

Population and Demographics

Shifting population dynamics are currently a driving force fomenting substantial land use changes in the Joint Houston County comprehensive plan study area. The Population Element of the Joint Houston County Comprehensive Plan provides communities and planners the information necessary to complete population and demographic inventory and statistical analyses. This information is essential to the entire planning process. Data and analyses developed during this phase of the process serves as the underpinning for the additional elements of the plan. In addition to portraying current population and demographic characteristics, this section depicts historical and predictive trends where applicable. Where appropriate, data is assessed with regard to regional, state, and national statistics in order to perform comparative analysis.

Included in the data inventory portion of the Population Element are specific sections describing information related to Total Population, Age Distribution, and Income. Data sources employed to complete the data inventory and analysis in this section include statistics developed directly from the 2000 United States Census, estimates generated by Woods & Poole, Economics Inc., and data provided in the Georgia County Guide¹. Data collection and analysis activities were implemented in August 2005. Projected and historical time frames are considered as emanating from this date. Except where noted, projected data figures were derived through use of simple multiplier analysis in conjunction with data from the most recently conducted census. In these cases, data recorded from the year 2000 is the considered benchmark with 2025 the twenty year reference point. All analysis work, unless otherwise noted, was conducted by the planning staff of the Middle Georgia Regional Development Center (RDC).

¹ Susan R. Boatright, S. and Bachtel, D., Ed. 2005-2006 Georgia County Guide. Center for Agribusiness and Economic Development, University of Georgia: Athens, GA.
< <http://www.agecon.uga.edu/~countyguide/> > 01/15/06

Total Population

Data and Analysis

The Total Population section of the Population element includes an inventory and discussion of the past and current conditions as well as projected trends of population for the Houston County planning area. This inventory depicts data spanning the forty-five year planning period window extending from 1980 through 2025 as projected from the 2000 US census. Initially, reviewers examined data projections provided by the Georgia Department of Community Affairs. While the historical accuracy of these figures through 2000 is certain, recent developments have called into question the precision of published projections.

The Comprehensive Planning area encompassed by the incorporated and unincorporated areas of Houston County has witnessed a significant increase in population over the last several years. Original 2000 estimates predicted that the total population for the planning area would be approximately 119,055 by 2005. Unsurprising to local officials is the fact that revised US Census estimates disclose that by 2004 the actual figure has exceeded 123,000 total residents. This considerably higher than predicted rate of growth is also reflected in a significant increase in issued building permits and various demands related to proffered public services. Plan preparers, therefore, judged it both prudent and necessary to reevaluate the original trend figure estimates.

In addition to the fact that the total population of the area is increasing, it has been noted that there is an ongoing demographic shift occurring between incorporated and unincorporated areas of the county. Due to various factors, including annexation, and expanded minimum lot size thresholds in the case of non-publicly sewered properties, the populations of the cities is seeing a greater rise in the rate of population increase than the county.

In order to develop statistical projections intended to incorporate actual demographic changes, recent census estimates were examined and subjected to linear extrapolation to produce updated trend estimates. Next, estimates related to percentage of growth for each

of the localities was derived. This involved the computation of linear trends using the least squares method for US Census biannual data between 2000 and 2004. These results were then utilized to produce modified trend predictions for the remainder of the planning period. Adjusted figures now better reflect both the actual amount of change observed as well as where these changes are taking place.

Table P.1a displays the total population figures and projection for the communities that comprise Houston County, Georgia as originally drawn from the 2000 US Census. Table P.1b shows these figures after the implementation of described adjustments. Figure P.1 displays the adjusted results in chart format.

Table P. 1

Original 2000 Estimated Population Contributions by Locality										
Name	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Houston County	25,637	29,207	32,779	40,430	48,081	53,692	59,302	64,914	70,525	76,136
Centerville	2,622	2,937	3,251	3,765	4,278	4,692	5,106	5,520	5,934	6,348
Perry	9,453	9,453	9,452	9,527	9,602	9,639	9,677	9,714	9,751	9,788
Warner Robins	39,893	41,810	43,726	46,265	48,804	51,032	53,260	55,487	57,715	59,943
Total	77,605	83,407	89,208	99,987	110,765	119,055	127,345	135,635	143,925	152,215

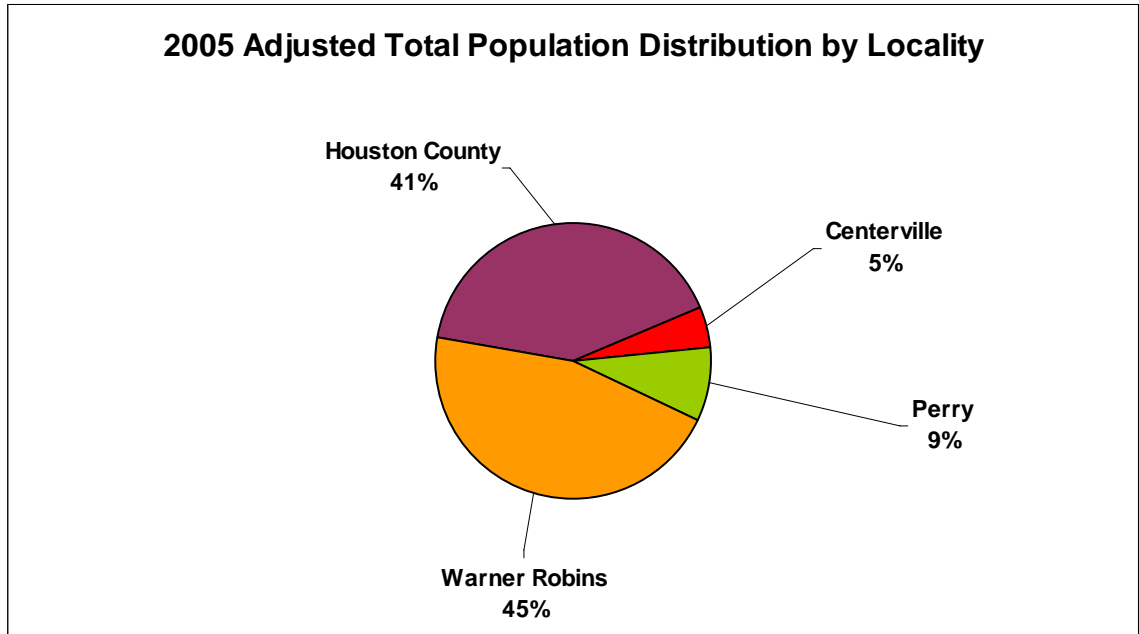
Source- U.S. Census

Table P. 1b

Adjusted 2005 Estimated Population Contributions by Locality										
Name	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Houston County	25,637	29,207	32,779	40,430	48,081	51,807	53,915	55,658	57,532	59,505
Centerville	2,622	2,937	3,251	3,765	4,278	5,915	7,256	8,477	9,655	10,801
Perry	9,453	9,453	9,452	9,527	9,602	10,931	11,849	12,656	13,466	14,279
Warner Robins	39,893	41,810	43,726	46,265	48,804	58,184	58,798	64,552	70,216	75,811
Total	77,605	83,407	89,208	99,987	110,765	126,837	131,818	141,343	150,869	160,396

Source- US Census, MGRDC

Figure P. 1



Current estimates place the total population of the Houston County region to be over 126,800 residents. As demonstrated by the data, a slim majority of citizens (45%) reside in Warner Robins. An almost equal number of persons (41%) live in Houston County. The remaining 14% of residents dwell in Perry (9%) and Centerville (5%). As previously mentioned, these numbers reflect a recent shift in total population numbers from the unincorporated to incorporated areas of the county. This trend is expected to continue throughout the planning period.

Observation of total population trends reveal that the Houston County area, as a whole, has and is expected to continue to experience significant growth in terms of increasing population. Table P1.b displayed the adjusted historic and projected total population data related to Houston County. An additional, perhaps more meaningful way of examining these figures, is to view the changes incrementally as a percentage of total growth. Table P.2 provides a compilation of this same data in this type of format. Figure P.2 provides a graphical representation of the projected adjusted total population data.

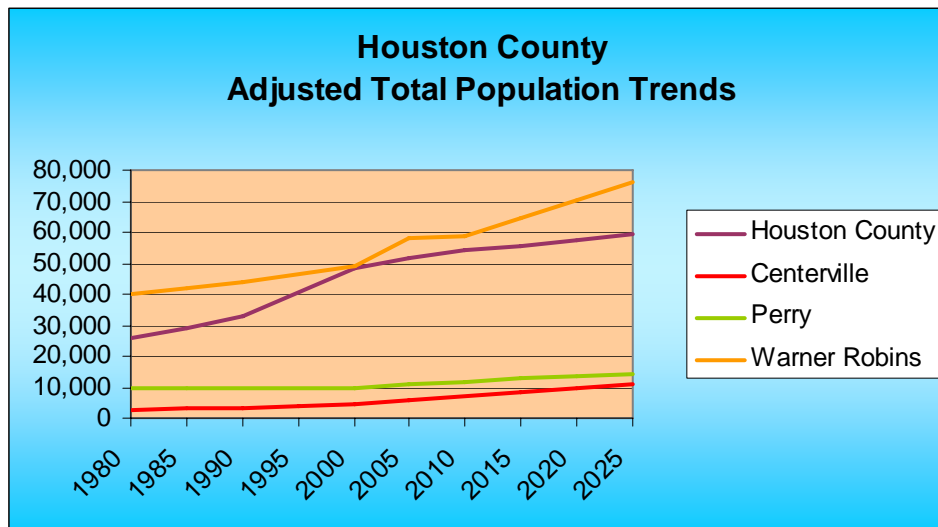
Table P. 2

Percent Total Population Growth

Name	Percent Change in Growth 1980-1990	Percent Change in Growth 1990-2000	Percent Change in Growth 2000-2025
Houston County	27.86%	46.68%	14.86%
Centerville	23.99%	31.59%	82.60%
Perry	-0.01%	1.59%	20.51%
Warner Robins	9.61%	11.61%	30.30%
Averaged Total	14.95%	24.16%	37.07%

Source- U.S. Census, MGRDC

Figure P. 2



The data shows that the population of Warner Robins and the unincorporated areas of Houston County, in terms of total numbers, are growing at a greater rate than either the Cities of Centerville or Perry. However, both the Cities of Centerville and Perry are growing at a significant rate in terms of their own internal total population. The City of Centerville’s explosive estimated rate of growth (82.6%) incorporates the effects of recently implemented residential development projects. Total populations proportionate to predicted figures may or may not be fully realized over time. At the same time, recently initiated and anticipated development projects indicate that the anticipated population growth of the City of Perry may exceed current estimates over the course of the planning period. It is important to note that the stated figures only attempt to reflect distributive changes that may occur as a result of annexation actions and other issues.

Actual eventual population distribution amongst localities is expected to vary somewhat from estimations.

Substantial population growth will continue to place increased demands on current infrastructure, require greater levels of community services, and stimulate further changes in land use. As the population grows, new roads are built, homes constructed, businesses open, and school systems are expanded. All of these activities initiate land use changes. The fact that much of this increased development is occurring on urban fringes and extending into previously rural areas is having a determining and transformative effect on the character and nature of our historically rural landscape. Concurrent with this development, a shift in demand related to the provision of critical services such as water, sewer, fire and police can be anticipated. It is vital that we as a community properly estimate and plan to meet these changes.

Regional and National Comparison

Houston County and the Cities of Centerville, Perry, and Warner Robins are all located in what is considered the Middle Georgia region. References to Houston County in the following discussion are intended to relate to the combined total population of the joint planning partner communities as presented in the Middle Georgia Regional Plan. In order to maintain comparative consistency, predictive figures display unadjusted trends, reflecting numbers originally derived from the 2000 US Census. Table P.3 shows a comparison of the total unadjusted population of Houston County with other Middle Georgia counties. Figure P.3 provides a graphical display of this same information.

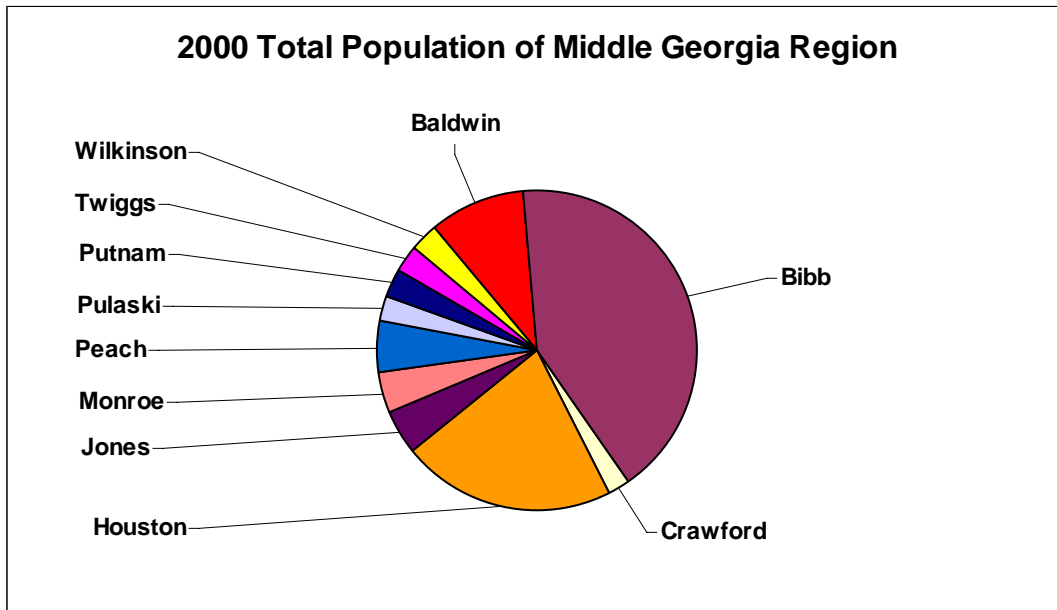
Table P. 3

Population Contributions by County								
Name	1980	1990	2000	2005	2010	2015	2020	2025
Baldwin	34,813	39,567	44,802	45,479	46,242	47,109	48,076	49,120
Bibb	150,359	150,288	153,988	155,191	156,538	158,401	160,501	162,950
Crawford	7,611	9,030	12,550	13,206	13,884	14,595	15,360	16,161
Houston	77,605	89,208	110,765	119,055	127,345	135,635	143,925	152,215

Jones	16,681	20,798	23,662	24,903	26,205	27,556	28,989	30,449
Monroe	14,673	17,179	21,856	23,275	24,736	26,249	27,828	29,471
Peach	18,961	21,265	23,689	24,682	25,713	26,811	27,971	29,164
Pulaski	8,956	8,122	9,594	9,811	10,064	10,351	10,661	10,962
Putnam	10,360	14,261	18,892	19,990	21,126	22,327	23,553	24,841
Twiggs	9,360	9,832	10,597	10,680	10,794	10,918	11,073	11,245
Wilkinson	10,342	10,261	10,227	10,386	10,569	10,794	11,026	11,268

Source- Woods & Poole Economics, Inc.

Figure P. 3



When viewed from a regional perspective, Houston and Bibb Counties are by far the most populated localities. This is the case even without including the adjustments related to recent growth. With a combined (2000) population of approximately 265,000 residents, these two counties contain 60% of the entire population of Middle Georgia.

Houston County's gain of over 26,600 residents, from 1990 to 2000, accounts for 43% of the total regional population gain during this time period. The county growth rate of 24.16% demonstrates a considerable upward shift from the 14.72% growth rate for the years 1980 to 1990. Houston County's vigorous growth reflects the ongoing development occurring throughout the Warner Robins Area. This growth is not only impacting the City

of Warner Robins but affects the cities of Perry and Centerville, unincorporated Houston County, and south-eastern Peach County as well. The economic engine driving the population growth and the expansion of this increasingly urbanized area has been Robins Air Force Base and concurrent industrial, commercial, and residential activity. In addition, the fact that the local school systems consistently earn comparatively high marks, in terms of the state, provides additional incentive for families looking to settle in the area.

As one of the fastest growing areas in Georgia, the total population of the Middle Georgia region as a whole is expected to grow at a rate of 20% through the 20 year planning period. Further, the total population of Houston County is expected to increase, at a minimum, 38.8% from 2000 to 2025. Given this rate of growth, Houston County will be a leading contributor and responsible for at least 49% of the total increase in total population expected to occur in the Middle Georgia region by 2025. At this rate, the total population of Houston County will begin to approach or exceed the total population of Bibb County during the planning period. Together, these two counties will continue to comprise approximately 60% of the total population for the Middle Georgia region.

The expected minimum 38.8% increase in total population in Houston County from 2000 to 2025 resembles the considerable rate of growth anticipated for Georgia as a whole (41.7%) and far exceeds the predicted national average (25.2%). Once again, these figures underline the fact that forward thinking, comprehensive planning on the part of the communities located in Houston County is imperative so as to be able to adequately and efficiently meet the future needs of our citizens.

Components of Population Change

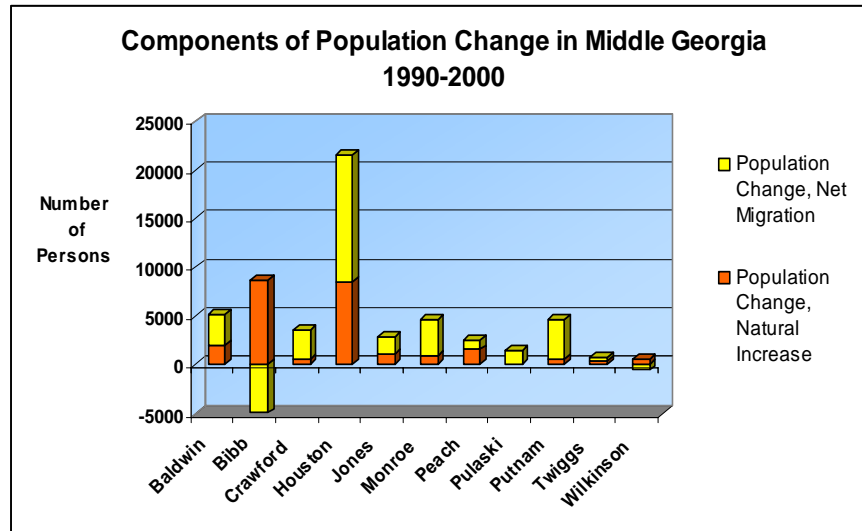
Changes in population levels are a result of natural causes (births and deaths) and the migration of individuals into and out of the community. Table P.4 displays these components of population change by county for the Middle Georgia region from 1990 to 2000. Figure P.4 presents this same data in bar chart format.

Table P. 4

Components of Population Change in Middle Georgia 1990-2000					
Name	Total Population Change	Population Change, Natural Increase	Population Change, Net Migration	Change Due to Natural Increase, %	Change Due to Net Migration, %
Baldwin	5,170	1,991	3,179	38.50%	61.50%
Bibb	3,750	8,724	-4,974	100.00%	0.00%
Crawford	3,504	516	2,988	14.70%	85.30%
Houston	21,557	8,469	13,088	39.30%	60.70%
Jones	2,900	1,116	1,784	38.50%	61.50%
Monroe	4,644	886	3,758	19.10%	80.90%
Peach	2,479	1,543	936	62.20%	37.80%
Pulaski	1,480	93	1,387	6.30%	93.70%
Putnam	4,675	580	4,095	12.40%	87.60%
Twiggs	784	347	437	44.30%	55.70%
Wilkinson	-8	556	-564	0.00%	0.00%
Total	50,935	24,821	26,114	48.70%	51.30%

Source: Georgia County Guide, 2002

Figure P. 4



This data clearly demonstrates the significant amount of population growth that is occurring in Houston County as compared to the surrounding communities. Population growth in the Houston County area is attributable to natural increases and inflow migration. In Houston County communities, migration is playing the leading role in population growth. Simply put, more people are choosing to come and live in the

Houston County communities. In addition, people are living longer and the birth rate continues to exceed the death rate.

Age Distribution

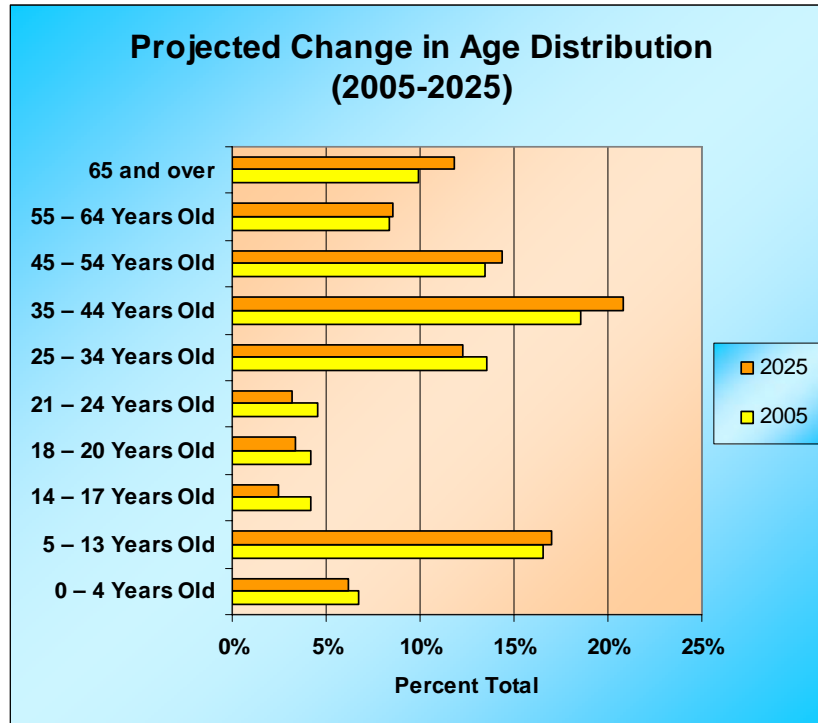
Table P.5 provides the historic, current, and predicted age distribution of the population of Houston County. Figure P.5 illustrates the changes expected to occur to this distribution between now and 2025.

Table P. 5

Population by Age										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 – 4 Years Old	6,382	6,851	7,319	7,518	7,716	8,050	8,383	8,717	9,050	9,384
5 – 13 Years Old	12,064	12,950	13,835	16,008	18,180	19,709	21,238	22,767	24,296	25,825
14 – 17 Years Old	6,610	5,319	4,028	4,674	5,320	4,998	4,675	4,353	4,030	3,708
18 – 20 Years Old	4,752	4,278	3,803	4,369	4,935	4,981	5,027	5,072	5,118	5,164
21 – 24 Years Old	6,145	5,675	5,204	5,370	5,536	5,384	5,232	5,079	4,927	4,775
25 – 34 Years Old	12,962	14,997	17,031	16,263	15,494	16,127	16,760	17,393	18,026	18,659
35 – 44 Years Old	10,048	11,871	13,693	16,689	19,684	22,093	24,502	26,911	29,320	31,729
45 – 54 Years Old	8,540	9,232	9,924	12,206	14,487	15,974	17,461	18,947	20,434	21,921
55 – 64 Years Old	5,960	6,701	7,441	8,280	9,118	9,908	10,697	11,487	12,276	13,066
65 and over	4,142	5,536	6,930	8,613	10,295	11,833	13,372	14,910	16,448	17,986

Source- U.S. Census

Figure P. 5



Houston County communities can expect to see its overall population growing older. Today the age distribution of the population is evenly split between those citizens older and younger than 34 years. By 2025, it is expected that those persons older than 34 years will have grown to 56%. While increases in population will necessitate an increase in services for all residents, special notice will need to be paid to those services required specifically by the more mature members of the community.

In the past, Houston County has demonstrated a relatively high proportion of working age adults and the young together with a relatively small proportion of elderly residents. While Houston County continues to experience sustained rapid growth, this particular demographic trend has not persisted in more recent years. Working age people and their families continue to be attracted by employment opportunities at Robins Air Force Base and related economic activities. However, two factors have begun to mitigate the statistical impact of this demographic group. As the work force ages, increasing numbers of residents are choosing to stay in their present or nearby locations upon retirement. In

addition, employees report a greater willingness to engage in longer commutes. A proportion of these workers are now choosing to reside in adjacent counties.

These facts portend an increasing burden on regional transportation infrastructure related to commuting patterns and an increased demand for senior related services and facilities. The introduction by the cities in Houston County of a property tax exemption for homeowners aged 65+ (who have five years or more of city residency) has proved to be an effective incentive for elderly homeowners to stay in or move to the area. As such, it has tended to increase the proportion of elderly residents living in Houston County.

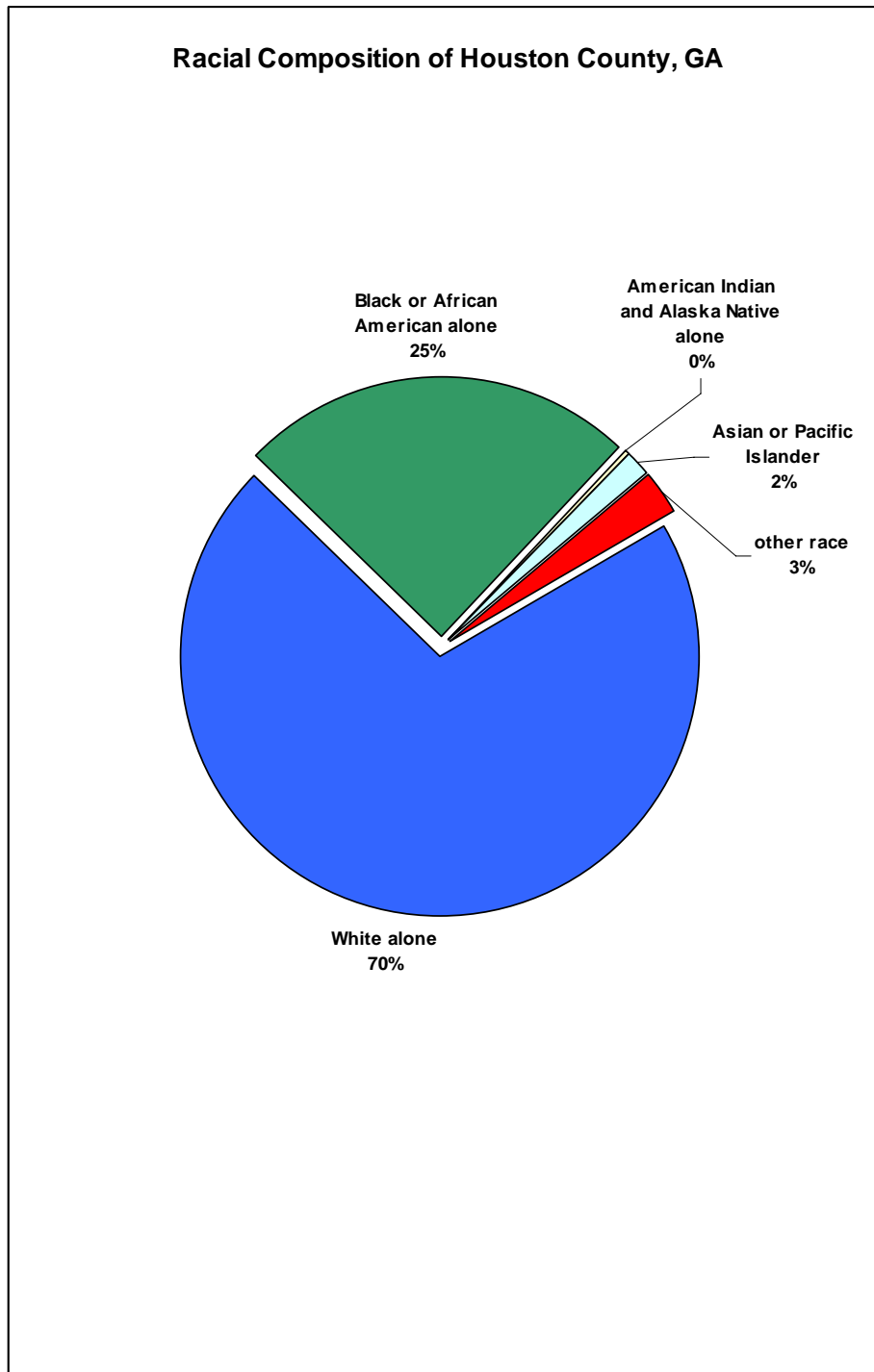
Race and Ethnicity

Having a long history of attracting citizens from across the country and around the world, the racial composition of Houston County is a diverse and dynamic one. Table P.6 provides a break down of these figures as determined by the 2000 US census. The proportional chart in Figure P.6 presents an illustrated representation of these numbers.

Table P. 6

Houston County: Racial Composition										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White alone	60,664	64,381	68,097	73,134	78,170	82,547	86,923	91,300	95,676	100,053
Black or African American alone	15,887	17,632	19,376	23,399	27,422	30,306	33,190	36,073	38,957	41,841
American Indian and Alaska Native alone	170	224	277	327	376	428	479	531	582	634
Asian or Pacific Islander	476	753	1,030	1,430	1,830	2,169	2,507	2,846	3,184	3,523
other race	408	418	428	1,698	2,967	3,607	4,247	4,886	5,526	6,166

Figure P. 6



The current population of the Houston County planning area is approximately 70% white and 25% African American. This is not too far different from the population figures for

the State of Georgia which is 65% white, and 28.7% African American. By comparison, 75.1 percent of the total U.S. population is white and 12.3 percent is African American.

Houston County and the surrounding Counties are showing a growing representation of the population that is of Hispanic Origin. There has been a threefold increase in this segment of the population since 1980. In 1980, approximately one percent of the population was considered of Hispanic origin. The most recent census shows this number to be three percent. Conversely, people of Hispanic origin account for 5.3 percent of Georgia's population overall and this compares to 12.5 percent nationally.

A resident population of persons from another geographic area offers an enticement for newer immigrants who seek the support and familiarity that these circumstances offer. While the Houston County area is not expected to experience inordinate immigration, the number of residents from outside the US and specifically Central and South America will continue to rise. These numbers are increasingly becoming significant and will have impacts in terms of community social infrastructure. In addition, the presence of Robins Air Force Base will continue to serve as a catalyst for the welcome introduction of nonnative members to our community. It is important that the Houston County planning participants continue to extend and expand their first-class legacy of welcoming this anticipated influx of new residents to the area and take the necessary steps to provide for the future needs as these as well as current residents.

Income

Average Income

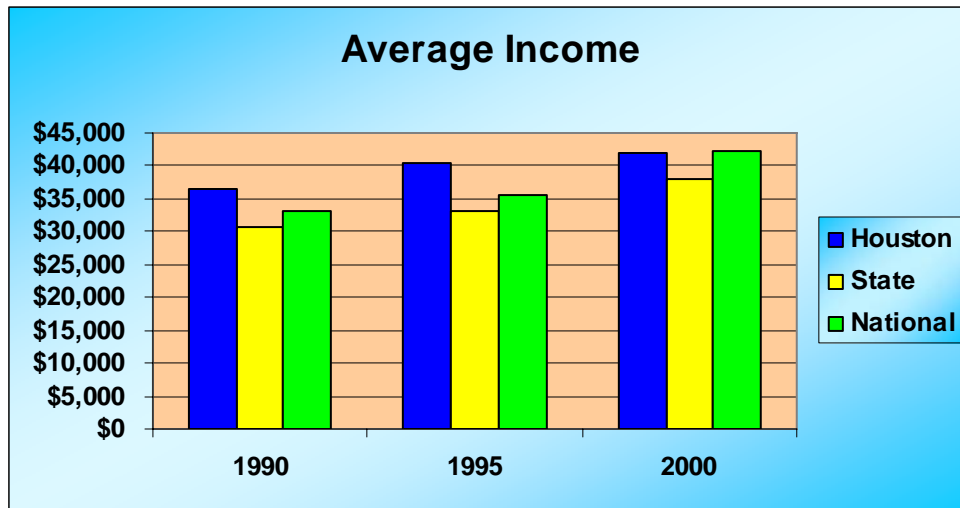
The average income of Houston County residents has risen substantially over recent years. The US Census reports that this important figure has increased from approximately \$35,000 in 1990 to over \$42,000 by 2000. These numbers compare favorably with the state and national average incomes levels for over this same time period as shown by the US Census data shown in Table P.7 and displayed in Figures P.7a and P.7b.

Table P. 7

Average Income								
Name	1990	1995	2000	2005	2010	2015	2020	2025
Houston	\$36,518	\$40,346	\$42,110	\$45,022	\$47,955	\$50,867	\$53,793	\$62,626
State	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049
National	\$22,871	\$23,771	\$26,988	\$28,581	\$30,227	\$31,943	\$33,758	\$35,673

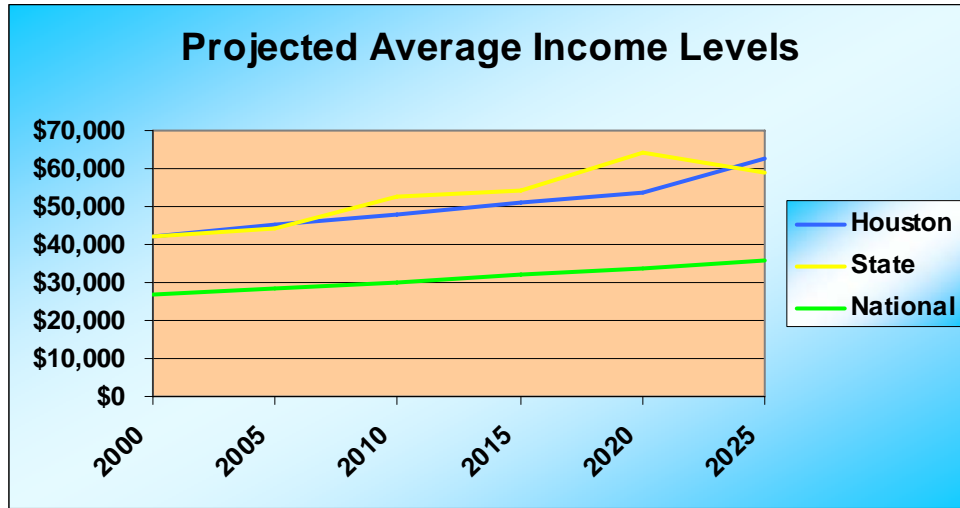
Source: Woods & Poole Economics, Inc.

Figure P. 7a



The average income for residents in the Houston planning area community is expected to continue to increase. While the state average income is predicted to overtop Houston’s during a portion of the planning period, by 2025 it is expected that the average income of community residents will exceed that state average and will continue to be far superior to the national average. This is due to the large percentage of high paying jobs associated with the region’s largest employer, Robins Air Force Base and discussed at greater length in the following section.

Figure P. 7b



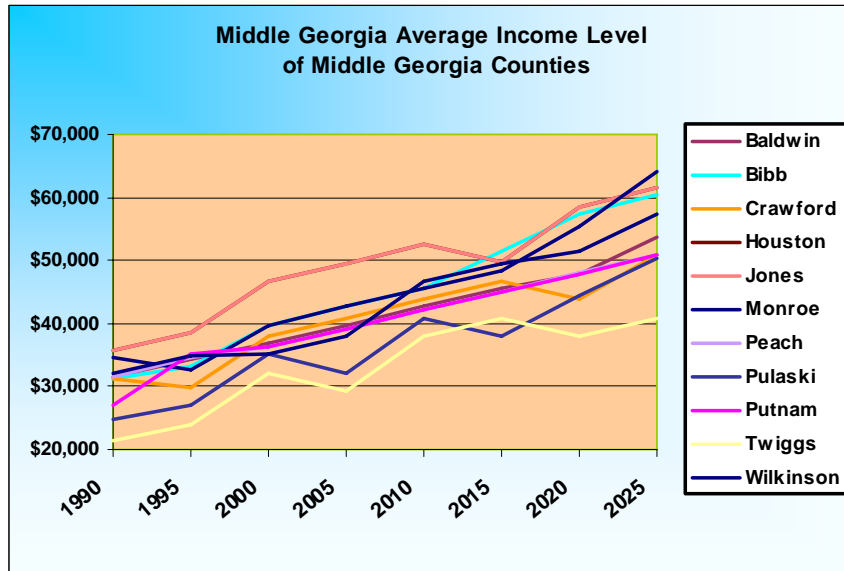
The average income of the Houston County planning communities is close to the mean exhibit by the remaining Middle Georgia communities. Table P.8 provides the Middle Georgia average income data for the region’s counties. Figure P.8 provides a chart illustrating this same data.

Table P. 8

Average Income Level by County								
Name	1990	1995	2000	2005	2010	2015	2020	2025
Baldwin	\$31,522	\$34,466	\$36,832	\$39,742	\$42,677	\$45,588	\$47,939	\$53,809
Bibb	\$31,164	\$33,341	\$39,750	\$42,660	\$45,574	\$51,427	\$57,267	\$60,374
Crawford	\$31,150	\$29,824	\$37,954	\$40,868	\$43,793	\$46,709	\$43,797	\$50,903
Houston	\$36,518	\$40,346	\$42,110	\$45,022	\$47,955	\$50,867	\$53,793	\$62,626
Jones	\$35,704	\$38,582	\$46,700	\$49,632	\$52,552	\$49,636	\$58,387	\$61,568
Monroe	\$34,738	\$32,734	\$39,759	\$42,675	\$45,594	\$48,504	\$55,471	\$64,230
Peach	\$31,418	\$34,488	\$36,263	\$39,174	\$42,082	\$45,008	\$47,952	\$50,845
Pulaski	\$24,635	\$26,883	\$35,034	\$32,130	\$40,828	\$37,969	\$44,398	\$50,265
Putnam	\$27,064	\$35,029	\$36,244	\$39,159	\$42,095	\$45,026	\$47,929	\$50,843
Twiggs	\$21,307	\$23,994	\$32,115	\$29,204	\$37,954	\$40,874	\$37,960	\$40,893
Wilkinson	\$31,982	\$35,026	\$35,041	\$37,979	\$46,713	\$49,632	\$51,455	\$57,290

Source: Woods & Poole Economics, Inc.

Figure P. 8



While the average income level of Middle Georgia counties varies to some extent. Jones County has the highest average income level (\$46,700) followed by Bibb (\$39,750), Monroe (\$39,759). Twiggs County has the lowest average income level (\$32,115). The remaining Middle Georgia counties, Crawford, Houston, Baldwin, Pulaski, Peach, Wilkinson, and Putnam all exhibit similar average income levels ranging from \$35,041 to \$42,110. Each of the counties within the Middle Georgia region are expected to experience a general rise in average income levels over the duration of the projected period.

Per Capita Income

The per capita income level is another method available to examine income. Per capita income is simply the figure that describes the amount of income distributed over an entire population. The per capita distribution of income in the Houston planning area has and will continue to show a steady increase that mirrors the rise in average income. Specifically, from 1990 to 2000 the per capita income is seen to have risen from just short of \$13,000 to over \$19,500. As stated, the per capita income is anticipated to continue increasing. By 2025, the per capita income rate for Houston County residents, shown in

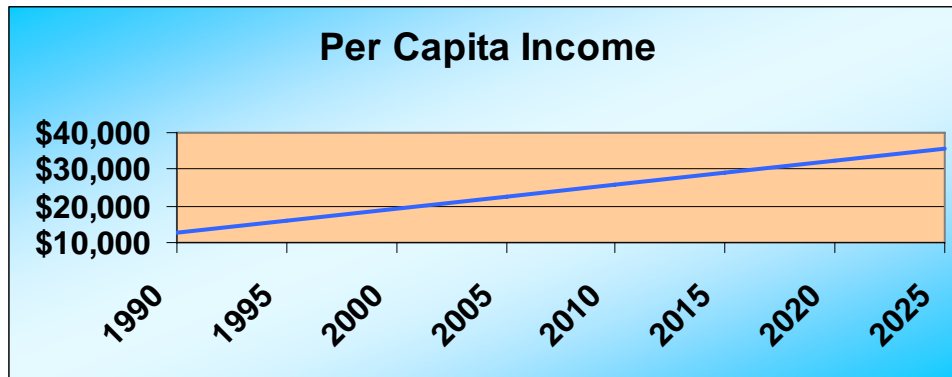
Table P.9, is expected to exceed \$35,500. Figure P.9 provides a graphical representation of this information.

Table P. 9

Houston County: Per Capita Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Per Capita Income	\$6,651	\$9,795	\$12,939	\$16,227	\$19,515	\$22,731	\$25,947	\$29,163	\$32,379	\$35,595

Source: Woods & Poole Economics, Inc.

Figure P. 9



Until recently, Houston County has historically demonstrated a higher per capita income rating as compared to the remaining Middle Georgia region counties. The predicted outlook is for this trend to moderate and, by 2010, the expected per capita income of Houston County will resemble the mean of the region as a whole. The reduction of this comparative figure is largely due to the moderating influence brought in by the continuing increase in population of the Houston County communities and the introduction of new industries to the area. The per capita income of Houston County has historically been below both the state and national averages and this trend is expected to continue.

Income Distribution

Houston County, as a whole, currently shares the lead with Jones County in terms of household income distribution for the Middle Georgia region as shown in Figure P.10.

These figures indicate that the communities in Houston County demonstrate a larger proportion of households in higher income brackets than those in other area communities. Houston is expected to maintain its primacy with Jones County, in terms of household income distribution, over the course of the planning period. Tables P 10a, 10b, and 10c provide data describing Household Income Distribution for Middle Georgia counties.

Table P. 10a

1980 Household Income Distribution % by County												
	Less than \$5000	\$5000 -\$9999	\$10000 -\$14999	\$15000 -\$19999	\$20000 -\$29999	\$30000 -\$34999	\$35000 -\$39999	\$40000 -\$49999	\$50000 -\$59999	\$60000 -\$74999	\$75000 -\$99999	\$100000 or more
Baldwin	13.3%	19.2%	16.9%	13.8%	12.4%	6.4%	5.5%	3.4%	2.0%	1.2%	3.2%	2.8%
Bibb	18.5%	18.1%	15.1%	14.1%	11.4%	8.0%	5.8%	3.3%	1.7%	1.1%	1.9%	1.1%
Crawford	18.5%	16.3%	15.9%	15.6%	15.1%	7.1%	6.0%	0.9%	1.8%	1.1%	0.9%	0.9%
Houston	9.7%	14.4%	15.6%	14.0%	15.0%	11.2%	7.3%	5.1%	3.0%	1.6%	2.2%	1.0%
Jones	12.9%	16.1%	15.7%	16.7%	13.7%	9.3%	7.1%	2.5%	1.5%	1.4%	2.4%	0.8%
Monroe	16.1%	16.7%	19.4%	14.3%	12.7%	7.1%	4.3%	3.2%	1.8%	0.8%	2.3%	1.4%
Peach	21.7%	18.7%	16.3%	11.8%	11.1%	7.8%	5.2%	2.6%	0.9%	0.6%	2.5%	0.8%
Pulaski	16.1%	22.0%	16.1%	14.4%	11.0%	7.6%	5.1%	2.5%	0.9%	0.0%	1.7%	1.7%
Putnam	20.3%	18.3%	14.1%	14.4%	13.8%	5.3%	5.2%	3.2%	1.0%	1.5%	2.7%	0.3%
Twiggs	19.9%	19.4%	16.8%	16.1%	11.9%	7.8%	3.5%	1.3%	1.3%	0.7%	0.6%	0.4%
Wilkinson	18.1%	18.4%	16.8%	16.8%	13.7%	6.5%	3.7%	2.0%	1.6%	0.8%	1.1%	0.6%

Source: U.S. Bureau of the Census

Table P. 10b

1990 Household Income Distribution % by County												
	Less than \$5000	\$5000 -\$9999	\$10000 -\$14999	\$15000 -\$19999	\$20000 -\$29999	\$30000 -\$34999	\$35000 -\$39999	\$40000 -\$49999	\$50000 -\$59999	\$60000 -\$74999	\$75000 -\$99999	\$100000 or more
Baldwin	10%	11%	10%	11%	16%	8%	8%	10%	7%	4%	3%	3%
Bibb	11%	11%	10%	9%	16%	7%	6%	10%	7%	6%	4%	3%
Crawford	9%	10%	10%	10%	18%	10%	8%	12%	8%	5%	2%	0%
Houston	5%	7%	8%	9%	18%	10%	9%	14%	8%	7%	4%	2%
Jones	6%	9%	7%	7%	18%	8%	9%	10%	9%	9%	5%	4%
Monroe	8%	9%	9%	9%	19%	11%	7%	11%	6%	7%	4%	2%
Peach	16%	8%	9%	8%	16%	8%	6%	11%	8%	6%	3%	2%
Pulaski	15%	15%	11%	6%	16%	3%	5%	9%	5%	8%	5%	2%
Putnam	9%	10%	11%	11%	18%	5%	8%	7%	9%	6%	3%	2%
Twiggs	13%	12%	16%	11%	14%	9%	4%	10%	5%	3%	1%	1%
Wilkinson	8%	11%	12%	11%	17%	8%	8%	12%	6%	4%	2%	1%

Source: U.S. Bureau of the Census

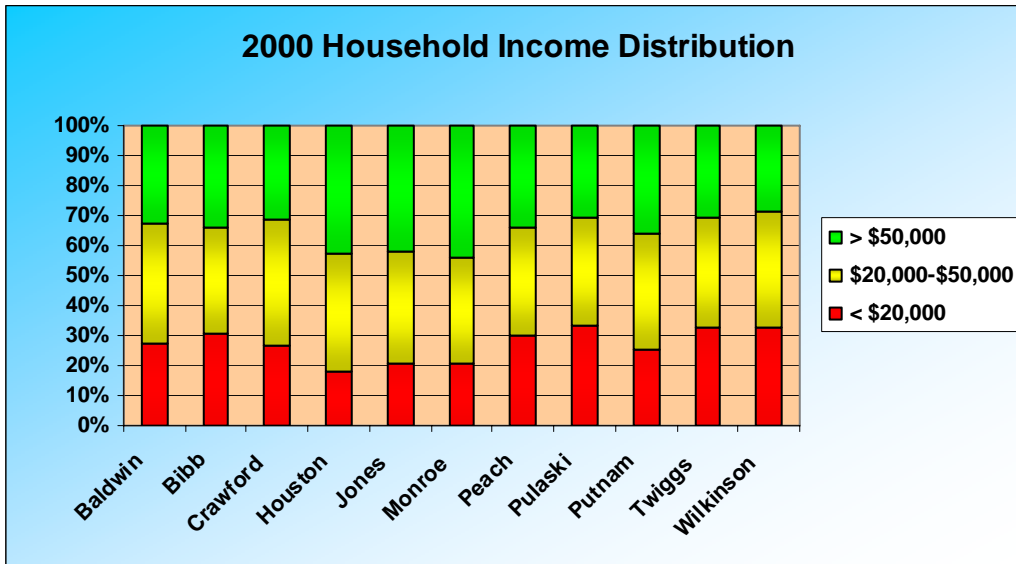
Table P. 10c

2000 Household Income Distribution % by County												
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	\$5000 -\$9999	\$10000 -\$14999	\$15000 -\$19999	\$20000 -\$29999	\$30000 -\$34999	\$35000 -\$39999	\$40000 -\$49999	\$50000 -\$59999	\$60000 -\$74999	\$75000 -\$99999	\$100000 or more
Baldwin	14%	7%	7%	15%	7%	6%	11%	9%	8%	9%	7%
Bibb	15%	8%	7%	13%	6%	5%	10%	8%	9%	8%	9%
Crawford	15%	5%	7%	13%	6%	8%	15%	9%	10%	7%	6%
Houston	8%	5%	5%	13%	7%	7%	12%	11%	12%	11%	9%
Jones	9%	6%	5%	13%	5%	6%	13%	12%	10%	11%	9%
Monroe	9%	6%	6%	12%	6%	6%	11%	9%	14%	11%	10%
Peach	16%	8%	6%	15%	5%	6%	9%	9%	9%	10%	7%
Pulaski	16%	7%	10%	13%	9%	5%	9%	8%	10%	7%	6%
Putnam	11%	6%	8%	16%	6%	6%	10%	10%	8%	9%	10%
Twiggs	18%	9%	6%	14%	8%	5%	10%	8%	11%	7%	5%
Wilkinson	15%	9%	8%	14%	6%	8%	11%	8%	11%	7%	3%

Source: U.S. Bureau of the Census

Figure P. 10



Poverty

Data extrapolated from the 2000 US census was examined to assay poverty issues in the Houston County planning area. Residents who may be living below the poverty threshold are a concern for any community. Statisticians use family income modified by family size to provide a sliding scale indicating poverty. This figure changes over time. For instance,

the average poverty threshold for a family of four persons was established to be \$17,029 in 1999 and adjusted to \$17,603 in 2000.

Latest census figures indicate that approximately 10.2% of individuals and 8.4% of families living in Houston County planning communities are living below the poverty level. This figure is less than the state average for individuals (13%) and far less than nearby communities. For instance, adjacent Twiggs and Peach Counties demonstrate individual poverty levels of 19.7% and 20.2% respectively. While all segments of the population are affected, the data reveals that the incidence of poverty is skewed in the direction of the black and Hispanic members of our community. Poverty also is experienced by a higher proportion of single family, female headed households and those under the age of 17. These findings are not dissimilar to those found at the state and national level. No significant changes in poverty rates expected in the near term and poverty levels will continue to be closely related to economic conditions.

A wide assortment of programs is available to assist persons living in Houston County who are in need. These programs are sponsored and administered by governmental and non-governmental agencies and geared towards targeted groups most in need of help. Addressing the root causes that result in poverty is the long term solution to this issue. The current community plan to tackle economic disparity is to continue providing necessary short term assistance while pursuing the long term goal of continuing to develop employment opportunities. In addition, the message emphasizing the importance for young persons to stay in school and attain adequate education is being amplified.