
BROOKDALE STONE MOUNTAIN	YES	1745 Parke Plaza Circle	Stone Mountain	GA	30087	Gwinnett	Personal Care Home	60
BEST SENIOR CARE HOME	YES	3324 Hill Drive	Duluth	GA	30096	Gwinnett	Personal Care Home	3
RECREATION OF HOPE	NO	3600 Brushy Wood Drive	Loganville	GA	30052	Gwinnett	Personal Care Home	6
HOLLOW RIDGE LANE PERSONAL CARE HOME	YES	5720 Hollow Ridge Lane	Norcross	GA	30071	Gwinnett	Personal Care Home	3
AIRBORWOOD PERSONAL CARE HOME	YES	342 Rockbridge Road Sw	Lilburn	GA	30047	Gwinnett	Personal Care Home	6
COMFORT CARE PERSONAL CARE HOME	YES	5383 Brown Lee Road	Stone Mountain	GA	30087	Gwinnett	Personal Care Home	3
IVY SPRINGS MANOR	YES	3177 Gravel Springs Road	Bulford	GA	30519	Gwinnett	Personal Care Home	90
PARC AT DULUTH	NO	3315 Peachtree Industrial Blvd	Duluth	GA	30096	Gwinnett	Personal Care Home	25
PLANTATION SOUTH PCH OF DULUTH	YES	3450 Duluth Park Lane	Duluth	GA	30096	Gwinnett	Personal Care Home	73
KKOTONGNAE	YES	5732 Lawrenceville Highway	Tucker	GA	30084	Gwinnett	Personal Care Home	6
GOLDEN AGE PERSONAL CARE HOME	YES	1399 Harris Road	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	8
HARMONY HOME CARE	YES	250 Shadowbrooke Road	Loganville	GA	30052	Gwinnett	Personal Care Home	3
MALTS PERSONAL CARE HOME	YES	525 Paper Mill Drive	Lawrenceville	GA	30046	Gwinnett	Personal Care Home	6
MAHONEY'S PERSONAL CARE HOME	YES	2845 Eldorado Place	Snellville	GA	30078	Gwinnett	Personal Care Home	5
PETAL'S PERSONAL CARE HOME	YES	3371 Glen Summit Lane	Snellville	GA	30039	Gwinnett	Personal Care Home	6
ALL SEASON PERSONAL CARE HOME	YES	4312 Glen Heights Way	Snellville	GA	30039	Gwinnett	Personal Care Home	5
HEARTS OF GOLD PCH	YES	831 Mocart Road	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	5
AZARIA PERSONAL CARE HOME	YES	1753 Azalea Drive	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	12
ADONIS PERSONAL CARE HOME #2	YES	1409 Greenview Way	Lawrenceville	GA	30044	Gwinnett	Personal Care Home	10
BEST CARE SENIOR HOME	YES	2775 Cruise Road, Building 1401	Lawrenceville	GA	30044	Gwinnett	Personal Care Home	12
BEST CARE SENIOR HOME 2	YES	2775 Cruise Road #1501	Lawrenceville	GA	30044	Gwinnett	Personal Care Home	6
IDRIS TWINS PERSONAL CARE HOME	YES	3778 Burnt Leaf Lane	Snellville	GA	30039	Gwinnett	Personal Care Home	6
WELCOME HOME PERSONAL CARE HOME	YES	2366 Centerville Rosebud Road	Loganville	GA	30052	Gwinnett	Personal Care Home	6
COURT'S PERSONAL CARE HOME	YES	3403 Elaurita Street	Loganville	GA	30052	Gwinnett	Personal Care Home	3
ANA'S PHC #2 PCH	YES	730 Tab Roberts Road	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	6
ALL SEASON PCH III	YES	1647 Daisy Cove Circle	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	5
BENTON HOUSE OF SUGAR HILL	YES	6009 Suwanee Dam Rd	Sugar Hill	GA	30518	Gwinnett	Personal Care Home	72

Facility Name	Insp?	Address	City	State	Zip	County	Facility Type	Licensed Size
MAC CARE	YES	1948 Kelvin Drive	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	4
ELAINE'S PERSONAL CARE HOME II	YES	186 Locking Drive	Lilburn	GA	30047	Gwinnett	Personal Care Home	6
FROM THE HEART ENTERPRISES 4	YES	4680 Duval Point Way	Snellville	GA	30039	Gwinnett	Personal Care Home	3
DELMAR GARDENS OF GWINNETT	YES	3100 Club Drive	Lawrenceville	GA	30044	Gwinnett	Personal Care Home	75
GROWTH HORIZONS	YES	5260 Arrowind Road	Lilburn	GA	30047	Gwinnett	Personal Care Home	3
AIRIA TUCKER	YES	5844 Lawrenceville Highway	Tucker	GA	30084	Gwinnett	Personal Care Home	75
KIND HEARTS PCH	NO	3676 Lee Road	Snellville	GA	30039	Gwinnett	Personal Care Home	5
ANNANDALE VILLAGE	YES	3500 Annandale Lane	Suwanee	GA	30024	Gwinnett	Personal Care Home	108
MORNING GLORY CARE	YES	167 Towne Park Drive	Lawrenceville	GA	30044	Gwinnett	Personal Care Home	2
SEA BREEZE PERSONAL CARE HOME	YES	1431 Providence Way	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	4
NEW HOPE CARE HOME	NO	1260 Hiram Davis Road	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	6
CHANDLER PLACE	YES	61 Annie Chandler Trail	Lawrenceville	GA	30046	Gwinnett	Personal Care Home	8
SENIOR LIVING AT MERCY'S POINT	NO	818 Round Tree Court	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	6
BROOKDALE LAWRENCEVILLE	YES	1000 River Centre Place	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	72
IC DIVINE PERSONAL CARE HOME	YES	2013 Chancellor Court	Snellville	GA	30078	Gwinnett	Personal Care Home	5
SCEPTER PERSONAL CARE CENTER OF SNEELVILLE	YES	3000 Lenora Church Road	Snellville	GA	30078	Gwinnett	Personal Care Home	78
SCHNORA'S HAPPY HOME	YES	2690 Shady Hill Court	Snellville	GA	30039	Gwinnett	Personal Care Home	6
TOUCHING YOUR WORLD PCH	YES	1888 Mountain Park Run	Loganville	GA	30052	Gwinnett	Personal Care Home	3
RITA'S PERSONAL CARE HOME	YES	2565 Five Forks Trickleum Road	Lawrenceville	GA	30044	Gwinnett	Personal Care Home	4
KRISSCARE	YES	2793 Skyland Drive	Snellville	GA	30078	Gwinnett	Personal Care Home	6
SILVERLEAF ALZHEIMER'S CARE OF SNEELVILLE	YES	2106 Moyer Road	Snellville	GA	30078	Gwinnett	Personal Care Home	56
MY HOUSE (2) COMMUNITY CARE FACILITY	YES	2836 Ravenwood Drive	Snellville	GA	30078	Gwinnett	Personal Care Home	6
WE CARE PCH	YES	2470 Northbrook Road	Snellville	GA	30039	Gwinnett	Personal Care Home	6
JOY HOME	YES	1390 Willow Bend Drive	Snellville	GA	30078	Gwinnett	Personal Care Home	5
ALL ABOUT TENDER CARE SNEELVILLE	YES	3922 Highway 124	Snellville	GA	30039	Gwinnett	Personal Care Home	7
EASTSIDE GARDENS	YES	2078 Scenic Hwy	Snellville	GA	30078	Gwinnett	Personal Care Home	66
ETTA'S HOUSE	YES	1682 Pharr Road	Snellville	GA	30078	Gwinnett	Personal Care Home	3
EDEN HOME CARE	YES	2438 Swan Lake Drive	Grayson	GA	30017	Gwinnett	Personal Care Home	2
SKYLAND MANOR PCH	YES	3505 Skyland Drive	Loganville	GA	30052	Gwinnett	Personal Care Home	6
ELAINE'S PERSONAL CARE HOME	YES	626 E Riverbend Drive	Lilburn	GA	30047	Gwinnett	Personal Care Home	5
GOOD SHEPHERD SENIOR LIVING	YES	1712 Braselton Hwy	Lawrenceville	GA	30043	Gwinnett	Personal Care Home	6
VITAL PLACE	YES	985 Waldwick Drive	Lawrenceville	GA	30045	Gwinnett	Personal Care Home	2
BLOSSOM PERSONAL CARE HOME	YES	2494 Lillies Trace	Dacula	GA	30019	Gwinnett	Personal Care Home	3
SUMMITTRIDGE CENTER- PSYCHIATRY & ADDICTIVE MED	NO	250 Scenic Highway	Lawrenceville	GA	30046	Gwinnett	Psychiatric Hospital	76
LAKEVIEW BEHAVIORAL HEALTH SYSTEM	YES	1 Technology Parkway South	Norcross	GA	30092	Gwinnett	Psychiatric Hospital	70
Other Facilities Not Listed As Licensed at Addresses Provided								3,479
Hope Assisted Living and Memory Care Center		1200 Winder Highway	Dacula	GA		Gwinnett	Assisted Living Facility	16
Ashton Senior Living		1155 Lawrenceville Highway	Lawrenceville	GA		Gwinnett	Independent and Assisted Living	unknown
The Bridge at Lawrenceville		230 Collins Industrial Way	Lawrenceville	GA		Gwinnett	Senior Independent Living	unknown
Arbor Terrace of Tucker		5844 Lawrenceville Highway	Lawrenceville	GA		Gwinnett	Assisted Living Facility	unknown
Laurel Grove		2899 Five Forks Trickleum Rd SW	Lawrenceville	GA		Gwinnett	Retirement Community	unknown
Sunrise at Webb Gin		1375 Webb Gin House Road	Snellville	GA		Gwinnett	Assisted Living Facility	unknown
Belmont Village Senior Living		4315 Johns Creek Parkway	Suwanee	GA		Gwinnett	Senior Living	unknown
Emory Senior Living		2795 Centerville Highway	Snellville	GA		Gwinnett	Assisted Senior Living	unknown
Mansions at Sandy Springs		3175 River Exchange Drive	Norcross	GA		Gwinnett	Retirement Home	unknown
Northlake Gardens		1300 Montreal Road	Tucker	GA		Gwinnett	Assisted Living Facility	unknown
								unknown; under construction
Arbor Terrace at Hamilton Mill		3581 Braselton Highway	Dacula	GA		Gwinnett	Assisted Living Facility	
Golden Living Center Benley Square		3884 La Vista Road	Tucker	GA		Gwinnett	Assisted Living Facility	unknown

Appendix B – Survey (English and Spanish)

Housing Survey 2015

Help us to learn what the most important housing issues are in our neighborhoods by investing a few moments to tell us what you think. This survey is also available online at www.cityofsugarhill.com.



1. What is the nearest street intersection to where you live? _____
 2. How many years have you lived in Sugar Hill? ____
 3. Do you currently rent ____ or own ____ the place where you live (please check one)?
 4. How satisfied are you with the maintenance and condition of your neighborhood?
Very Satisfied ____ Satisfied ____ Not Satisfied ____ Undecided ____
 5. How satisfied are you with the housing choices available in Sugar Hill?
Very Satisfied ____ Satisfied ____ Not Satisfied ____ Undecided ____
 6. How satisfied are you with your current housing situation?
Very Satisfied ____ Satisfied ____ Not Satisfied ____ Undecided ____
 7. Please check all that apply to your current housing situation:
Too small ____ Too Large ____ Too expensive ____ Too Far from School / Work ____ Neighborhood is not safe ____ Too old ____
Don't like the way neighborhood looks ____ Too outdated ____ There's nothing wrong with my housing situation ____
 8. Do you prefer to RENT ____ or OWN ____ your home (please check one)?
 9. In the next 5 years, do you plan to look for new housing? No ____ Yes, to purchase ____ Yes, to rent ____
- Questions 10-12 relate **only** to those who plan to move within the next five years. Please skip to **Question 13** if you do not plan on moving.
10. If you plan to rent or purchase new housing in the next 5 years, what size housing will you be looking for?
 - a. I do not plan to look for new housing ____
 - b. 1 bedroom ____ 2 bedrooms ____ 3 bedrooms ____ 4 bedrooms ____ 5+ bedrooms ____
 - c. Less than 1,000 sq. ft. ____ 1,000 - 1,499 sq. ft. ____ 1,500 - 1,900 sq. ft. ____
2,000 - 2,499 sq. ft. ____ 2,500 - 2,999 sq. ft. ____ 3,000 or more sq. ft. ____
 - d. Which of the following housing types would be your first choice? Pick one.
Single Family ____ Townhome ____ Condominium ____ Apartment ____ Senior Housing ____
 11. If you plan to purchase, what price range will you be looking for?
Less than \$51,000 ____ \$51,001 to \$94,000 ____ \$94,001 to \$120,000 ____ \$120,001 to \$145,000 ____
\$145,001 to \$171,000 ____ \$171,001 to \$196,000 ____ \$196,001 to \$222,000 ____ \$222,001 to \$265,000 ____
More than \$265,001 ____ I plan to rent, not purchase ____
 12. If you plan to rent, what monthly rent price are you looking for?
\$599 or less ____ \$600 to \$649 ____ \$650 to \$699 ____ \$700 to \$749 ____ \$750 to \$799 ____ \$800 to \$899 ____
\$900 to \$999 ____ \$1,000 to \$1,249 ____ \$1,250 to \$1,499 ____ \$1,500 to \$1,999 ____ \$2,000 or more ____
I plan to purchase, not rent ____
 13. If you are currently renting, and plan to rent instead of purchase in the future, please tell us why (check all that apply).
 - a. Do not know how long I'll stay in this area ____
 - b. Cannot afford to buy a home ____
 - c. Saving for a downpayment, plan to buy when I have enough saved ____
 - d. Do not like the choices available for purchase ____
 - e. Little or no maintenance required ____
 - f. My credit prevents me from qualifying for a loan ____
 - g. Sugar Hill doesn't have homes in my price range ____
 - h. Other _____
 - i. NA ____

RETURN TO: CITY OF SUGAR HILL, PLANNING & DEVELOPMENT, 5039 W. BROAD ST., SUGAR HILL, GA 30518

14. If you have unsuccessfully tried to buy a home, are trying to purchase a home, or recently purchased a home in Sugar Hill, please tell us the difficulties you may have encountered (check all that apply).
- Lack of downpayment
 - Did not qualify for a loan due to income
 - Did not qualify for a loan due to credit rating
 - Home buying process too complicated
 - The appraised value was lower than the purchase price
 - Could not afford the monthly payment
 - Housing availability
 - I didn't encounter any difficulties
 - NA
 - Other
15. Do you plan on retiring in Sugar Hill? Yes / No
16. If you answered no to the previous question, please answer the following questions (check all that apply)?
- I want to be closer to children / grandchildren
 - I want to live in a 55+ subdivision
 - I need a smaller house / house I can age with, and there aren't enough choices in Sugar Hill
 - Health
 - Other
 - NA
17. Please rank how important each of the following programs should be in Sugar Hill:
- Rehabilitation of owner-occupied residences Low Medium or High
 - Rehabilitation of rental residences Low Medium or High
 - Homeownership assistance Low Medium or High
 - Rental housing for seniors Low Medium or High
 - Single family housing Low Medium or High
 - Affordable housing Low Medium or High
 - Fair housing (efforts to reduce housing discrimination) Low Medium or High
 - Residential historic preservation Low Medium or High
 - Energy efficiency improvements Low Medium or High
18. What conditions do you feel most affect the stability and safety of your neighborhood, and the value and appearance of your home (choose no more than 3)?
- Fading / Chipped Paint Damaged / Rotting Siding Upkeep of Accessory Buildings
- Trash or Debris in the Yard Poor Upkeep of Lawn and Landscaping Sidewalks in Disrepair / Missing
- Quality of Schools Maintenance of Streets Presence of Parks Other
19. Please tell us if you or someone you know has had difficulty finding any of these housing types:
- Single Family Townhome Apartment Affordable Housing Senior Housing I don't know of any difficulties
20. I am Male Female
21. How many people including yourself, live in your home?
22. What is your age? 18-34 35-50 51-65 Over 65
23. Do your parents or other adult family live with you? Yes / No
24. Are you Hispanic or Latino origin? Yes / No
25. Which race / ethnicity best describes you?
- Black or African American Asian or Southeast Asian White Other
26. In a year, my family earns:
- Less than \$10,000 \$10,000 to \$14,999 \$15,000 to \$24,999 \$25,000 to \$34,999 \$35,000 to \$49,999
- \$50,000 to \$74,999 \$75,000 to \$99,000 \$100,000 to \$149,000 \$150,000 to \$199,000
- \$200,000 or more Prefer Not To Answer
27. How much per month, is your current rent or mortgage?
- \$599 or less \$600 to \$649 \$650 to \$699 \$700 to \$749 \$750 to \$799 \$800 to \$899 \$900 to \$999
- \$1,000 to \$1,249 \$1,250 to \$1,499 \$1,500 to \$1,999
- \$2,000 or more
28. Do you have any other comments, questions, or concerns?

RETURN TO: CITY OF SUGAR HILL, PLANNING & DEVELOPMENT, 5039 W. BROAD ST., SUGAR HILL, GA 30518

Encuesta de Habitabilidad 2015

Ayúdenos a conocer los detalles más importantes de su vecindario invirtiendo un par de minutos para compartir con nosotros lo que piensa. Esta encuesta se puede encontrar también en línea visitando www.cityofsugarhill.com.



- 1.Cuál es la intersección (cruce de calles) más cercana a su domicilio? _____
2. Cuántos años ha vivido usted en Sugar Hill? _____
3. Usted actualmente renta (alquila) _____ o es propietario _____ de su residencia (escoja uno)?
4. Cuán satisfecho(a) está usted con el mantenimiento y condiciones de su vecindario?
Muy satisfecho _____ Satisfecho _____ Insatisfecho _____ Indeciso _____
5. Cuán satisfecho(a) está usted con las opciones de vivienda que le ofrece Sugar Hill?
Muy satisfecho _____ Satisfecho _____ Insatisfecho _____ Indeciso _____
6. Cuán satisfecho(a) está usted con su condición actual de vivienda?
Muy satisfecho _____ Satisfecho _____ Insatisfecho _____ Indeciso _____
7. Por favor diga cuál situación aplica mejor a su condición actual de vivienda. Puede marcar más de uno si lo desea:
Mi casa es demasiado pequeña _____ Demasiado grande _____
Demasiado costosa _____ Demasiado lejos del trabajo o escuela _____
Pasada de moda _____ Demasiado vieja _____ Inseguridad _____
No me gusta el vecindario _____ No encuentro nada negativo _____
8. Prefiere usted vivir alquilado _____ o tener casa propia _____ (escoja uno)?
9. En los próximos cinco años, planea usted buscar nueva vivienda?
No _____ Sí, para comprar _____ Sí, en alquiler _____

Las preguntas del 10 al 12 son **exclusivamente** para quienes planean mudarse durante los próximos cinco años. Por favor pase a la **pregunta 13** si usted no planea una mudanza.

10. Si usted planea rentar o comprar vivienda en los próximos cinco años, de qué tamaño buscaría?
 - a) No planeo de bucar a nueva vivienda.
 - b) 1 dormitorio _____ 2 dormitorios _____ 3 dormitorios _____ 4 dormitorios _____ 5 ó más dormitorios _____
 - c) Menos de 1,000 pies cuadrados _____ 1,000 - 1,499 pies cuadrados _____ 1,500 - 1,900 pies cuadrados _____ 2,000 - 2,499 pies cuadrados _____ 2,500 - 2,999 pies cuadrados _____ 3.000 ó más ples cuadrados _____
 - d) Cuál de estas opciones sería su primera preferencia?
Casa unifamiliar _____ Casa multi-familiar _____ Condominio _____ Apartamento _____
Vecindario para personas retiradas _____
11. Si planea comprar una vivienda, cuál rango de precio estaría usted buscando?
Menos de \$51,000 _____ \$51,001 a \$94,000 _____ \$94,001 a \$120,000 _____ \$120,001 a \$145,000 _____
\$145,001 a \$171,000 _____ \$171,001 a \$196,000 _____ \$196,001 a \$222,000 _____ \$222,001 a \$265,000 _____
Más de \$265,001 dólares _____ Planeo rentar _____
12. Si planea rentar, qué alquiler mensual piensa pagar?
\$599 ó menos _____ \$600 a \$649 _____ \$650 a \$699 _____ \$700 a \$749 _____ \$750 a \$799 _____ \$800 a \$899 _____
\$900 a \$999 _____ \$1,000 a \$1,240 _____ \$1,200 a \$499 _____ \$ 1,500 a \$1,999 _____ Más de \$2,000 _____
Planeo comprar _____
13. Si usted escoge alquilar en lugar de comprar, por favor explique por qué:
 - a) No sé por cuánto tiempo voy a vivir en el area _____
 - b) No puedo costear una casa propia _____
 - c) Estoy ahorrando para el depósito inicial de una casa propia, planeo comprar cuando tenga suficiente dinero _____
 - d) No me gustan las opciones que existen para la compra _____
 - e) Busco tener poco o ningún mantenimiento _____
 - f) Mi puntuación de crédito me impide calificar para un préstamo _____
 - g) Sugar Hill no tiene casas en mi rango de precio _____
 - h) Las preguntas no aplican _____
 - i) Otras razones (por favor epecifica) _____

Por favor, devuelva el cuestionario a: City of Sugar Hill, Planning & Development, 5039 W. Broad Street, Sugar Hill, GA 30518

14. Si usted ha intentado comprar vivienda propia sin tener éxito, está intentando comprar, o acaba usted de comprar vivienda en Sugar Hill, por favor explique las dificultades que puede haber encontrado:
- No disponía de depósito inicial ____
 - No calificaba para un préstamo debido a mis ingresos ____
 - No calificaba para un préstamo debido a mi historial crediticio ____
 - El proceso de compra es muy complicado ____
 - El valor estimado de la vivienda era menor que el precio ____
 - No podía pagar la mensualidad ____
 - No habían viviendas disponibles ____
 - No encontré dificultades ____
 - Las preguntas no aplican ____
 - Otras razones (por favor específica) _____
15. Planea usted retirarse a Sugar Hill? Sí ____ No ____
16. Si contestó NO a la pregunta anterior, por favor conteste las siguientes preguntas:
- Quiero estar cerca de mis hijos o nietos ____
 - Quiero vivir en un vecindario para mayores de 55 años de edad ____
 - Necesito una vivienda más pequeña, en la que pueda envejecer, y no hay suficientes opciones en Sugar Hill ____
 - Cuestiones de salud ____
 - Otras razones _____
 - NA ____
17. Por favor califique cuál es la importancia que Sugar Hill debe darle a cada uno de los siguientes programas:
- Remodelación de viviendas ocupadas por dueños. Bajo ____ Mediano ____ Alto ____
 - Remodelación de viviendas en alquiler. Bajo ____ Mediano ____ Alto ____
 - Asistencia para adquirir vivienda. Bajo ____ Mediano ____ Alto ____
 - Viviendas en alquiler para personas retiradas. Bajo ____ Mediano ____ Alto ____
 - Viviendas unifamiliares. Bajo ____ Mediano ____ Alto ____
 - Viviendas de bajo costo. Bajo ____ Mediano ____ Alto ____
 - Vivienda Justa (esfuerzos para reducir discriminación). Bajo ____ Mediano ____ Alto ____
 - Preservación histórica de viviendas. Bajo ____ Mediano ____ Alto ____
 - Mejoras en eficiencia eléctrica. Bajo ____ Mediano ____ Alto ____
18. En su opinión, cuáles condiciones afectan más la estabilidad y seguridad de su vecindario y el valor y aspecto de su hogar (escoja 1 a 3 respuestas)?
- Decoloración / astillado de pintura ____ Daño / podredumbre de revestimiento ____
- Mantenimiento de accesorios ____ Basura en el patio / pasto ____ Mal estado de pasto y jardines ____
- Mal estado / falta de aceras (banquetas) ____ Calidad de escuelas ____ Mantenimiento de calles ____
- Presencia de parques ____ Otra _____
19. Por favor díganos si usted o alguien que usted conoce ha experimentado dificultades encontrando los siguientes tipos de vivienda:
- Unifamiliar ____ Multifamiliar ____ Apartamento ____ Vivienda de bajo costo ____ Vivienda para retiro ____
- No sé de cualquier dificultad ____
20. Soy: Hombre ____ Mujer ____
21. Cuántas personas, incluyéndolo(a) a usted, viven en su hogar? ____
22. Cuál es su edad? 18-34 ____ 35-50 ____ 51-65 ____ Más de 65 ____
23. Viven sus padres, o cualquier otra persona mayor, con usted? Sí ____ No ____
24. Es usted Hispano o de origen Latino? Sí ____ No ____
25. Qué raza o etnia lo describe mejor?
- Negro o Afro-Americano ____ Asiático o del Sureste de Asia ____ Blanco ____ Otro _____
26. En el transcurso de un año, su familia gana:
- Menos de \$10,000 ____ \$10,000 a \$14,999 ____ \$15,000 a \$24,999 ____ \$25,000 a \$34,999 ____ \$35,000 a \$49,999 ____
- \$50,000 a \$74,999 ____ \$75,000 a \$99,999 ____ \$100,000 a \$149,999 ____ \$150,000 a \$199,999 ____ \$Más de \$200,000 ____ Prefiero no contestar ____
27. De cuánto es, mensualmente, su alquiler o hipoteca actual?
- Menos de \$599 ____ \$600 a \$649 ____ \$650 a \$699 ____ \$700 a \$749 ____ \$750 a \$799 ____ \$800 a \$899 ____
- \$900 a \$999 ____ \$1,000 a \$1,249 ____ \$1,250 a 1,499 ____ \$1,500 a \$1,999 ____ Más de \$2,000 ____
28. Tiene usted algún comentario, pregunta o preocupación?

Por favor, devuelva el cuestionario a: City of Sugar Hill, Planning & Development, 5039 W. Broad Street, Sugar Hill, GA 30518

Appendix C – Workshop Exercises

Aging-in-Place Services Survey Sugar Hill, Georgia

What kind of services and amenities should be available for residents 55+?

Please check the box next to amenities or services that would encourage you to live in Sugar Hill as a 55+ resident?



Neighborhood Design



Housing Options

single family



accessory dwelling unit



55+ community



Transportation



Health and Recreation

Organized Groups and Clubs



Gathering and Dining Spaces



Senior Center



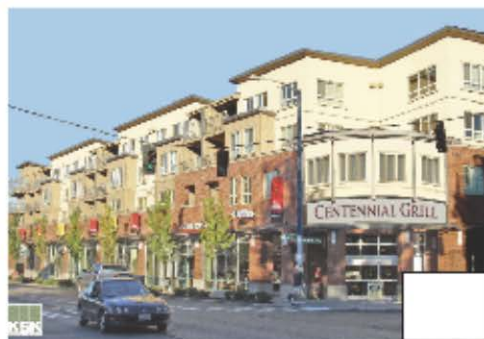


Housing Visual Preference Survey

Sugar Hill, Georgia

Please rank, on a scale of 1-5, how appropriate you think each of the housing styles are for Sugar Hill.

(1) being the least appropriate
(5) being the most appropriate



Appendix D– Model Foreclosure Ordinance

The model foreclosure ordinance, drafted by the Georgia Municipal Association, is in the following pages.



This model vacant and foreclosed real property ordinance is provided only for general informational purposes and to assist Georgia cities in identifying issues to address in a local vacant and foreclosed real property ordinance. The ordinance is not and should not be treated as legal advice. You should consult with your legal counsel before drafting or adopting any ordinance and before taking any action based on this model. This model ordinance has been developed to help cities protect property values within the city and to protect the health, safety and welfare of the citizens of the city. This model ordinance is specifically allowed by the provisions of O.C.G.A. § 44-14-14.

Model Foreclosure and Vacant Real Property Registry Ordinance

ORDINANCE NO. _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF _____ RELATING TO MORTGAGES, CONVEYANCES TO SECURE DEBT, AND LIENS; TO PROVIDE FOR VACANT AND FORECLOSED PROPERTY REGISTRIES; TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR GUIDELINES FOR VACANT AND FORECLOSED PROPERTY REGISTRIES; TO PROVIDE FOR EXEMPTIONS; TO PROVIDE FOR MAXIMUM FEES AND PENALITIES FOR REGISTRATION AND FAILURE TO REGISTER; TO PROVIDE FOR APPELLATE RIGHTS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

SECTION ONE

Chapter _____ of the Municipal Code of the City of _____ is amended by adding a new Article, to be numbered Article _____, which shall include the following language:

Article _____

Sec. _____. Short Title.

This Article shall be known as the “_____ Vacant and Foreclosed Property Ordinance.”

Sec. _____. Findings and Intent.

This ordinance is adopted to address the interest of public safety.

- (a) The governing authority finds that there is a need to establish a foreclosure and vacant real property as a mechanism to protect property values in neighborhoods for all property owners.
- (b) Due to the lack of adequate maintenance and security of properties that are foreclosed or where ownership has been transferred after foreclosure, the property values and quality of life of neighboring properties are negatively impacted.

- (c) Improperly maintained and secured foreclosed properties can become a hazard to the health and safety of persons who may come on or near the property and can adversely affect the aesthetic and economic attributes of communities. Difficulties also often arise in locating the person responsible for the condition of foreclosed real property. The governing authority finds that there is a substantial need directly related to the public health, safety and welfare to comprehensively address these concerns through the adoption of the provisions in this article.
- (d) This foreclosure and vacant real property registry will require owners and agents to provide the city with official information for contacting a party responsible for bringing foreclosed and vacant real property into compliance with applicable provisions of municipal code of _____, Georgia.

Sec. _____. Definitions.

- (a) 'Agent' means an individual with a place of business in this state in which he or she is authorized to accept inquiries, notices, and service of process on behalf of a vacant or foreclosed real property owner. The definition of 'agent' shall have the same meaning as set forth in the Official Code of Georgia Annotated, Section 44-14-14 should that definition differ from the definition in this Article.
- (b) 'Foreclosed real property' means improved or unimproved real property for which a land disturbance permit has been issued by a county or municipal corporation and is held pursuant to a judicial or nonjudicial foreclosure of a mortgage, deed of trust, security deed, or other security instrument securing a debt or obligation owned to a creditor or a deed in lieu of foreclosure in full or partial satisfaction of a debt or obligation owed to a creditor or shall have the same meaning as set forth in the Official Code of Georgia Annotated, Section 44-14-14, should that definition differ.
- (c) 'Street address' means the street or route address. Such term shall not mean or include a post office box. The definition of 'street address' shall have the same meaning as set forth in the Official Code of Georgia Annotated, Section 44-14-14 should that definition differ from the definition in this Article.
- (d) 'Vacant Real Property' means real property that:
 - (1) Is intended for habitation, has not been lawfully inhabited for at least 60 days, and has no evidence of utility usage within the past 60 days; or
 - (2) Is partially constructed or incomplete, without a valid building permit.

Such term shall not include a building or structure containing multiple units with common ownership that has at least one unit occupied with evidence of utility usage. The definition of 'vacant real property' shall have the same meaning as set forth in the Official Code of Georgia Annotated, Section 44-14-14 should that definition differ from the definition in this Article.

Sec. _____. Registration of Vacant or Foreclosed Property.

- (a) Owner or agents of foreclosed real property or vacant real property, including foreclosed real property and vacant real property which is also residential rental property, are required to register such property with the (name specifically identified officer or office) within thirty (30) days of such property becoming foreclosed or vacant real property by following the provisions of this section unless otherwise exempted by this Article or state law.
- (b) Any such owner or agent of foreclosed real property or vacant real property located within the jurisdiction of the city is required to file with the (name specifically identified officer or office) a registration form in (paper/electronic format). If the Georgia Department of Community Affairs has promulgated a standard vacant or foreclosed real property registry form the owner or agent shall use such form and the city shall only require use of such form. If the Georgia Department of Community Affairs has not promulgated such form the city may create its own form, but such form shall only require submission of the following information:
 - (1) The real property owner's name, street address, mailing address, phone number, facsimile number, and e-mail address;
 - (2) The agent's name, street address, mailing address, phone number, facsimile number, and e-mail address;
 - (3) The real property's street address and tax parcel number;
 - (4) The transfer date of the instrument conveying the real property to the owner; and
 - (5) At such time as it becomes available, recording information, including deed book and page numbers, of the instrument conveying the real property to the owner.
- (c) Registration is required for all vacant or foreclosed real property unless otherwise exempted, pursuant to this Article, but is not required for vacant or foreclosed real property within 90 days of such real property's transfer:
 - (1) Pursuant to a deed under power of sale or deed in lieu of foreclosure; or
 - (2) To the first subsequent transferee after the vacant real property has been acquired by foreclosure under power of sale pursuant to the Official Code of Georgia Annotated, Section 44-14-160, or acquired pursuant to a deed in lieu of foreclosure.
- (d) Any owner or agent required to register any vacant or foreclosed real property pursuant to this Article or to Georgia law shall also be required to update the information specified in subsection (a) of this section within 30 days after any change in such required information regardless of whether the information provided to the registry was in the deed under power of sale or deed in lieu of foreclosure.

Sec. _____. Foreclosed and Vacant Real Property Exemptions.

- (a) Registration or payment of any administrative fees of foreclosed real property pursuant to this Article and Georgia law is not required of transferees as described in subsection (b) of this section.



- (b) Any transferee who acquires any real property by foreclosure under power of sale pursuant to the Official Code of Georgia Annotated, Section 44-14-160 or acquires any real property pursuant to a deed in lieu of foreclosure and:
- (1) The deed under power of sale or deed in lieu of foreclosure contains the information specified in subsection (a) of this section;
 - (2) The deed is filed with the clerk of the superior court within 60 days of the transfer; and
 - (3) Proof of the following is provided to the office or the officer in charge of the city foreclosed real property registry:
 - (A) A filing date stamp or receipt showing payment of the applicable filing fees; and
 - (B) The entire deed under power of sale or entire deed in lieu of foreclosure.
- (c) **(State law, in O.C.G.A. § 44-14-14(l) allows the city to provide for further “exemptions from such registration” as those required by state law in this model ordinance. Since any exemptions a city may consider will vary from municipality to municipality no sample is provided for this subsection. However, cities are reminded to take into account constitutional considerations before implementing exemptions to make sure the exemption does not illegally give one group or class an advantage that other similarly situated groups or classes are not given. Any proposed exemption should be reviewed by the city attorney.)**
- (d) Any owner or agent required to register any vacant or foreclosed real property pursuant to this Article or to Georgia law shall also be required to update the information specified in subsection (a) of this section within 30 days after any change in such required information regardless of whether the information provided to the registry was in the deed under power of sale or deed in lieu of foreclosure.

Sec. _____. Removal from Registry.

- (a) Any owner or agent of a vacant or foreclosed real property may apply to the city to remove a vacant or foreclosed real property from the city registry at such time as the real property no longer constitutes a vacant or foreclosed real property.
- (b) Any application for removal allowed under subsection (a) of this section shall be granted or denied by the **(name a specifically identified officer or office)** within 30 days, and if no such determination is made within 30 days then the application for removal from the registry shall be deemed granted.

Sec. _____. Administrative Fees.

Any owner or agent of a vacant or foreclosed real property which is required to be registered with the city under this Article shall be required to make a payment for administrative fees that reasonably approximate the cost to the city of the establishment, maintenance, operation, and administration of the registry. Such fees shall not exceed **(\$100.00 per registration is the maximum allowed under**



the state law. Alternatively, the city may choose to impose such fees via resolution and state “Such fee amount shall be set via resolution of the city council.”) .

Sec. _____. Appeal Procedures.

- (a) Any owner or agent aggrieved of any determination or decision of the **(name specifically identified officer or office)** or the city in the administration of this Article may appeal to the municipal court of the city. All appeals hereunder must be taken within thirty (30) days of the decision in question by filing with the **(name specifically identified officer or office)** a notice of appeal specifying the grounds thereof.
- (b) The **(name specifically identified officer or office)** shall forthwith transmit to the notice of appeal and all the papers constituting the record upon which the action appealed was taken to the municipal court clerk who shall schedule an appeal hearing within sixty (60) days following the date the appealing party submits its completed written appeal with subsection (a) above.
- (c) The municipal court judge may call for further information to be provided within the next thirty-five (35) days following the hearing, and may continue the hearing for the purpose of receiving such information or for such other proceedings and reasons as the municipal court judge deems appropriate.
- (d) An appeal shall stay all proceedings in furtherance of the action appealed from unless the **(name specifically identified officer or office)** certifies to the municipal court, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would, in his or her opinion, cause imminent peril to life or property. In such case, the proceedings shall not be stayed except by order of the municipal court judge on notice to the **(name specifically identified officer or office)**, and on due cause shown.
- (e) The municipal court judge may, in conformity with the provisions of this Article, reverse or affirm, in whole or in part, or modify the decision, requirement, or determination of the **(name specifically identified officer or office)** appealed from by the owner or agent and may make such decision, requirement, or determination, as may be appropriate under the circumstances.

Sec. _____. Administration.

- (a) The foreclosure and vacant real property registry is subject to the Open Records Act of the State of Georgia and the city may make such registry information available online.
- (b) Registration information shall be deemed prima facie proof of the statements contained therein in any court proceeding or administrative enforcement proceeding in connection with the enforcement of this chapter.

Sec. _____. Nuisances.



Nothing in this Article shall be construed to impair, limit, or preempt in any way the power of the city to enforce any applicable codes, as defined in state law, or to define or declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.

Sec. _____. Penalties.

Any owner or agent required to register a vacant or foreclosed real property under this Article who fails to register or fails to update the information specified in subsection (a), of Section _____, of this Article, Registration of Vacant or Foreclosed Property, may be fined up to **(The maximum allowed under state law is \$1,000.00 per occurrence)** per occurrence.

SECTION TWO

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION THREE

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION FOUR

This ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED, this ____ day of _____, 2012

Mayor
City of _____

ATTEST:

Clerk of Council