

# **City of Avondale Estates Comprehensive Development Plan 2021-2025**

**ADOPTED  
DECEMBER 8, 2021**





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# ACKNOWLEDGEMENTS

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# EXECUTIVE SUMMARY

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

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

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

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

- Regulations
- Capital spending
- Programs and staffing

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

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

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

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

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

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

The City of Avondale Estates will:

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

## ROLE OF COMPREHENSIVE PLAN

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

Comprehensive plans serve two primary roles:

### **A Shared Vision for the Future**

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

### **Guidance for Decision-Makers**

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

# Avondale Estates: By the Numbers

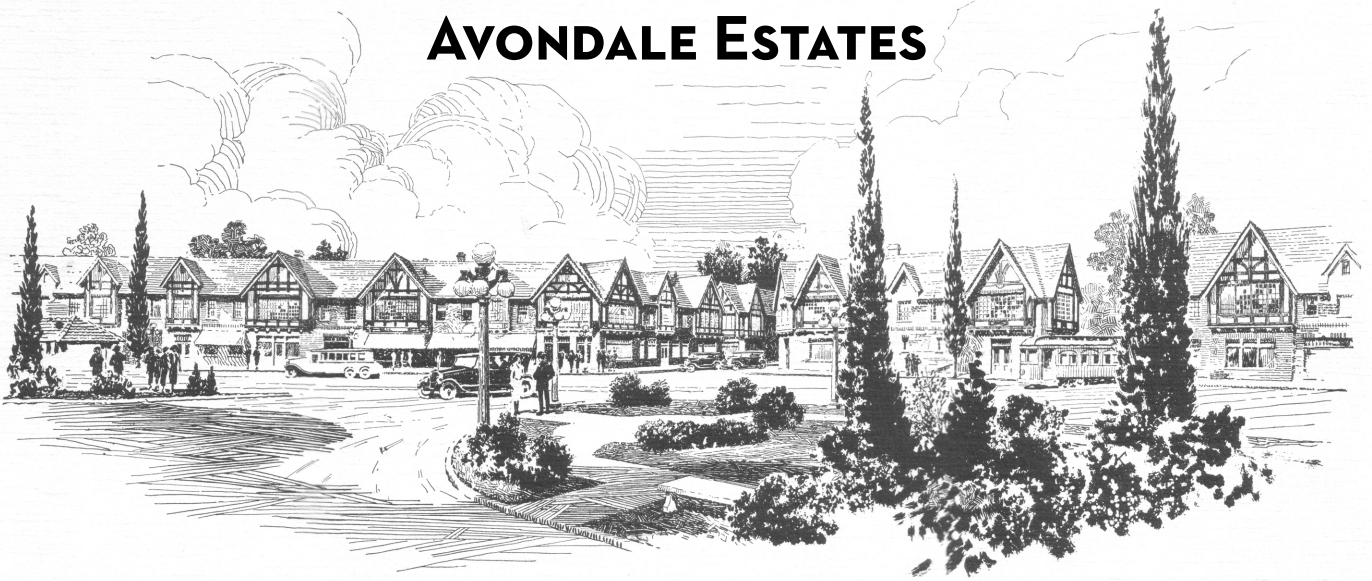
Comprehensive Plan Update



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



# AN INTRODUCTION TO THE CITY OF AVONDALE ESTATES



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

## History of the City of Avondale Estates

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

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

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

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

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

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

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

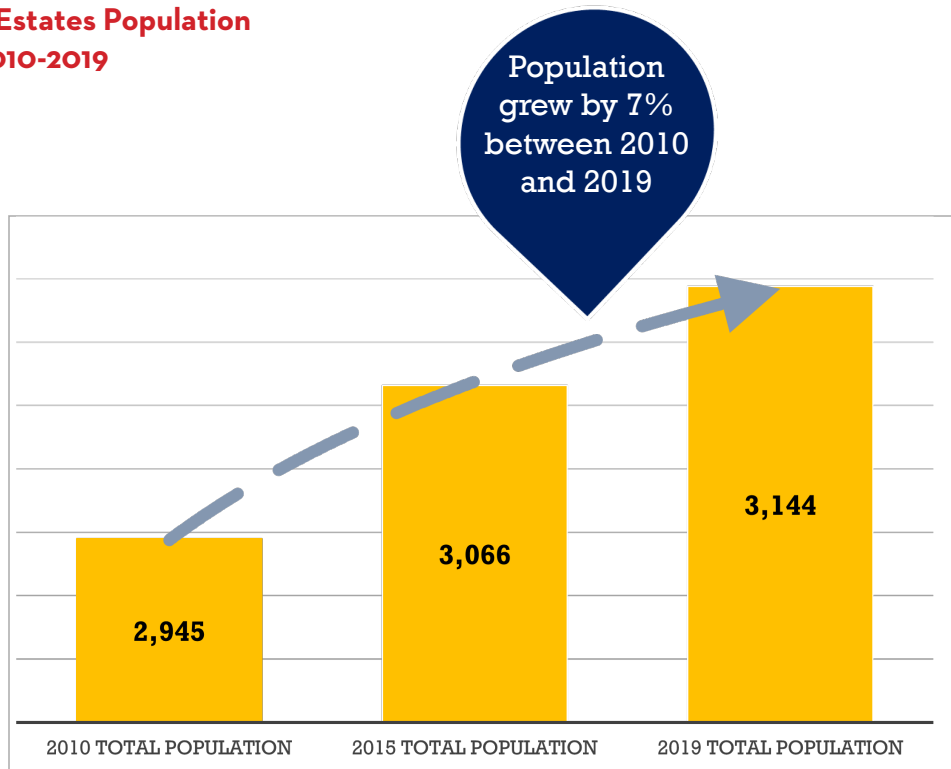
The City of Avondale Estates is located in District 15 in DeKalb County, and is in land lots 216, 217, 218, 231, 232, 233, 248, 249, and 250. It is also located in the 4th Congressional District in the State of Georgia.

## Who We Are

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

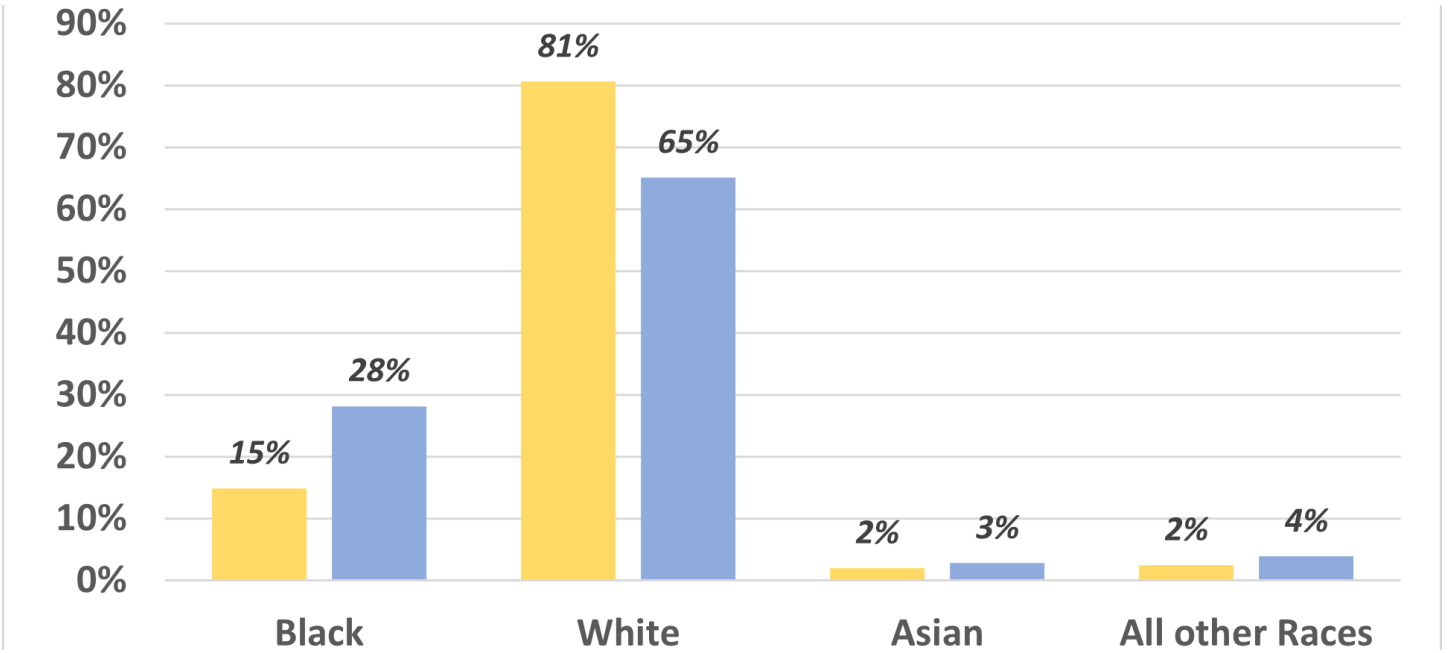
The City has been getting more diverse over the last decade with a rapid increase in its Black population (from 15% in 2010 to 28% in 2021) and more moderate increases in its Asian (from 2% in 2010 to 3% in 2021) and Hispanic populations (from 2.2% in 2010 to 2.5% in 2021).

### Avondale Estates Population Growth 2010-2019



Data Source: American Community Survey

### 2010-2021 Change in Racial Demographics City of Avondale Estates



Data source: ESRI Community Profile Report (BAO)

## Moving Around Town

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

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

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

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

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

## Commute Patterns

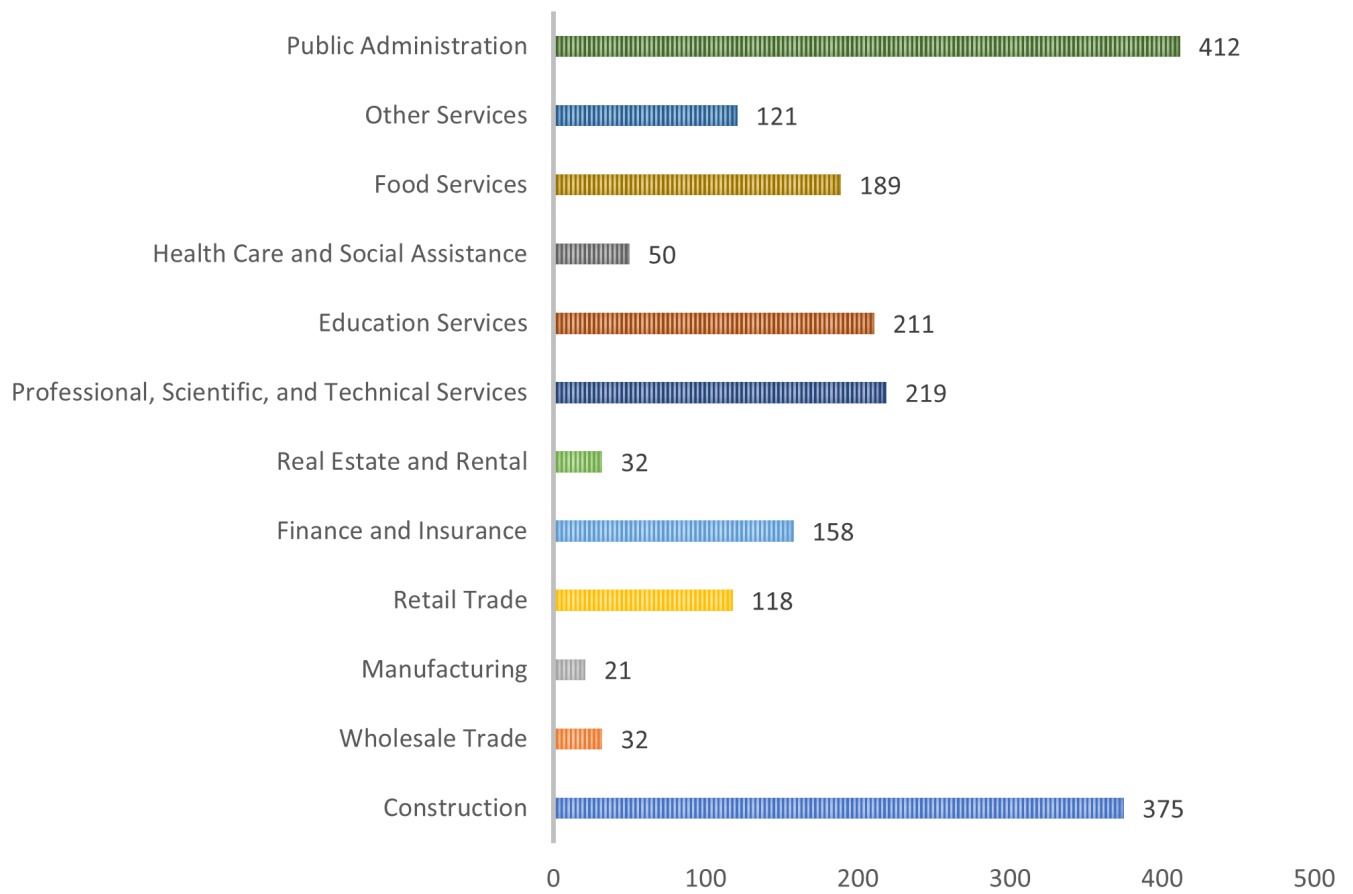
Currently over 1,937 people commute into the City of Avondale Estates for work each day while over 2,158 commute out of the City for work. Residents work primarily in Decatur, Druid Hills, Buckhead, Midtown, and Downtown Atlanta. Most residents drive a single occupancy vehicle to and from work each day.

## Natural and Recreational Resources

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



### Jobs of workers in The City of Avondale Estates



Data source: US Census On The Map 2018

## Jobs

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

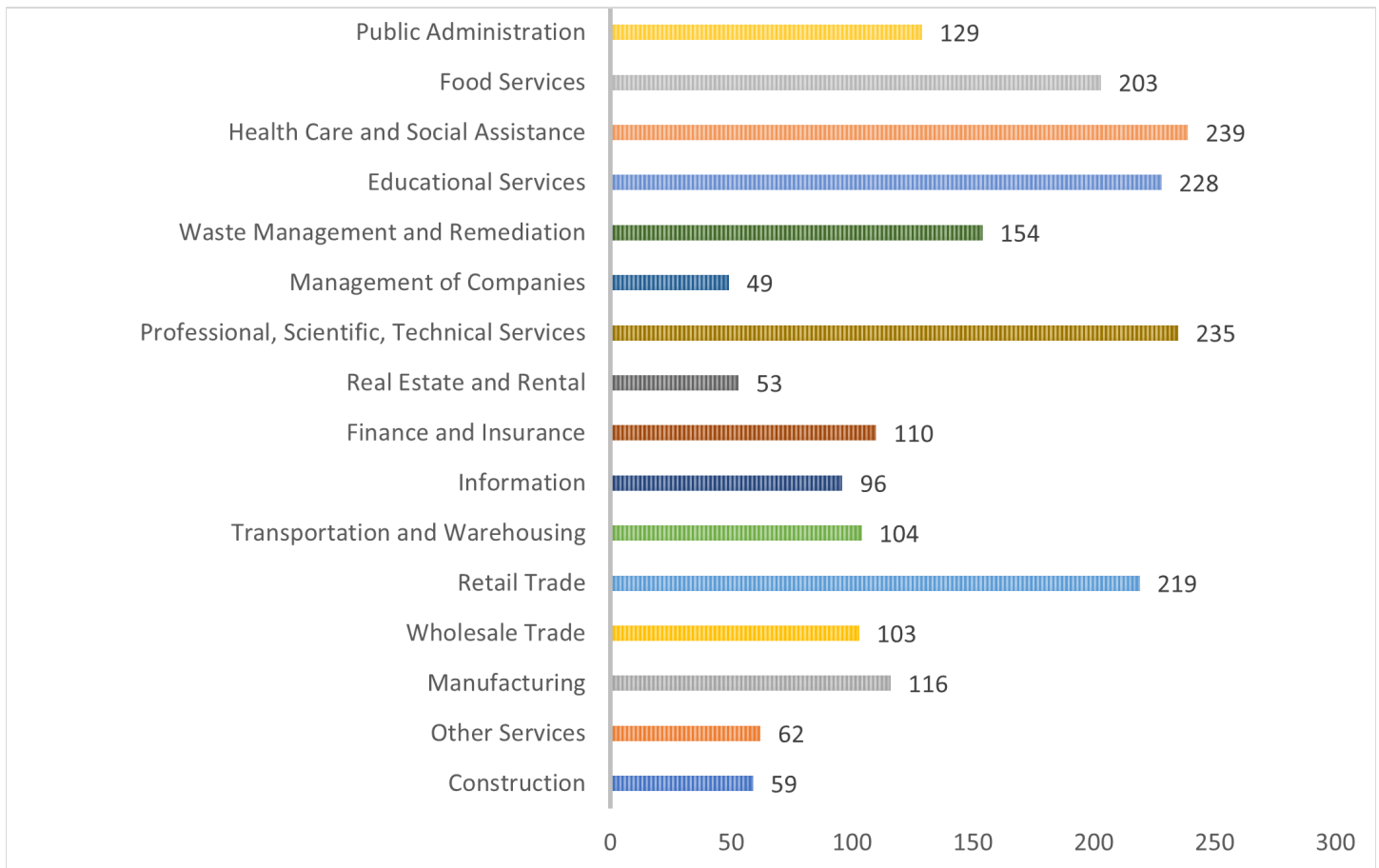
## Housing

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

## Education

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

**Jobs of City of Avondale Estates' Residents**



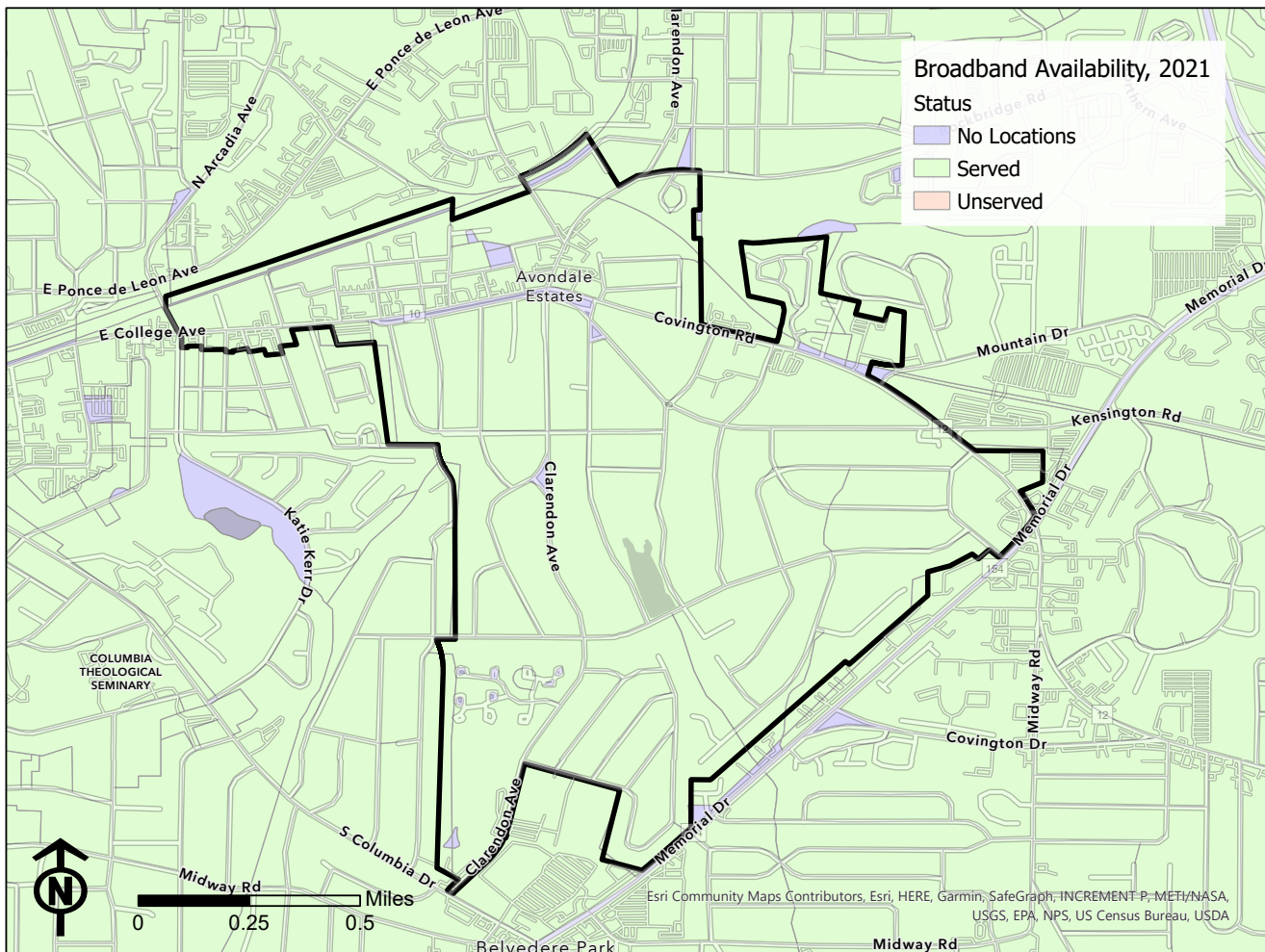
Data source: US Census On The Map 2018



## Broadband Services

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

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



Data source: Georgia Department of Community Affairs 2021

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# PAST PLANS

## **Recent Planning and Development Activities**

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

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



# COMMUNITY INPUT PROCESS

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

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

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

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

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

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

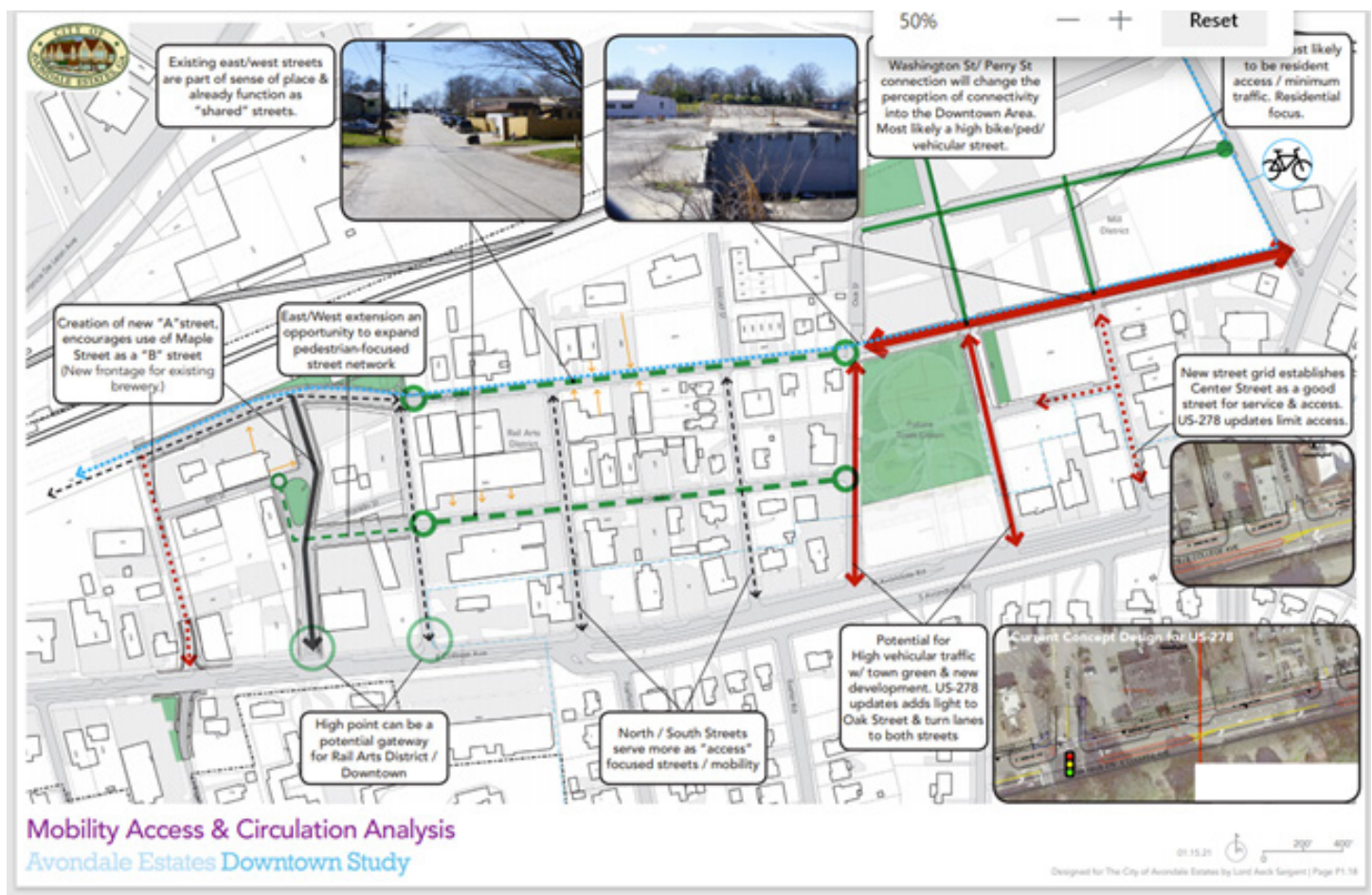
## Avondale Estates Town Green Planning (2014-Present)



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

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

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



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

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

### **Avondale Southside Western Gateway: Urban Land Institute (2021)**

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

### **Stormwater Master Plan (2021)**

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

### **Northwoods Project (2008-Present)**

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

### **US 278 Complete Street Project**

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

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

### **Downtown Master Plan (2014)**

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

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

### **Annexation Planning (Various Years)**

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

### **Walkability Study (2013)**

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



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

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

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

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

### **Avondale Estates Greenspace Assessment**

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

### **Lifelong Communities Survey (2013)**

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

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

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

### **Western Gateway Visioning (2012)**

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

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

### **Urban Redevelopment Plan and Opportunity Zone (2012)**

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

### **Tax Allocation District (2007)**

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

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

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

## Public Hearings

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

## Steering Committee Meetings

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

The screenshot shows a virtual meeting interface. At the top, a status bar indicates "You are screen sharing" and "Stop Share". Below this is a presentation slide with a teal header that reads "OPPORTUNITIES - WHAT ARE THE CITY'S BEST ASSETS?". A drawing toolbar is overlaid on the slide, featuring icons for Mouse, Select, Text, Draw, Stamp, Spotlight, Eraser, Format, Undo, Redo, Clear, and Save. Below the toolbar, the slide content is partially obscured by several colorful sticky notes. A text box above the notes reads: "If someone posts something you agree with, use the stamp function to vote on it!". The sticky notes contain the following text:

- Yellow note: "Friendly residents who say hello to one another" (with a red heart stamp) and "Many Community Groups" (with a blue stamp).
- Green note: (empty).
- Blue note: "More (real) mixed used development" (with a blue stamp), "Disencourage single use cars" (with a yellow star stamp).
- Pink note: "Remarkable gastronomy scene, needs to be better advertised" (with a blue stamp).
- Orange note: "Neighbors helping each other out." (with a red heart stamp).
- Purple note: "The local farmer's market" (with a red heart stamp).
- Light green note: "walkability" (with a red heart stamp).
- Yellow note: "AE has so many artists, we have a vocation for an artistic cluster" (with a red heart stamp).

## Community Workshop

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

## PublicInput

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



## Emails & Electronic Newsletters

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

## Social Media

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

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A photograph of a park with a paved path, trees, a swing set, and a pond. The text "AVONDALE ESTATES' CHALLENGES AND ASSETS" is overlaid in white, bold, sans-serif font.

# AVONDALE ESTATES' CHALLENGES AND ASSETS

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

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

## Assets

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

## Challenges

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



## **Location**

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

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

## **Annexation**

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

## **Character of Avondale Estates**

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

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

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

health and useability of Lake Avondale.

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

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

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

## **People of Avondale Estates**

The people who live and work in Avondale Estates are equally as important as the City's physical characteristics. One of the most notable characteristics about Avondale Estates is the level of engagement that residents and business owners have in shaping their community.

The people of Avondale Estates are described as family-oriented, educated, and into the outdoors and physical activities. Short and long-term residents emphasize the importance of community and interaction and tout the social aspect of the community. Families regularly get together in each other's homes to eat, cook, and generally enjoy the sense of community on a more personal level.

In a more formal setting, Avondale Estates is known for its clubs. Supper clubs, book clubs and special interest clubs are common and favorite activities. The Avondale album club is one of the more unique special interest clubs. Members gather to listen to vinyl records and gain new perspectives on bodies of musical work. Neighbors have also formed the Avondale Alliance for Racial Justice. This community group is taking an active role in fighting institutional racism. The city is also home to long-standing private organizations including the Community Club, the Swim and Tennis Club, men's club, gardening clubs, the Parents' Co-Op, tennis teams and other community gatherings that bring residents together and contribute to an interesting and vibrant quality of life.

Residents often develop and implement plans for larger gatherings to build an even stronger sense of community for the city. Many of these events have become long held traditions. The Christmas caroling tour trolley is a great example of this. Every year, residents tour

the neighborhood by trolley, stopping at homes to sing for residents. There is also the Community Club annual pig roast.

Recently several residents and business owners identified a need for the community to be intentional in welcoming all residents and business owners regardless of race, nationality, and sexual orientation. To that end, the city formed the Welcoming America Committee, made up of residents who are guiding efforts to extend a more welcoming message to everyone.

Although these efforts have developed organically and are not a part of the City's day to day responsibilities, these unique physical and community characteristics have attracted people to the City of Avondale Estates and reinforced a sense of community pride to live in the City of Avondale Estates.

## **Recent Development and Development Potential**

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

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

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

## **City Services and Funding**

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

## Education

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

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

The DeKalb School for the Performing Arts is located just outside the city. Two nearby private and charter schools are Peachtree Academy and The Museum School.

## Economic Development

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

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

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

The City has always been a community that has supported the arts. There is a growing movement of artists and art-oriented business in the Town Center Area. The community

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

## **Redevelopment**

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

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

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# AVONDALE ESTATES' GOALS FOR THE FUTURE

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

To be a successful community, Avondale Estates will:

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

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



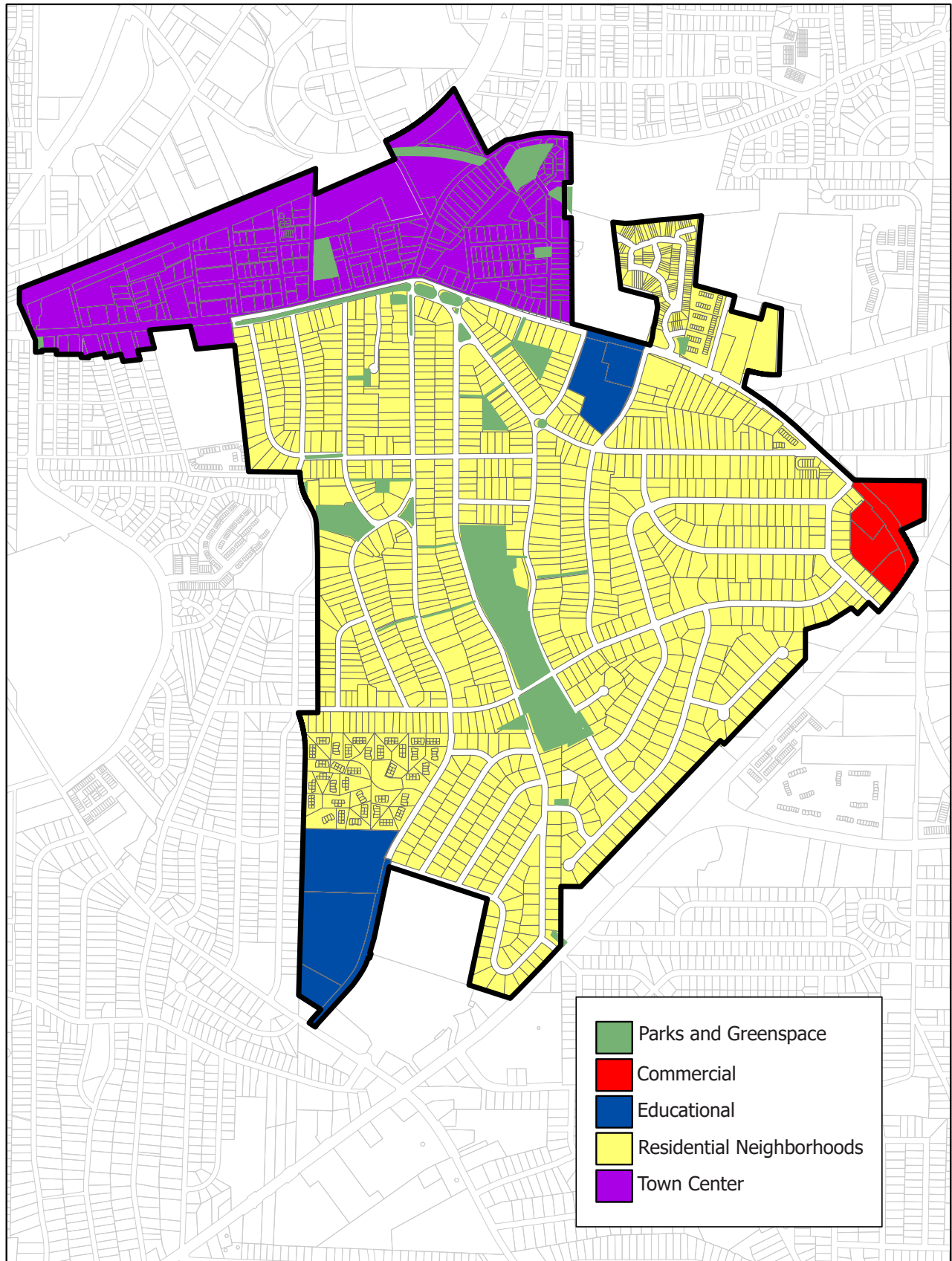


# AVONDALE ESTATES' FUTURE DEVELOPMENT

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

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

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



# Town Center

## Description

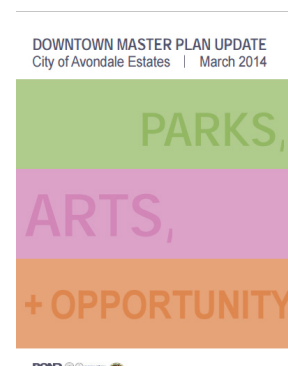
The Town Center area of Avondale Estates is comprised of its Central Business District, which includes its historic Tudor Village and a mixture of industrial retail, restaurant and auto-oriented uses, as well as the new Town Green. This combination of businesses has evolved over time; in the future the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

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

## Appropriate Zoning Districts

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

## Development Images:



# Commercial

## Description

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

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

## Appropriate Zoning Districts

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

## Development Images:



# Residential Neighborhoods

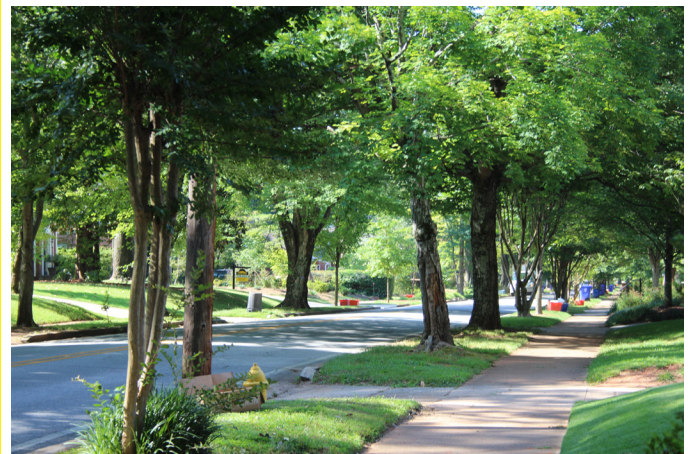
## Description

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

## Appropriate Zoning Districts

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

## Development Images:



# Parks

## Description

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

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

## Appropriate Zoning Districts

- Open Space Recreational (OS-R)

## Development Images:



# Educational

## Description

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

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

## Appropriate Zoning Districts

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

## Development Images:



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# COMMUNITY WORK PROGRAM

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

# Community Work Program for 2021-2025

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

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

# Report of Accomplishments for 2016-2020

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

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

A photograph of a town square. In the foreground, a tall, ornate street lamp stands on a grassy area. To the right, a brick building features a sign that reads "The City Hall of Avondale Estates". In the background, there are several buildings, including one with a sign for "Towne Cinema" and another with a sign for "Blue Star Memorial Highway". A paved road with a few cars is visible. The sky is blue with some clouds.

**THE 2021 CITY  
OF  
AVONDALE ESTATES'  
COMPREHENSIVE PLAN  
PLAN APPENDIX**

**DRAFT**

# City of Avondale Estates Comprehensive Plan Update

## Project Engagement

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

MOVE TOGGLE COMMENTS FILTER BY SEGMENT OPTIONS

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

*To be a successful community, Avondale Estates will:*

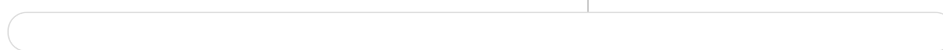
*Protect and enhance the city's historic character and small town atmosphere while facilitating smart growth and development;*

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

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

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

Average 61 / 100



Strongly Disagree

Strongly Agree

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

4 months ago

22 Agree

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

4 months ago

8 Agree

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

4 months ago

20 Agree

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

2 months ago

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

4 months ago

20 Agree

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

4 months ago

15 Agree

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

3 months ago

2 Agree



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

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

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

3 months ago

[12 Agree](#)

Disagree totally !!!!

3 months ago [1 Agree](#)

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

4 months ago

[12 Agree](#)

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

4 months ago

[11 Agree](#)

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

3 months ago

[9 Agree](#)

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

4 months ago

[9 Agree](#)

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

3 months ago

[8 Agree](#)

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

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

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

3 months ago

[8 Agree](#)

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

4 months ago

[8 Agree](#)

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

3 months ago

[1 Agree](#)

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

3 months ago

[7 Agree](#)

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

2 months ago

[1 Agree](#)

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

4 months ago

[7 Agree](#)

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

4 months ago

[7 Agree](#)

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

4 months ago

[7 Agree](#)

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

4 months ago

[3 Agree](#)

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

3 months ago

[1 Agree](#)

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

3 months ago

[6 Agree](#)

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

3 months ago

[6 Agree](#)

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

3 months ago

[6 Agree](#)

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

3 months ago

[6 Agree](#)

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

3 months ago

[6 Agree](#)

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

4 months ago

[6 Agree](#)

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

3 months ago

[5 Agree](#)

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

3 months ago

[5 Agree](#)

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

4 months ago

[5 Agree](#)

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

4 months ago

[5 Agree](#)

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

3 months ago

[4 Agree](#)

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

3 months ago

[4 Agree](#)

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

3 months ago

[4 Agree](#)

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

3 months ago

[3 Agree](#)

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

3 months ago

[4 Agree](#)

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

4 months ago

[4 Agree](#)

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

4 months ago

[4 Agree](#)

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

4 months ago

[4 Agree](#)

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

3 months ago

[3 Agree](#)

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

3 months ago

[3 Agree](#)

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

3 months ago

[3 Agree](#)

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

3 months ago

[3 Agree](#)

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

3 months ago

[2 Agree](#)

aspirationally - not currently

3 months ago

[2 Agree](#)

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

4 months ago

[2 Agree](#)

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

2 months ago

[1 Agree](#)

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

2 months ago

[1 Agree](#)

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

3 months ago

[1 Agree](#)

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

3 months ago

[1 Agree](#)

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

3 months ago

[1 Agree](#)

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

3 months ago

[1 Agree](#)

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

2 months ago

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

2 months ago

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

2 months ago

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

2 months ago

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

2 months ago

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

2 months ago

Avondale is not diverse and not quite forward thinking

2 months ago

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

3 months ago

Pp

3 months ago

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

3 months ago

Disagree

4 months ago

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

4 months ago

---

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

---

charming, full of potential, green

4 months ago

[78 Agree](#)

Charming, Over Managed, Conveniently Located

4 months ago

[35 Agree](#)

Green, friendly, safe

4 months ago

[29 Agree](#)

Exclusive, Old-fashioned, Pretty

4 months ago

[14 Agree](#)

Transitional, great for families, old money

4 months ago

[4 Agree](#)

welcoming, safe, unresponsive and hostile senior level city staff

2 months ago

Exclusive, white, gatekeepers

2 months ago

potholes, apartments, that ugly art lot

2 months ago

potholes, ugly art lot, apartments

2 months ago

Safe, walkability, clean

2 months ago

Intown suburb, green, great beer

2 months ago

verdant, pedestrian friendly, quaint

2 months ago

Great for families, conveniently located, great potential

2 months ago

Green, convient, charming

2 months ago

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

2 months ago

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

2 months ago

Green, friendly, safe

2 months ago

Safe, park-like, friendly

3 months ago

Quaint, potential, unexciting

3 months ago

Full of potential, over managed, beautiful

3 months ago

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

3 months ago

Community, safe, family friendly

3 months ago

trees, families, few food or gathering spots

3 months ago

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

3 months ago

Potential, Unique, Human Scaled

3 months ago

Community, small town feel, trees

3 months ago

Lovely, historic and special

3 months ago

Safe, family-oriented, unique

3 months ago

Unique homes, mature trees, convenient

3 months ago

historic, charming, close to Emory and Decatur.

3 months ago

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

3 months ago

Unique houses, lovely mature trees, safe and inviting

3 months ago

Needs new roads

3 months ago

convenient, quaint, expensive

3 months ago

Friendly, historical, unique

3 months ago

Racist, overpriced and lovely

3 months ago

Community, historic, small town

3 months ago



Welcoming, Safe, Charming

3 months ago

Walkable, beautiful, verdant

3 months ago

White, Liberal, Out of Touch

3 months ago

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

3 months ago

Once a great city.

3 months ago

Privileged, user friendly, beautiful

3 months ago

Quaint, Conflicted, Deteriorating

3 months ago

Green, full of potential, conveniently located

3 months ago

Untapped potential, horribly managed, pretty

3 months ago

walkable, green safe

3 months ago

walkable, green, safe

3 months ago

walkable, neighborly, safe

3 months ago

walkable, neighborly, safe

3 months ago

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

4 months ago

Exclusive, Charming, White

4 months ago

Historic, safe, quaint

4 months ago

Anti business, congested, empty

4 months ago

An oasis

4 months ago

Affluent, Engaging, transforming

4 months ago

Affluent, Engaged, lovely

4 months ago

Green, safe, family oriented

4 months ago

cash cow for consultants, neglected residential area, oasis

4 months ago

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

4 months ago

Green, quiet, walkable

4 months ago

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

4 months ago

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

4 months ago

Blossoming. Eclectic. Safe.

4 months ago

charming, safe, green

4 months ago

Family-friendly, walkable, evolving

4 months ago

Charming, full of potential, neighborly

4 months ago

Safe, quiet, expensive taxes and fees.

4 months ago

Homogenous, throw back, over controlled

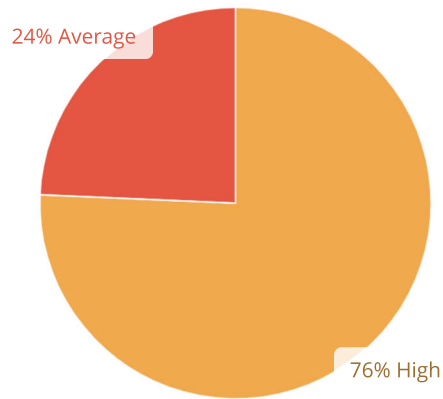
4 months ago

Sleepy, not-vibrant, full of potential

4 months ago

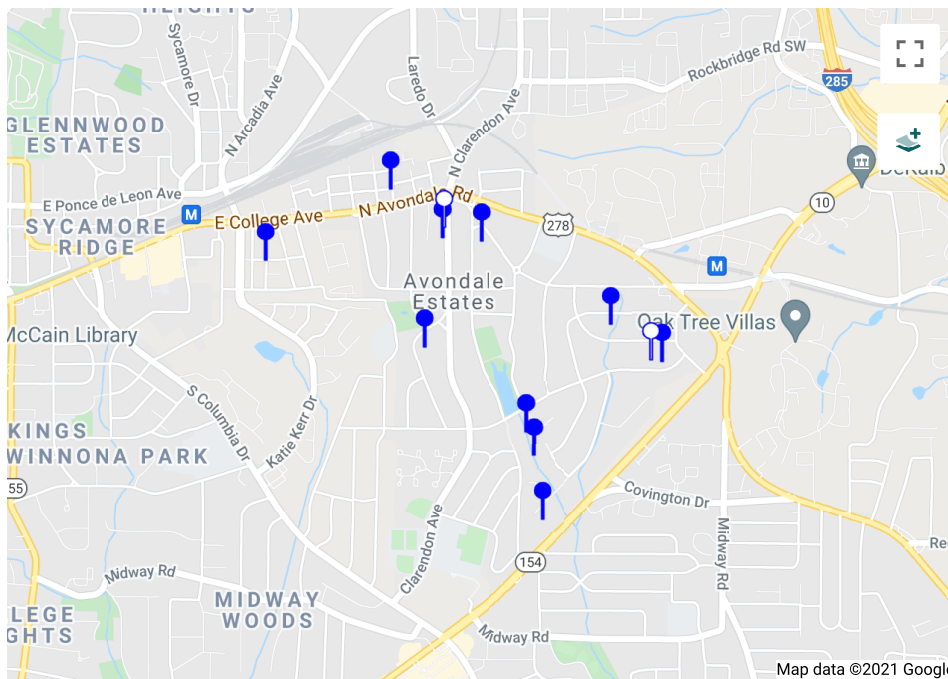
---

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



185 respondents

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



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

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

4 months ago

[⊕ 20 Agree](#)

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

3 months ago

[⊕ 2 Agree](#)

Update and expand retail, restaurant and public downtown area

4 months ago

[⊕ 17 Agree](#)

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

4 months ago

[⊕ 13 Agree](#)

Agree 100 %

2 months ago

All of the Tudor buildings. They help identify us.

4 months ago

[⊕ 11 Agree](#)

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

4 months ago

[⊕ 7 Agree](#)

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

4 months ago

[⊕ 7 Agree](#)

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

3 months ago

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

4 months ago

[⊕ 6 Agree](#)

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

4 months ago

[⊕ 6 Agree](#)

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

4 months ago

[⊕ 6 Agree](#)

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

4 months ago

[⊕ 6 Agree](#)

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

4 months ago

[5 Agree](#)

Lanier Gardens is neglected.

4 months ago

[3 Agree](#)

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

4 months ago

[3 Agree](#)

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

4 months ago

[3 Agree](#)

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

4 months ago

[3 Agree](#)

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

3 months ago

[2 Agree](#)

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

3 months ago

[2 Agree](#)

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

2 months ago

[1 Agree](#)

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

3 months ago

[1 Agree](#)

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

3 months ago

[1 Agree](#)

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

3 months ago

[1 Agree](#)

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

3 months ago

[1 Agree](#)

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

4 months ago

[1 Agree](#)

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

one month ago

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

2 months ago

appropriate zoning and application for historical protections

2 months ago

A leading role

2 months ago

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

2 months ago

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

2 months ago

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

2 months ago

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

3 months ago

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

3 months ago

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

3 months ago

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

3 months ago

Balance in mass and scale not style.

3 months ago

The City should preserve the downtown Tudor style

3 months ago

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

3 months ago

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

3 months ago

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

3 months ago

Preserve the Tudor downtown area with updating.

3 months ago

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

3 months ago

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

3 months ago

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

3 months ago

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

3 months ago

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

3 months ago

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

3 months ago

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

3 months ago

A prominent role

3 months ago

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

3 months ago

Lanier gardens is severely neglected.

4 months ago

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

4 months ago

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

4 months ago

Tudor Building

4 months ago

?

4 months ago

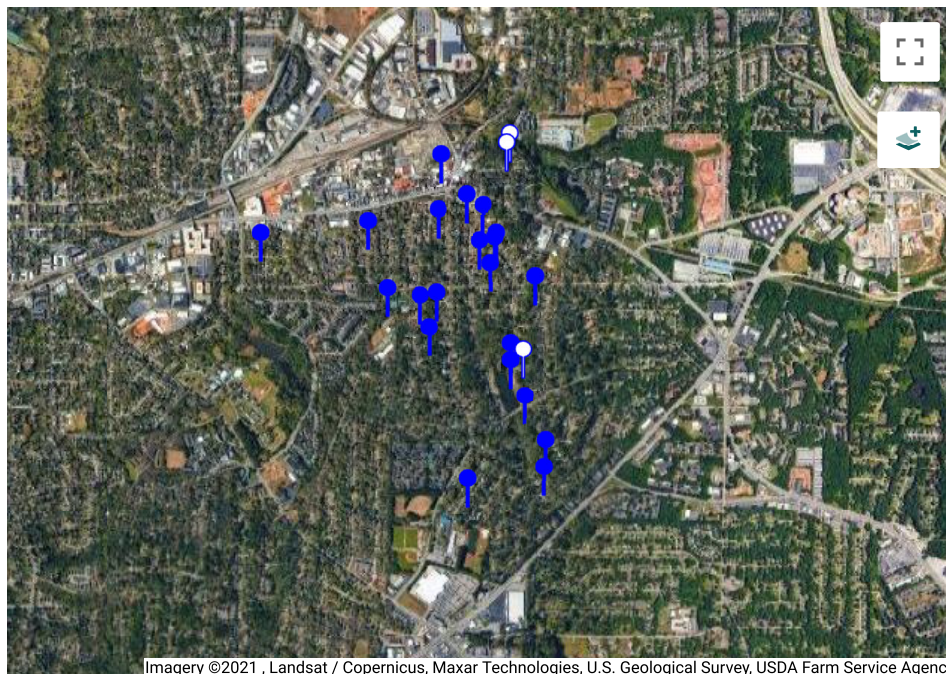
none. change is good

4 months ago

N/a

4 months ago

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





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

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

4 months ago

[29 Agree](#)

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

4 months ago

[24 Agree](#)

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

4 months ago

[24 Agree](#)

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

4 months ago

[13 Agree](#)

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

4 months ago

[11 Agree](#)

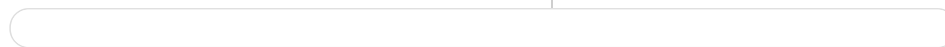
Please rank the following sustainability issues from most important to least:

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

87 Respondents

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

Average

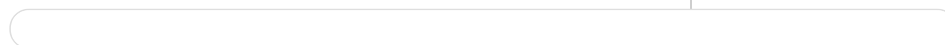


Strongly Disagree

Strongly Agree

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

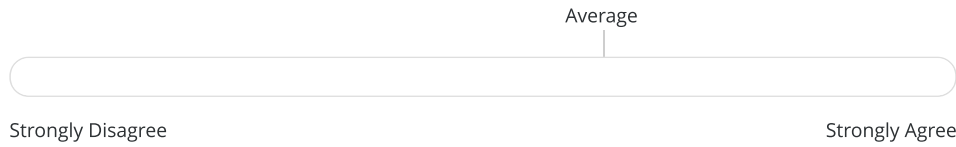
Average



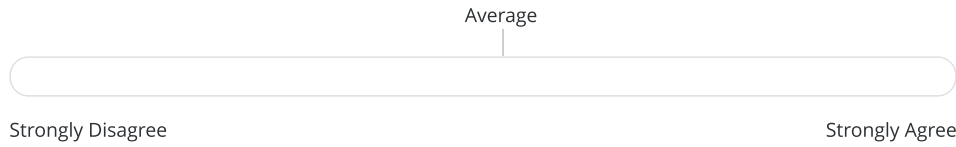
Strongly Disagree

Strongly Agree

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



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



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

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

4 months ago

[62 Agree](#)

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

4 months ago

[42 Agree](#)

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

4 months ago

[36 Agree](#)

Value people first, then money, then things.

4 months ago

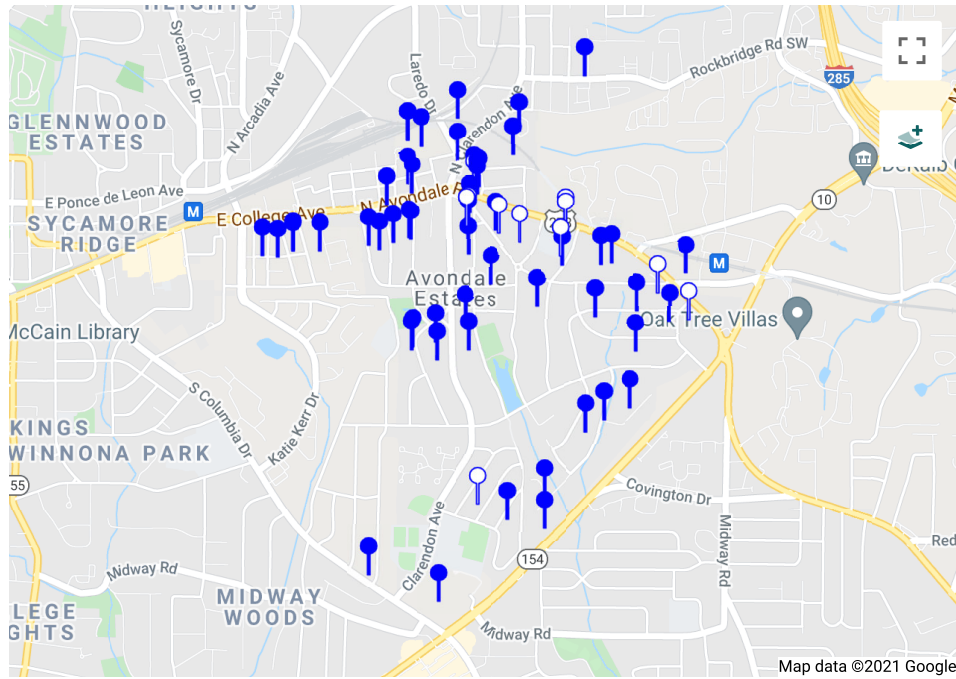
[27 Agree](#)

Need more options

4 months ago

[5 Agree](#)

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



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

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

111 Respondents

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

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

4 months ago

[67 Agree](#)

Public park and green space north of north Avondale

4 months ago

[44 Agree](#)

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

4 months ago

[39 Agree](#)

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

4 months ago

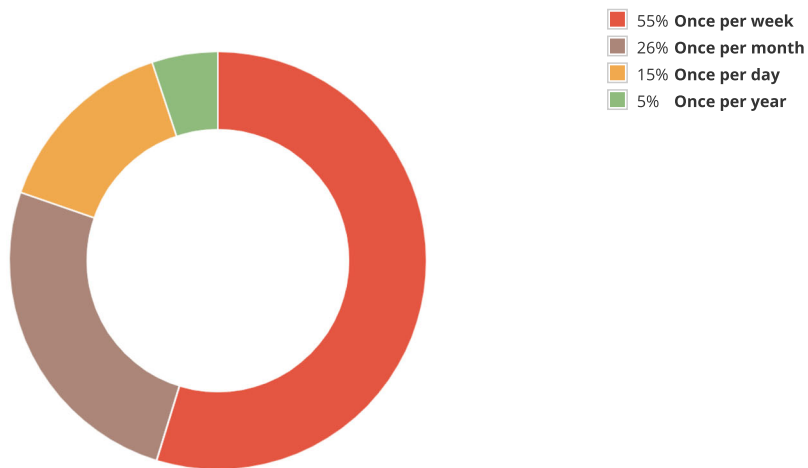
[25 Agree](#)

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

4 months ago

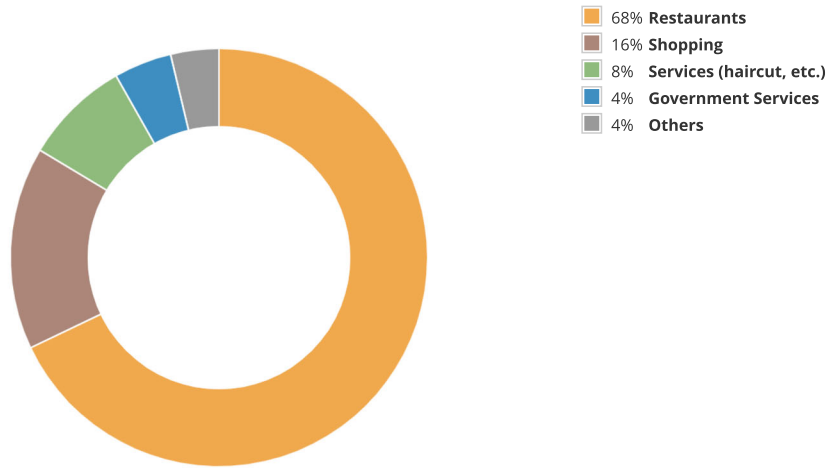
[23 Agree](#)

### How often do you visit Downtown Avondale Estates?



136 respondents

### What is your primary reason for visiting Downtown Avondale Estates?



134 respondents

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

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

4 months ago

[41 Agree](#)

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

4 months ago

[40 Agree](#)

Sandwich/Fresh deli shop.

4 months ago

[28 Agree](#)

Mexican Restaurant!

4 months ago

[26 Agree](#)

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

4 months ago

[18 Agree](#)

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

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

4 months ago

[26 Agree](#)

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

4 months ago

[23 Agree](#)

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

4 months ago

[22 Agree](#)

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

4 months ago

[18 Agree](#)

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

4 months ago

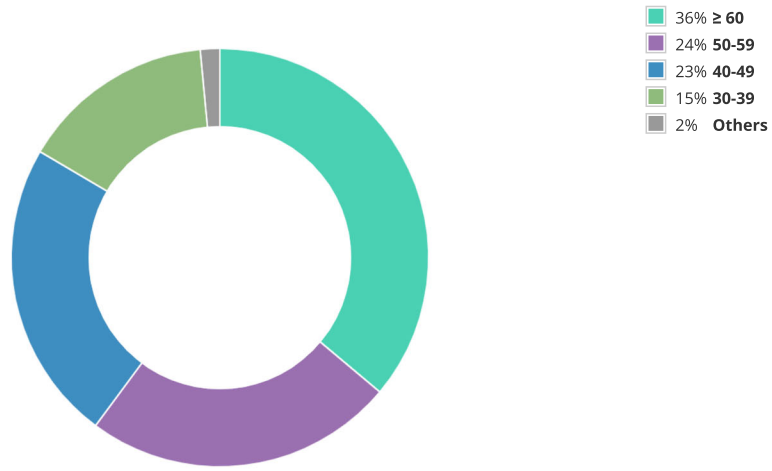
[10 Agree](#)

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

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

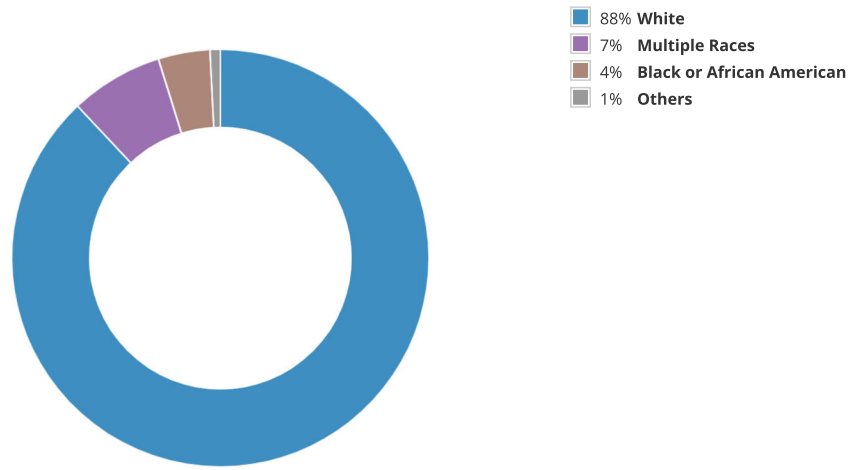
134 Respondents

What is your age?



133 respondents

What race do you identify as?



125 respondents

**Sign up below to receive regular updates!**

No data to display...

Comments: Steering Committee Meeting #1

Comments: Steering Committee Meeting #2

Comments: Community Workshop

Loading more report objects...

# Housing Data Analysis

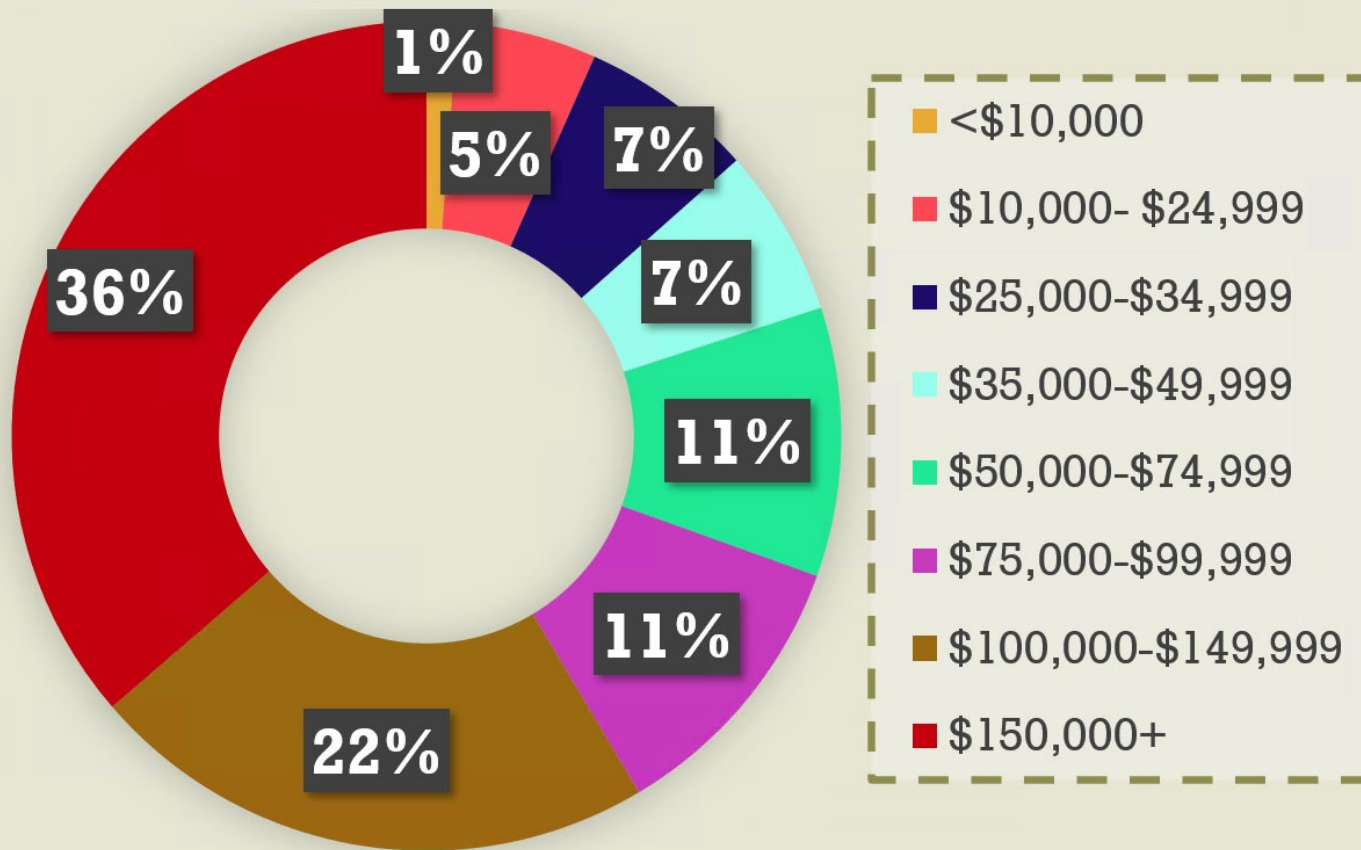




# Household Income Distribution- Owner Occupied

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



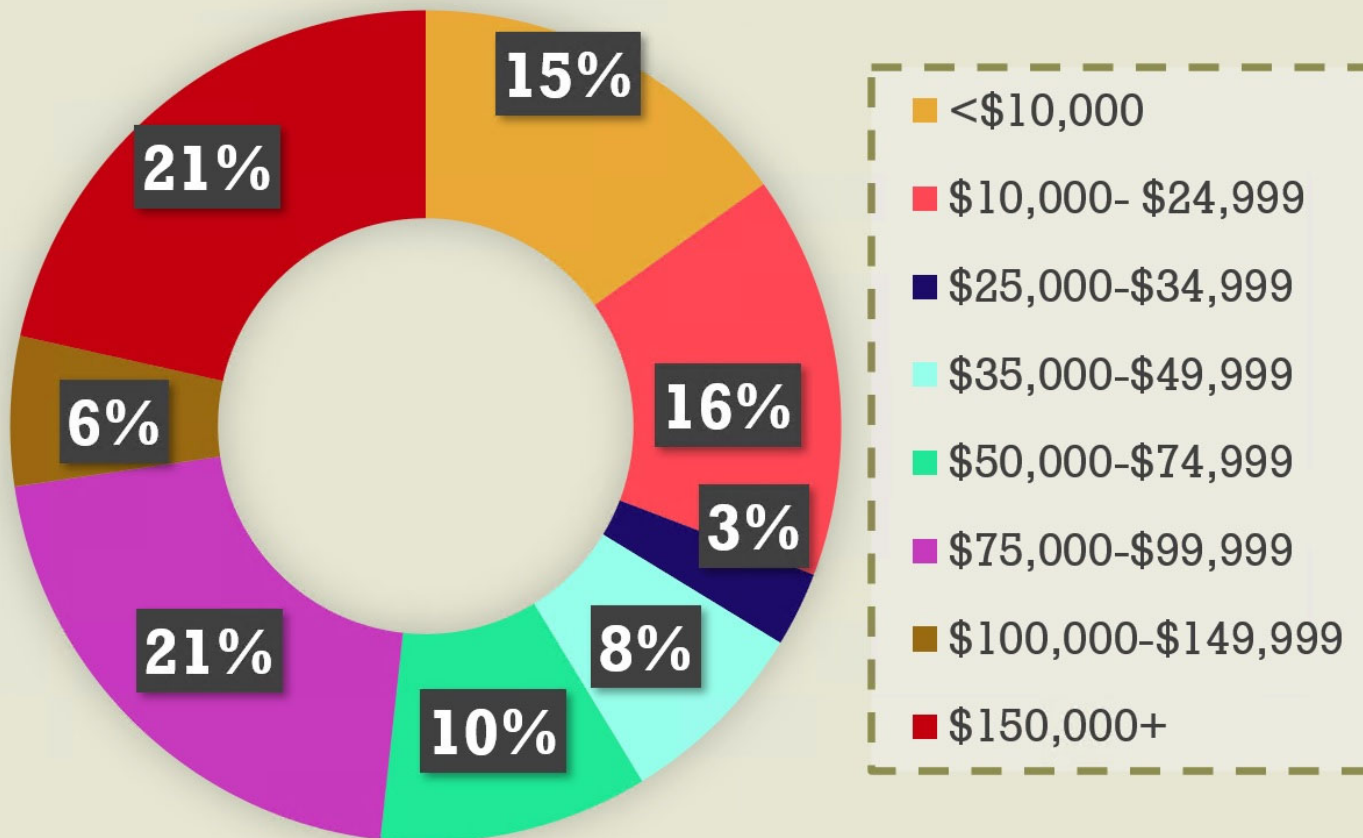
Source: American Community Survey 2019



# Household Income Distribution- Renter Occupied

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



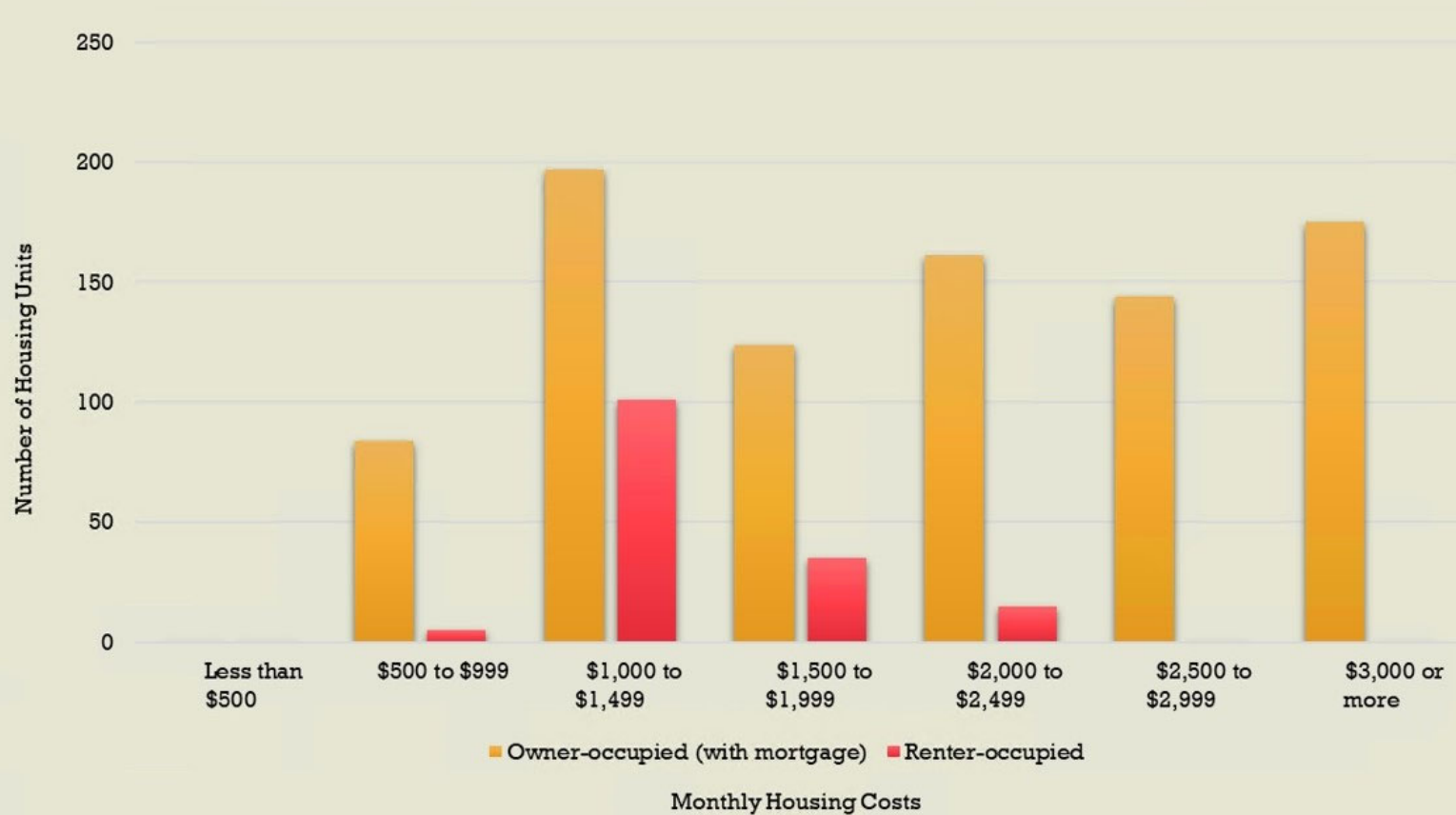
Source: American Community Survey 2019



# Housing Trends: Monthly Housing Costs

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



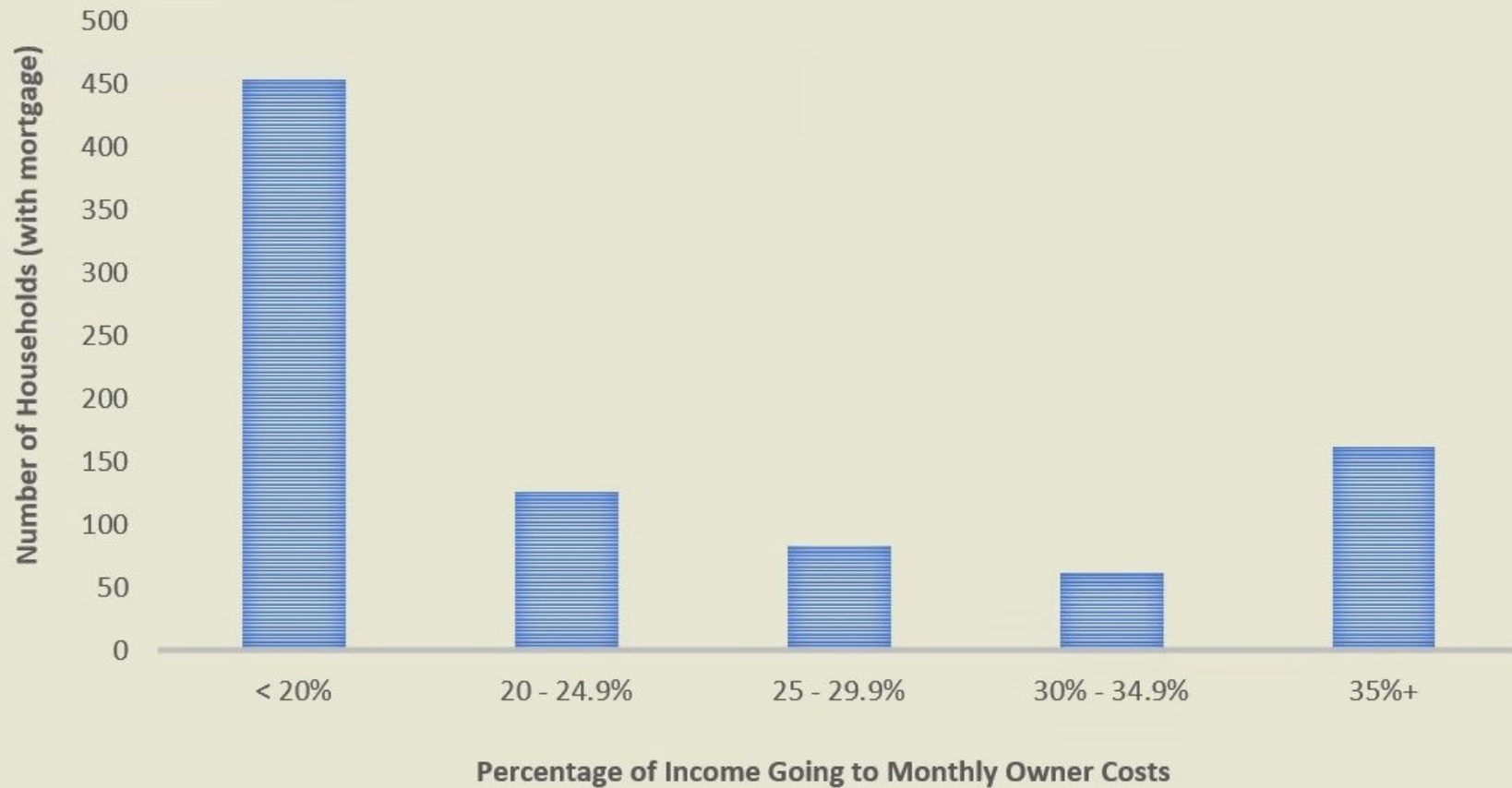
Source: American Community Survey 2019



# Costs as A Percentage of Income by Income- Owner Occupied

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



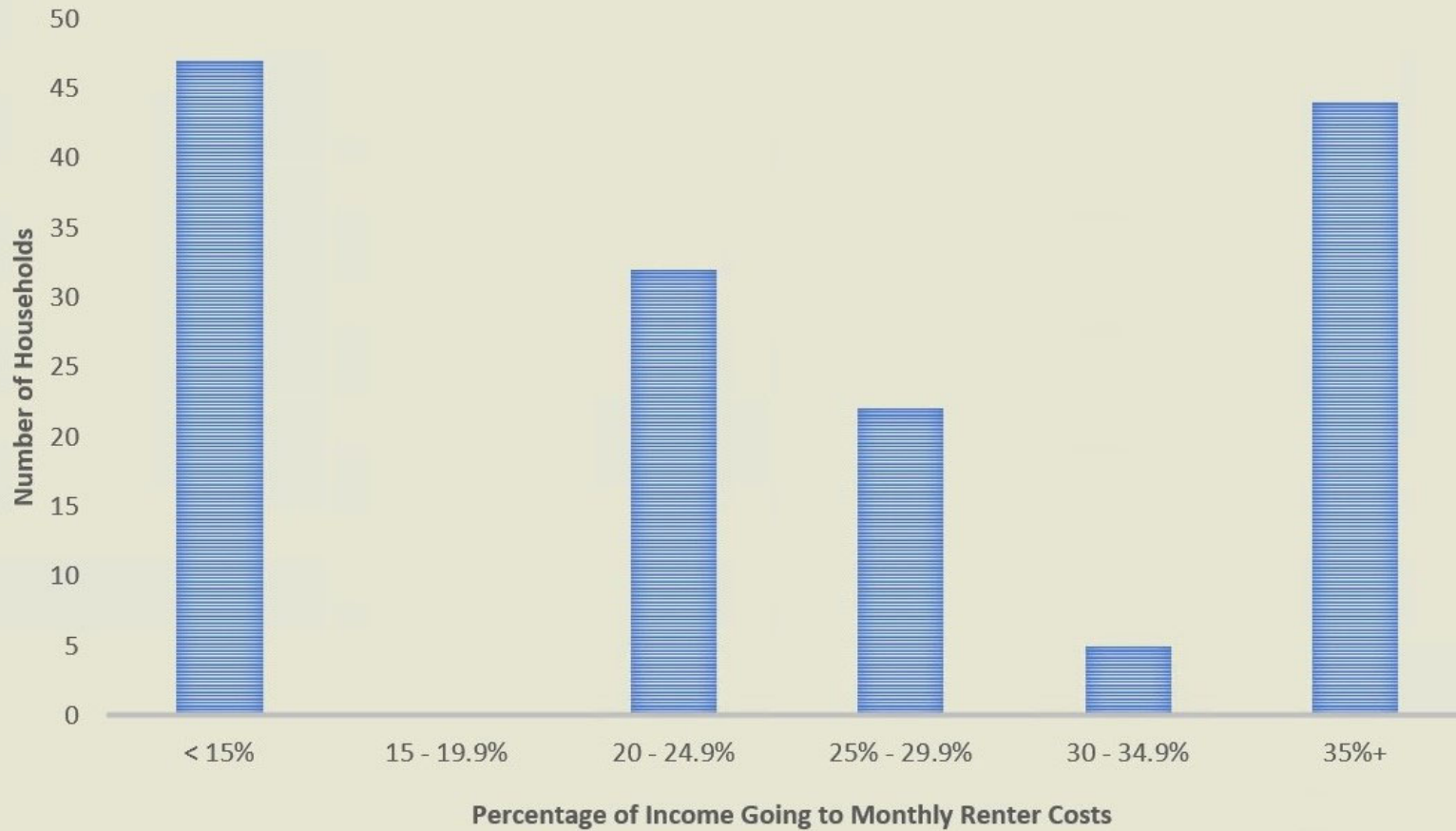
Source: American Community Survey 2019



# Rent as A Percentage of Income by Income- Renter Occupied

Research and Analysis: *Housing Trends*

2021 Comprehensive Plan Update



Source: American Community Survey 2019

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

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

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

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

### **ARC GIS Business Analyst Online:**

2010 Census Profile	2
ACS Housing Summary	6
ACS Population Summary	12
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Demographic and Income Comparison Profile	27
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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### 2010 Census Profile

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

Prepared by Esri

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

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

July 22, 2021

# Avondale Estates Comprehensive Plan Update

## Data Appendix



### 2010 Census Profile

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

Prepared by Esri

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

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

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

# Avondale Estates Comprehensive Plan Update

## Data Appendix



### 2010 Census Profile

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

Prepared by Esri

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

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

# Avondale Estates Comprehensive Plan Update

## Data Appendix



### 2010 Census Profile

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

Prepared by Esri

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

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

# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Housing Summary

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

Prepared by Esri

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

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

Reliability: High Medium Low

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Housing Summary

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

Prepared by Esri

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

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

Reliability: ■ ■ high ■ ■ medium ■ low

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Housing Summary

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

Prepared by Esri

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

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

Reliability: ■ high ■ medium ■ low

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Housing Summary

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

Prepared by Esri

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

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

Reliability: High Medium Low

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Housing Summary

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

Prepared by Esri

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

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

Reliability: High Medium Low

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Housing Summary

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

Prepared by Esri

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

**Data Note:** N/A means not available.

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

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

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

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

# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Population Summary

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

Prepared by Esri

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

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

Reliability: High Medium Low

July 22, 2021

# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Population Summary

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

Prepared by Esri

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

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

Reliability: High Medium Low

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### ACS Population Summary

Avondale Estates City, GA  
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Prepared by Esri

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

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

Reliability: High Medium Low

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Population Summary

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

Prepared by Esri

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

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

Reliability: High Medium Low

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Population Summary

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

Prepared by Esri

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

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

Reliability: High Medium Low

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Population Summary

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

Prepared by Esri

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

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

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

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Population Summary

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

Prepared by Esri

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

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

Reliability: High Medium Low

July 22, 2021

# Avondale Estates Comprehensive Plan Update

## Data Appendix



### ACS Population Summary

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

Prepared by Esri

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

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

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

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

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

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

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

Reliability: High medium low

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### Community Profile

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

Prepared by Esri

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

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

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

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# Avondale Estates Comprehensive Plan Update

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### Community Profile

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

Prepared by Esri

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

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

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

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# Avondale Estates Comprehensive Plan Update

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### Community Profile

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

Prepared by Esri

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

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

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### Community Profile

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

Prepared by Esri

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

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

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

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### Community Profile

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

Prepared by Esri

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

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

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### Community Profile

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

Prepared by Esri

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

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

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

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# Avondale Estates Comprehensive Plan Update

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### Community Profile

Avondale Estates City, GA  
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 Geography: Place

Prepared by Esri

#### Avondale Esta...

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

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

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

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

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### Demographic and Income Comparison Profile

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

Prepared by Esri

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

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

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### Demographic and Income Comparison Profile

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

Prepared by Esri

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

**Data Note:** Income is expressed in current dollars.

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

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# Avondale Estates Comprehensive Plan Update

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### Demographic and Income Comparison Profile

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

Prepared by Esri

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

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

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### Demographic and Income Comparison Profile

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

Prepared by Esri

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

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

# Avondale Estates Comprehensive Plan Update

## Data Appendix



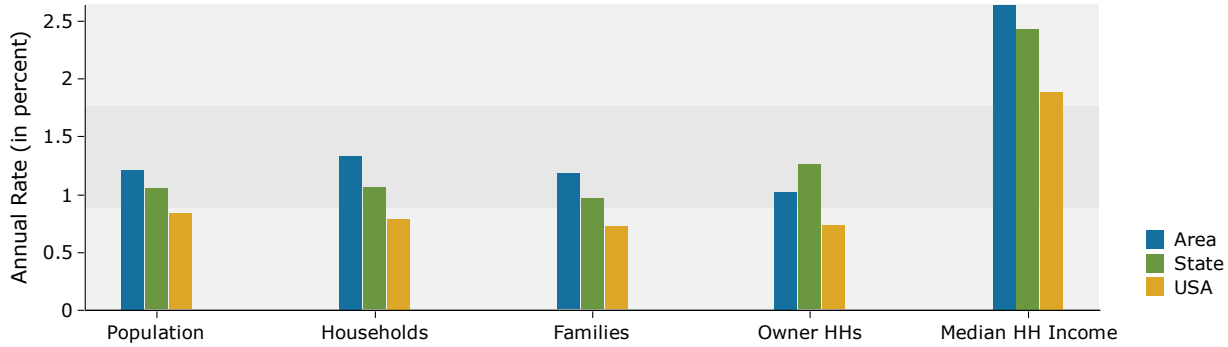
### Demographic and Income Comparison Profile

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

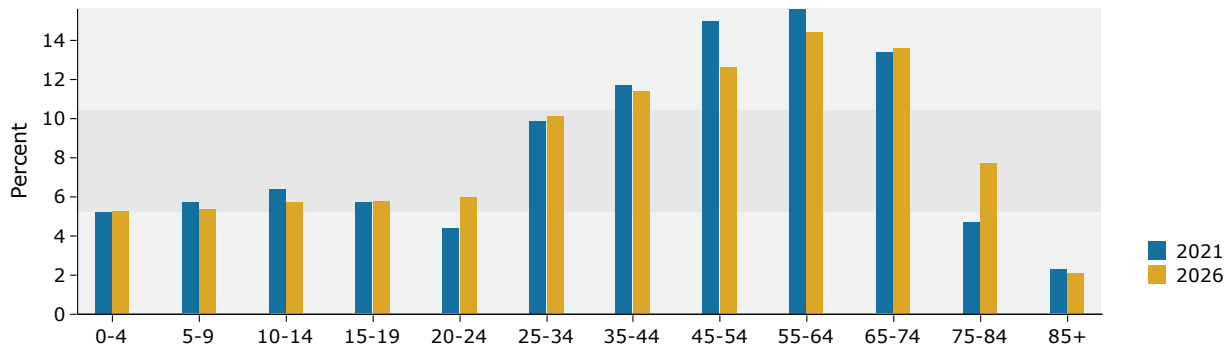
Prepared by Esri

#### Avondale Esta...

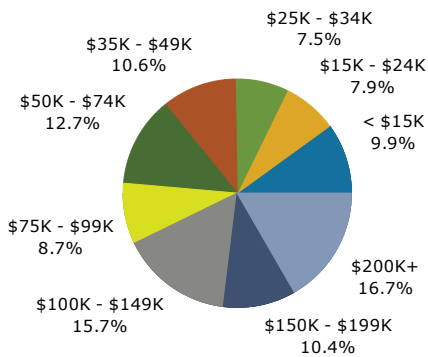
##### Trends 2021-2026



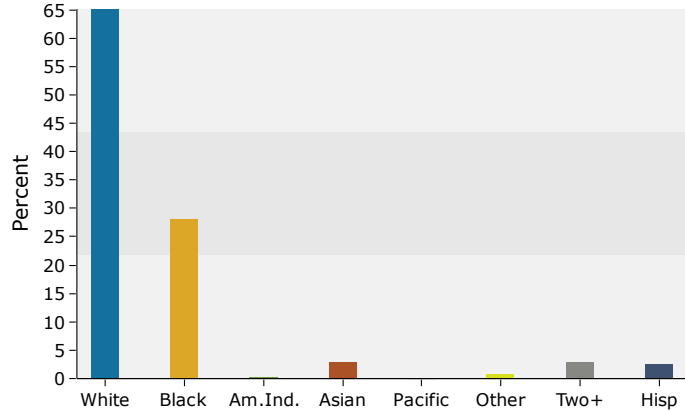
##### Population by Age



##### 2021 Household Income



##### 2021 Population by Race



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

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### Demographic and Income Profile

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

Prepared by Esri

Summary	Census 2010		2021		2026	
Population	3,008		3,446		3,659	
Households	1,393		1,625		1,736	
Families	778		813		862	
Average Household Size	2.16		2.12		2.10	
Owner Occupied Housing Units	1,126		1,038		1,092	
Renter Occupied Housing Units	267		588		644	
Median Age	44.8		45.7		45.4	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.21%		1.05%		0.71%	
Households	1.33%		1.06%		0.71%	
Families	1.18%		0.97%		0.64%	
Owner HHs	1.02%		1.26%		0.91%	
Median Household Income	2.64%		2.43%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			161	9.9%	129	7.4%
\$15,000 - \$24,999			128	7.9%	104	6.0%
\$25,000 - \$34,999			122	7.5%	98	5.6%
\$35,000 - \$49,999			172	10.6%	162	9.3%
\$50,000 - \$74,999			206	12.7%	262	15.1%
\$75,000 - \$99,999			141	8.7%	178	10.3%
\$100,000 - \$149,999			255	15.7%	245	14.1%
\$150,000 - \$199,999			169	10.4%	204	11.8%
\$200,000+			272	16.7%	354	20.4%
Median Household Income			\$78,481		\$89,419	
Average Household Income			\$117,403		\$136,543	
Per Capita Income			\$57,408		\$67,077	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	209	6.9%	178	5.2%	193	5.3%
5 - 9	204	6.8%	195	5.7%	196	5.4%
10 - 14	126	4.2%	219	6.4%	208	5.7%
15 - 19	96	3.2%	198	5.7%	213	5.8%
20 - 24	76	2.5%	153	4.4%	218	6.0%
25 - 34	283	9.4%	341	9.9%	369	10.1%
35 - 44	522	17.4%	402	11.7%	417	11.4%
45 - 54	535	17.8%	518	15.0%	460	12.6%
55 - 64	505	16.8%	538	15.6%	529	14.4%
65 - 74	207	6.9%	463	13.4%	499	13.6%
75 - 84	161	5.4%	162	4.7%	282	7.7%
85+	84	2.8%	78	2.3%	77	2.1%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,425	80.6%	2,243	65.1%	2,350	64.2%
Black Alone	448	14.9%	972	28.2%	1,028	28.1%
American Indian Alone	3	0.1%	7	0.2%	7	0.2%
Asian Alone	59	2.0%	98	2.8%	125	3.4%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	16	0.5%	25	0.7%	28	0.8%
Two or More Races	56	1.9%	101	2.9%	120	3.3%
Hispanic Origin (Any Race)	66	2.2%	87	2.5%	94	2.6%

**Data Note:** Income is expressed in current dollars.

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

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# Avondale Estates Comprehensive Plan Update

## Data Appendix

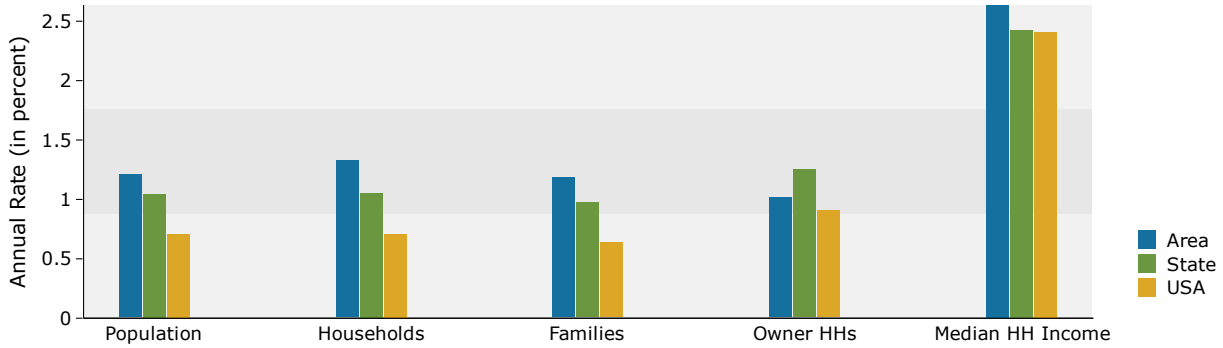


### Demographic and Income Profile

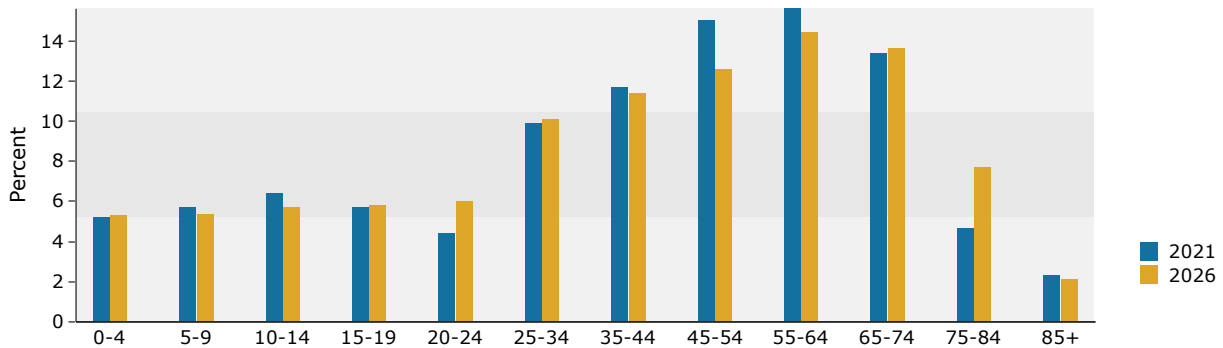
Avondale Estates City, GA  
 Avondale Estates City, GA (1304644)  
 Geography: Place

Prepared by Esri

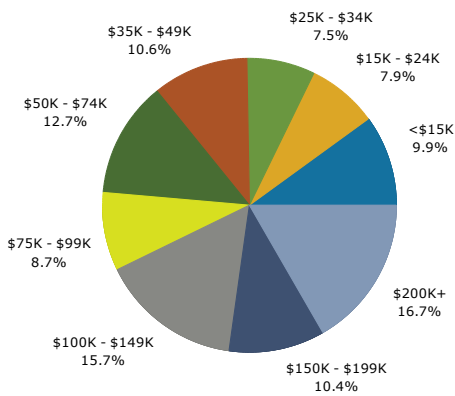
Trends 2021-2026



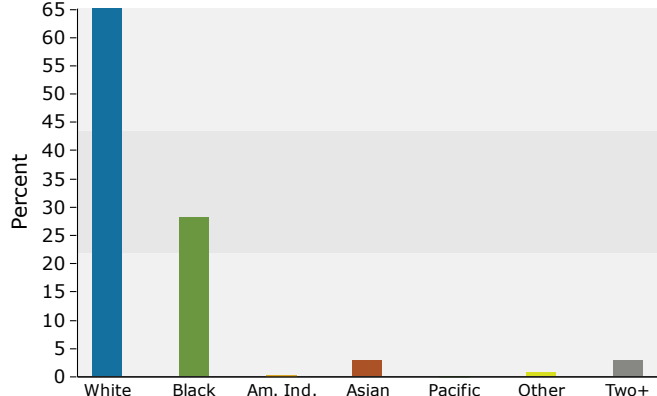
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 2.5%

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



# Avondale Estates Comprehensive Plan Update

## Data Appendix



### Executive Summary

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

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Avondale Esta...

#### Population

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

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

#### Median Age

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

#### Race and Ethnicity

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

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

#### Households

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

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

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

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

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### Executive Summary

Avondale Estates City, GA  
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 Geography: Place

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Avondale Esta...

<b>Mortgage Income</b>	
2021 Percent of Income for Mortgage	23.7%
<b>Median Household Income</b>	
2021 Median Household Income	\$78,481
2026 Median Household Income	\$89,419
2021-2026 Annual Rate	2.64%
<b>Average Household Income</b>	
2021 Average Household Income	\$117,403
2026 Average Household Income	\$136,543
2021-2026 Annual Rate	3.07%
<b>Per Capita Income</b>	
2021 Per Capita Income	\$57,408
2026 Per Capita Income	\$67,077
2021-2026 Annual Rate	3.16%
<b>Households by Income</b>	
Current median household income is \$78,481 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$89,419 in five years, compared to \$72,932 for all U.S. households	
Current average household income is \$117,403 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$136,543 in five years, compared to \$103,679 for all U.S. households	
Current per capita income is \$57,408 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$67,077 in five years, compared to \$39,378 for all U.S. households	
<b>Housing</b>	
2021 Housing Affordability Index	111
2000 Total Housing Units	1,469
2000 Owner Occupied Housing Units	882
2000 Renter Occupied Housing Units	577
2000 Vacant Housing Units	10
2010 Total Housing Units	1,505
2010 Owner Occupied Housing Units	1,126
2010 Renter Occupied Housing Units	267
2010 Vacant Housing Units	112
2021 Total Housing Units	1,763
2021 Owner Occupied Housing Units	1,038
2021 Renter Occupied Housing Units	588
2021 Vacant Housing Units	138
2026 Total Housing Units	1,872
2026 Owner Occupied Housing Units	1,092
2026 Renter Occupied Housing Units	644
2026 Vacant Housing Units	136

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

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

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

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### House and Home Expenditures

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

Prepared by Esri

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

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

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

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### House and Home Expenditures

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

Prepared by Esri

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

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

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

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### House and Home Expenditures

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

Prepared by Esri

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

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

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

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

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

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

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### Household Budget Expenditures

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

Prepared by Esri

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

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

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

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# Avondale Estates Comprehensive Plan Update

## Data Appendix



### Household Income Profile

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

Prepared by Esri

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

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

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

# Avondale Estates Comprehensive Plan Update

## Data Appendix



### Household Income Profile

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

Prepared by Esri

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

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



# Avondale Estates Comprehensive Plan Update

## Data Appendix



### Household Income Profile

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

Prepared by Esri

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

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

# Avondale Estates Comprehensive Plan Update

## Data Appendix



### Housing Profile

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

Prepared by Esri

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

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

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

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

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

July 22, 2021



### Housing Profile

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

Prepared by Esri

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

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

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

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

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

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

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

# Avondale Estates Comprehensive Plan Update

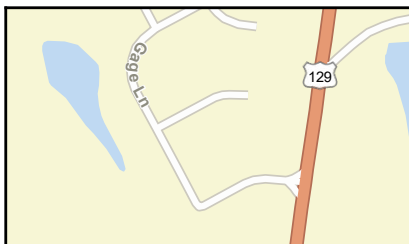
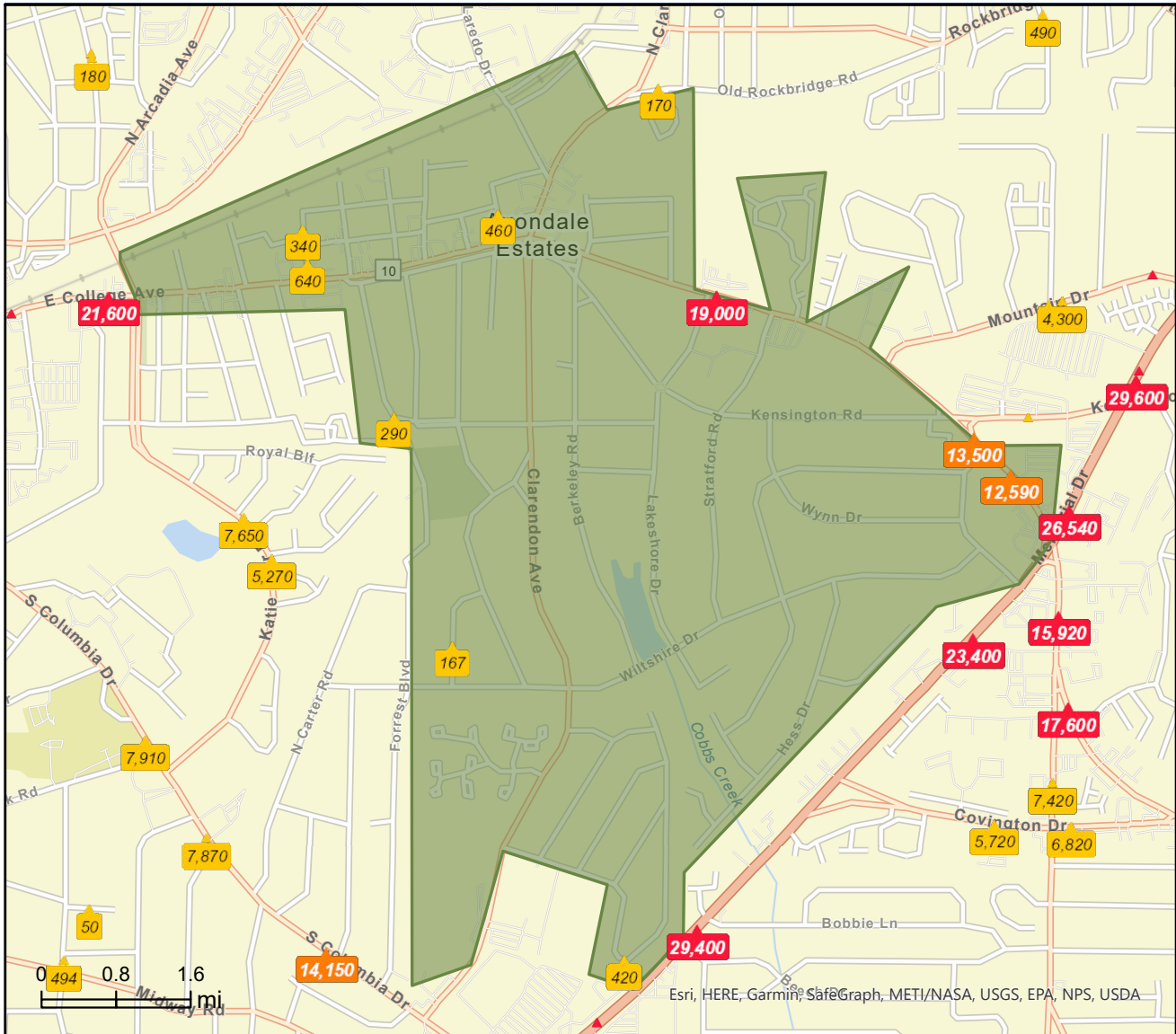
## Data Appendix



### Traffic Count Map

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

Prepared by Esri



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



Source: ©2021 Kalibrate Technologies (Q2 2021).

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