



COFFEE & CONSTRUCTION

STATE OF THE DISTRICT

March 2021

Perimeter Community Improvement Districts

PERIMETER
CONNECTS

HOUSEKEEPING

Join audio:

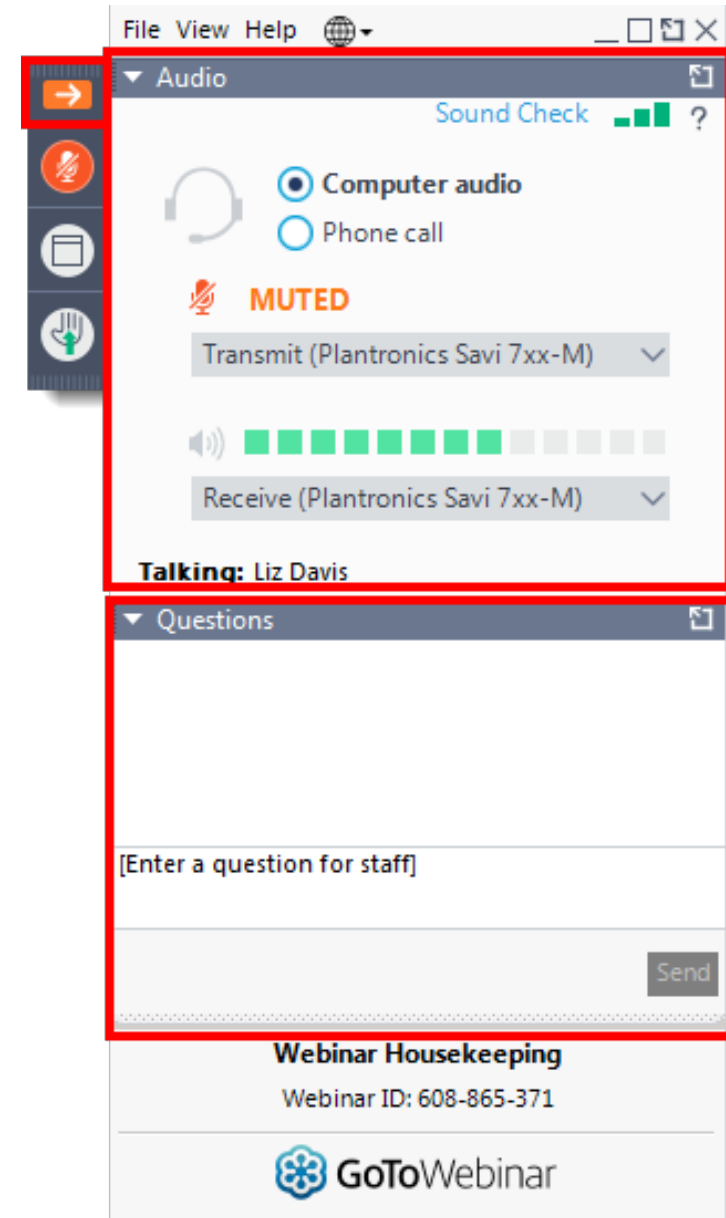
- Choose Computer Audio or
- Choose Phone Call and dial using the information provided

Trivia questions:

- Submit answers to questions using the Questions panel and you could win gift cards from Del Frisco's, Shake Shack, or Café Intermezzo

Q & A:

- Send questions for the presenters using the Questions panel. 3 Questions will be addressed after each speaker, with more time for questions at the end of the event.



AGENDA

Speakers

- Bill Baker, Perimeter Mall
- Mike Alexander, Atlanta Regional Commission
- Marlo Clowers, Georgia Department of Transportation
- John Gurbal, Perimeter Community Improvement Districts
- Johann Weber, Perimeter Connects

STATE OF PERIMETER RETAIL



Bill Baker

Senior General Manager
Perimeter Mall

Brookfield Properties



Perimeter Connects State of the District *State and Regional Growth Overview* *Discussion* *March 18th, 2021*

Mike Alexander, Director
ARC Center for Livable Communities

Community
Development

Mobility Services

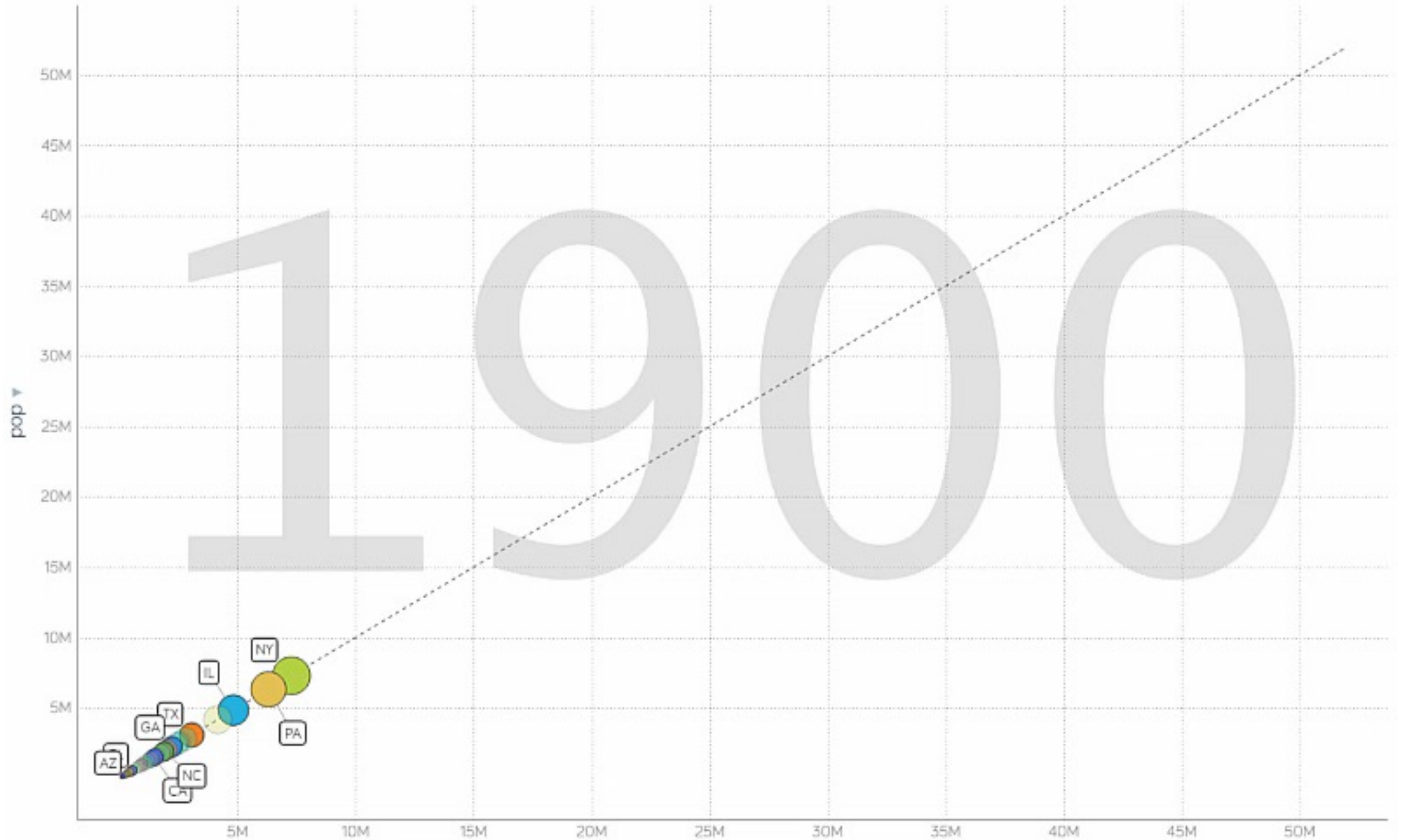
Natural Resources

Research and Analytics

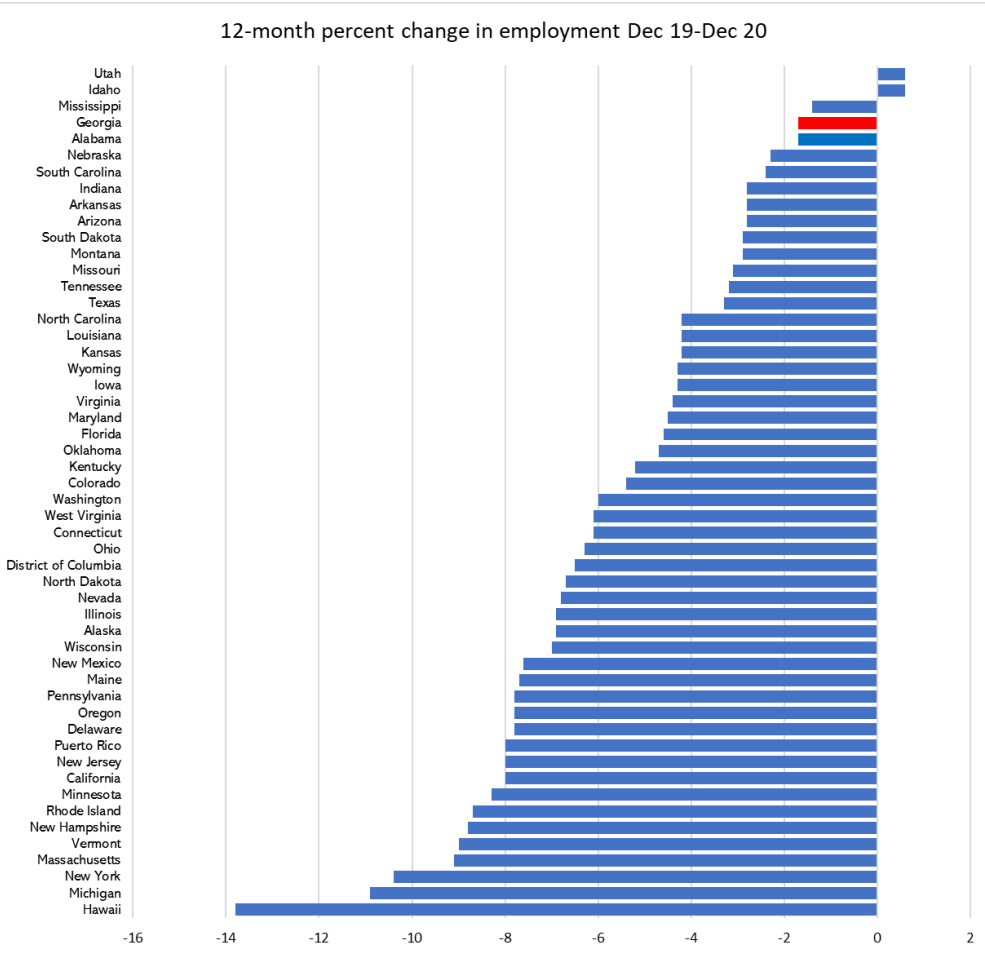
Transportation Access
and Mobility

malexander@atlantaregional.org

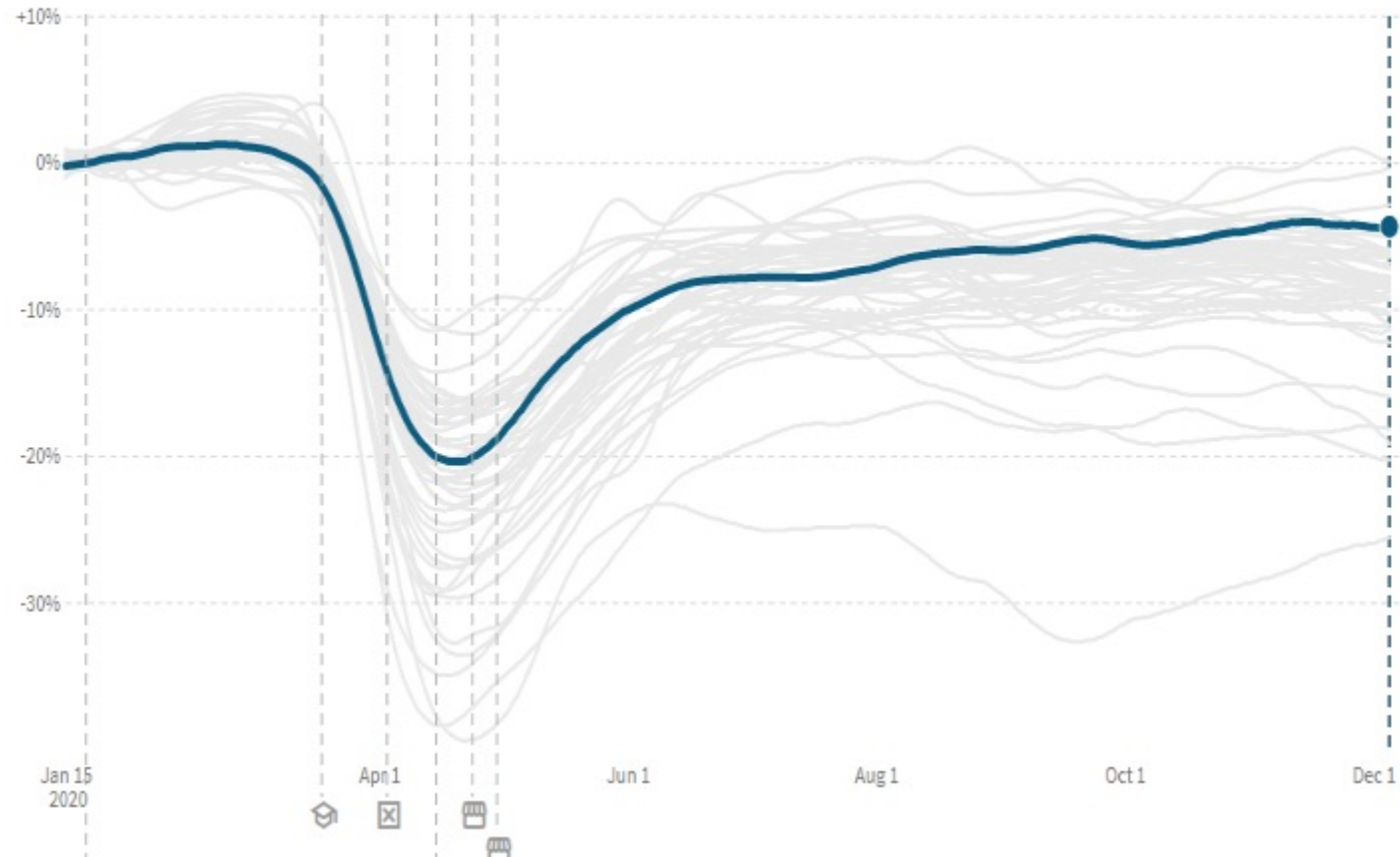
State Growth *An ARC Classic Video*



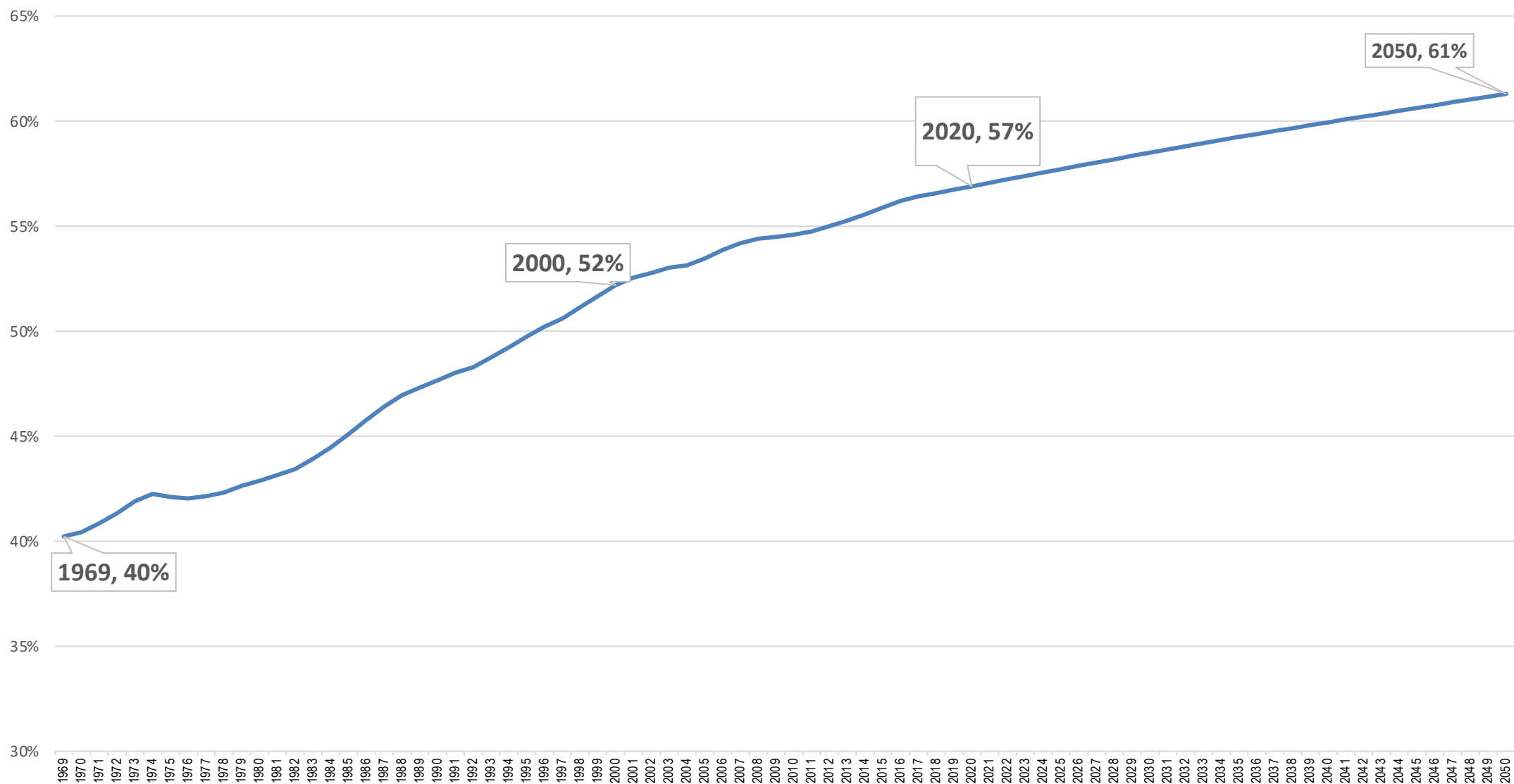
Georgia 4th fewest job losses (Dec 19-20)



In **Georgia**, as of December 05 2020, employment rates decreased by **4.4%** compared to January 2020 (not seasonally adjusted).



Metro Atlanta Share of Georgia Population

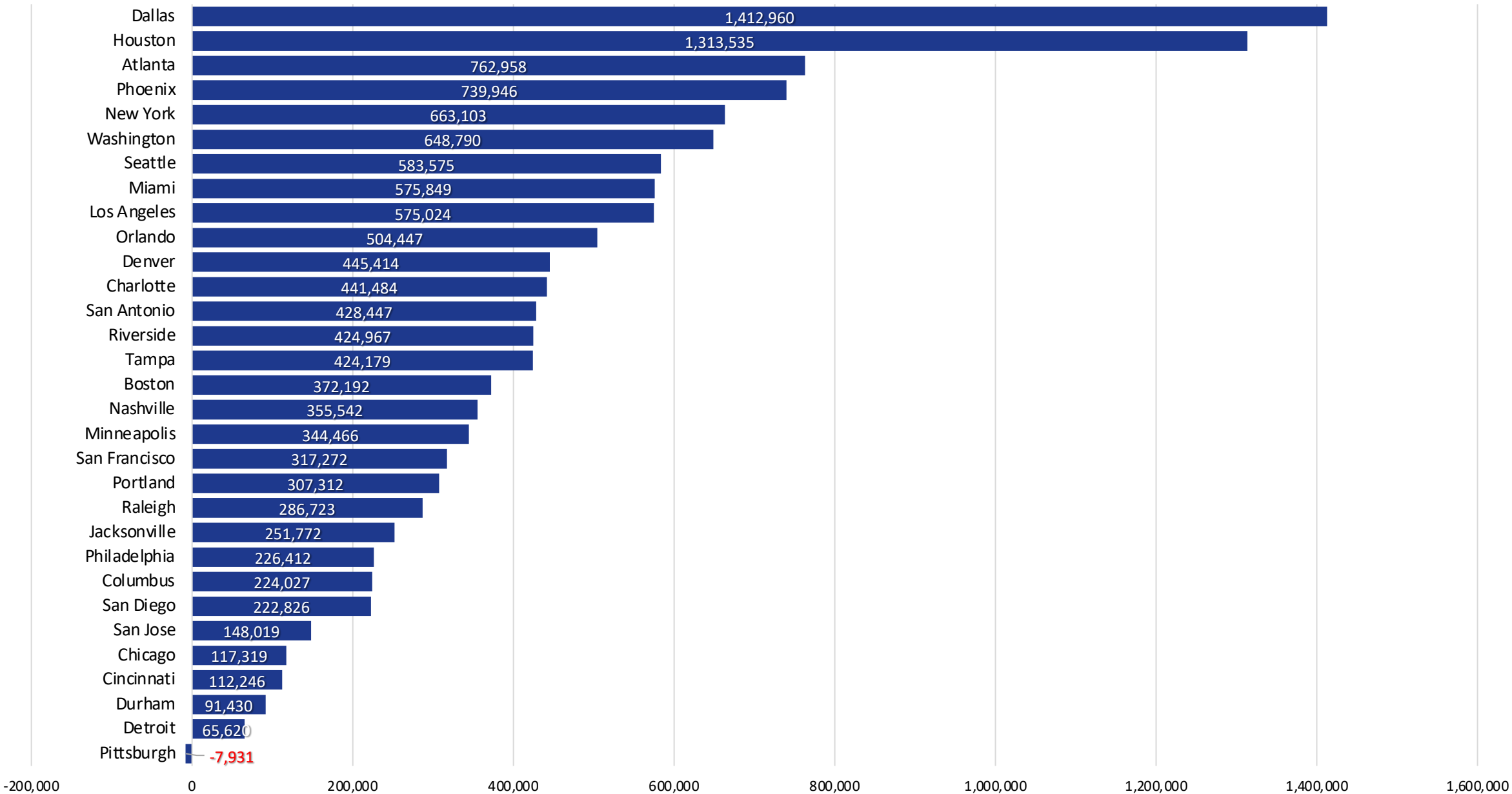


Population Growth, 2010-2020

Source: ESRI Demographics



regional impact + local relevance



Brookings Metro Recovery Index

<https://www.brookings.edu/interactives/metro-recovery-index/>

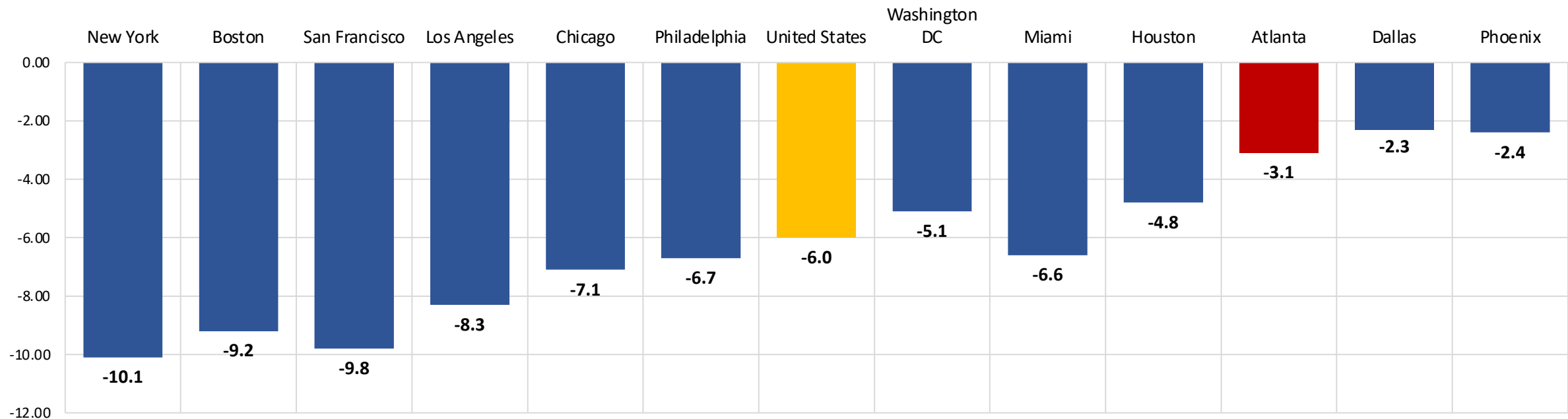
Impact of the COVID-19 recession on key economic indicators

53 very large metro areas with populations over 1 million

Performance within size class
Strongest ■ ■ ■ ■ ■ Weakest

Metro area	COVID-19 cases	Labor market			Economic activity				Real estate			
		Jobs	Unemp. rate	Job postings	Air passengers	Work trips	Small biz hours	Small biz open	Active listings	Listing price	Commerc... vacancies	Multifam... rent
Atlanta-Sandy Springs-Alpharetta, GA	N/A	-2.6%	+2.8%	+0.5%	-56.8%	-32.6%	-26.6%	-24.8%	-51.8%	+14.1%	+0.3%	+2.9%
Augusta-Richmond County, GA-SC	N/A	-4.2%	+1.7%	+9.3%	-41.4%	-23.4%	N/A	N/A	-48.3%	+12.4%	+0.8%	+6.1%
Columbus, GA-AL	N/A	-5.0%	+2.4%	+22.6%	-39.4%	-26.7%	N/A	N/A	-51.3%	+1.1%	+0.1%	+4.8%
Savannah, GA	N/A	-0.7%	+3.0%	+8.6%	-57.0%	-27.3%	N/A	N/A	-45.7%	+5.5%	+1.2%	+3.3%

Year-Over-Year Percent Job DECLINE Oct2019-2020

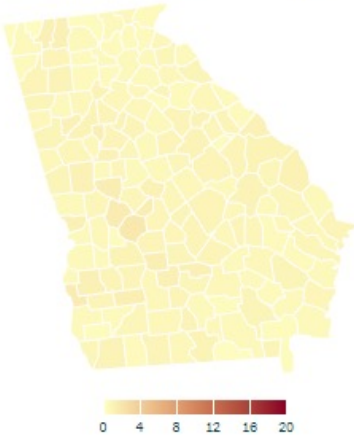


Unemployment Claims Still MUCH Higher than Normal

Current Unemployment Claims per 100 People ⓘ

Georgia

Initial Regular Claims per 100



Initial Claims

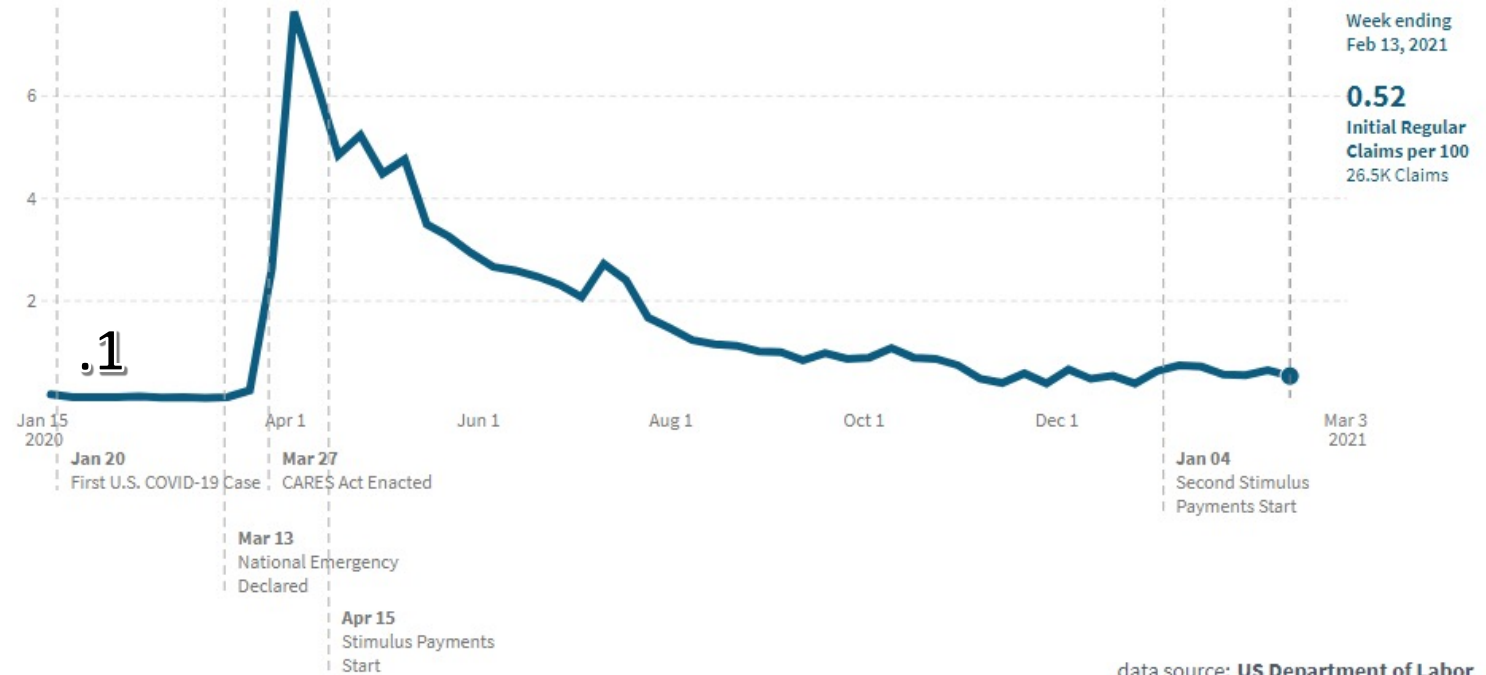
☒ Regular Claims☐ PUA Claims☐ Combined Claims

Continued Claims

☐ Regular Claims☐ PUA Claims☐ PEUC Claims☐ Combined Claims

In **Georgia**, as of October 31 2020, there were **0.73** initial claims for regular unemployment benefits per 100 people in the labor force.

DOWNLOAD CHART



Who is being Hurt

Firms owned by people of color, smaller firms, and leisure and hospitality firms were in weaker financial condition.

SHARE OF FIRMS IN FAIR OR POOR FINANCIAL CONDITION, At Time of Survey^{2,3} (% of employer firms)

By race/ethnicity of owner(s)



By number of employees



By industry⁴



¹ Percentages may not sum to 100 due to rounding.

² The characteristics shown in darker bars are related to self-reported financial condition at a significance level of 0.05 using a logistic regression. For the demographics shown, the reference groups are Non-Hispanic White-owned firms, firms with 1-4 employees, and firms in the non-manufacturing goods production and associated services industry (54%, not shown).

³ Additional variables were tested for statistical significance, including credit risk, gender of owner(s), revenues, and age of firm. Along with the variables shown in the figure, the gender of the owner(s), self-reported credit risk of the firm, and the firm's age are also related to financial condition at a significance level of 0.05.

⁴ Select industries shown.

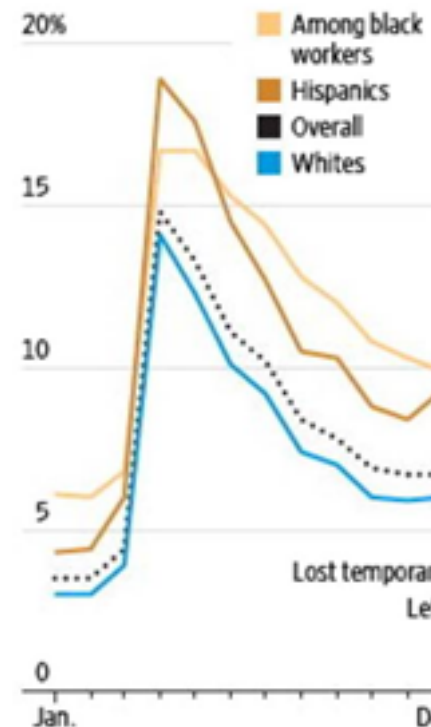
Job losses at restaurants and bars due to the pandemic's resurgence contributed greatly to December's overall decline.

NONFARM PAYROLLS

Sectors in December with the biggest losses, in thousands



Unemployment rate



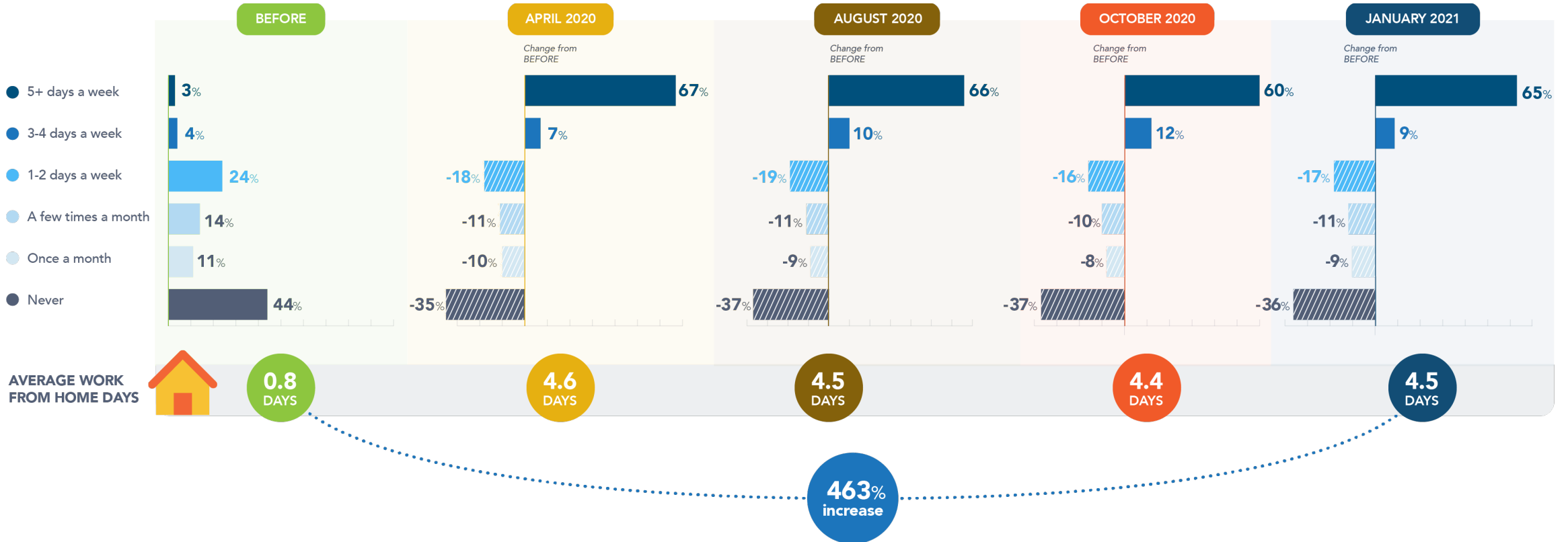
Unemployed, by reason



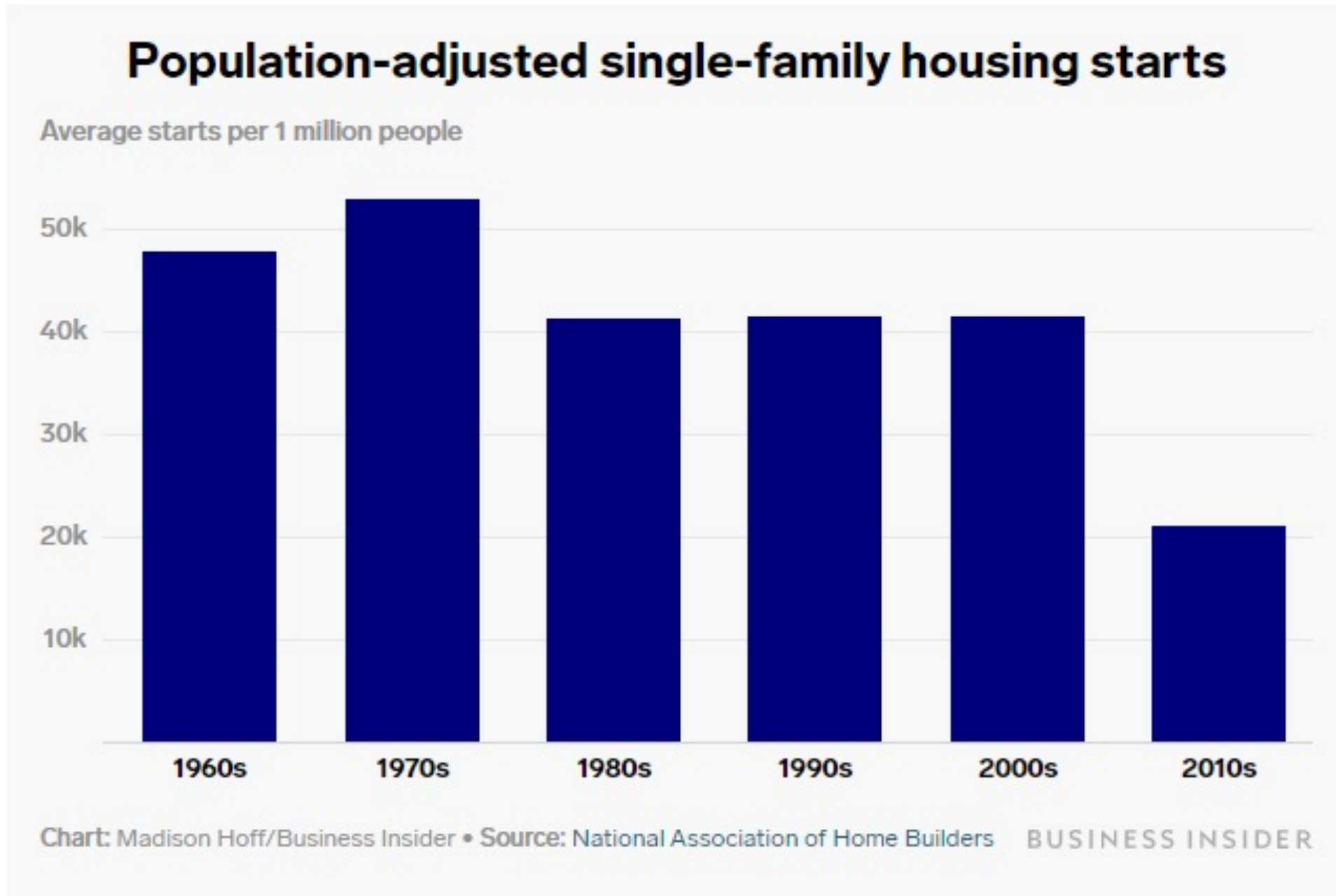
Note: December figures are preliminary. Seasonally adjusted.

Sources: Labor Department (payrolls); Labor Department via St. Louis Fed (unemployment)

Remote Work is Holding Steady



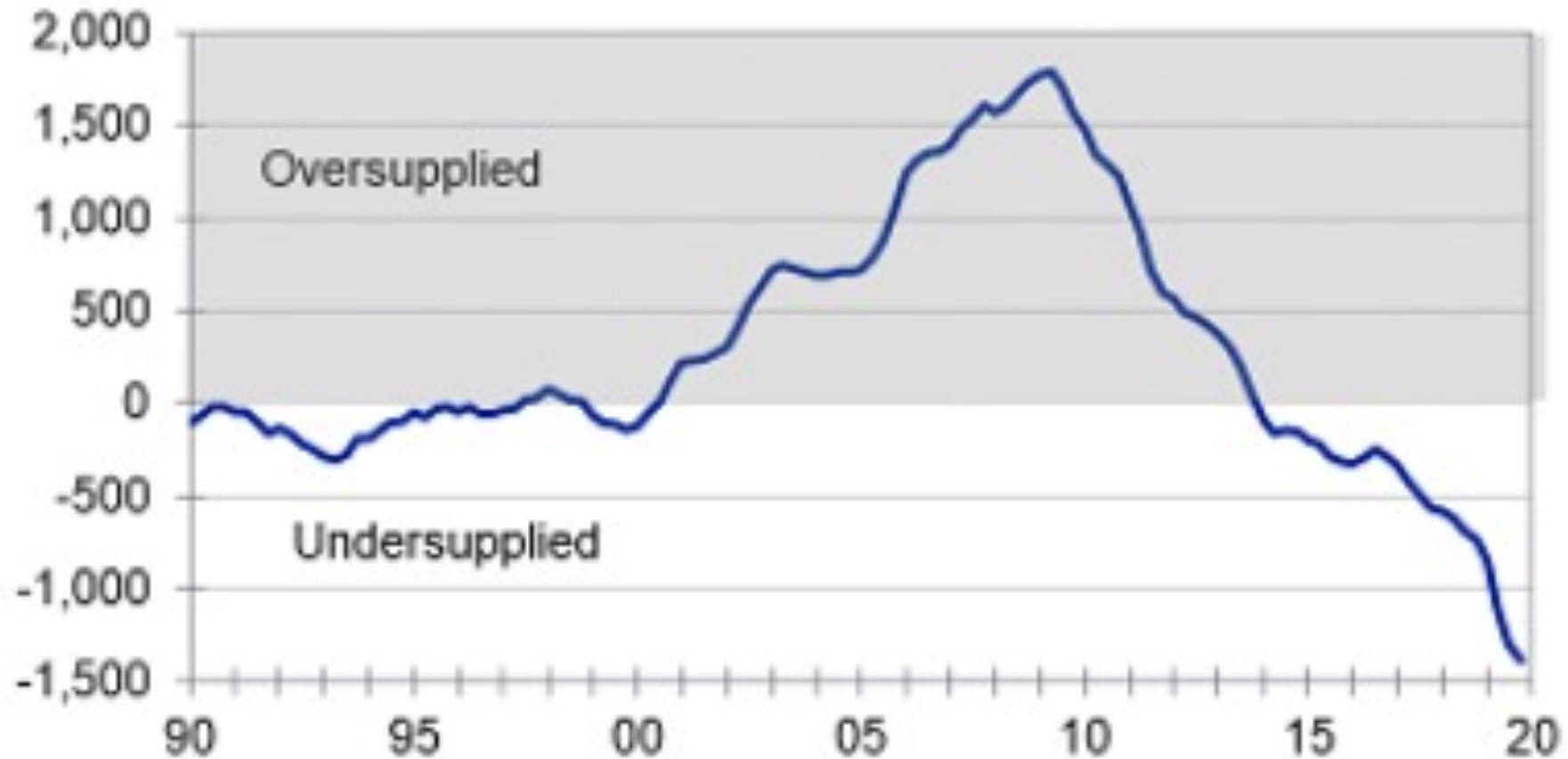
The simplest slide to say we aren't building enough housing



Moody's Analytics: Housing is Seriously Undersupplied

Housing Is Seriously Undersupplied

New housing units over- or undersupplied, ths

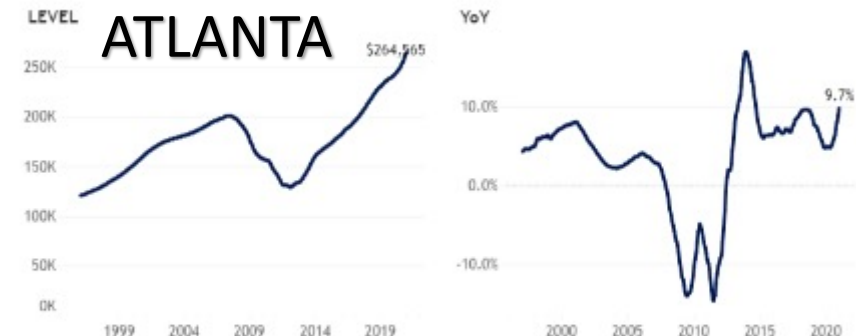


Sources: Census Bureau, Moody's Analytics

Housing Price, Listings, Equity

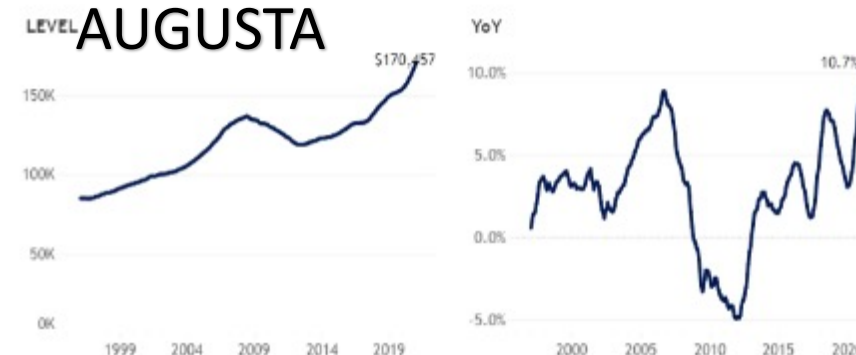
REGION NAME

Atlanta, GA



REGION NAME

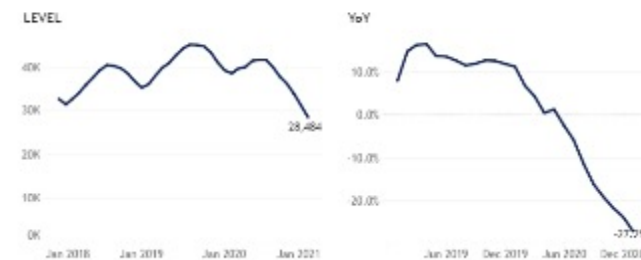
Augusta, GA



For-Sale Inventory | January 2021

REGION NAME

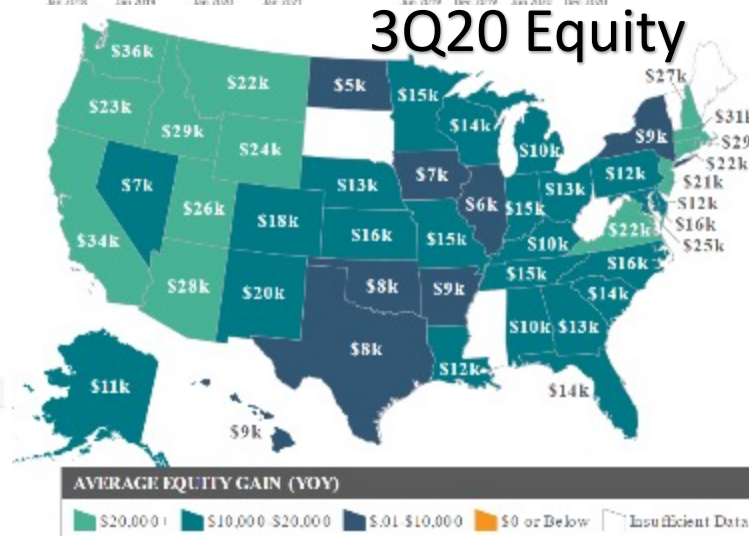
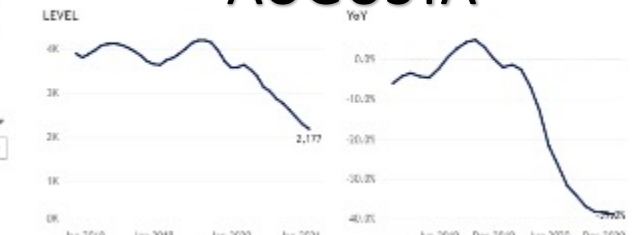
Atlanta, GA



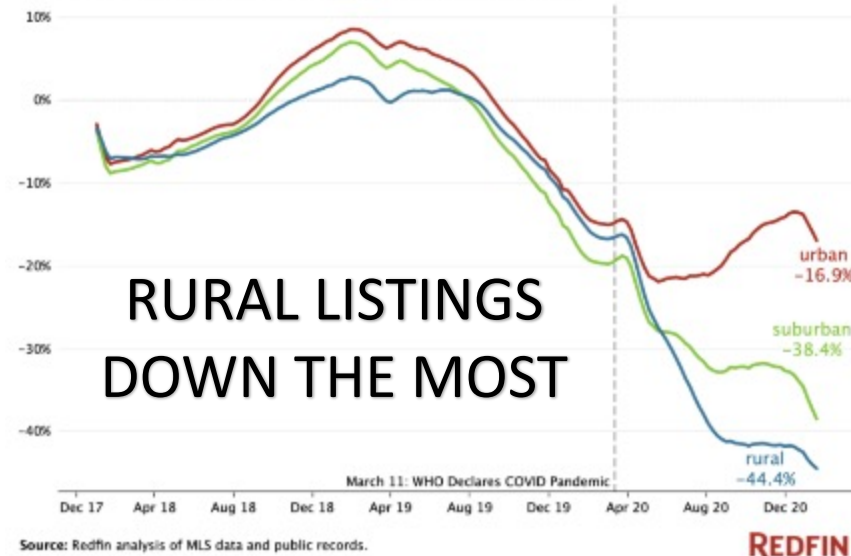
For-Sale Inventory | January 2021

REGION NAME

Augusta, GA



Housing Supply Fell a Record 44% in Rural Areas
Year-over-year change in the number of homes for sale



Highest Net People Inflow

Metro area	Net Inflow	Number of homes for sale, YoY	Median home price (Dec. 2020)	Median home price, YoY	New-construction building permits, YoY
Phoenix, AZ	82,601	-18%	\$340,000	16%	18.5%
Dallas, TX	76,037	-35.7%	\$323,900	9.1%	26.4%
Orlando, FL	60,977	-16.3%	\$290,000	8.3%	-18.3%
Tampa, FL	47,000	-31.3%	\$275,000	12.2%	-25.3%
Austin, TX	46,958	-19.2%	\$370,000	15.2%	17.8%
Las Vegas, NV	43,262	-14.1%	\$320,000	8.5%	55.6%
Atlanta, GA	42,902	-34.9%	\$284,700	13.7%	12.4%
Greenville, SC	38,991	-18.1%	\$243,800	14.5%	95.8%
Charlotte, NC	37,575	-32%	\$297,500	10.2%	17%
Knoxville, TN	35,575	-19.9%	\$249,900	13.6%	246.4%

Reason for Optimism in 2021?

Saving as a share of personal disposable income, monthly

35%

30

25

20

15

10

5

0

2019

'20

HIGH SAVINGS will fuel the recovery HOME EQUITY is fueling new small business starts (and the trend predates the PANDEMIC (Economy.com))

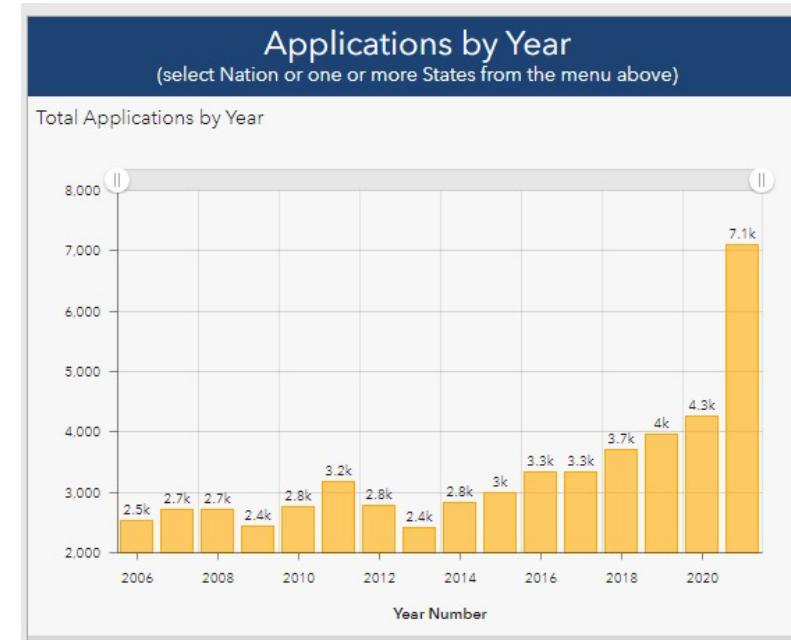
Note: Seasonally adjusted annual rate

Source: Commerce Department via the St. Louis Fed

Small Business (Georgia)

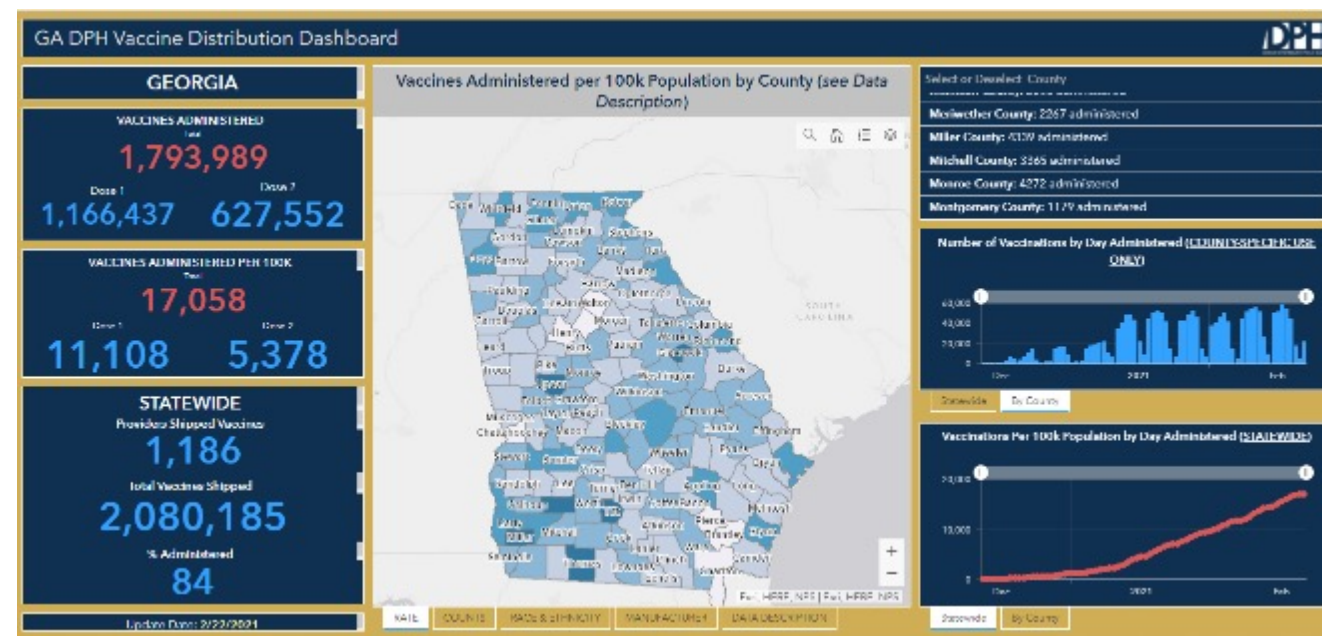
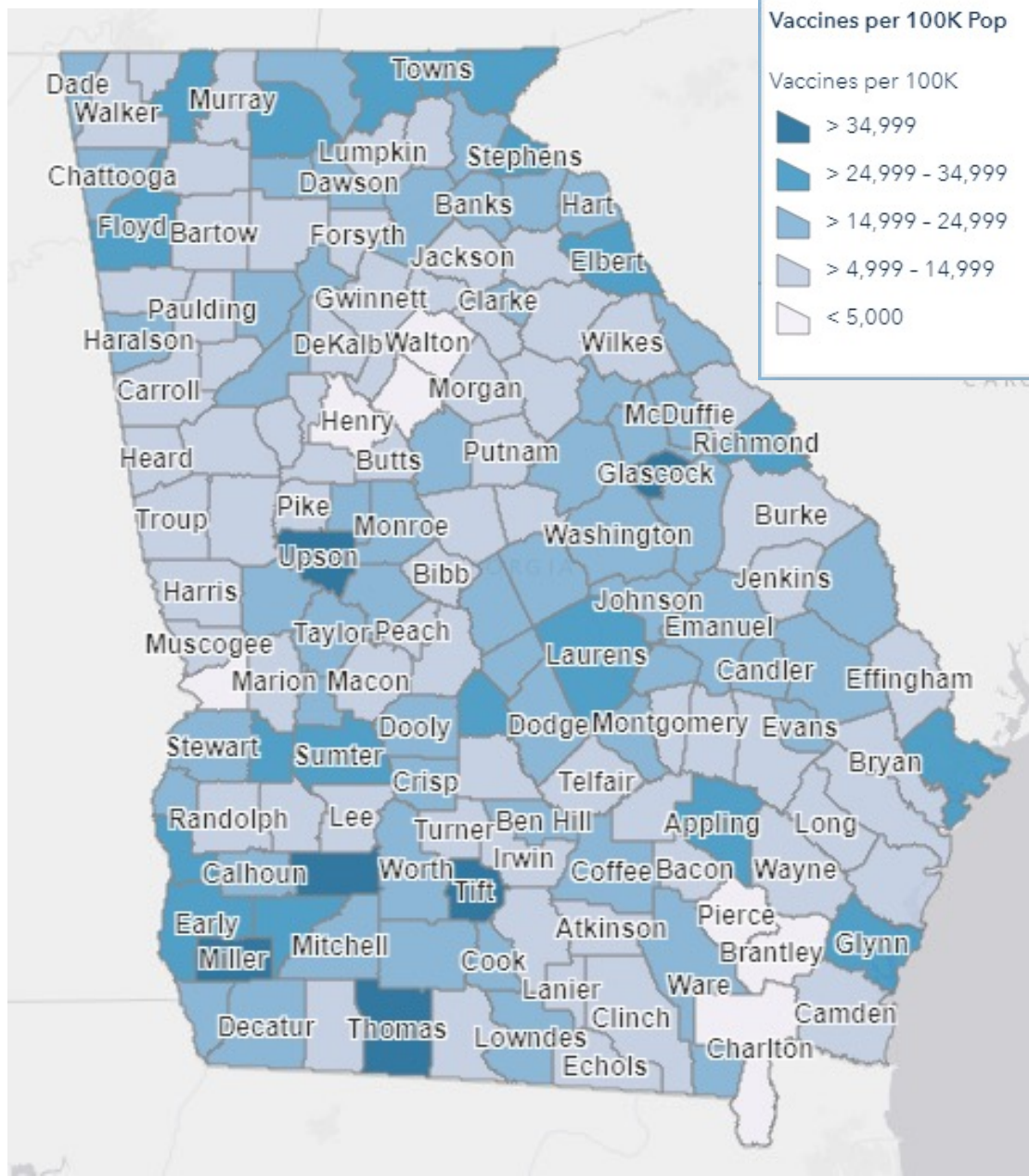
New Business Applications WAY Up

In Georgia, as of February 10, 2021, total small business revenue in high-income ZIP codes decreased by **33.1%** compared to January 2020.



Vaccinations *(Miller County #1)*

<https://experience.arcgis.com/experience/3d8eea39f5c1443db1743a4cb8948a9c/>



Pfizer-BioNTech

Vaccine Shipments up this Week

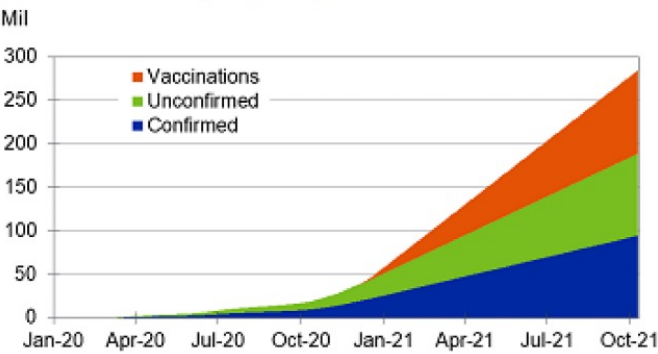
vaccine shipments up this week											as	Doses
	Doses allocated week of	Doses allocated week of	Doses allocated week of	allocated for distribution week of	allocated for distribution week of	allocated for distribution week of	allocated for distribution week of	allocated for distribution week of	allocated for distribution week of	allocated for distribution week of	allocated for distribution week of	allocated for distribution week of
Jurisdiction	12/14	12/21	12/28	01/04	01/10	01/18	01/25	02/01	02/08	02/15	02/22	
Georgia	84,825	60,450	77,025	60,450	60,450	63,375	63,375	62,400	63,375	63,375	99,450	
MODERNA	Modified											
Doses allocated week of 12/21		12/21	Doses allocated week of 12/28	Doses allocated for distribution week of 01/04	Doses allocated for distribution week of 01/10	Doses allocated for distribution week of 01/18	Doses allocated for distribution week of 01/25	Doses allocated for distribution week of 02/01	Doses allocated for distribution week of 02/08	Doses allocated for distribution week of 02/15	Doses allocated for distribution week of 02/22	
Georgia		174,400	60,200	60,000	60,200	63,300	63,300	83,500	91,300	98,600	98,600	
												198,050

<https://data.cdc.gov/Vaccinations/COVID-19-Vaccine-Distribution-Allocations-by-Juris/saz5-9hgg>

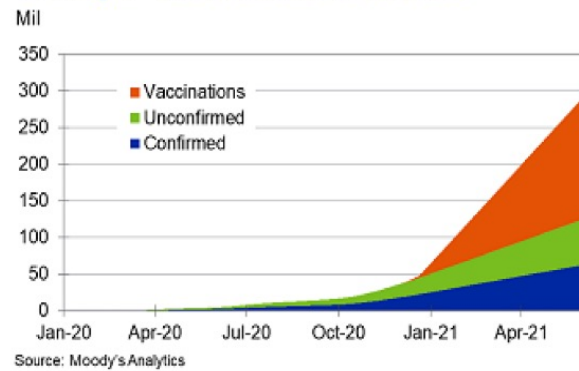
<https://data.cdc.gov/Vaccinations/COVID-19-Vaccine-Distribution-Allocations-by-Juris/b7pe-5nws>

Reaching Herd Immunity Status (Which is Changing)

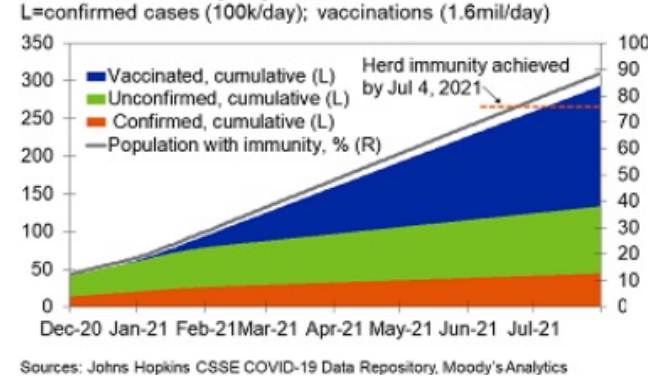
Herd Immunity by September?



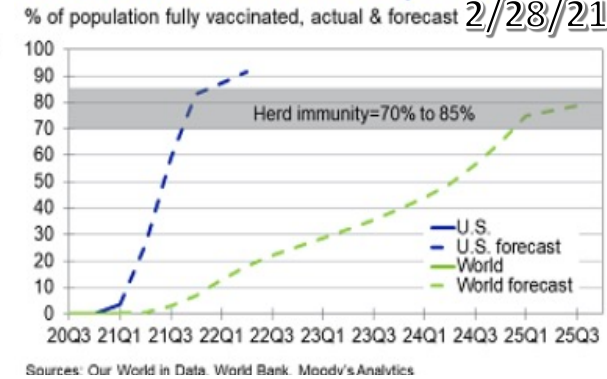
Or May if Vaccinations Accelerate



Herd Immunity by Summer



U.S. Reaches Herd Immunity First

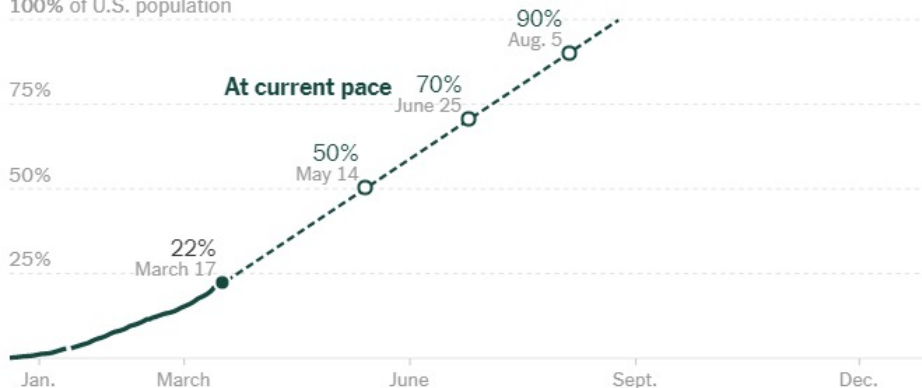


When a given share of the U.S. population might be at least partially vaccinated

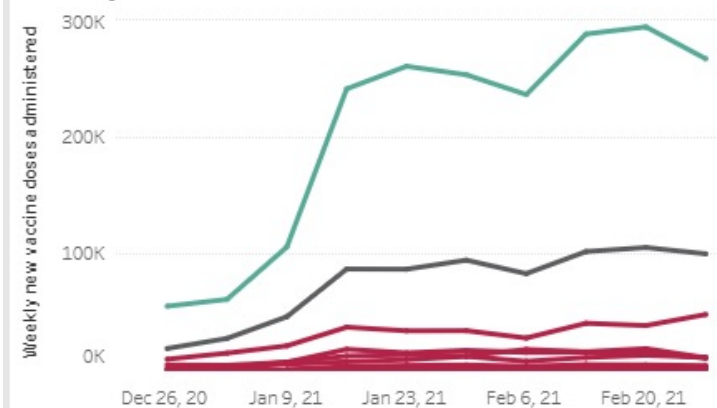
The current vaccination rate is based on the average daily increase in newly vaccinated people over the past week. This includes people given the single-dose Johnson & Johnson vaccine and the first shot of the two-dose series made by Moderna or Pfizer-BioNTech.

7-day average: 1.6 million newly vaccinated people

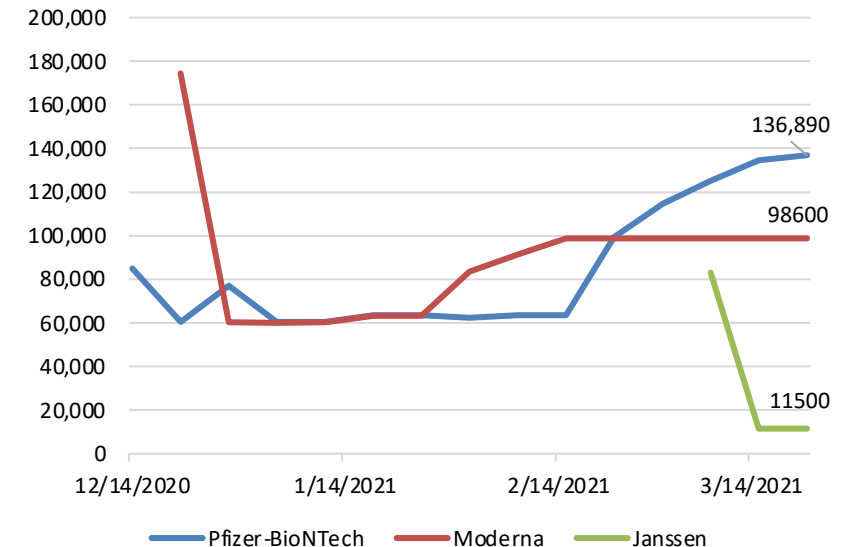
100% of U.S. population



Weekly new vaccinations



COVID-19 Vaccine Distribution Allocations Georgia



<https://data.cdc.gov/browse?q=COVID-19%20Vaccine%20Distribution%20Allocations%20by%20Jurisdiction%20-%20Moderna&sortBy=relevance>

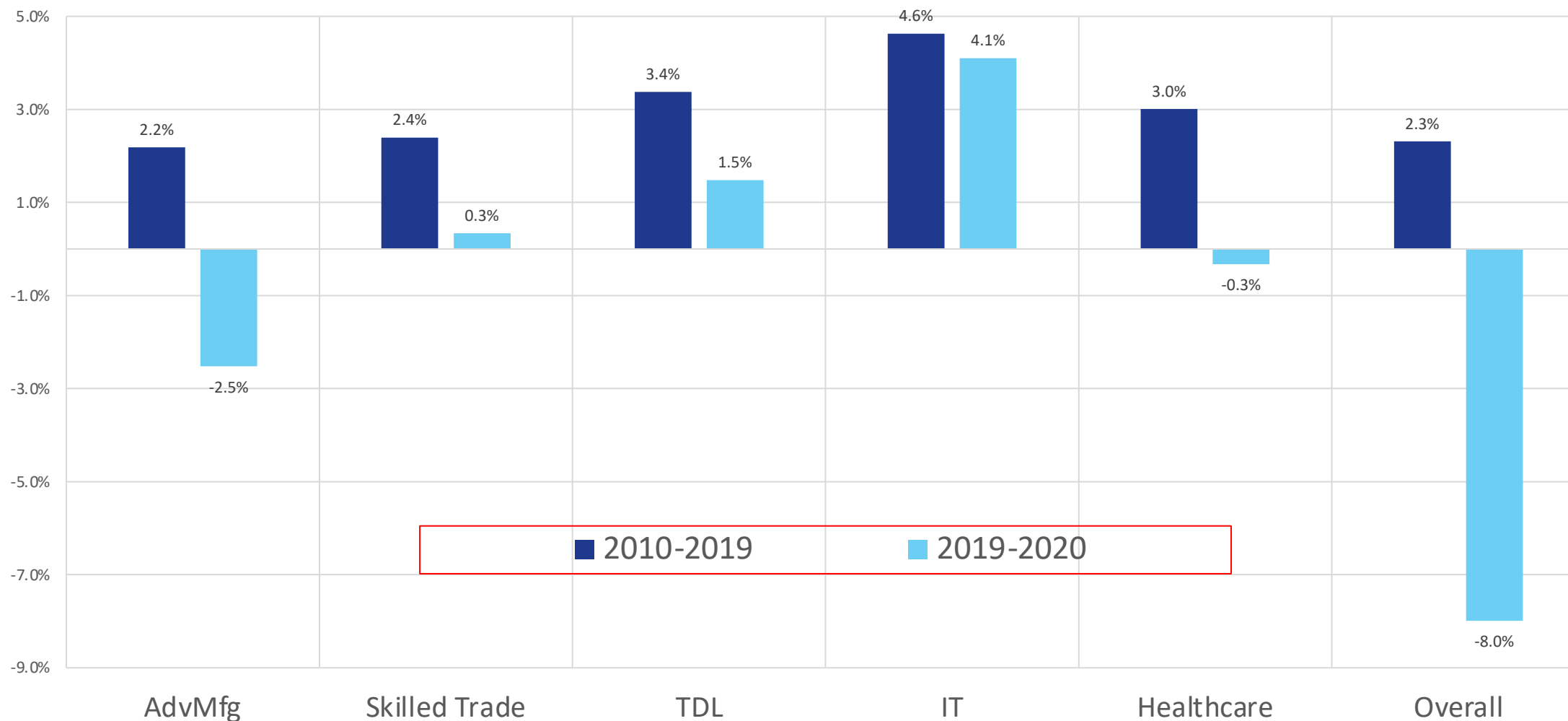
Mark Zandi

•Behind this optimism over the economy's prospects is the expectation that the U.S. will achieve herd immunity sometime between Memorial Day and July Fourth. Close to 50 million Americans have received their first shot of a vaccine, and an estimated 50 million more presumably have some degree of immunity after being infected by the COVID-19 virus. Herd immunity will be safely achieved when about three-fourths of the population, or another 150 million people, are vaccinated or get sick. If vaccinations average a very doable 1.5 million a day, and confirmed infections average 50,000 per day, **then July Fourth seems like a conservative estimate** of when households will feel confident about ending their various degrees of self-quarantining. The U.S. will be among the first nations to achieve herd immunity, with much of the rest of the world reaching this milestone much later. This is due to a lack of resources and poor healthcare systems in parts of the emerging world, though less sickness in much of the Asia-Pacific region has allowed it to manage the virus well. We don't expect global herd immunity **until mid-decade**.

<https://www.economy.com/economicview/analysis/383312/This-Week-in-the-COVID-Crisis>

There Are Occupations That Seem To Be “Pandemic Proof”

Target Clusters (Top Jobs) and Overall Job Growth (in Percent): Averages Q2 to Q2



Source: Jobs EQ, 2020Q2

National Office Space

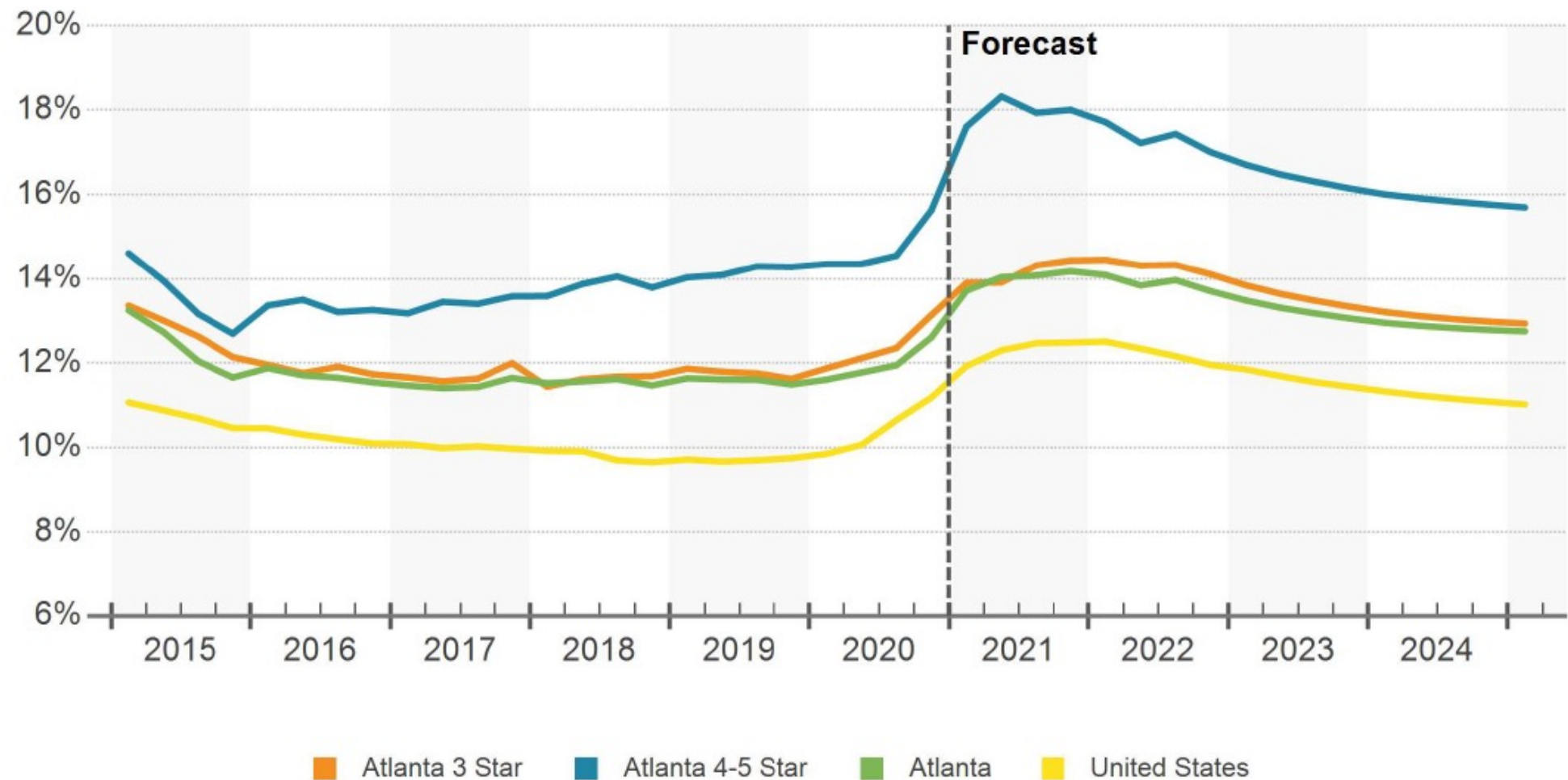
Market totals (CBD and Suburban)	Inventory (s.f.)	Quarterly total net absorption (Including Subleases)	YTD total net absorption (Including Subleases)	YTD total net absorption (% of Inventory)	Total vacancy (s.f.)	Total vacancy (%)	Current quarter direct average marketed rent (\$p.s.f.)	Quarterly percent change	YTD Under construction Completions (s.f.) /deliveries (s.f.)	Inventory (s.f.)	Quarterly total net absorption (Including Subleases)	YTD total net absorption (Including Subleases)	YTD total net absorption (% of Inventory)	Total vacancy (s.f.)	Total vacancy (%)	Current quarter average marketed rent (\$p.s.f.)	Quarterly percent change	YTD Under Construction Completions (s.f.) /deliveries (s.f.)		
San Francisco	78,474,725	799,612	2,424,779	3.1%	4,361,570	6%	\$ 92.59	8.7%	1,607,942	3,481,494	17	6	9	6	12	1	1	1	6	11
New York	456,733,421	1,848,372	6,755,285	1.5%	33,249,446	7%	\$ 85.16	3.5%	8,906,565	15,005,277	1	1	1	15	48	2	2	9	1	1
San Francisco Peninsula	29,890,661	758,523	1,545,550	5.2%	3,047,806	10%	\$ 70.66	4.5%	285,734	2,483,380	41	8	13	2	10	8	3	6	29	15
Silicon Valley	72,274,038	501,044	4,227,964	5.8%	8,667,271	12%	\$ 56.64	4.9%	1,369,424	6,171,442	18	13	2	1	33	17	4	4	7	5
Oakland-East Bay	52,634,530	187,754	435,547	0.8%	6,553,008	13%	\$ 49.56	0.0%	-	1,366,099	27	27	28	33	30	23	5	36	47	23
Austin	55,134,649	726,044	2,677,189	4.9%	4,800,713	9%	\$ 48.39	3.8%	957,573	5,593,384	24	10	6	3	16	4	6	8	13	7
Los Angeles	188,658,532	810,873	2,695,655	1.4%	25,260,855	13%	\$ 44.28	0.3%	482,924	3,159,393	5	5	4	17	46	25	7	32	23	12
Seattle-Bellevue	98,467,553	885,213	2,693,022	2.7%	9,073,968	9%	\$ 43.99	3.2%	2,481,071	4,712,169	12	4	5	8	34	7	8	11	3	9
Washington, DC	336,914,194	341,002	2,554,474	0.8%	53,664,923	16%	\$ 42.69	-2.9%	3,839,483	10,610,115	2	18	8	33	53	39	9	53	2	2
Boston	167,667,375	611,028	2,327,213	1.4%	20,070,135	12%	\$ 41.49	-0.5%	929,535	6,562,773	7	11	10	17	45	17	10	45	14	4
Miami	38,363,936	90,746	341,325	0.9%	5,924,188	15%	\$ 41.20	0.4%	44,293	1,264,365	34	40	33	29	25	36	11	29	45	28
Orange County	97,730,884	(88,617)	936,692	1.0%	13,289,158	14%	\$ 37.39	1.8%	1,251,212	450,824	13	49	18	26	41	27	12	18	10	40
San Diego	80,150,052	142,214	629,694	0.8%	9,208,611	12%	\$ 37.20	0.6%	728,817	1,363,686	16	36	22	33	36	14	13	24	15	24
West Palm Beach	19,762,184	5,423	95,446	0.5%	2,987,529	15%	\$ 36.87	0.4%	84,300	793,358	51	44	48	41	7	34	14	29	41	30
Fairfield County	41,832,287	160,789	(345,403)	-0.8%	9,551,707	23%	\$ 34.62	-1.0%	-	532,000	31	32	53	53	37	51	15	48	47	38
North San Francisco Bay	22,180,304	109,945	314,247	1.4%	2,745,061	12%	\$ 34.53	5.7%	-	-	47	38	36	17	6	22	16	2	47	50
Fort Lauderdale	21,835,418	209,626	267,956	1.2%	3,036,492	14%	\$ 34.30	2.8%	230,207	698,530	48	25	41	22	9	30	17	13	33	33
Chicago	248,331,043	908,500	2,264,192	0.9%	38,950,263	16%	\$ 33.87	0.5%	559,986	7,409,187	3	3	11	29	50	38	18	27	20	3
Portland	57,899,054	234,761	626,122	1.1%	6,934,130	12%	\$ 33.37	3.1%	303,119	1,688,414	22	22	23	24	31	17	19	12	28	21
Nashville	38,493,679	228,955	353,317	0.9%	4,271,135	11%	\$ 32.64	2.0%	681,865	4,499,287	33	23	31	29	11	12	20	17	17	10
Houston	169,814,234	428,853	297,915	0.2%	40,192,095	24%	\$ 31.40	0.0%	1,249,051	2,383,004	6	16	38	48	52	53	21	36	11	16
Tampa Bay	37,217,154	242,391	368,674	1.0%	5,116,183	14%	\$ 30.70	5.4%	106,136	1,270,195	35	21	30	26	18	29	22	3	40	27
Charlotte	53,119,392	1,000,685	2,587,348	4.9%	6,113,777	12%	\$ 30.66	2.7%	2,128,466	2,915,111	25	2	7	3	26	14	23	14	4	14
Denver	114,552,387	349,945	1,490,968	1.3%	15,497,800	14%	\$ 30.42	0.6%	680,843	2,353,036	11	17	14	21	42	26	24	24	18	17
Atlanta	149,058,414	(210,169)	378,905	0.3%	26,866,216	18%	\$ 29.83	0.6%	1,622,653	5,157,828	9	52	29	45	47	43	25	24	5	8
Minneapolis	83,669,585	(114,234)	494,711	0.6%	12,682,877	15%	\$ 29.07	-1.3%	454,227	1,731,155	15	51	26	38	40	35	26	49	24	20
Dallas	188,894,365	454,377	1,969,021	1.0%	38,955,613	21%	\$ 28.86	2.1%	1,334,539	5,920,522	4	15	12	26	51	49	27	16	9	6

Atlanta Office Market Statistics (CoStar)

Submarket	Vacancy Rate	Availability Rate	Market Rent/SF	Annual Rent Growth	Inventory SF	12 Mo Delivered SF	Under Constr SF	Under Constr % of Inventory	12 Mo Net Absorp SF	Market Sale Price/SF	12 Mo Sales Vol	12 Mo Sales Vol Growth	Market Cap Rate
Midtown/Pershing Point	16.6%	24.6%	\$39.74	-0.6%	27,701,269	661,781	2,813,624	10.2%	-953,437	\$307	\$36,880,700	-81.8%	6.8%
Northside Dr/Georgia Tech	16.8%	37.9%	\$35.19	-0.2%	2,370,183	190,381	975,763	41.2%	-60,320	\$264	\$9,928,599	-93.2%	6.9%
Downtown Atlanta	12.2%	14.1%	\$28.37	-0.1%	36,693,561	119,973	649,945	1.8%	-528,897	\$208	\$174,267,779	-12.3%	7.0%
N Fulton/Forsyth County	14.1%	21.9%	\$23.47	-0.2%	38,585,442	190,725	559,231	1.4%	-721,701	\$174	\$359,038,476	-45.9%	7.7%
Northlake/Lavista	23.5%	29.8%	\$21.14	0.1%	5,234,269	0	530,000	10.1%	-11,573	\$147	\$4,811,000	-67.2%	8.1%
Central Perimeter	19.4%	23.0%	\$29.16	-0.5%	36,173,267	145,167	429,200	1.2%	-996,444	\$206	\$102,498,399	-77.2%	7.2%
Cumberland/Galleria	14.9%	18.9%	\$26.03	-0.1%	30,630,198	37,761	395,561	1.3%	-381,011	\$186	\$61,577,500	-90.8%	7.4%
Upper Buckhead	20.2%	26.2%	\$36.91	-0.8%	21,444,496	68,429	340,000	1.6%	-1,254,847	\$275	\$72,017,392	-83.1%	6.6%
West Atlanta	30.0%	19.5%	\$22.36	0.3%	1,522,479	27,312	261,461	17.2%	26,244	\$183	\$363,000	-98.7%	7.6%
Cherokee County	5.9%	6.7%	\$19.51	0.0%	4,472,902	25,313	82,618	1.8%	-29,040	\$172	\$17,109,100	-70.8%	8.0%
Duluth/Suwanee/Buford	12.5%	15.3%	\$22.39	0.6%	17,605,286	46,054	63,754	0.4%	-3,394	\$150	\$58,731,514	-56.1%	8.0%
Lower Buckhead	12.2%	16.8%	\$29.49	0.0%	2,568,450	33,671	58,000	2.3%	-11,320	\$216	\$1,427,000	-95.6%	7.0%
Fayette/Coweta County	7.0%	8.7%	\$20.78	1.0%	6,722,609	215,285	41,645	0.6%	237,494	\$164	\$27,040,197	-67.3%	8.2%
Kennesaw/Town Center	10.0%	14.2%	\$20.14	0.2%	12,333,509	200,012	30,837	0.3%	-113,501	\$179	\$67,501,537	-48.9%	7.9%
North Clayton/Airport	11.0%	13.5%	\$19.07	1.1%	13,926,535	83,000	20,000	0.1%	61,637	\$175	\$84,251,388	-21.2%	7.8%
East Cobb	6.1%	7.7%	\$19.15	0.3%	3,552,630	9,976	18,200	0.5%	12,014	\$155	\$32,937,051	162.2%	7.9%
I-20 East/Conyers	7.9%	7.5%	\$20.70	0.1%	4,395,930	0	12,000	0.3%	31,530	\$147	\$21,675,500	-23.1%	7.9%
Bartow County	5.5%	6.0%	\$17.86	0.2%	1,439,932	0	11,000	0.8%	-56,716	\$146	\$5,238,870	6.3%	8.4%
Walton County	3.2%	7.0%	\$20.05	1.7%	1,196,470	0	10,560	0.9%	10,572	\$161	\$5,814,000	5.0%	7.8%
Chamblee/Dville/N D Hills	10.1%	11.6%	\$23.64	0.0%	12,172,540	165,903	0	0.0%	-45,541	\$164	\$41,061,000	-42.1%	7.7%
Norcross/Peachtree Corners	20.2%	21.3%	\$19.99	1.1%	10,553,644	0	0	0.0%	-39,062	\$134	\$104,952,674	-17.9%	7.9%
Decatur	5.1%	5.6%	\$25.40	-0.2%	7,558,306	52,388	0	0.0%	-43,540	\$185	\$16,923,748	-56.4%	7.5%
Lawrenceville/Lilburn	7.6%	8.8%	\$20.19	1.7%	7,528,450	31,089	0	0.0%	-73,406	\$137	\$44,698,395	35.5%	8.2%
South Clayton/Henry Cnty	5.0%	6.1%	\$19.57	1.3%	4,712,260	9,800	0	0.0%	17,271	\$161	\$34,321,009	-8.1%	8.4%
Gainesville/Hall County	6.5%	5.9%	\$19.33	0.4%	5,035,839	0	0	0.0%	8,644	\$131	\$66,844,008	117.5%	9.2%
Douglasville/Lithia Springs	5.0%	7.7%	\$19.31	-1.0%	3,048,339	0	0	0.0%	23,412	\$149	\$17,985,000	-27.4%	7.8%
Outlying Bibb County	13.6%	15.1%	\$15.38	0.3%	2,044,930	0	0	0.0%	-103,695	\$106	\$6,915,030	-16.7%	9.6%
Suburban Macon	8.4%	8.8%	\$13.70	0.3%	2,422,196	867	0	0.0%	-35,610	\$83	\$7,177,886	56.5%	10.0%
Villa Rica/West Outlying	5.6%	5.7%	\$20.30	0.4%	1,390,866	3,000	0	0.0%	37,119	\$142	\$2,026,506	-35.9%	7.7%
Stone Mountain	3.8%	4.8%	\$20.97	0.3%	1,355,935	0	0	0.0%	-4,639	\$144	\$4,277,300	-43.5%	8.2%

Atlanta Office Market Statistics Vacancy Rate (CoStar)

VACANCY RATE



Office Trends

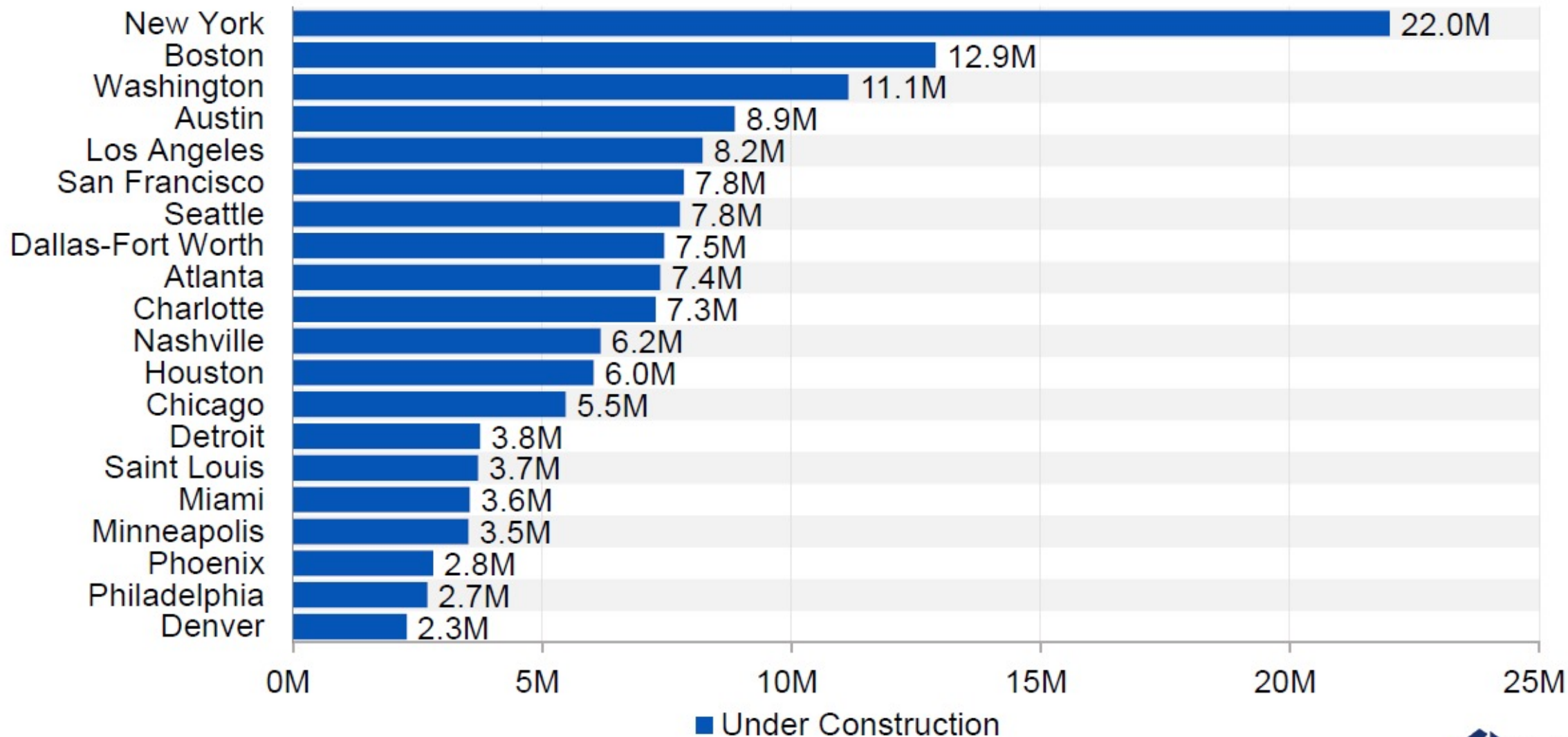
Most Space Under Construction

A

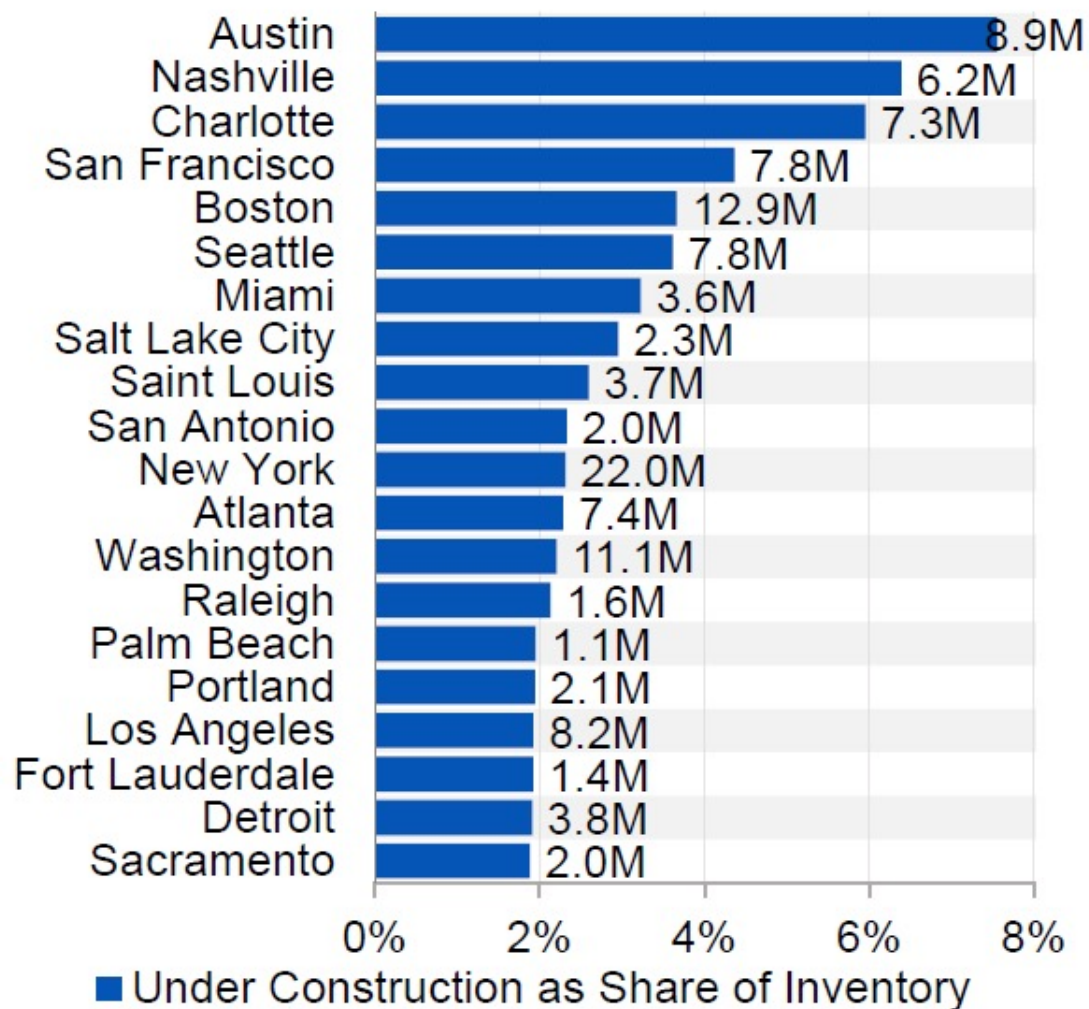
ARC

regional impact + local relevance

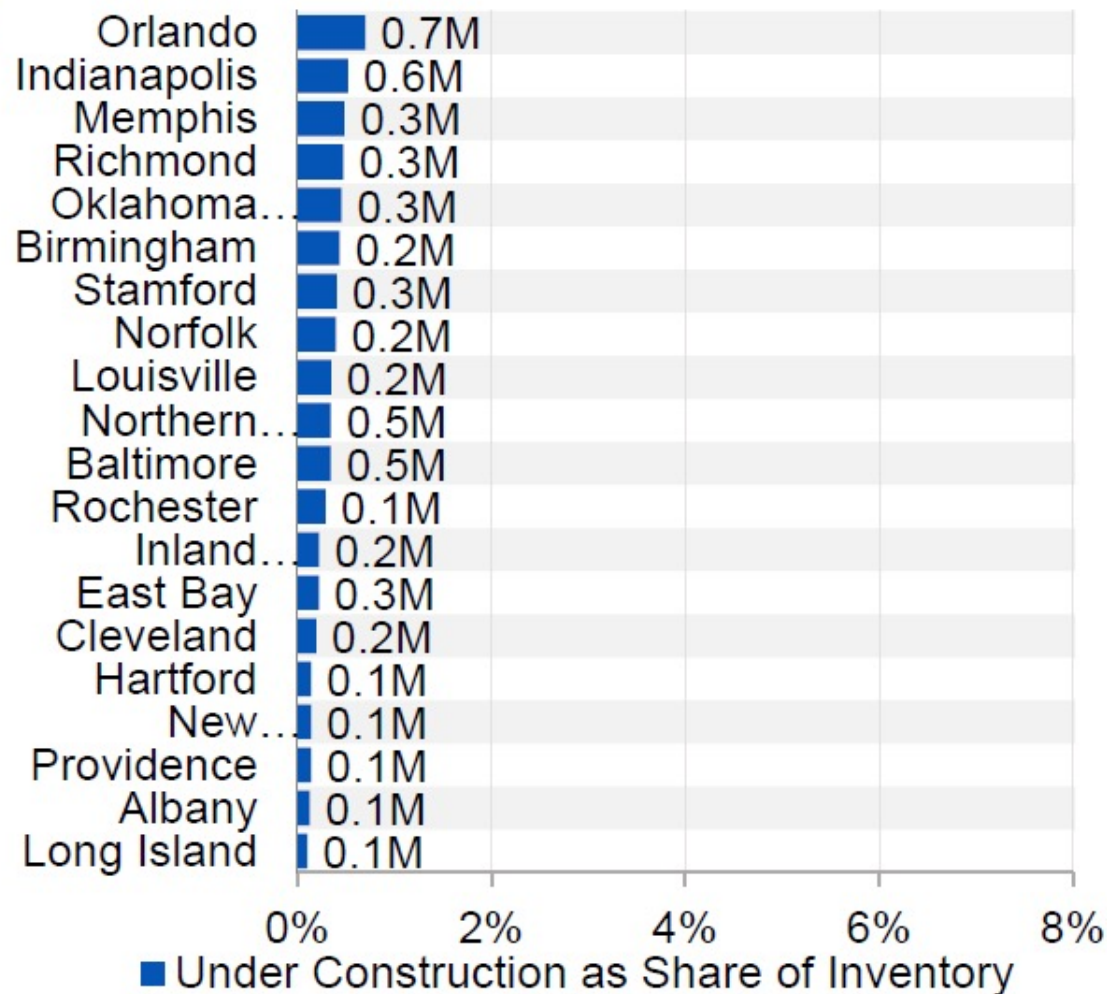
+



Space Under Construction As Share of Inventory



Note: Includes markets with 100M+ SF inventory.



Note: Includes markets with 100M+ SF inventory.

JOBSEQ Atlanta-Sandy Springs-Alpharetta, GA MSA, 2020Q3¹

NAICS	Industry	Current			1-Year History		10-Year Forecast					
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth	
493	Warehousing and Storage	38,673	\$42,107	1.51	4,199	12.2%	56,170	18,885	30,645	6,640	1.6%	
621	Ambulatory Health Care Services	145,465	\$66,463	0.97	3,134	2.2%	172,252	66,239	72,240	33,773	2.1%	
551	Management of Companies and Enterprises	75,267	\$137,895	1.73	2,204	3.0%	81,666	26,482	45,366	9,817	1.2%	
492	Couriers and Messengers	24,505	\$41,573	1.34	1,783	7.8%	34,860	11,698	18,747	4,415	1.7%	
518	Data Processing, Hosting, and Related Services	13,450	\$132,731	1.91	1,757	15.0%	14,826	4,106	8,217	2,503	1.7%	
445	Food and Beverage Stores	59,267	\$26,353	1.02	1,480	2.6%	93,121	41,307	48,265	3,550	0.6%	
524	Insurance Carriers and Related Activities	57,313	\$93,363	1.20	1,116	2.0%	60,173	21,667	33,492	5,014	0.8%	
444	Building Material and Garden Equipment and Supplies Dealers	22,819	\$34,597	0.92	947	4.3%	32,576	13,096	17,678	1,802	0.8%	
522	Credit Intermediation and Related Activities	46,905	\$109,654	0.94	751	1.6%	50,993	17,592	29,163	4,238	0.9%	
511	Publishing Industries (except Internet)	21,224	\$122,968	1.45	639	3.1%	23,577	6,774	13,290	3,513	1.5%	
236	Construction of Buildings	37,292	\$76,543	0.99	490	1.3%	40,309	13,468	22,790	4,050	1.0%	
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	14,975	\$201,345	0.79	478	3.3%	15,077	4,674	8,995	1,407	0.9%	
926	Administration of Economic Programs	7,482	\$90,346	0.63	464	6.6%	7,125	2,813	3,964	349	0.5%	
999	Unclassified	7,422	\$63,516	2.55	426	6.1%	9,693	3,722	5,100	870	1.1%	
447	Gasoline Stations	13,892	\$30,046	0.80	410	3.0%	23,930	11,262	12,175	492	0.3%	
238	Specialty Trade Contractors	105,357	\$56,103	1	-1,921	-1.80%	121,967	39,077	71,367	11,523	1.00%	
541	Professional, Scientific, and Technical Services	232,060	\$94,531	1.17	-1,925	-0.80%	253,384	79,144	134,488	39,752	1.60%	
424	Merchant Wholesalers, Nondurable Goods	38,379	\$68,909	0.97	-2,020	-5.00%	45,230	16,422	26,468	2,340	0.60%	
711	Performing Arts, Spectator Sports, and Related Industries	15,043	\$54,824	1.06	-2,457	-14.00%	20,277	8,492	9,940	1,846	1.20%	
611	Educational Services	219,269	\$55,731	0.94	-2,688	-1.20%	230,012	101,357	109,425	19,230	0.80%	
624	Social Assistance	53,033	\$28,448	0.65	-3,087	-5.50%	84,261	36,083	35,017	13,161	2.20%	
812	Personal and Laundry Services	44,913	\$26,111	1.18	-3,882	-8.00%	65,335	28,891	29,219	7,225	1.50%	
622	Hospitals	90,031	\$66,881	0.74	-4,465	-4.70%	83,393	35,233	37,511	10,649	1.10%	
721	Accommodation	22,305	\$30,718	0.7	-4,599	-17.10%	33,488	14,282	17,589	1,616	0.70%	
512	Motion Picture and Sound Recording Industries	12,808	\$61,339	1.79	-4,656	-26.70%	19,717	7,797	9,626	2,295	1.70%	
713	Amusement, Gambling, and Recreation Industries	22,994	\$23,770	0.75	-5,183	-18.40%	43,652	17,124	21,591	4,937	2.00%	
448	Clothing and Clothing Accessories Stores	21,459	\$22,538	1.07	-5,876	-21.50%	32,184	13,247	16,961	1,976	0.90%	
481	Air Transportation	25,903	\$111,908	2.87	-6,609	-20.30%	30,225	10,843	16,743	2,638	1.00%	
561	Administrative and Support Services	225,721	\$44,754	1.33	-13,838	-5.80%	304,195	117,336	158,854	28,004	1.20%	
722	Food Services and Drinking Places	213,756	\$19,943	1.09	-26,528	-11.00%	412,085	167,810	211,997	32,278	1.40%	

Burning Glass Job Postings 19-20 compared to 20-21

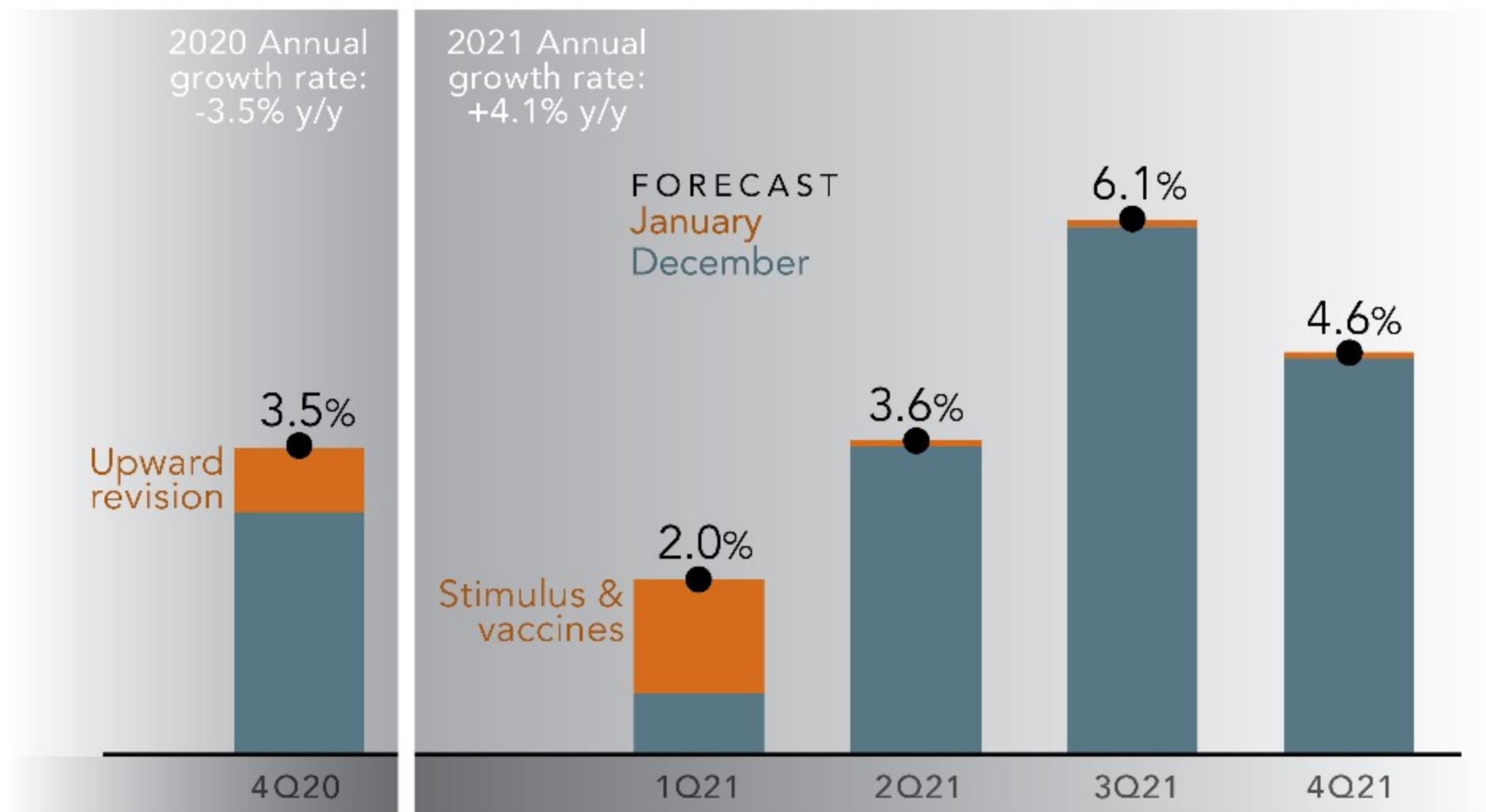
March 2019-2020 Occupation	19-20	20-21	Change	March 20-2021 Occupation	Job Postings
Registered Nurses	28,131	31,910	3,779	Registered Nurses	31,910
Software Developers, Applications	26,724	12,847	-13,877	Heavy and Tractor-Trailer Truck Drivers	28,768
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	21,342	17,364	-3,978	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	17,364
Retail Salespersons	18,246	16,958	-1,288	Retail Salespersons	16,958
Customer Service Representatives	13,215	12,830	-385	Software Developers, Applications	12,847
Managers, All Other	12,610	9,553	-3,057	Customer Service Representatives	12,830
First-Line Supervisors of Retail Sales Workers	11,818	11,609	-209	First-Line Supervisors of Retail Sales Workers	11,609
Heavy and Tractor-Trailer Truck Drivers	11,472	28,768	17,296	Managers, All Other	9,553
Sales Managers	7,732	5,963	-1,769	Laborers and Freight, Stock, and Material Movers, Hand	9,483
Medical and Health Services Managers	7,466	7,563	97	Medical and Health Services Managers	7,563
Management Analysts	6,854	4,516	-2,338	Combined Food Preparation and Serving Workers, Including Fast Food	7,431
Food Service Managers	6,698	7,191	493	Food Service Managers	7,191
Computer Systems Engineers/Architects	6,582	3,858	-2,724	Critical Care Nurses	6,754
General and Operations Managers	6,534	5,963	-571	Maintenance and Repair Workers, General	6,174
Maintenance and Repair Workers, General	6,360	6,174	-186	Sales Managers	6,028
Combined Food Preparation and Serving Workers, Including Fast Food	5,988	7,431	1,443	General and Operations Managers	5,963
Computer Systems Analysts	5,686	3,298	-2,388	Waiters and Waitresses	5,063
Marketing Managers	5,450	4,778	-672	Nursing Assistants	4,980
Laborers and Freight, Stock, and Material Movers, Hand	5,389	9,483	4,094	Licensed Practical and Licensed Vocational Nurses	4,844
Waiters and Waitresses	5,351	5,063	-288	Marketing Managers	4,778
Computer User Support Specialists	5,303	2,954	-2,349	Automotive Specialty Technicians	4,631
Information Technology Project Managers	5,286	3,259	-2,027	Management Analysts	4,516
Accountants	5,067	3,136	-1,931	Insurance Sales Agents	4,068
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	5,034	3,503	-1,531	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	3,992
Web Developers	4,848	1,643	-3,205	Security Guards	3,943
Critical Care Nurses	4,440	6,754	2,314	Computer Systems Engineers/Architects	3,858
Financial Managers, Branch or Department	4,439	2,882	-1,557	Medical Secretaries	3,713
Financial Analysts	4,312	2,734	-1,578	Real Estate Sales Agents	3,687
Cooks, Restaurant	4,273	3,285	-988	Driver/Sales Workers	3,652
Nursing Assistants	4,100	4,980	880	Preschool Teachers, Except Special Education	3,604

Industry Snapshot in Perimeter Center (north of I-285), 20202q3 JobsEQ

		Current			1-Year History		10-Year Forecast				
NA ICS	Industry	Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
54	Professional, Scientific, and Technical Services	14,678	\$105,505	2.29	-9	-0.1%	16,230	5,027	8,543	2,660	1.7%
56	Administrative and Support and Waste Management and Remediation Services	14,286	\$55,162	2.48	-922	-6.1%	18,827	7,311	9,984	1,531	1.0%
52	Finance and Insurance	12,080	\$124,552	3.19	265	2.2%	12,487	4,385	7,226	876	0.7%
51	Information	8,451	\$121,268	4.65	-75	-0.9%	8,673	2,987	5,315	371	0.4%
55	Management of Companies and Enterprises	8,175	\$144,759	5.81	79	1.0%	8,537	2,840	4,865	832	1.0%
44	Retail Trade	5,910	\$38,093	0.63	-437	-6.9%	7,921	3,486	4,409	26	0.0%
62	Health Care and Social Assistance	5,417	\$65,643	0.40	-180	-3.2%	7,026	2,795	2,888	1,343	2.2%
72	Accommodation and Food Services	4,879	\$23,948	0.66	-889	-15.4%	8,773	3,661	4,610	502	1.0%
42	Wholesale Trade	4,830	\$97,547	1.38	71	1.5%	5,329	1,937	3,216	175	0.4%
53	Real Estate and Rental and Leasing	2,834	\$76,694	1.77	-36	-1.2%	3,132	1,341	1,608	183	0.6%
23	Construction	2,154	\$73,384	0.40	-45	-2.1%	2,323	780	1,398	146	0.7%
61	Educational Services	2,134	\$64,342	0.28	-32	-1.5%	2,301	996	1,075	230	1.0%
48	Transportation and Warehousing	1,805	\$49,485	0.42	-146	-7.5%	2,276	867	1,173	237	1.2%
81	Other Services (except Public Administration)	1,724	\$40,521	0.43	-121	-6.5%	2,252	940	1,123	188	1.0%
31	Manufacturing	1,085	\$69,843	0.14	-61	-5.3%	1,073	409	700	-37	-0.3%
71	Arts, Entertainment, and Recreation	448	\$44,942	0.28	-97	-17.8%	777	308	380	90	1.8%
92	Public Administration	275	\$74,313	0.06	0	0.0%	271	109	148	13	0.5%
99	Unclassified	233	\$73,346	2.49	12	5.5%	301	117	160	25	1.0%
21	Mining, Quarrying, and Oil and Gas Extraction	57	\$142,992	0.16	-1	-1.7%	74	21	43	11	1.8%
22	Utilities	39	\$122,103	0.08	-1	-3.4%	22	11	20	-8	-2.5%
11	Agriculture, Forestry, Fishing and Hunting	33	\$47,761	0.03	0	-1.1%	41	16	21	4	1.1%
	Total - All Industries	91,527	\$75,332	1.00	-2,626	-2.8%	113,701	44,599	59,801	9,302	1.0%

Upgrade of US GDP Forecast

Quarter-over-quarter, seasonally adjusted, annualized rate

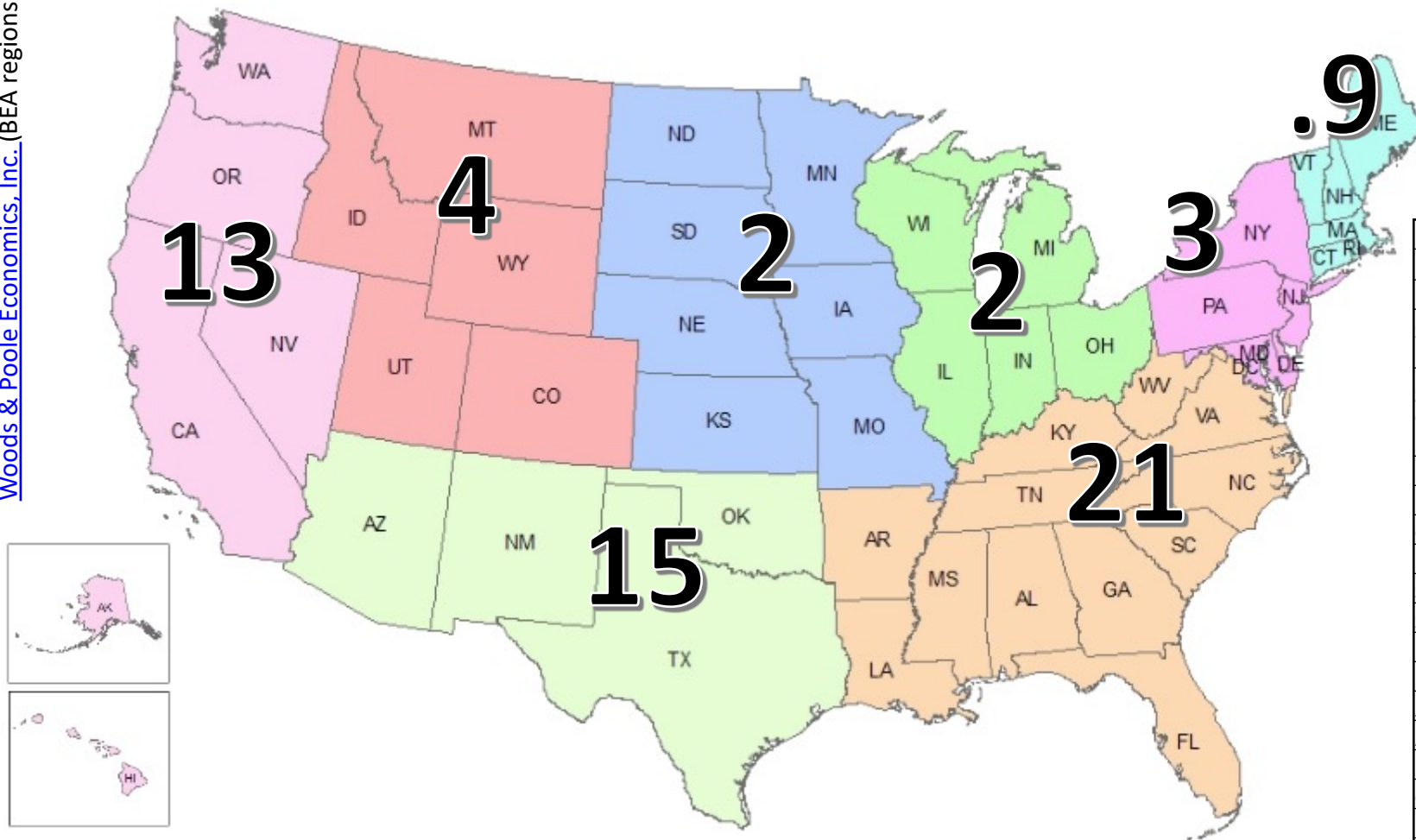


Note: The average quarterly growth rate from 2015 to 2019 was 2.4 percent

Source: The Conference Board

© 2021 The Conference Board, Inc.

US Regions Growth 2020-2050 *Big Numbers in Millions*



U.S. Bureau of Economic Analysis Regions

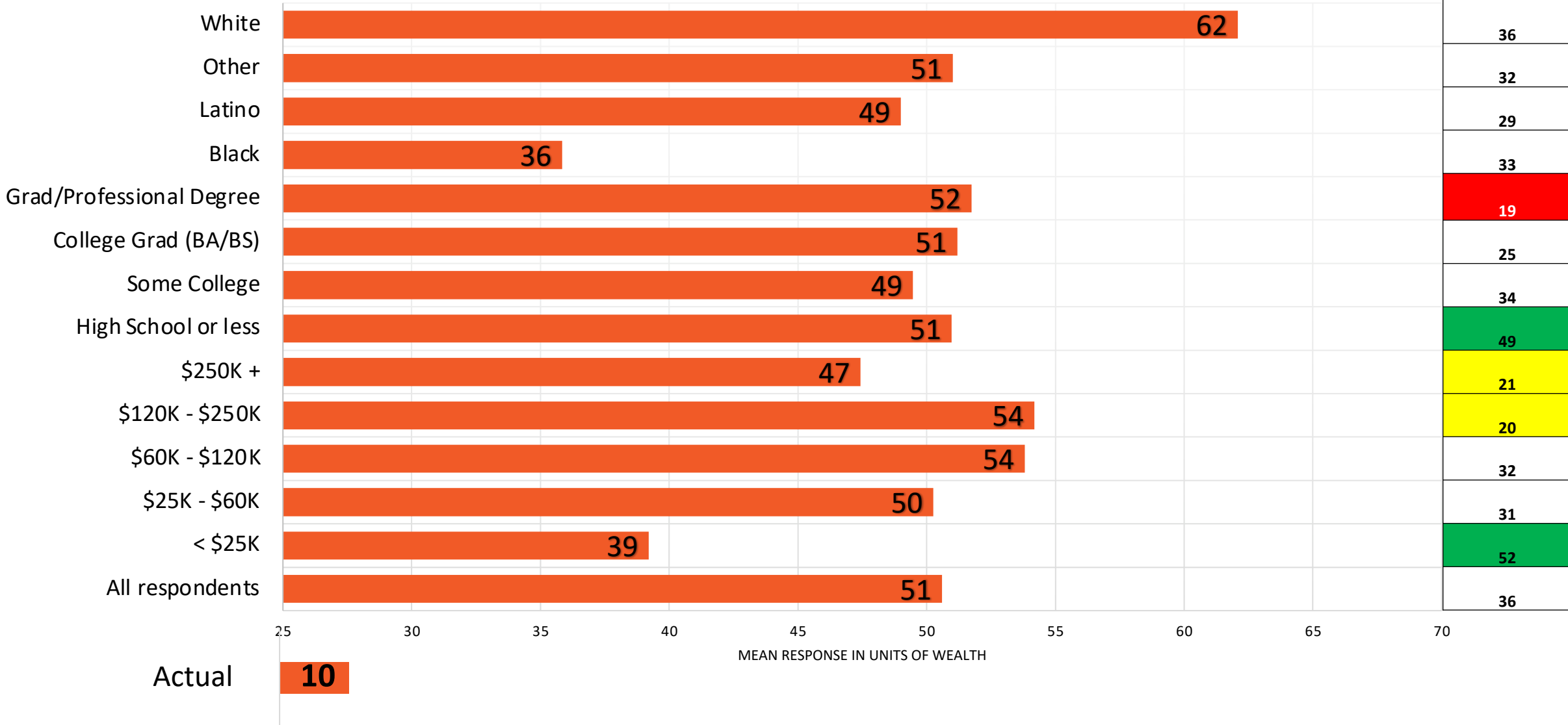
New England Region	Great Lakes Region	Southwest Region
Mid-east Region	Plains Region	Far West Region
South-east Region	Rocky Mountain Region	

In Thousands				
NAME	2020	2050	Change	% Change
UNITED STATES	331,473	392,768	61,296	18%
SUM OF METRO COUNTIES (IN MSA OR MICRO)	313,239	374,094	60,854	19%
SUM OF NON-METRO COUNTIES (NOT IN MSA OR MICRO)	18,234	18,675	441	2%
NEW ENGLAND	14,946	15,841	894	6%
MIDEAST	49,261	51,975	2,714	6%
GREAT LAKES	47,144	48,807	1,663	4%
PLAINS	21,580	24,068	2,488	12%
SOUTHEAST	85,816	107,248	21,432	25%
SOUTHWEST	42,856	58,148	15,292	36%
ROCKY MOUNTAIN	12,511	16,626	4,115	33%
FAR WEST	57,359	70,057	12,698	22%
ALABAMA	4,932	5,455	524	11%
ARKANSAS	3,049	3,535	487	16%
FLORIDA	21,801	29,876	8,076	37%
GEORGIA	10,731	14,026	3,295	31%
KENTUCKY	4,507	4,962	455	10%
LOUISIANA	4,691	5,009	318	7%
MISSISSIPPI	3,009	3,267	258	9%
NORTH CAROLINA	10,584	13,657	3,073	29%
SOUTH CAROLINA	5,176	6,553	1,377	27%
TENNESSEE	6,869	8,258	1,389	20%
VIRGINIA	8,656	10,764	2,109	24%
WEST VIRGINIA	1,812	1,884	72	4%

Understanding What We Know About Wealth Equity

If a typical white family in the United States has 100 units of overall wealth, how many units of overall wealth does the typical Black family have?

% Ans
Don't
Know



Questions?

ARC

regional impact + local relevance

+



<http://www.atlantaregional.org/>



<http://33n.atlantaregional.com/>



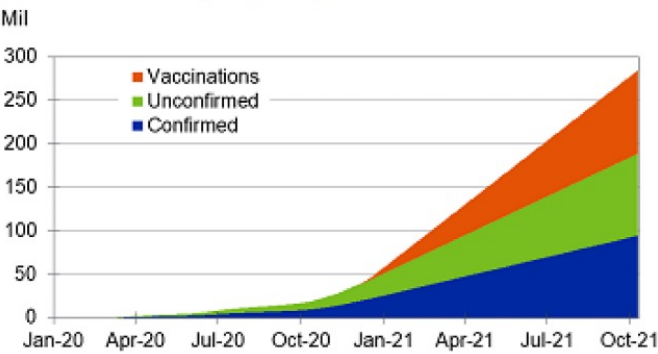
<http://www.neighborhoodnexus.org/>

Mike Alexander, AICP
Director, Center for Livable Communities
Atlanta Regional Commission
malexander@atlantaregional.com

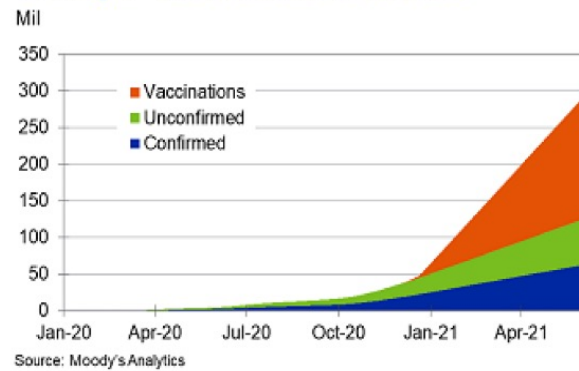
The COVID Vaccine Update

Reaching Herd Immunity Status (Which is Changing)

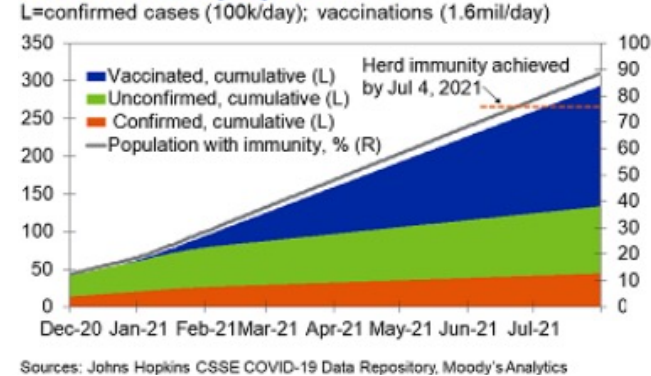
Herd Immunity by September?



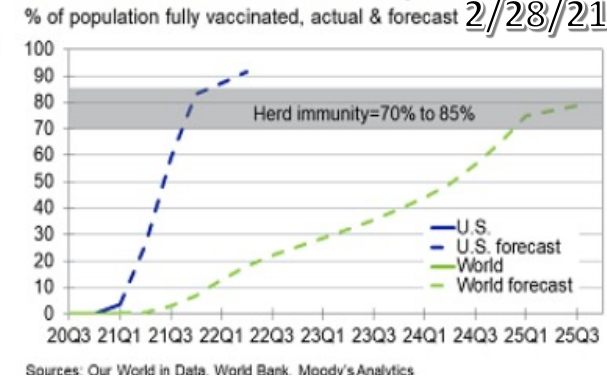
Or May if Vaccinations Accelerate



Herd Immunity by Summer



U.S. Reaches Herd Immunity First

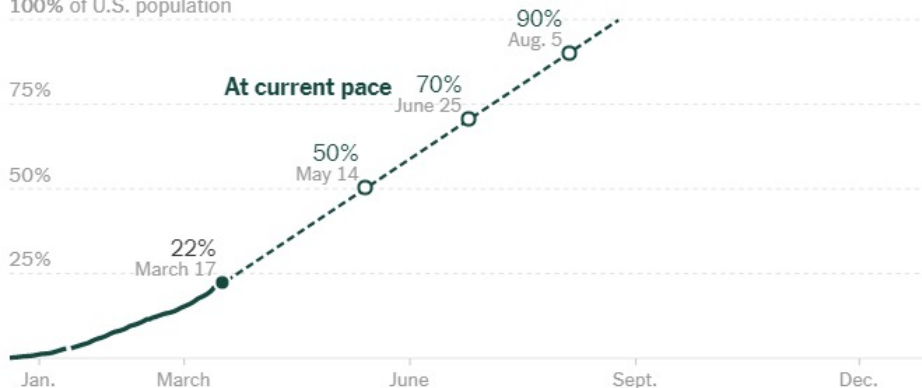


When a given share of the U.S. population might be at least partially vaccinated

The current vaccination rate is based on the average daily increase in newly vaccinated people over the past week. This includes people given the single-dose Johnson & Johnson vaccine and the first shot of the two-dose series made by Moderna or Pfizer-BioNTech.

7-day average: 1.6 million newly vaccinated people

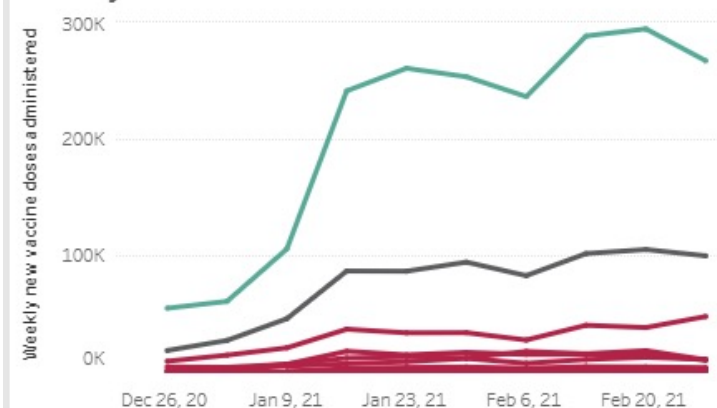
100% of U.S. population



Source: Centers for Disease Control and Prevention | Note: Data from Dec. 20 to Jan. 12 are for all doses administered. Data for Jan. 13 is unavailable. Projections could change if additional vaccines are authorized.

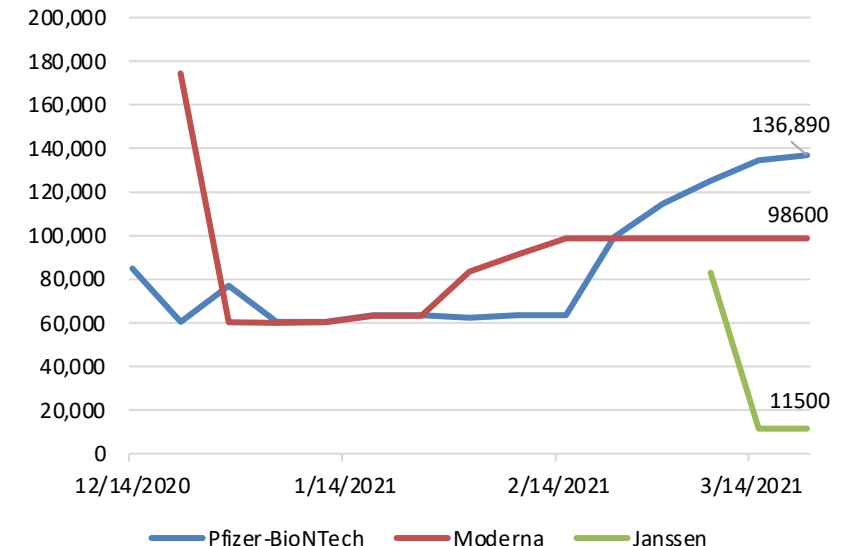
<https://www.nytimes.com/interactive/2020/us/covid-19-vaccine-doses.html>

Weekly new vaccinations



<https://33n.atlantaregional.com/friday-factday/covid-19-local-cases-report>

COVID-19 Vaccine Distribution Allocations Georgia



<https://data.cdc.gov/browse?q=COVID-19%20Vaccine%20Distribution%20Allocations%20by%20Jurisdiction%20-%20Moderna&sortBy=relevance>

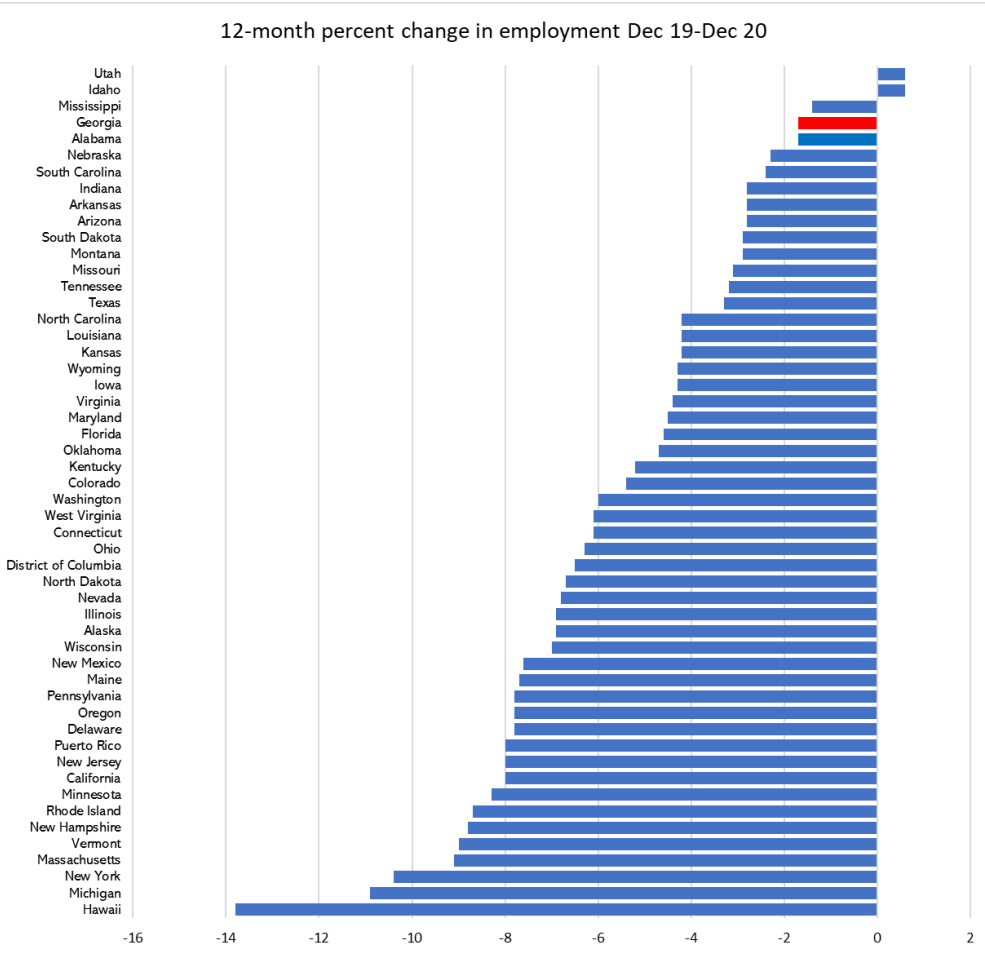
Mark Zandi

•Behind this optimism over the economy's prospects is the expectation that the U.S. will achieve herd immunity sometime between Memorial Day and July Fourth. Close to 50 million Americans have received their first shot of a vaccine, and an estimated 50 million more presumably have some degree of immunity after being infected by the COVID-19 virus. Herd immunity will be safely achieved when about three-fourths of the population, or another 150 million people, are vaccinated or get sick. If vaccinations average a very doable 1.5 million a day, and confirmed infections average 50,000 per day, **then July Fourth seems like a conservative estimate** of when households will feel confident about ending their various degrees of self-quarantining. The U.S. will be among the first nations to achieve herd immunity, with much of the rest of the world reaching this milestone much later. This is due to a lack of resources and poor healthcare systems in parts of the emerging world, though less sickness in much of the Asia-Pacific region has allowed it to manage the virus well. We don't expect global herd immunity **until mid-decade**.

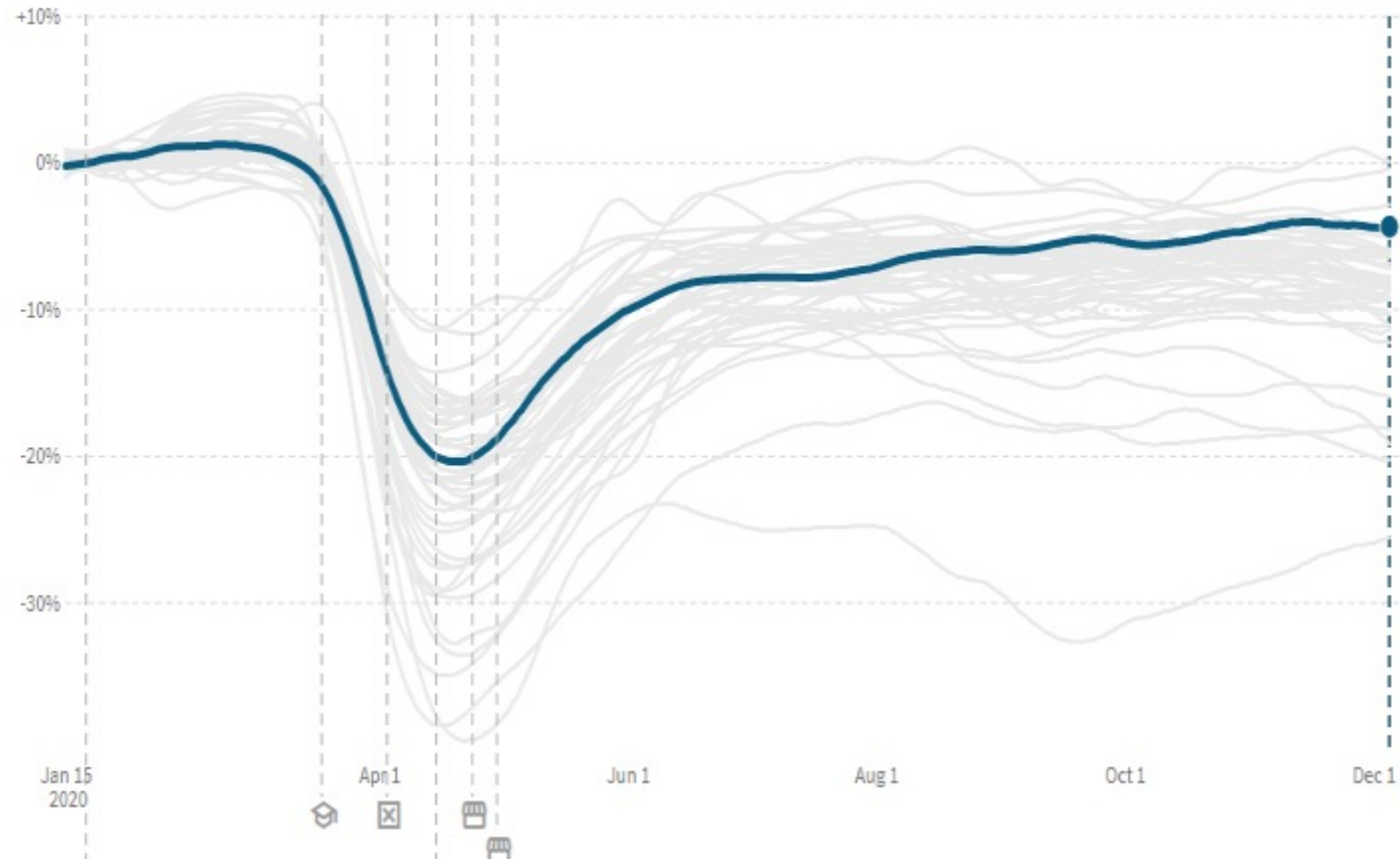
<https://www.economy.com/economicview/analysis/383312/This-Week-in-the-COVID-Crisis>

Economic Recovery with COVID Impacts

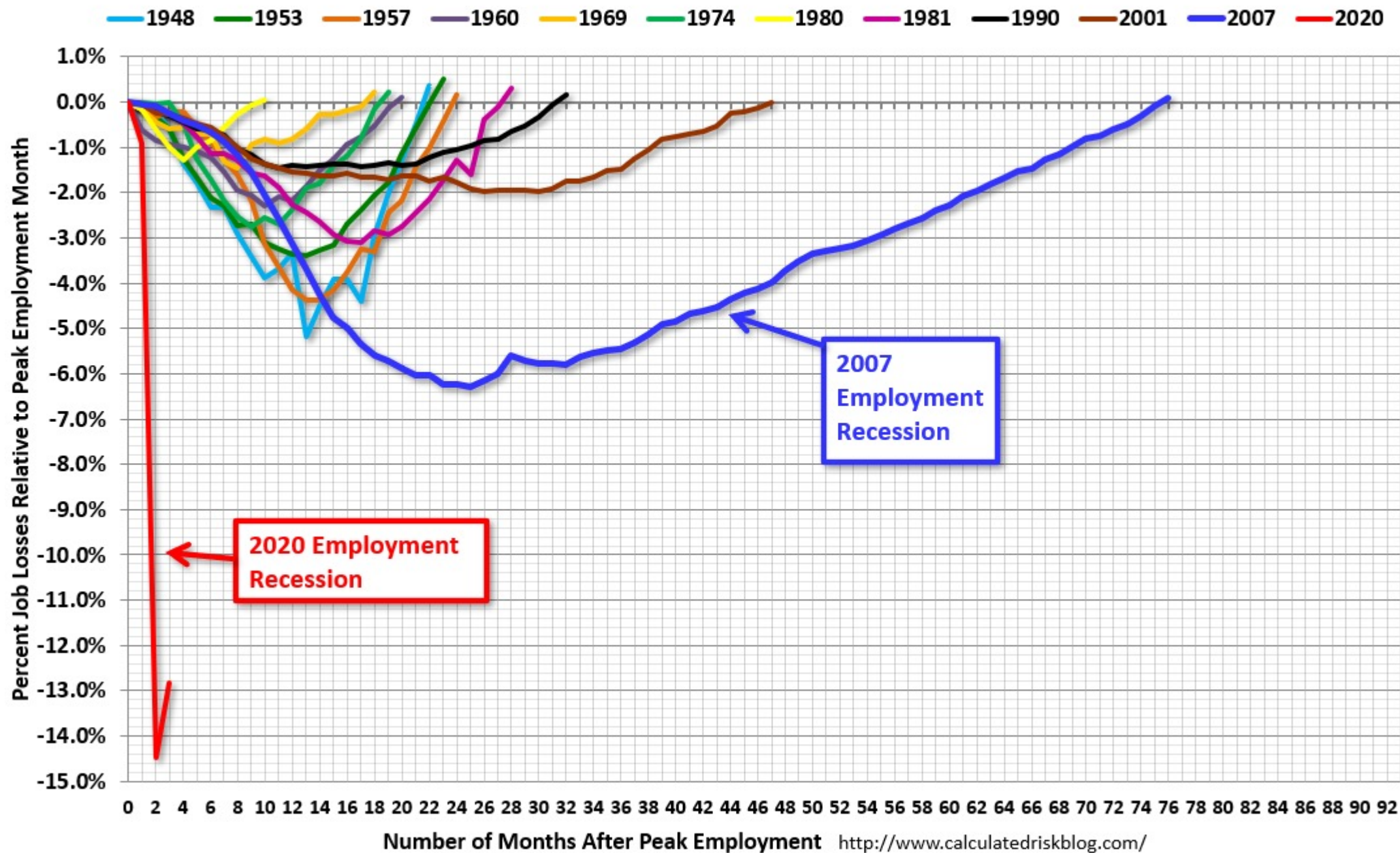
Georgia 4th fewest job losses (Dec 19-20)



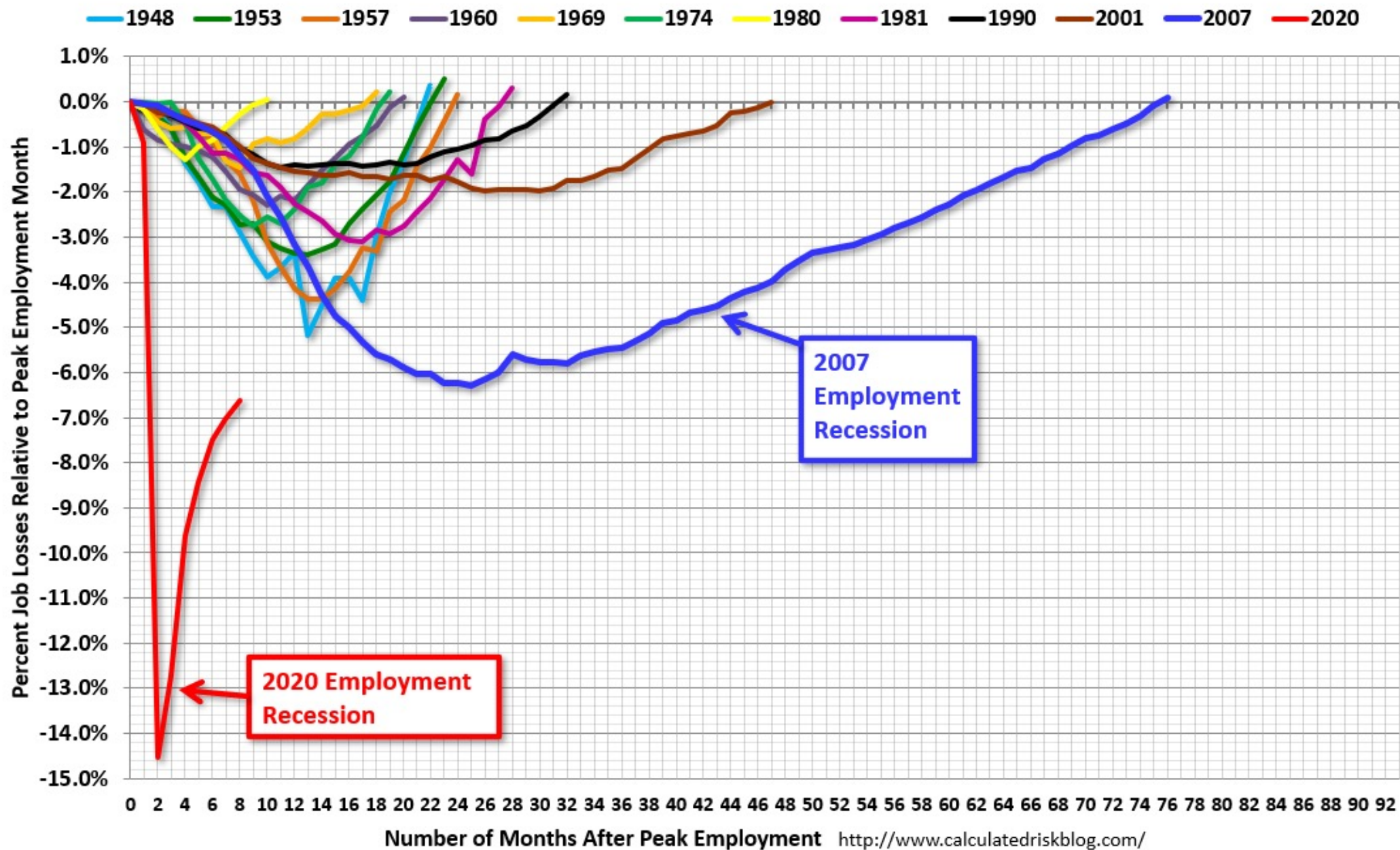
In Georgia, as of December 05 2020, employment rates decreased by **4.4%** compared to January 2020 (not seasonally adjusted).



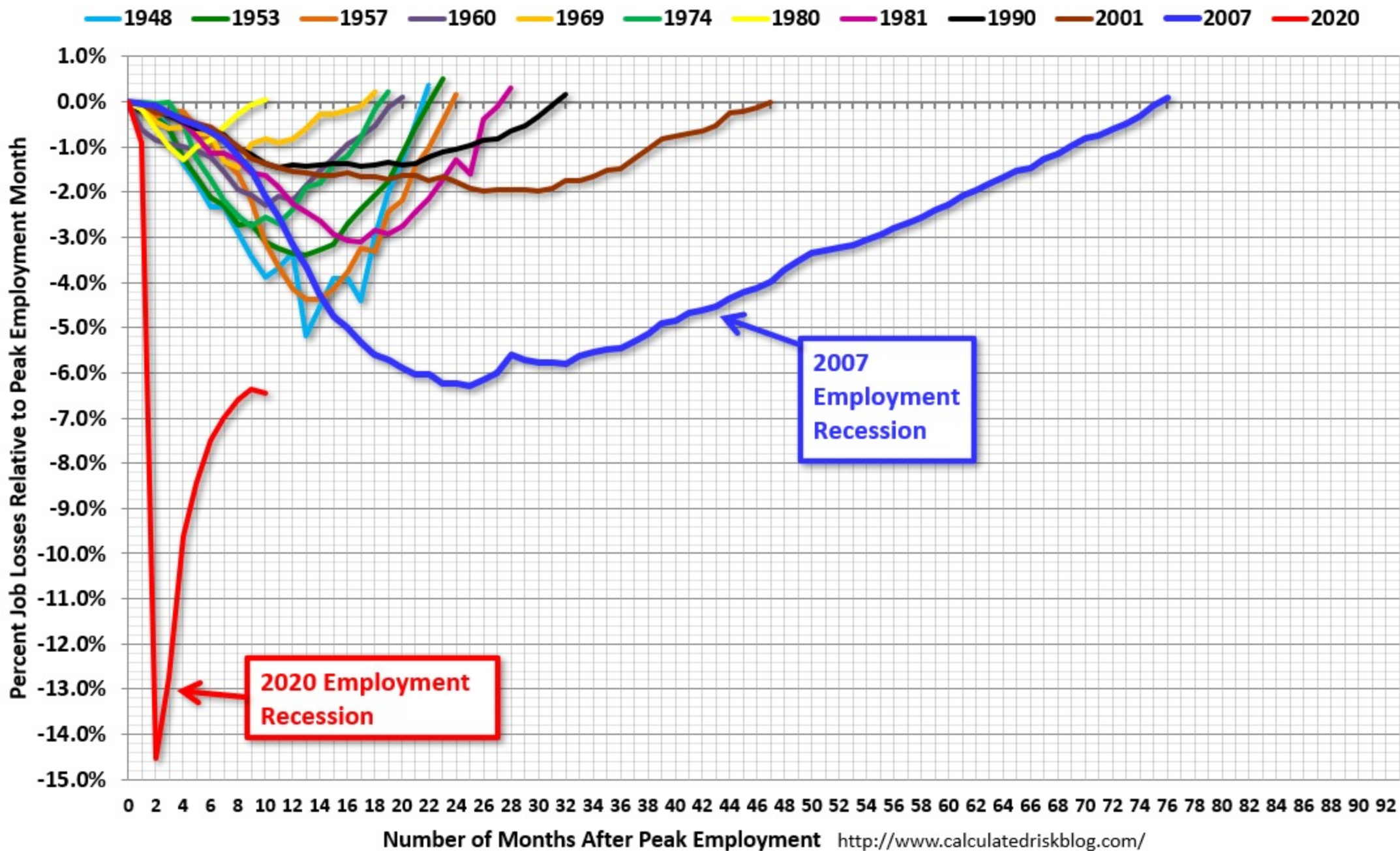
Percent Job Losses in Post WWII Recessions



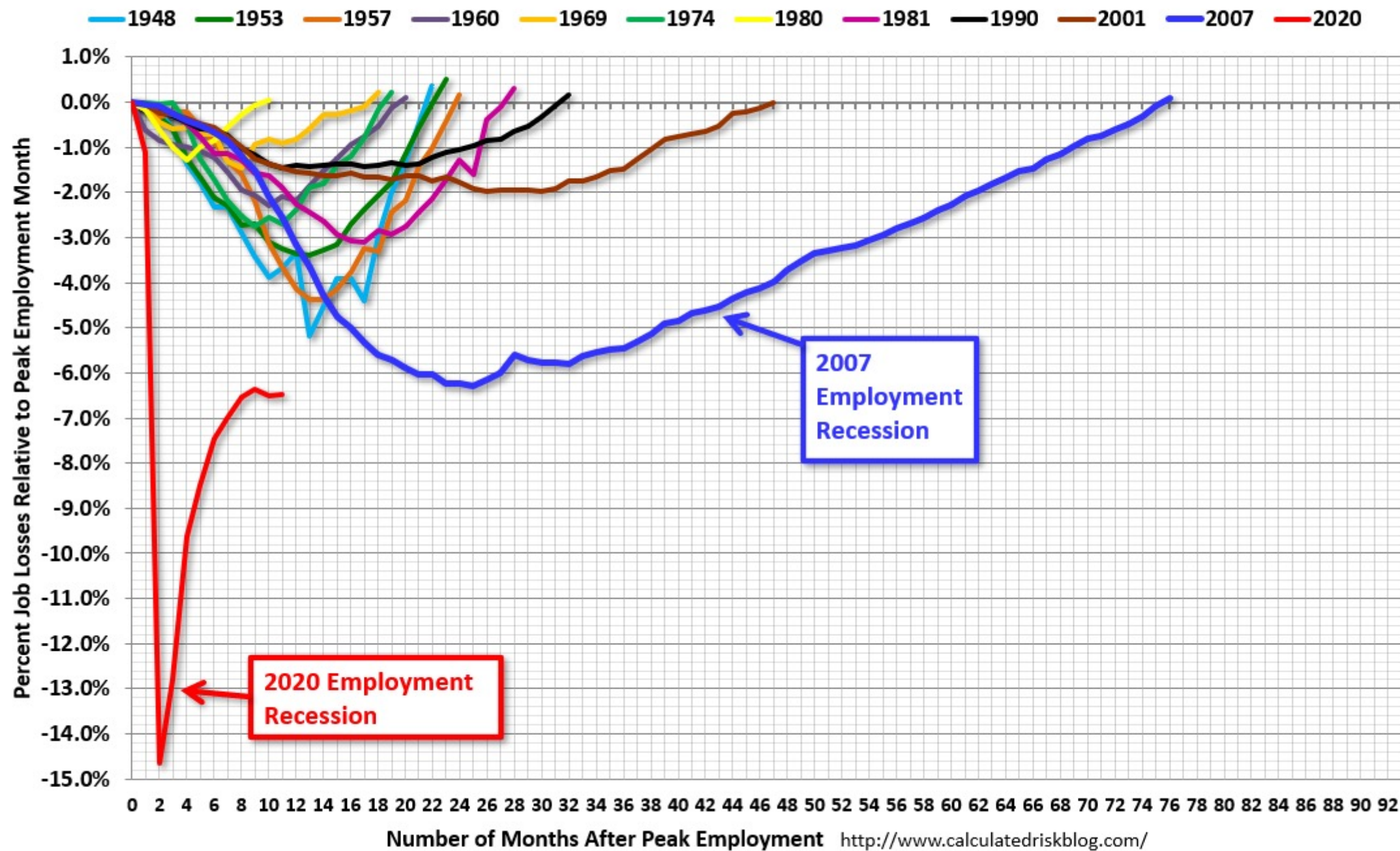
Percent Job Losses in Post WWII Recessions



Percent Job Losses in Post WWII Recessions

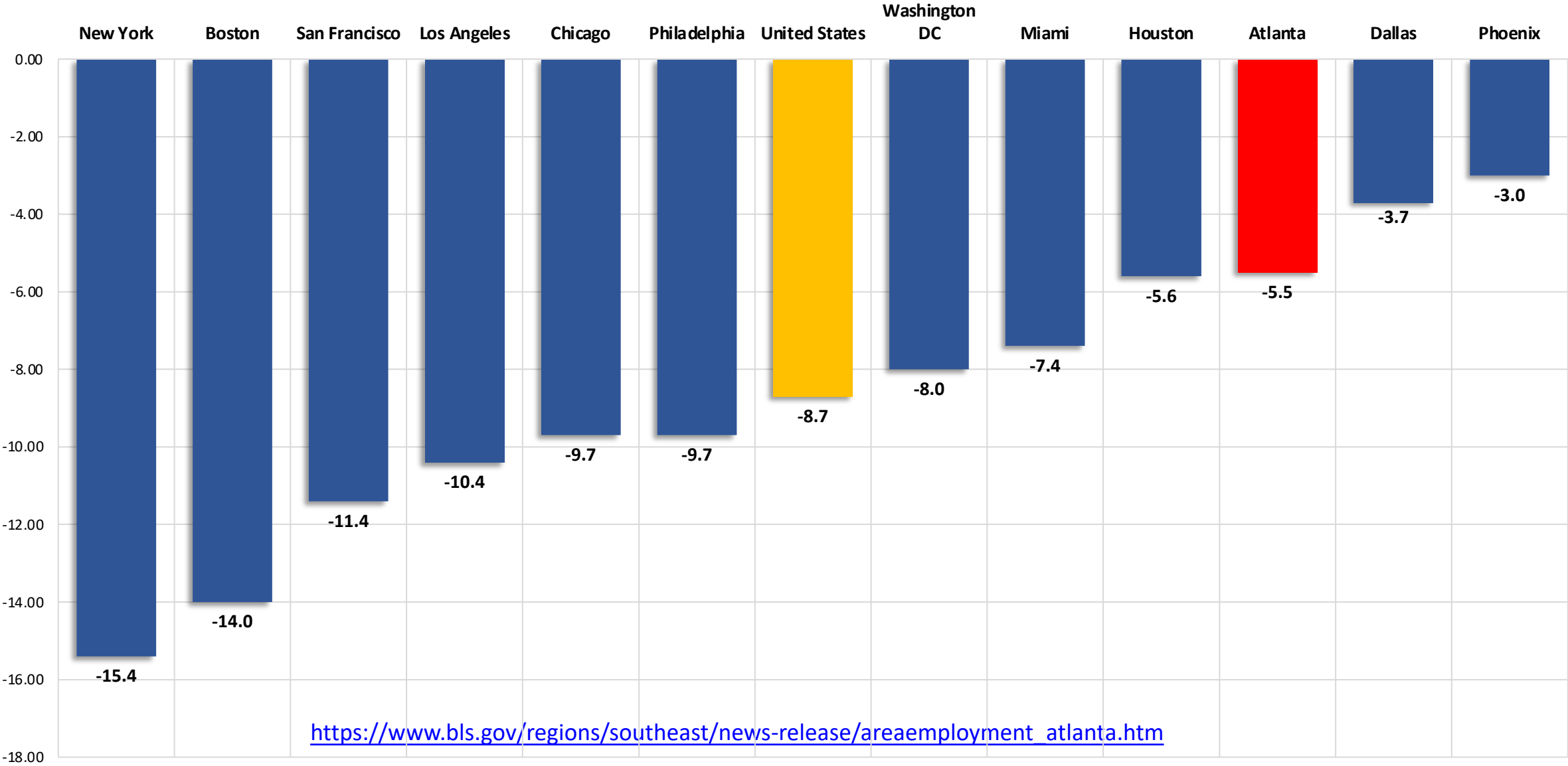


Percent Job Losses in Post WWII Recessions



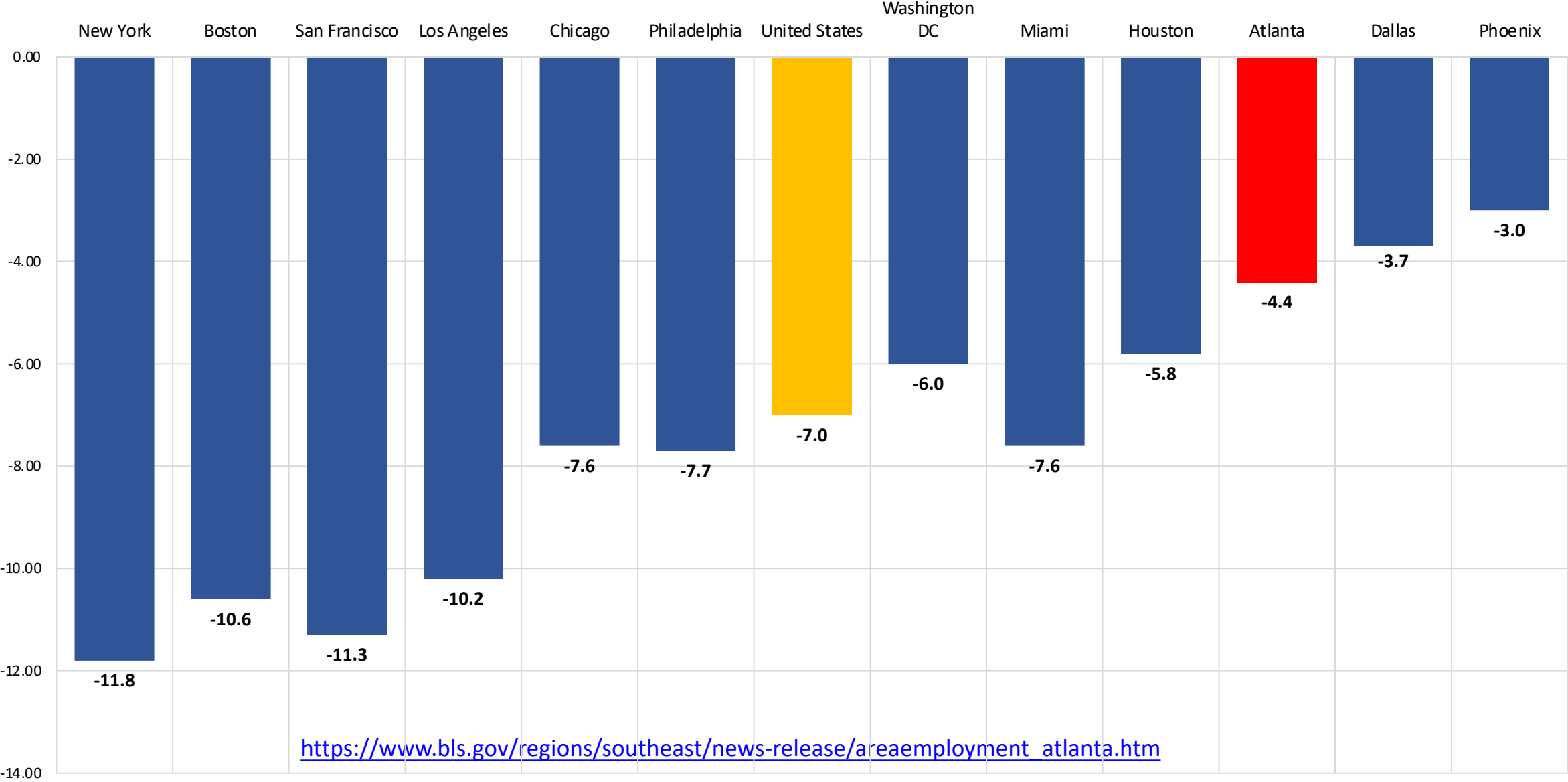
Metro Year-Over-Year Percent Job DECLINE June2019-2020

Year-Over-Year Percent Job DECLINE June2019-2020



Metro Year-Over-Year Percent Job DECLINE Aug 2019-2020

Year-Over-Year Percent Job DECLINE Aug2019-2020



https://www.bls.gov/regions/southeast/news-release/areaemployment_atlanta.htm

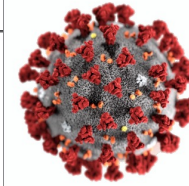
Metro Year-Over-Year Percent Job DECLINE Oct 2019-2020

Year-Over-Year Percent Job DECLINE Oct2019-2020



https://www.bls.gov/regions/southeast/news-release/areaemployment_atlanta.htm

Sector Recovery

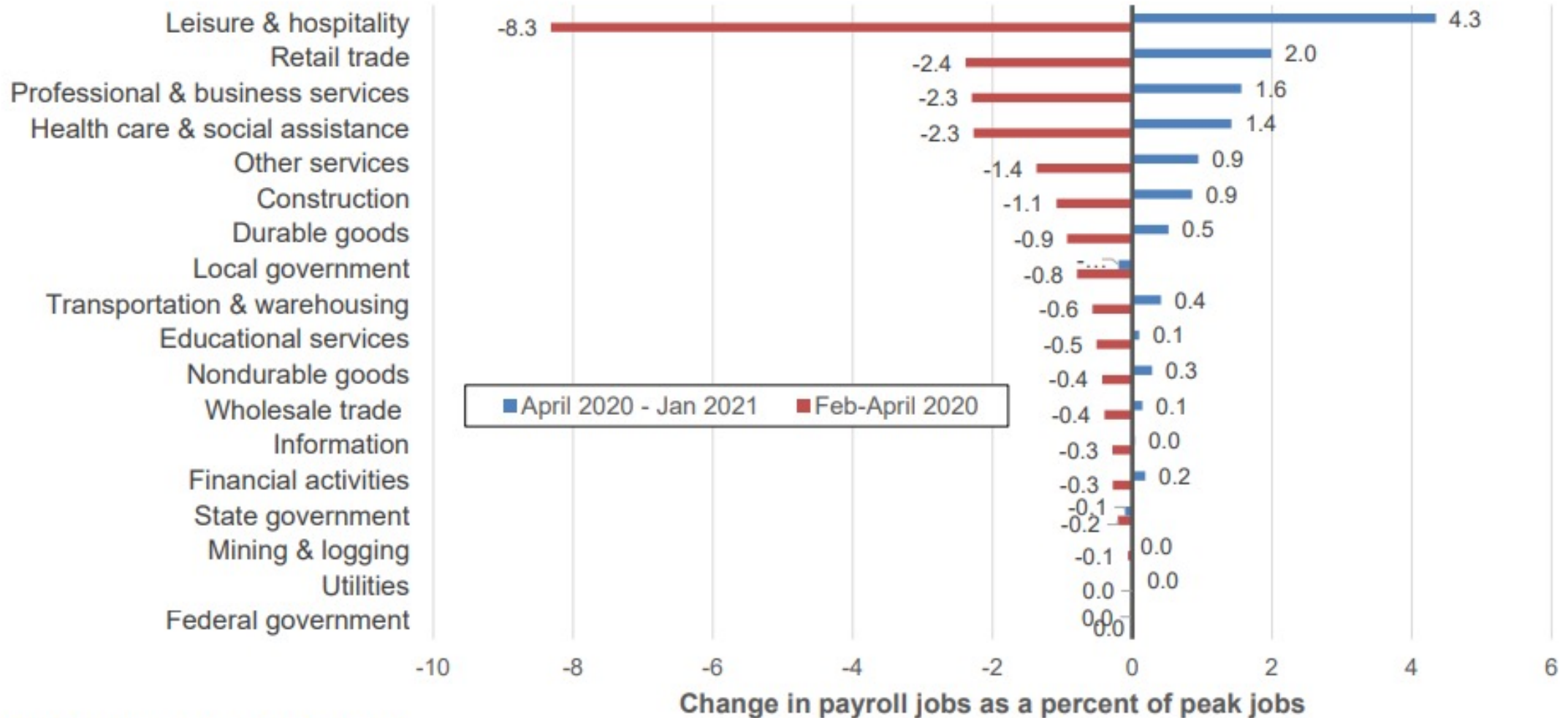


Erica L. Groshen
Cornell U. -ILR

NABE Seminar
February 24, 2021



5 Payroll jobs lost and regained highly correlated (in millions)

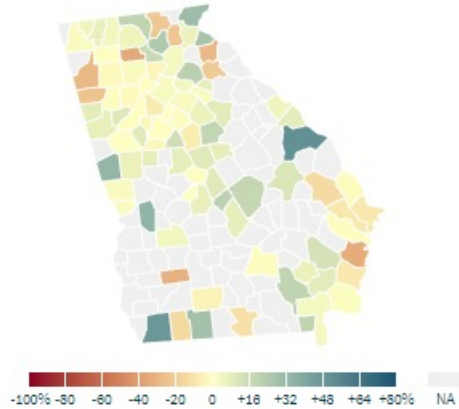


Source: Bureau of Labor Statistics

Georgia Consumer Spending is Strong

Percent Change in All Consumer Spending ⓘ

Georgia ▼ Total Spending



Total

☒ Total

Industry

- ☐ Entertainment & Rec.
- ☐ Grocery
- ☐ Health Care
- ☐ Restaurants & Hotels
- ☐ Retail
- ☐ Transportation

Consumer ZIP Income

- ☐ Low Income
- ☐ Middle Income
- ☐ High Income

In **Georgia**, as of February 14, 2021, total spending by all consumers increased by **1.2%** compared to January 2020.

DOWNLOAD CHART

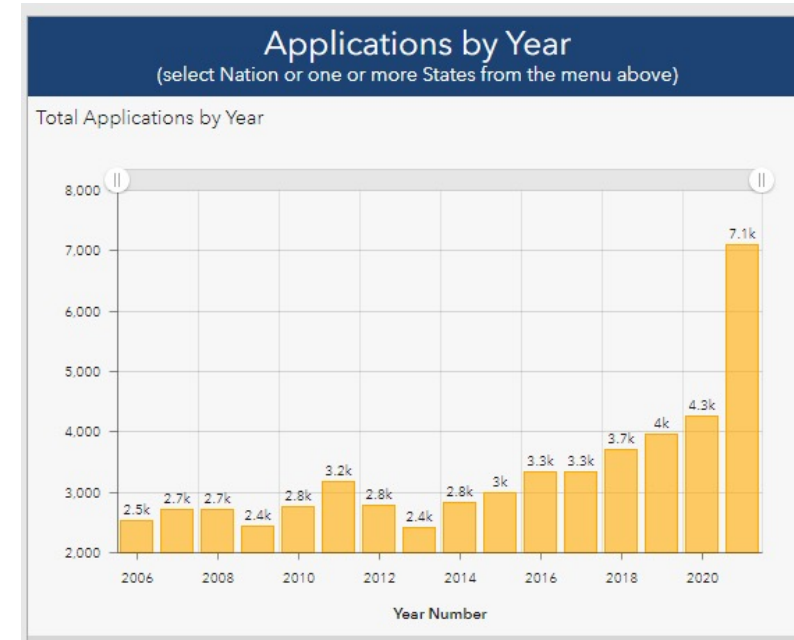
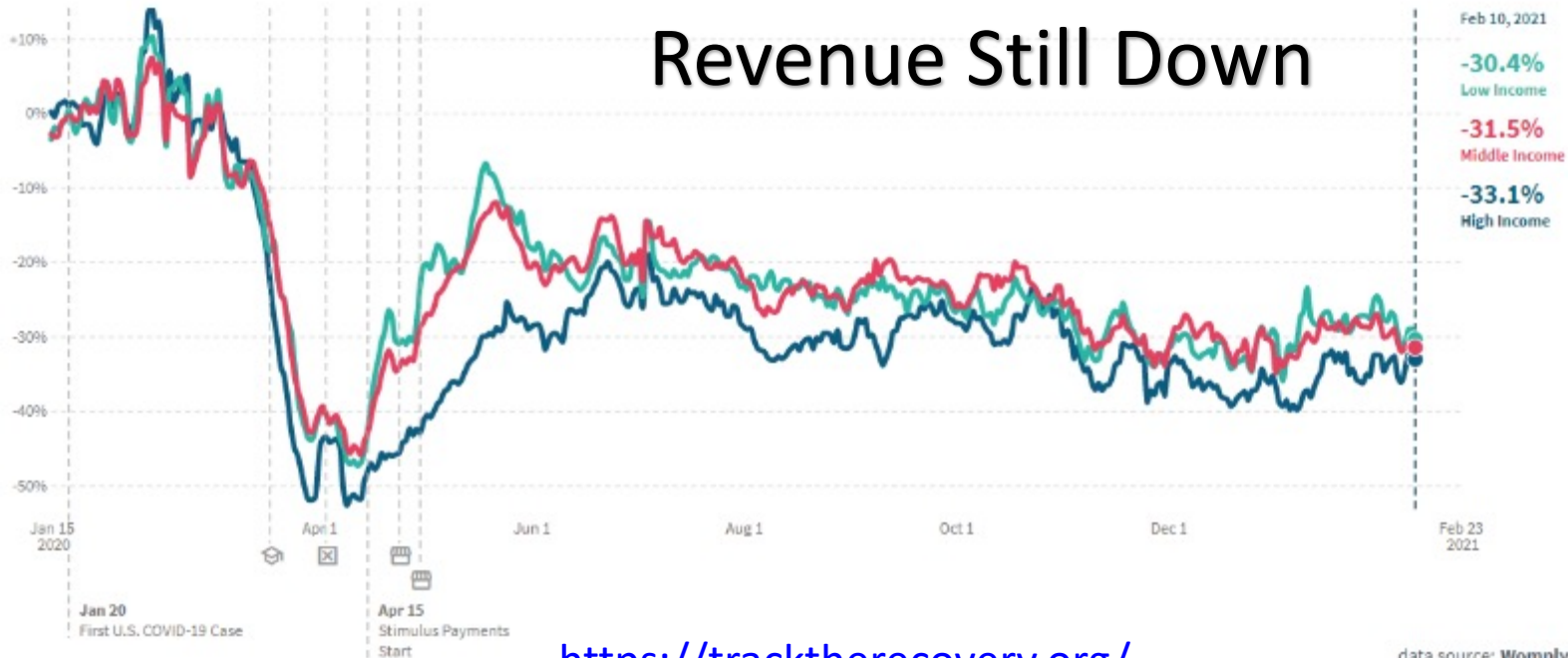


Rabun +30.5
Floyd -27.5
DeKalb -7.8
Gwinnett +2.5

Small Business (Georgia)

New Business Applications WAY Up

In Georgia, as of February 10, 2021, total small business revenue in high-income ZIP codes decreased by **33.1%** compared to January 2020.



<https://uscensus.maps.arcgis.com/apps/opsdashboard/index.html#/0952d1df435d4eb4ad4f54cde9b3cd41>



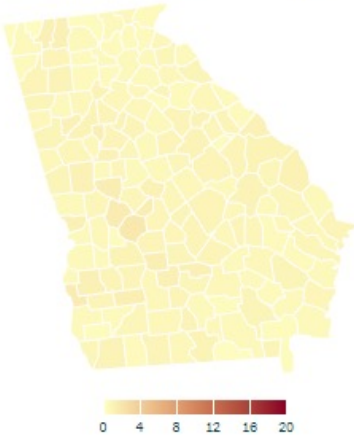
https://experience.arcgis.com/experience/0a2101a6bc6d41159cb0f4ee9cf38a7f/page/page_4/

Unemployment Claims Still MUCH Higher than Normal

Current Unemployment Claims per 100 People ⓘ

Georgia

Initial Regular Claims per 100



Initial Claims

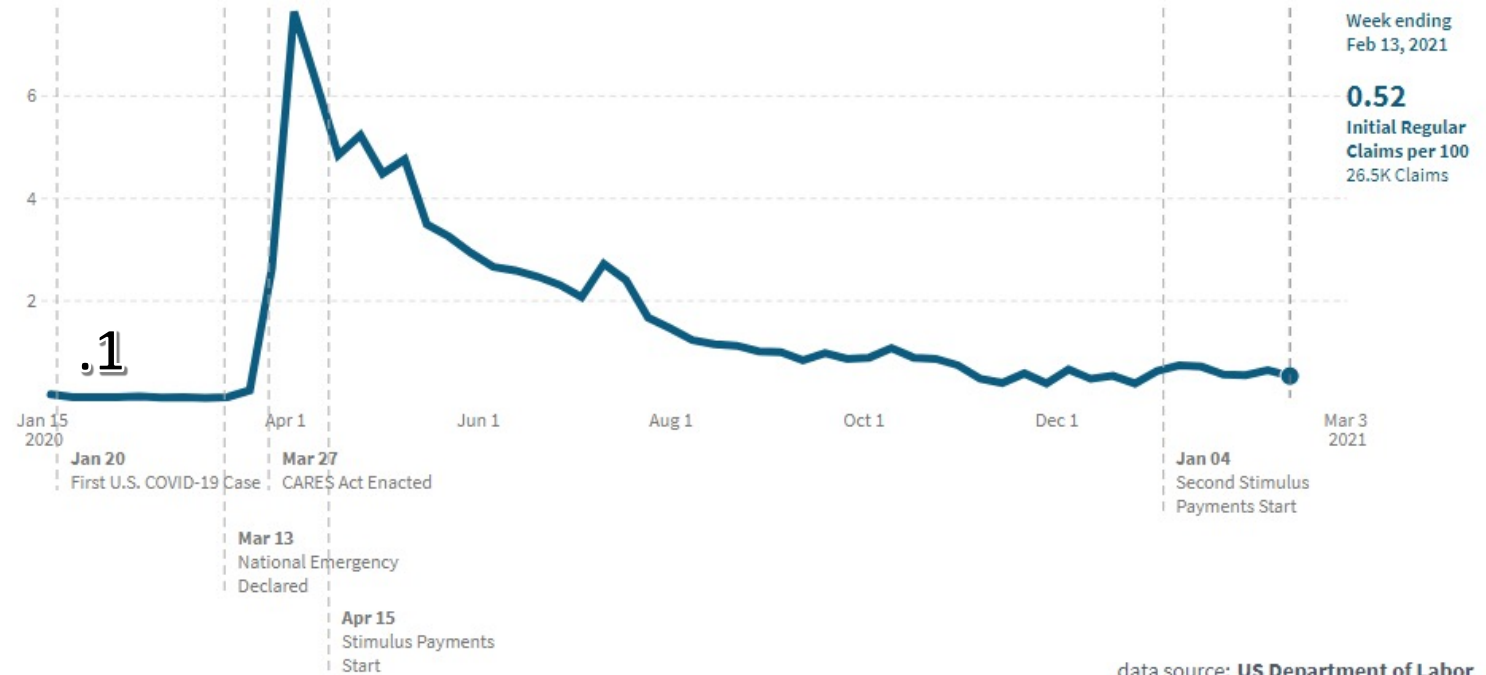
☒ Regular Claims☐ PUA Claims☐ Combined Claims

Continued Claims

☐ Regular Claims☐ PUA Claims☐ PEUC Claims☐ Combined Claims

In **Georgia**, as of October 31 2020, there were **0.73** initial claims for regular unemployment benefits per 100 people in the labor force.

DOWNLOAD CHART



Who is being Hurt

Firms owned by people of color, smaller firms, and leisure and hospitality firms were in weaker financial condition.

SHARE OF FIRMS IN FAIR OR POOR FINANCIAL CONDITION, At Time of Survey^{2,3} (% of employer firms)

By race/ethnicity of owner(s)



By number of employees



By industry⁴



¹ Percentages may not sum to 100 due to rounding.

² The characteristics shown in darker bars are related to self-reported financial condition at a significance level of 0.05 using a logistic regression. For the demographics shown, the reference groups are Non-Hispanic White-owned firms, firms with 1-4 employees, and firms in the non-manufacturing goods production and associated services industry (54%, not shown).

³ Additional variables were tested for statistical significance, including credit risk, gender of owner(s), revenues, and age of firm. Along with the variables shown in the figure, the gender of the owner(s), self-reported credit risk of the firm, and the firm's age are also related to financial condition at a significance level of 0.05.

⁴ Select industries shown.

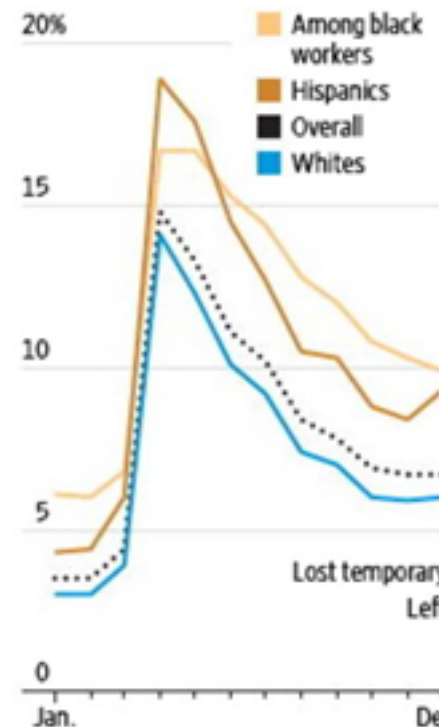
Job losses at restaurants and bars due to the pandemic's resurgence contributed greatly to December's overall decline.

NONFARM PAYROLLS

Sectors in December with the biggest losses, in thousands



Unemployment rate



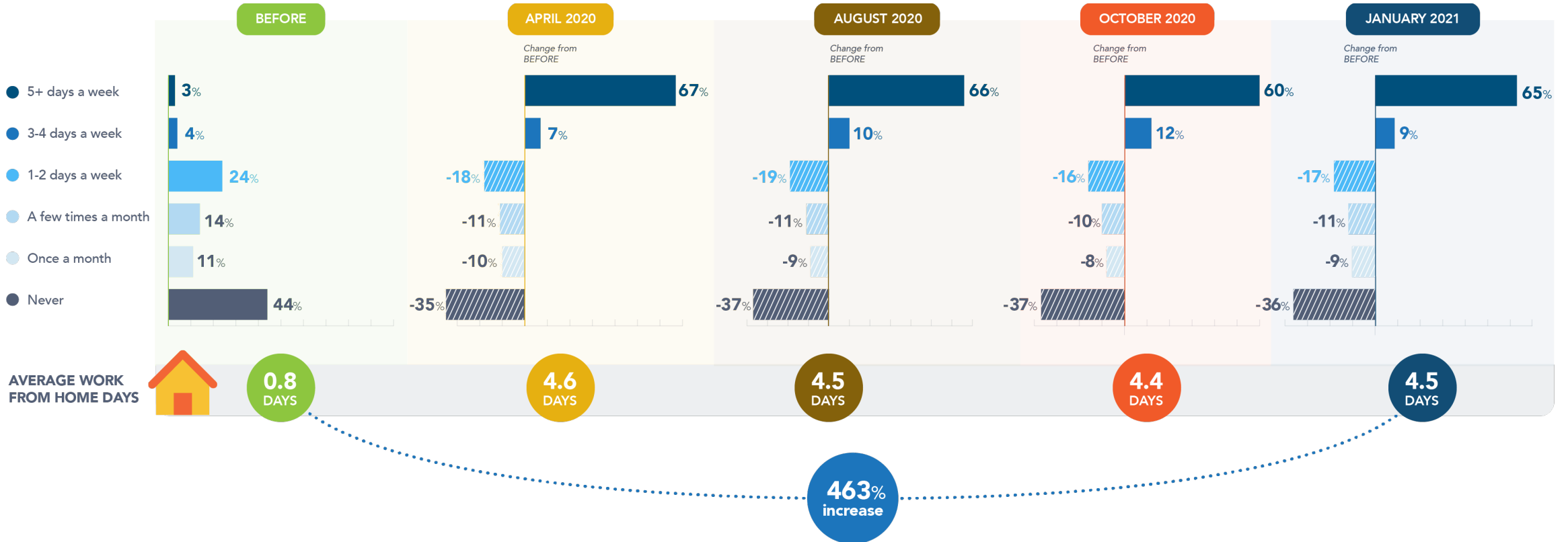
Unemployed, by reason



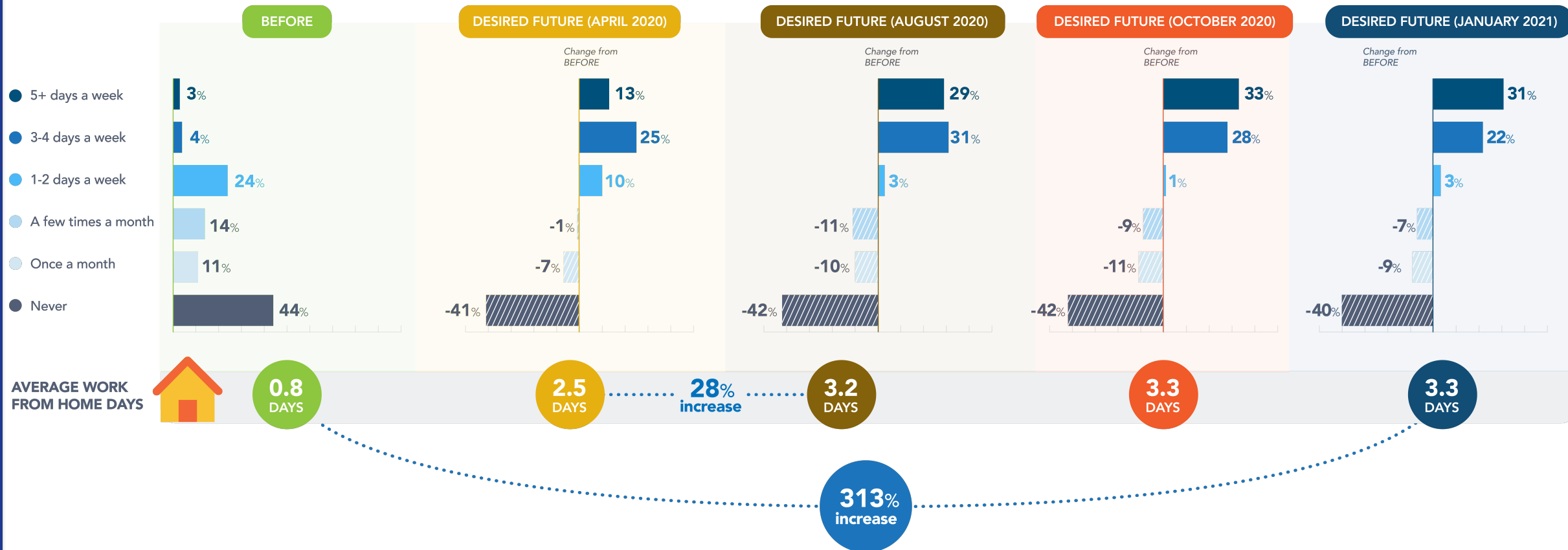
Note: December figures are preliminary. Seasonally adjusted.

Sources: Labor Department (payrolls); Labor Department via St. Louis Fed (unemployment)

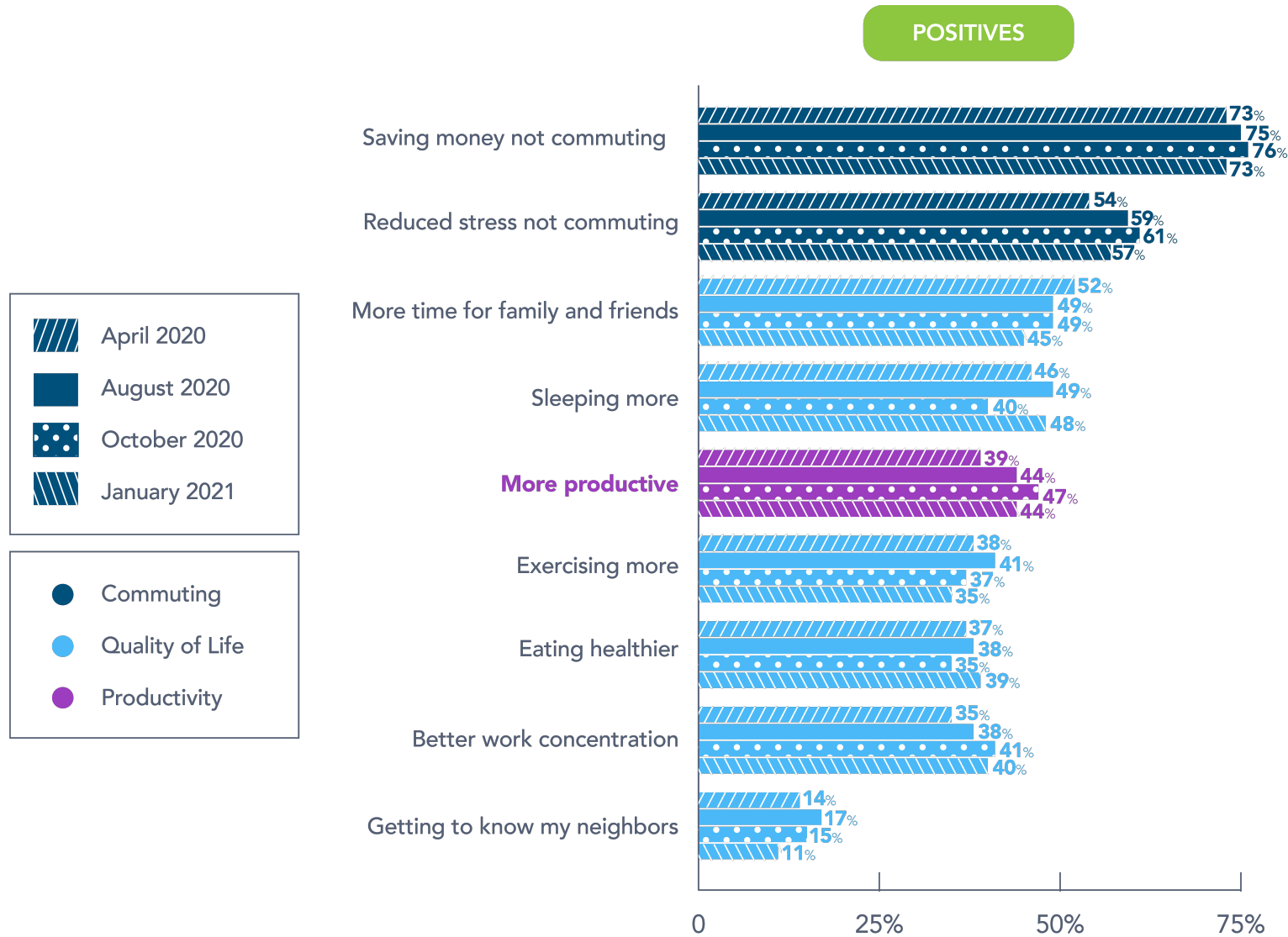
Remote Work is Holding Steady



Interest in Future Remote Work Has Increased



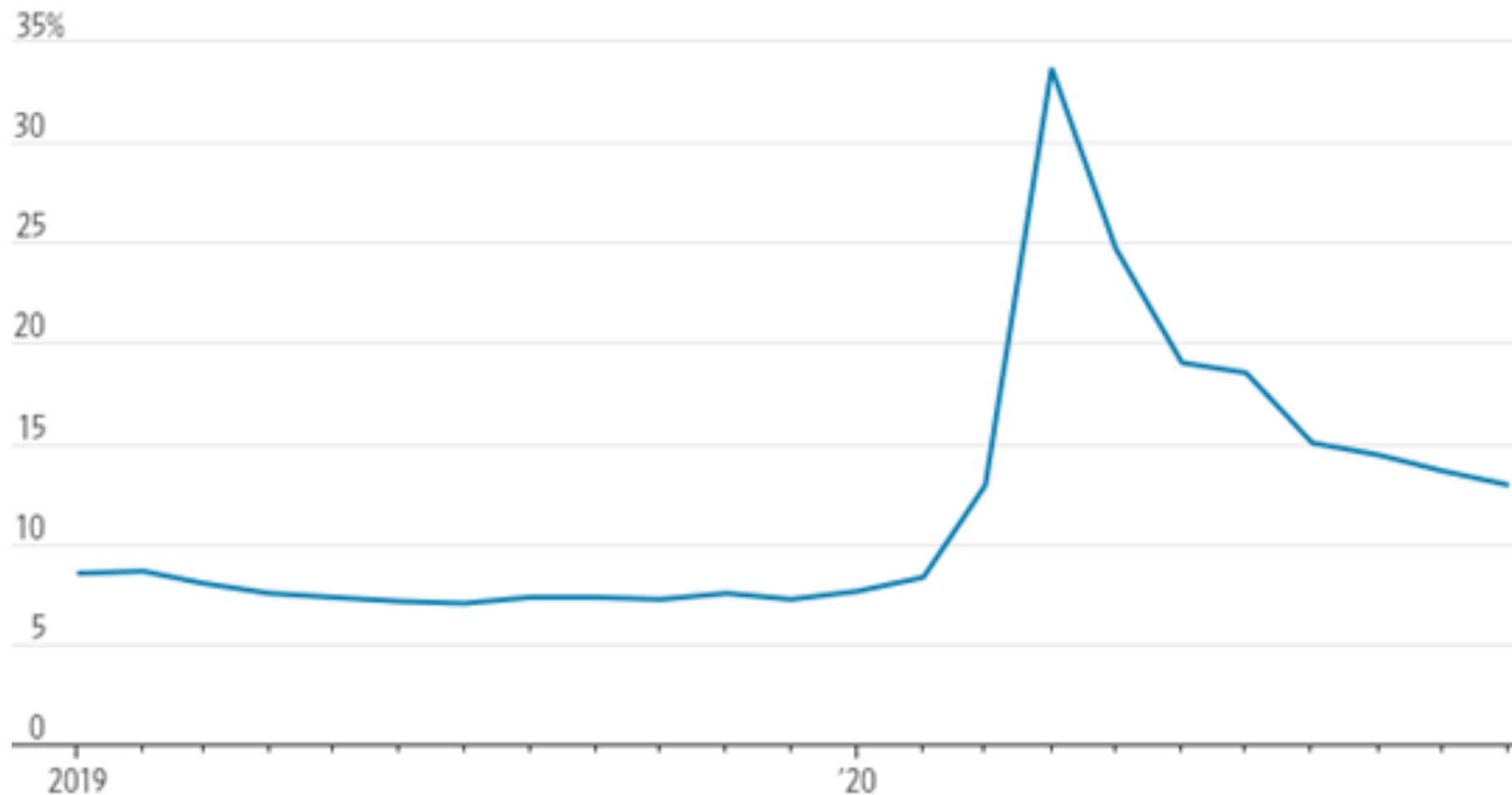
Benefits Are Holding Steady



Have you experienced any of the following **positive benefits** working from home as part of the COVID-19 outbreak? Select all that apply.

Reason for Optimism?

Saving as a share of personal disposable income, monthly



Note: Seasonally adjusted annual rate

Source: Commerce Department via the St. Louis Fed

Mark Zandi

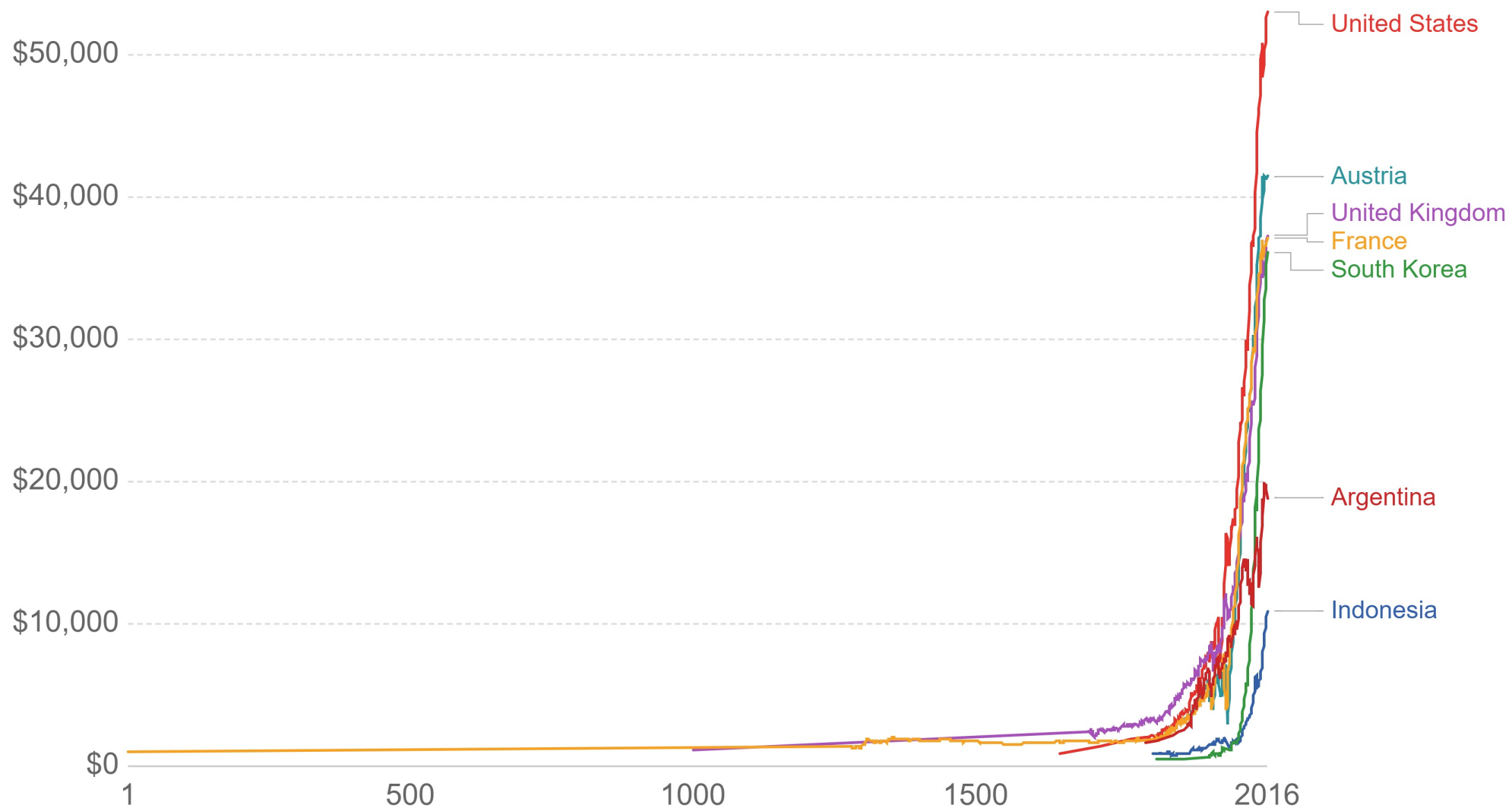
- The U.S. economy appears poised to take off. Real GDP growth is tracking 9% annualized in the first quarter, up from just over 4% in the last quarter of 2020, led by robust retail spending and business investment. Real GDP in the first quarter could surpass the pre-pandemic peak set in the fourth quarter of 2019. The job market is still lagging. February [employment](#), which the Bureau of Labor Statistics will release on Friday, is likely to increase by only 150,000 jobs after several months of effectively no job growth. But hiring should pick up strongly this spring as the pandemic begins to wind down and President Biden's American Rescue Plan provides a massive dose of fiscal support. We expect real GDP growth of over 6% in calendar year 2021 as employment increases by more than 5 million jobs from December to December. And even these growth expectations may be too low.

Growth Trends

GDP per capita

GDP per capita adjusted for price changes over time (inflation) and price differences between countries – it is measured in international-\$ in 2011 prices.

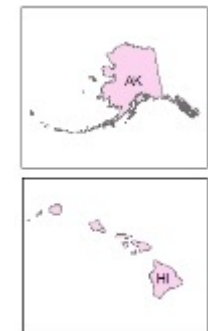
Our World
in Data



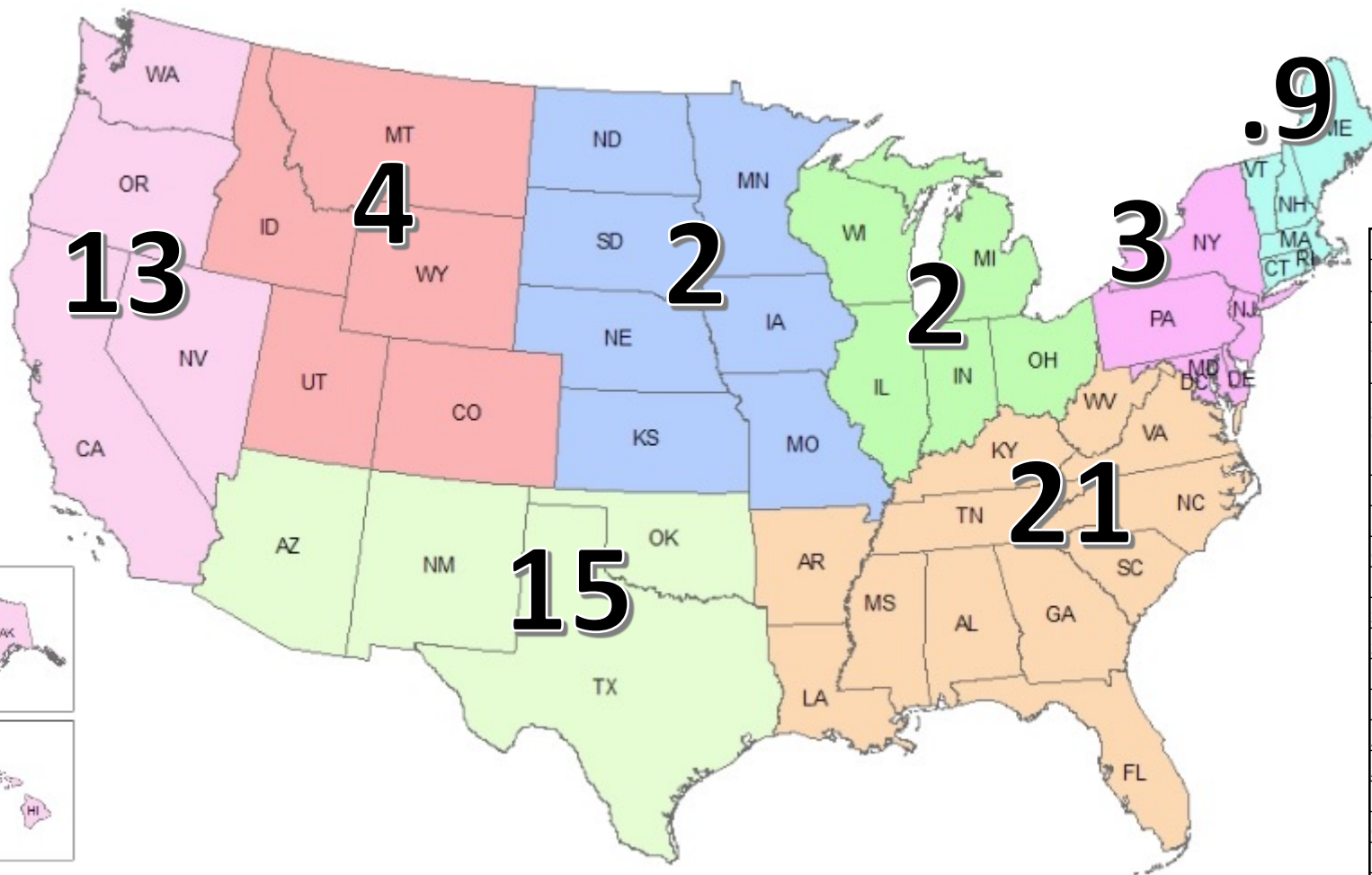
Source: Maddison Project Database (2018)

OurWorldInData.org/economic-growth • CC BY

Note: These series are adjusted for price differences between countries based on only a single benchmark year, in 2011. This makes them suitable for studying the growth of incomes over time but not for comparing income levels between countries.



US Regions Growth 2020-2050 *Big Numbers in Millions*



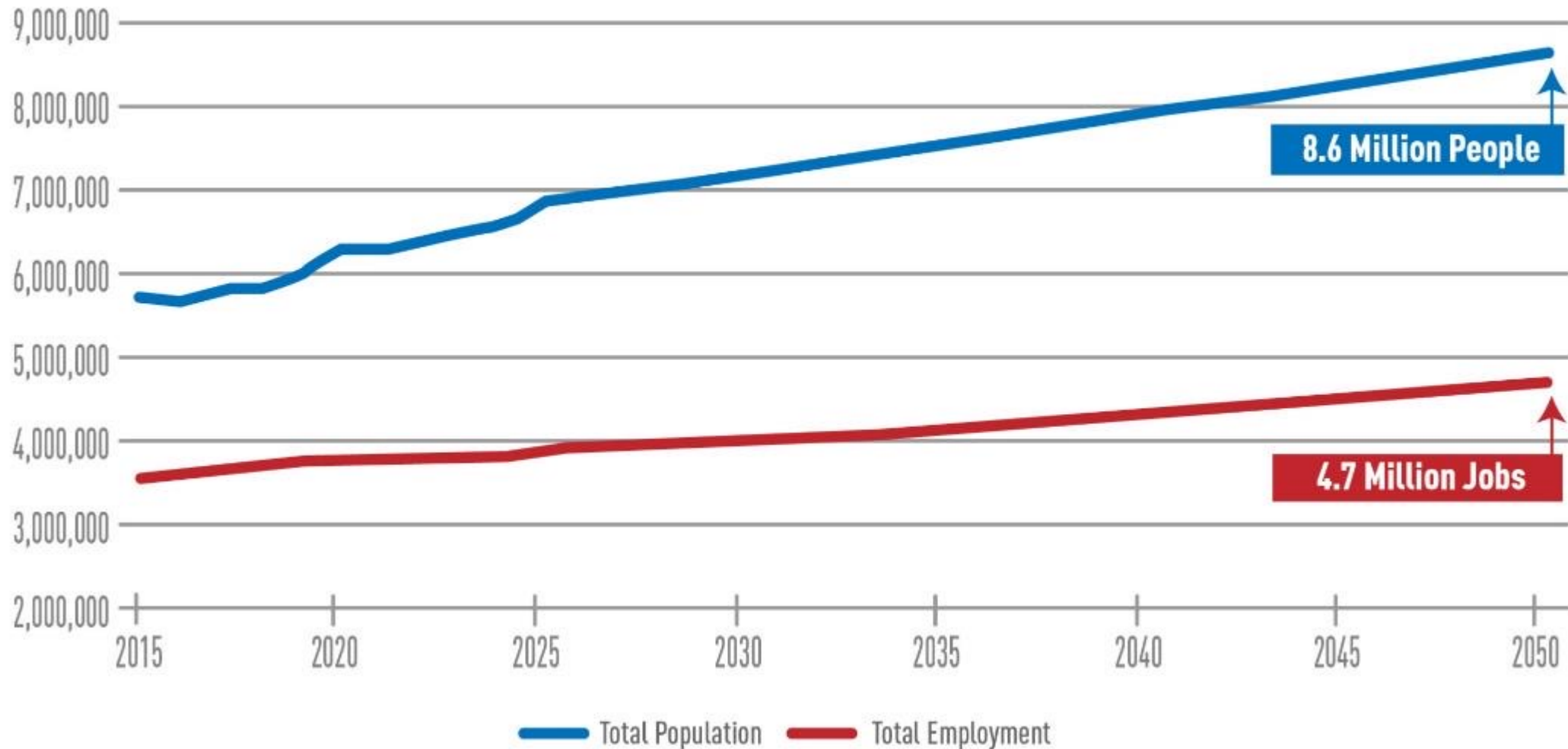
U.S. Bureau of Economic Analysis Regions

New England Region	Great Lakes Region	Southwest Region
Midwest Region	Plains Region	Far West Region
Southeast Region	Rocky Mountain Region	

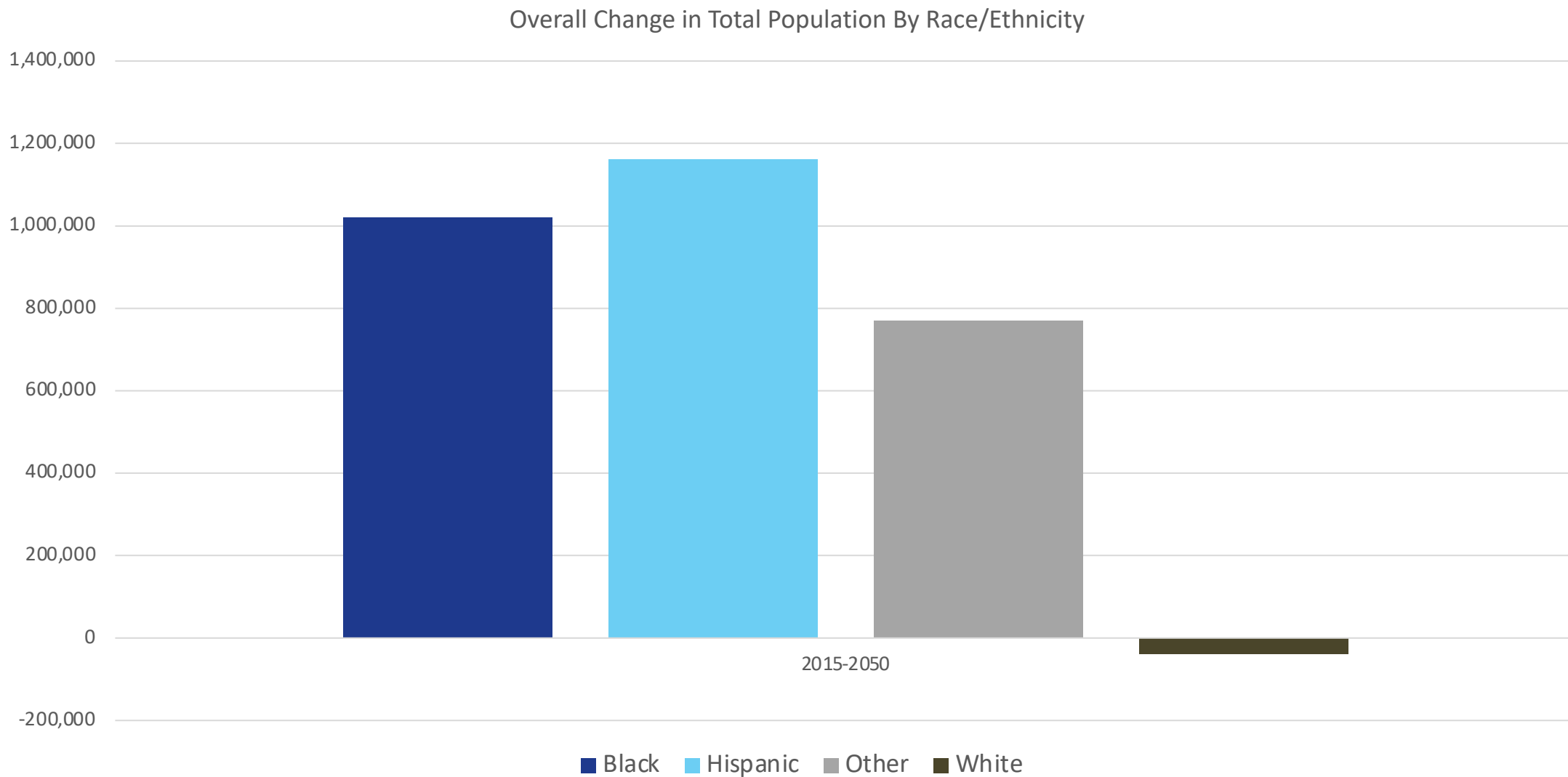
In Thousands				
NAME	2020	2050	Change	% Change
UNITED STATES	331,473	392,768	61,296	18%
SUM OF METRO COUNTIES (IN MSA OR MICRO)	313,239	374,094	60,854	19%
SUM OF NON-METRO COUNTIES (NOT IN MSA OR MICRO)	18,234	18,675	441	2%
NEW ENGLAND	14,946	15,841	894	6%
MIDEAST	49,261	51,975	2,714	6%
GREAT LAKES	47,144	48,807	1,663	4%
PLAINS	21,580	24,068	2,488	12%
SOUTHEAST	85,816	107,248	21,432	25%
SOUTHWEST	42,856	58,148	15,292	36%
ROCKY MOUNTAIN	12,511	16,626	4,115	33%
FAR WEST	57,359	70,057	12,698	22%
ALABAMA	4,932	5,455	524	11%
ARKANSAS	3,049	3,535	487	16%
FLORIDA	21,801	29,876	8,076	37%
GEORGIA	10,731	14,026	3,295	31%
KENTUCKY	4,507	4,962	455	10%
LOUISIANA	4,691	5,009	318	7%
MISSISSIPPI	3,009	3,267	258	9%
NORTH CAROLINA	10,584	13,657	3,073	29%
SOUTH CAROLINA	5,176	6,553	1,377	27%
TENNESSEE	6,869	8,258	1,389	20%
VIRGINIA	8,656	10,764	2,109	24%
WEST VIRGINIA	1,812	1,884	72	4%

ARC S16 Forecast (21-County)

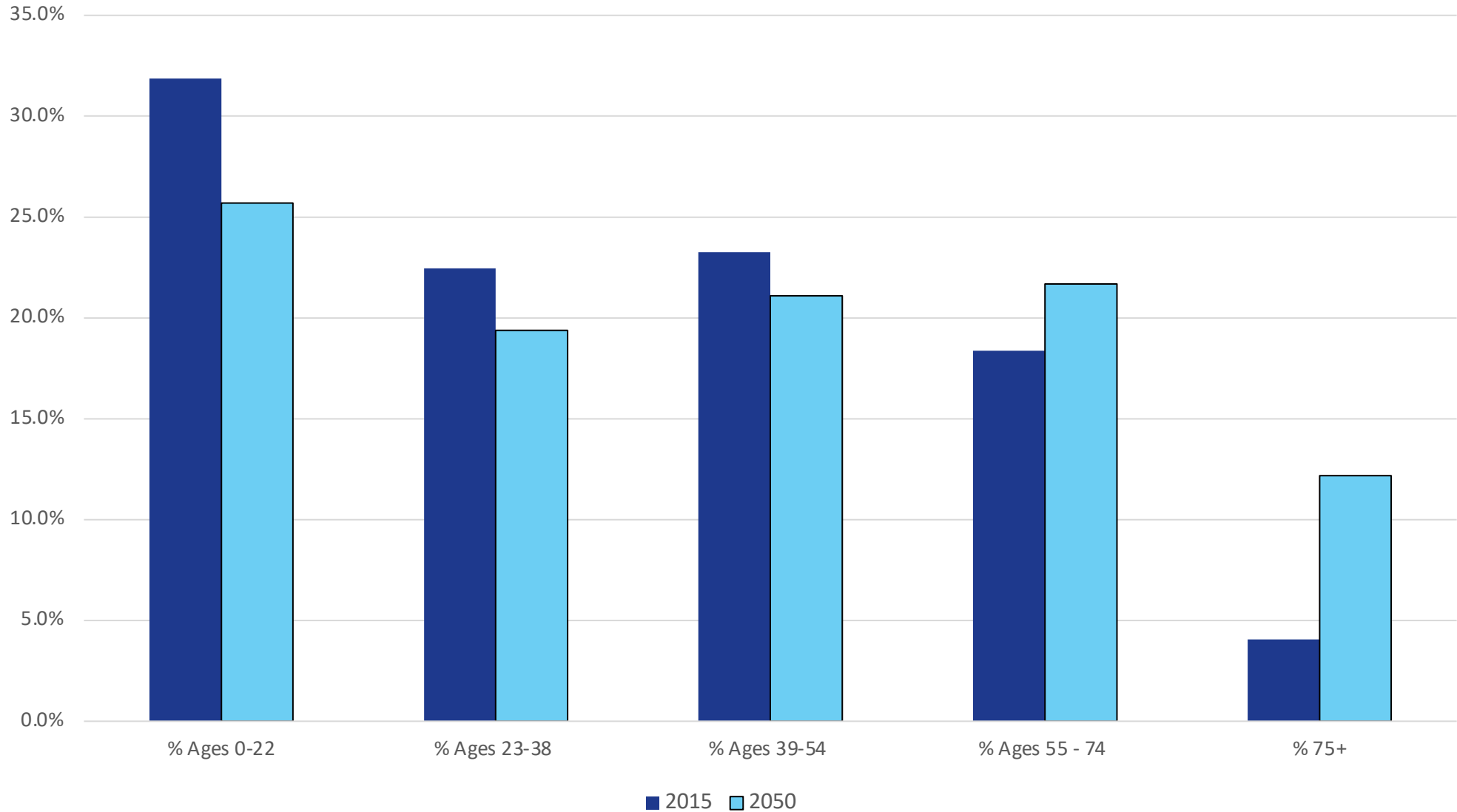
Population & Employment Comparative Forecast



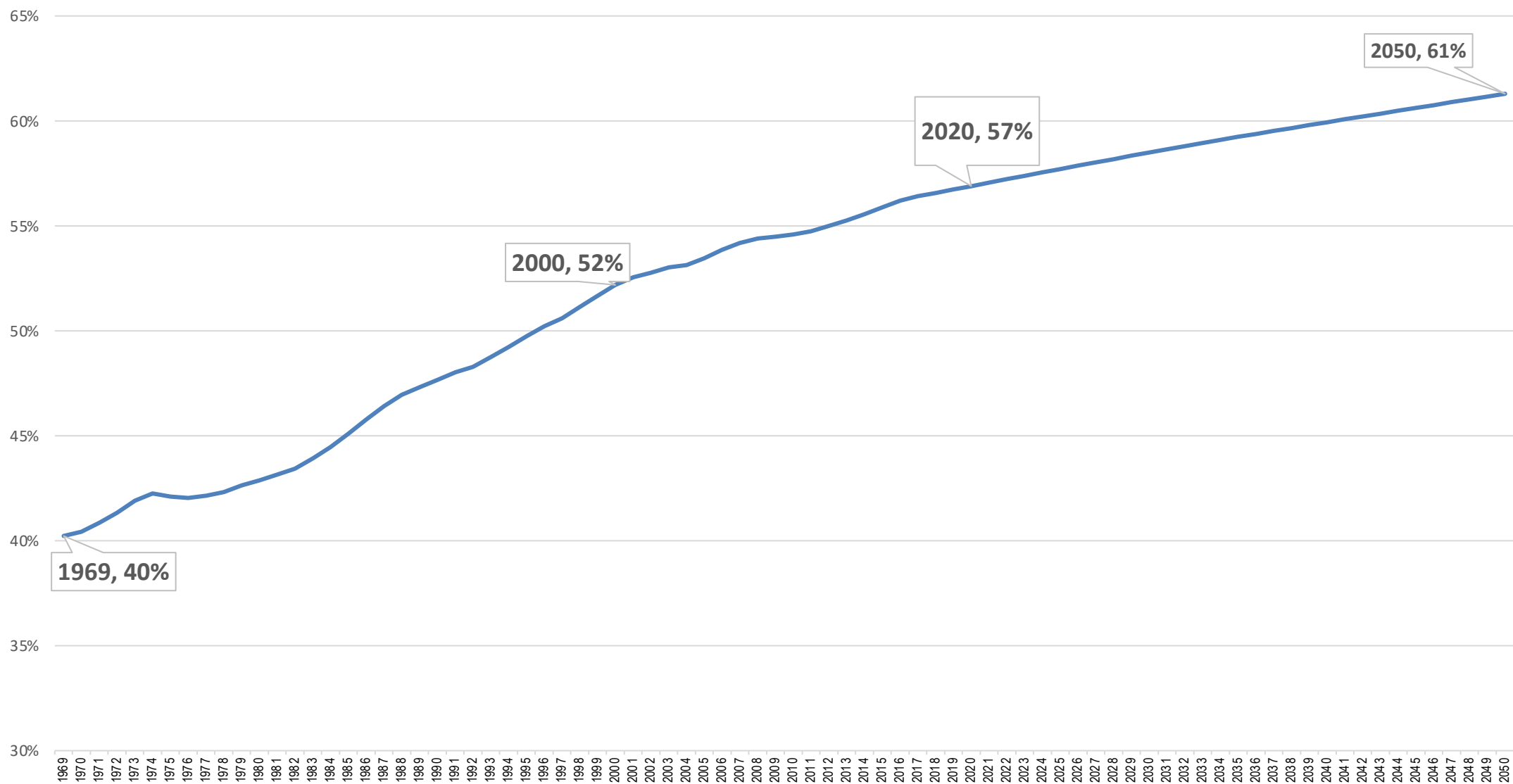
Population Change Driven Entirely by People of Color



We're Getting Older...



Metro Atlanta Share of Georgia Population

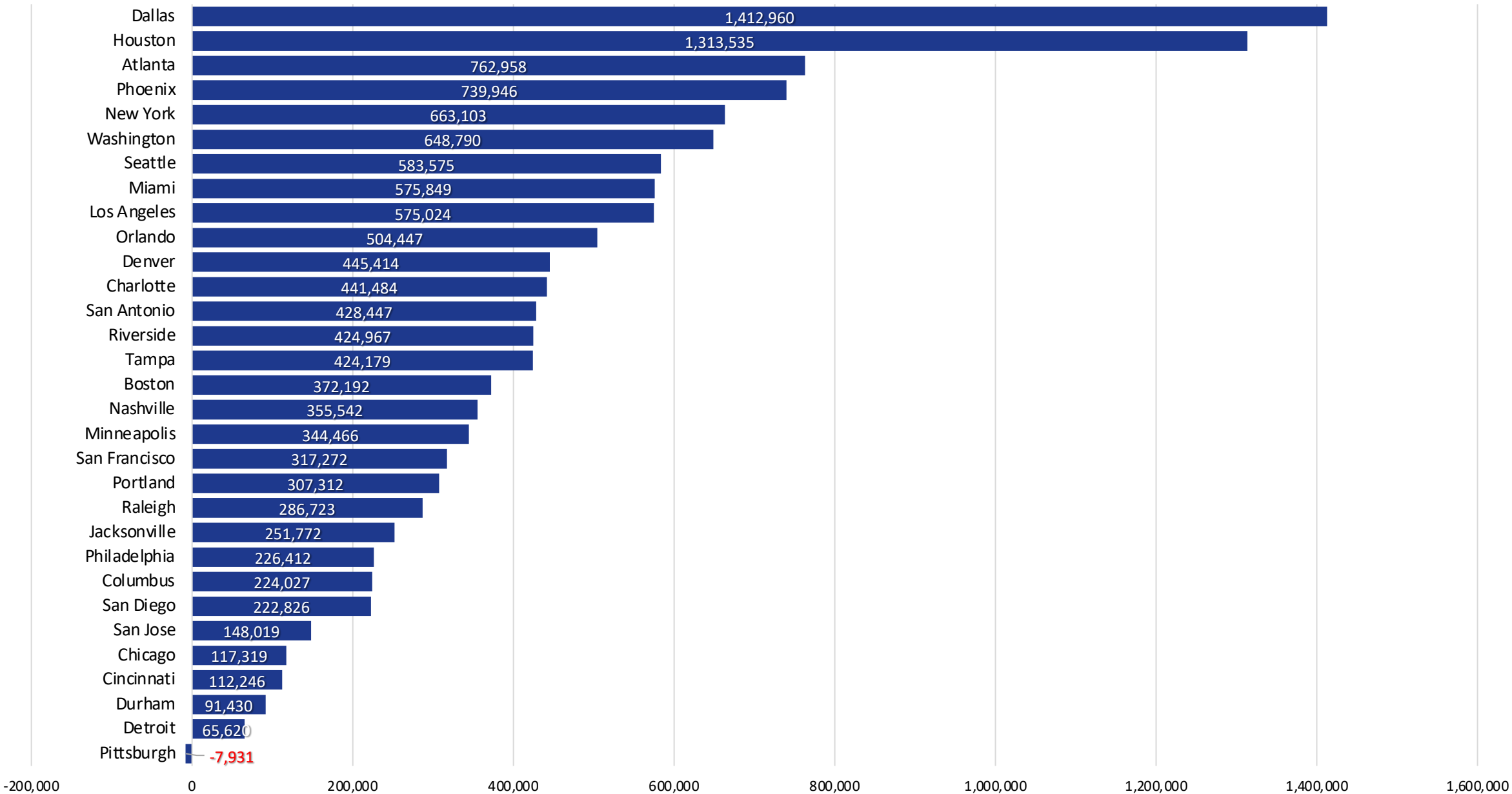


Population Growth, 2010-2020

Source: ESRI Demographics



regional impact + local relevance



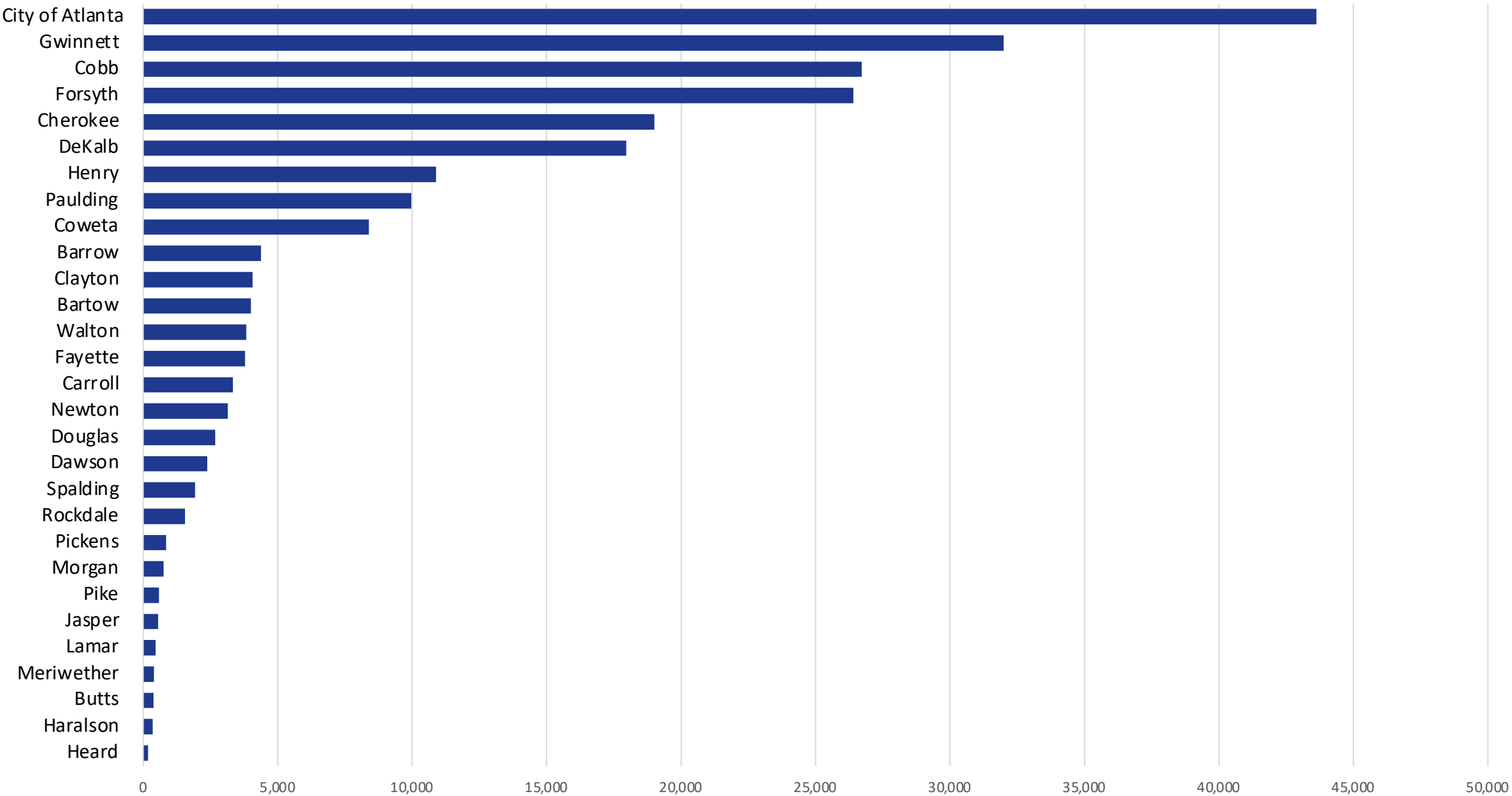
Building Permit Trends 2010-2020



regional impact + local relevance

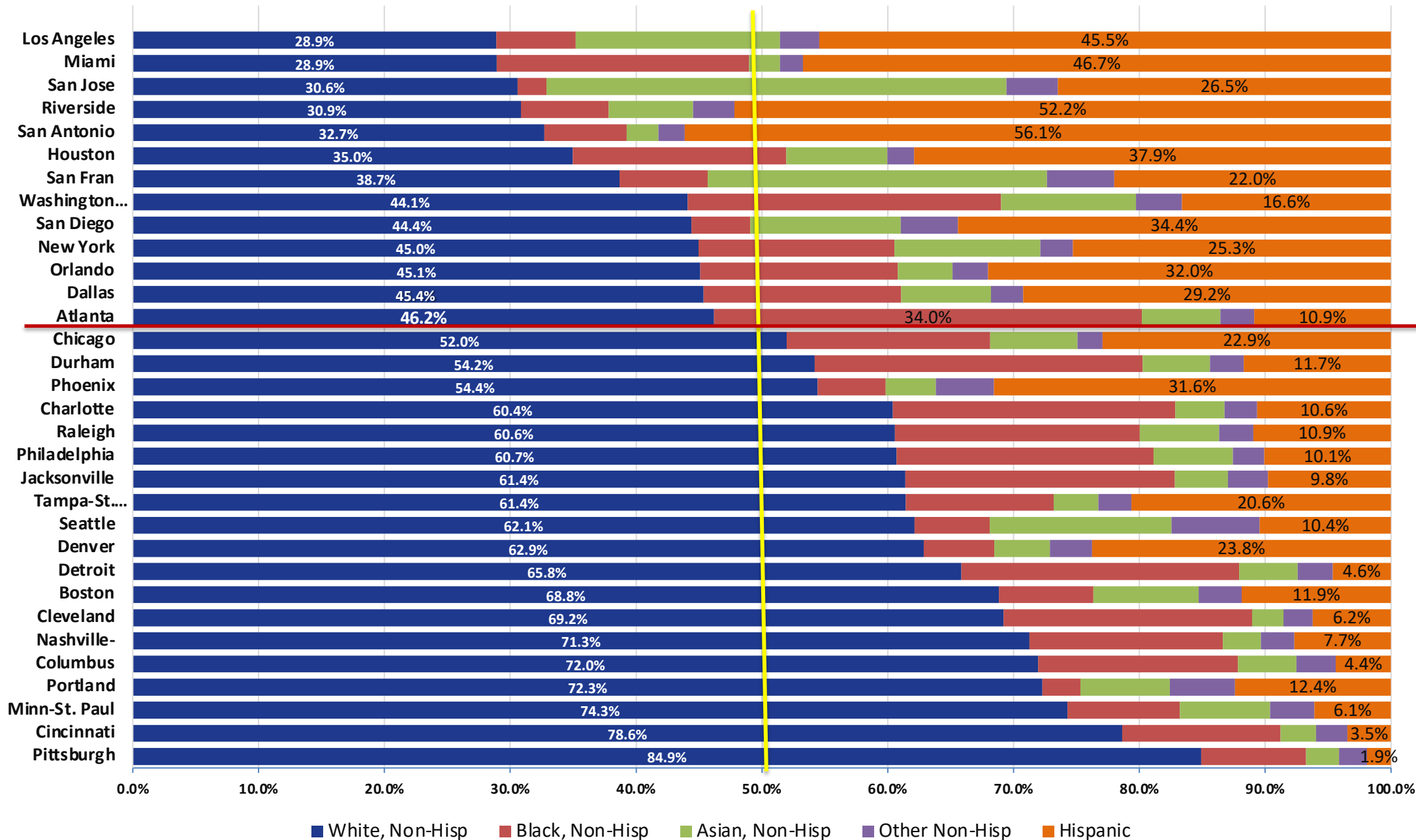


Source: State of the Cities Database (SOCDS)



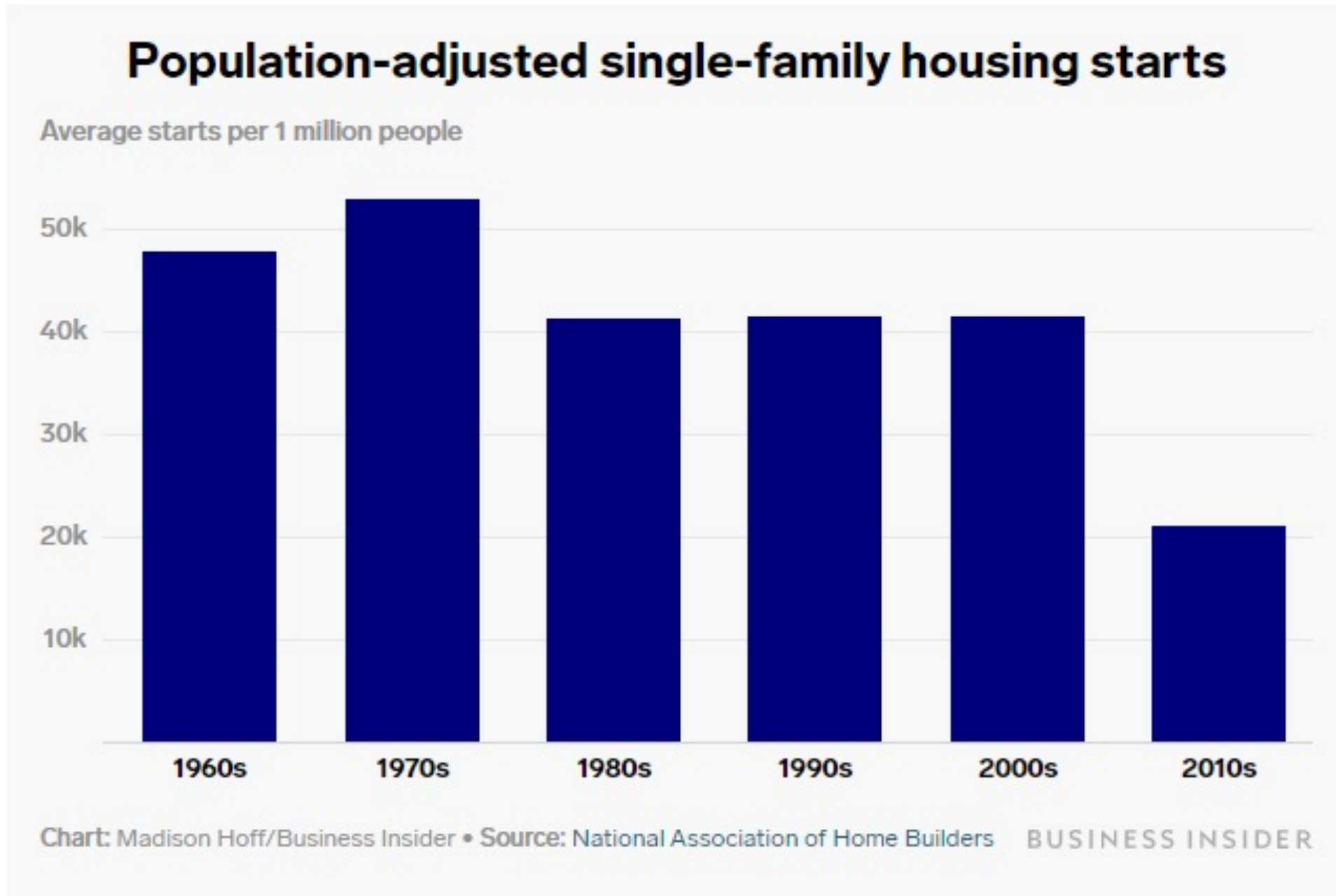
Race and Ethnicity

Metro Race and Ethnicity (Select)



Housing

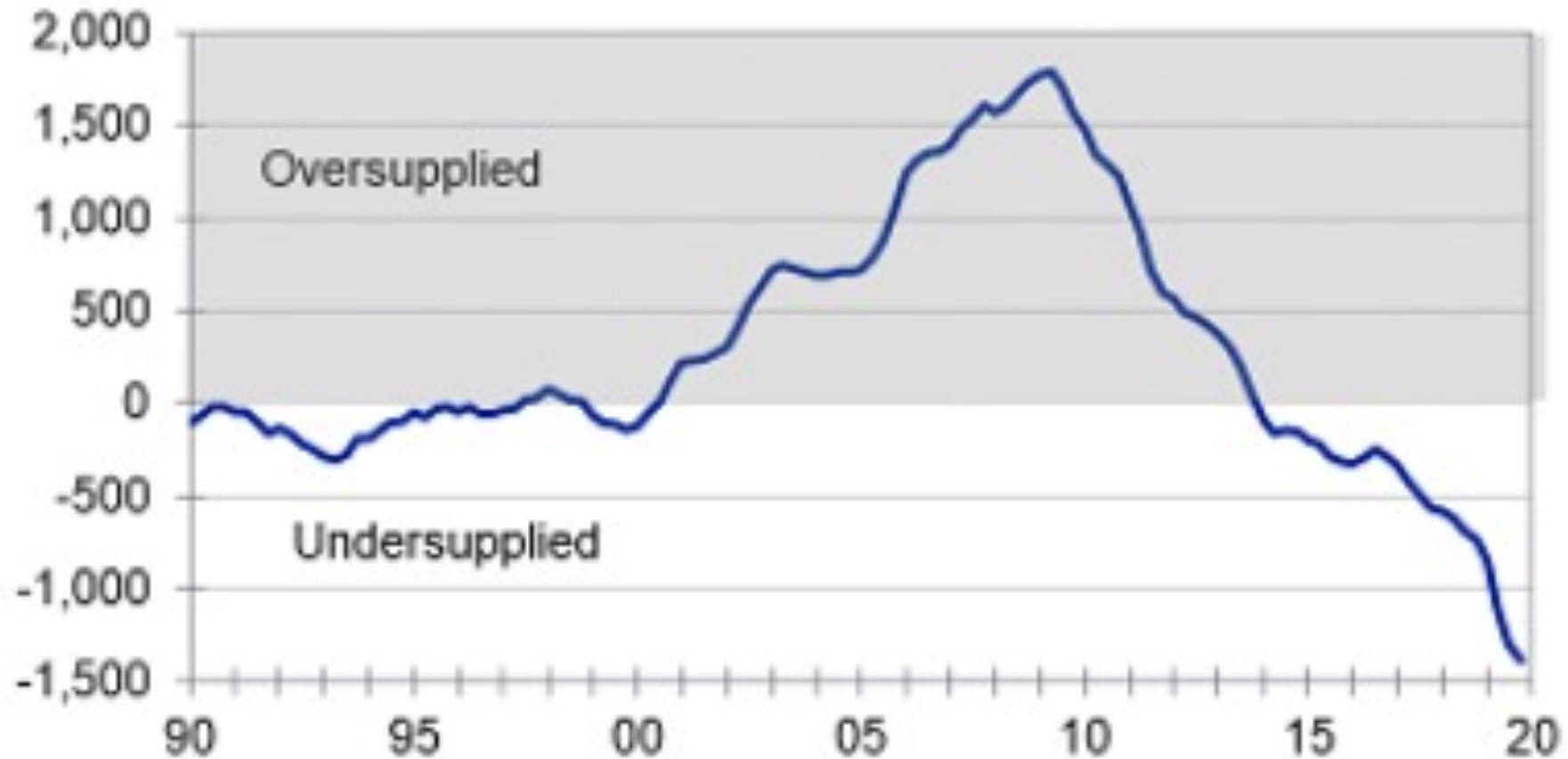
The simplest slide to say we aren't building enough housing



Moody's Analytics: Housing is Seriously Undersupplied

Housing Is Seriously Undersupplied

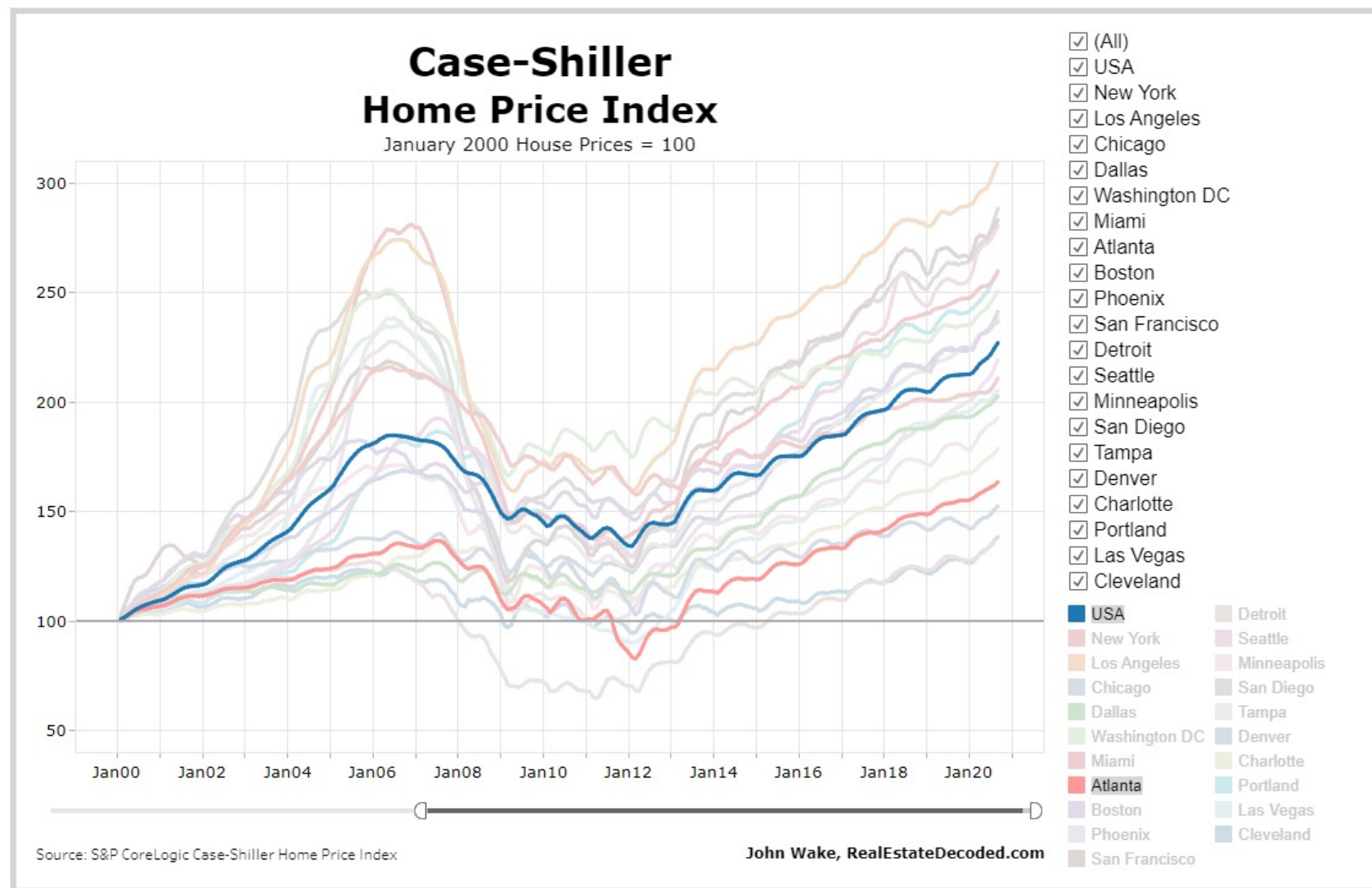
New housing units over- or undersupplied, ths



Sources: Census Bureau, Moody's Analytics

Real, Inflation-Adjusted 12-Month House Price Change

	Sep 2020
Phoenix	+10%
Seattle	+9%
San Diego	+8%
Boston	+6%
Los Angeles	+6%
Cleveland	+6%
Charlotte	+6%
Portland	+6%
Tampa	+6%
Washington DC	+6%
USA	+6%
Minneapolis	+5%
Denver	+5%
Atlanta	+5%
San Francisco	+5%
Miami	+4%
Las Vegas	+4%
Dallas	+3%
Chicago	+3%
New York	+3%



Note. Not all cities have data all the way back to 1987. Phoenix and Minneapolis data start in 1989, Seattle starts in 1990, Atlanta and Detroit start in 1991, and Dallas data only starts in 2000.

The Price is Right?

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Atlanta, GA

X

Q

Georgia > Fulton County > Atlanta > 177 Berean Ave SE

Atlanta Fine
Homes
Sotheby's
International RealtyPresented by: **Miranda Penfield**Brokered by: **Atlanta Fine Homes Sotheby's International Realty**

Pending

For Sale

1 / 25

\$599,000

Est. Payment \$2,033/mo

2 bed

2.5 bath

1,401 sqft

2,483 sqft lot

177 Berean Ave SE, Atlanta, GA, 30316



And lumber prices.....\$5.75... 5.98 (3/3/21) a stud?????

<https://www.nahb.org/advocacy/top-priorities/material-costs/solving-the-lumber-crisis>

☐ Compare



Best Seller

2 in. x 4 in. x 96 in. Prime Whitewood Stud

★★★★★ (1308) Write A Review Questions & Answers (40)

Wages Drive Store

✓ 4543 in stock Aisle 15, Bay 001 Text to Me

\$5.98

Save up to \$100* on your qualifying purchase.
Apply for a Home Depot Consumer Card

Framing Lumber Prices per 1,000 board feet

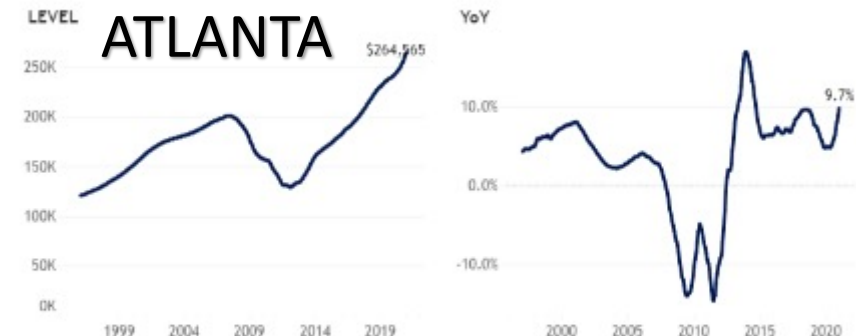


<http://www.calculatedriskblog.com/>

Housing Price, Listings, Equity

REGION NAME

Atlanta, GA

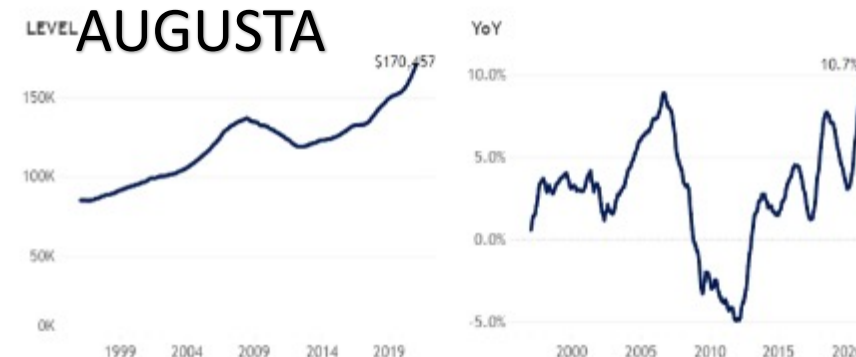


Zillow Economic Research

+ a b l e a u

REGION NAME

Augusta, GA



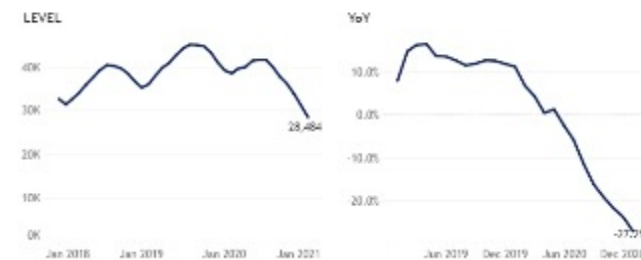
Zillow Economic Research

+ a b l e a u

For-Sale Inventory | January 2021

REGION NAME

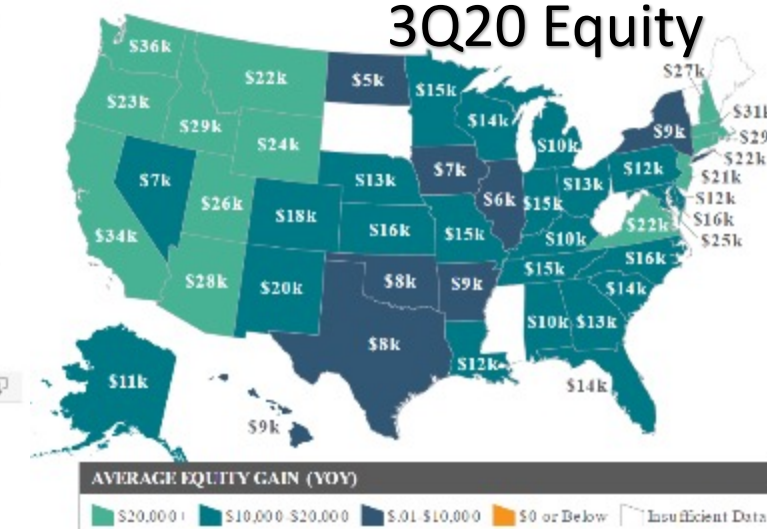
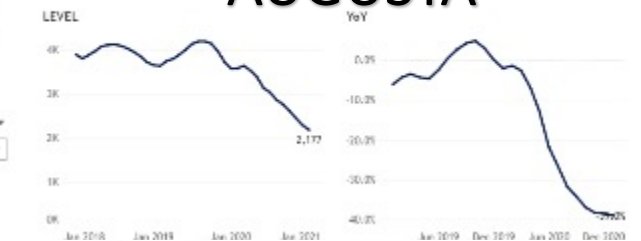
Atlanta, GA



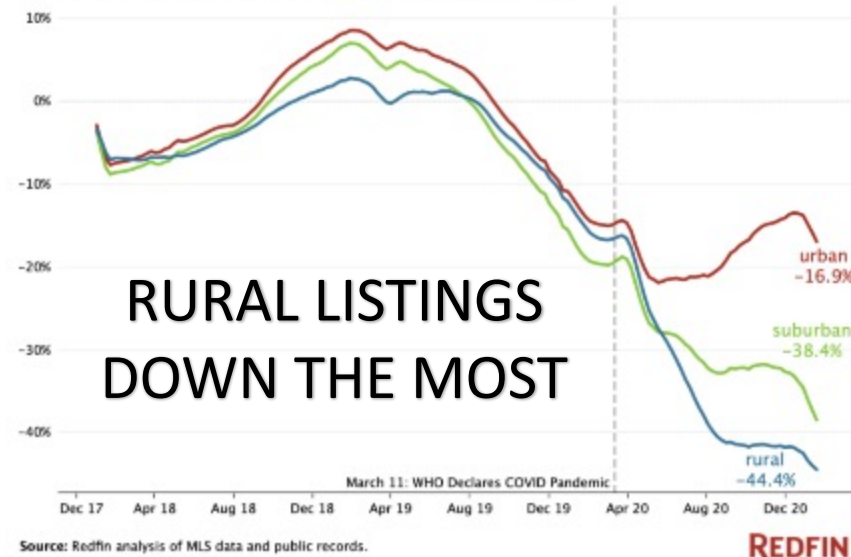
For-Sale Inventory | January 2021

REGION NAME

Augusta, GA


<https://www.corelogic.com/insights-download/homeowner-equity-report.aspx>

Housing Supply Fell a Record 44% in Rural Areas
Year-over-year change in the number of homes for sale



Highest Net People Inflow

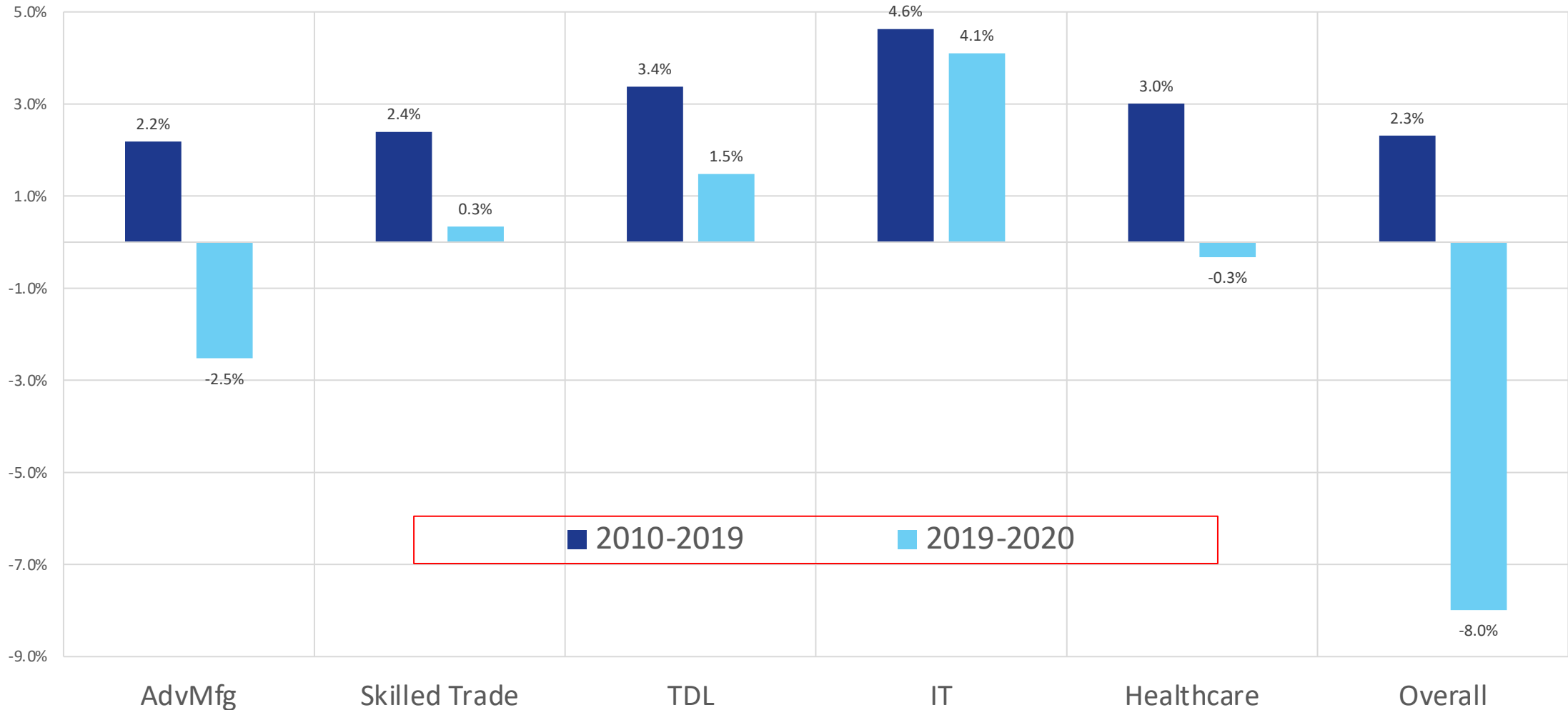
Metro area	Net Inflow	Number of homes for sale, YoY	Median home price (Dec. 2020)	Median home price, YoY	New-construction building permits, YoY
Phoenix, AZ	82,601	-18%	\$340,000	16%	18.5%
Dallas, TX	76,037	-35.7%	\$323,900	9.1%	26.4%
Orlando, FL	60,977	-16.3%	\$290,000	8.3%	-18.3%
Tampa, FL	47,000	-31.3%	\$275,000	12.2%	-25.3%
Austin, TX	46,958	-19.2%	\$370,000	15.2%	17.8%
Las Vegas, NV	43,262	-14.1%	\$320,000	8.5%	55.6%
Atlanta, GA	42,902	-34.9%	\$284,700	13.7%	12.4%
Greenville, SC	38,991	-18.1%	\$243,800	14.5%	95.8%
Charlotte, NC	37,575	-32%	\$297,500	10.2%	17%
Knoxville, TN	35,575	-19.9%	\$249,900	13.6%	246.4%

<https://www.zillow.com/research/zillow-market-report-january-2021-28947/>

Employment Growth Trends

There Are Occupations That Seem To Be “Pandemic Proof”

Target Clusters (Top Jobs) and Overall Job Growth (in Percent): Averages Q2 to Q2



Source: Jobs EQ, 2020Q2

National Office Space

ARC

regional impact + local relevance

+

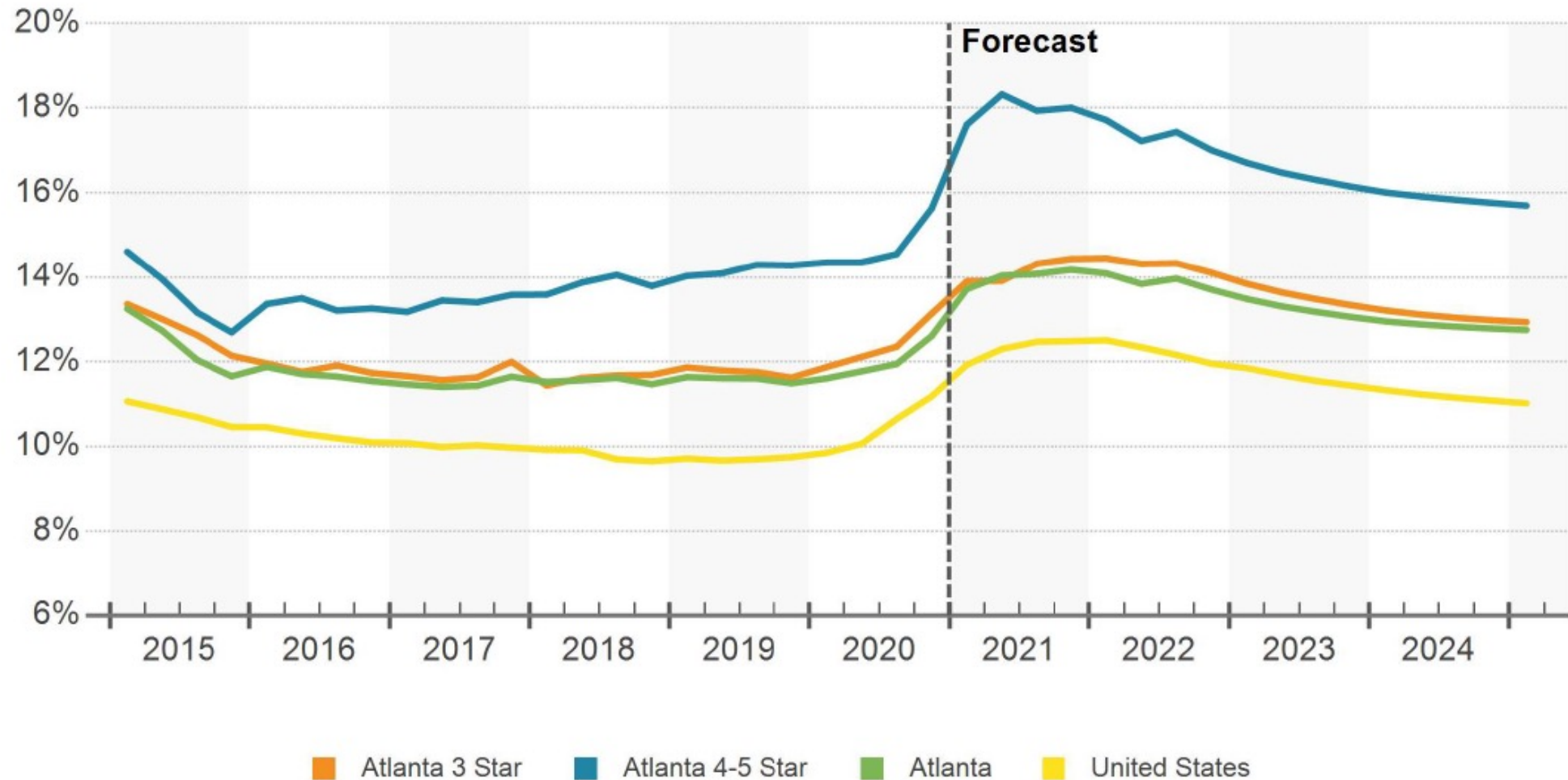
Market totals (CBD and Suburban)	Inventory (s.f.)	Quarterly total net absorption (Including Subleases)	YTD total net absorption (Including Subleases)	YTD total net absorption (% of Inventory)	Total vacancy (s.f.)	Total vacancy (%)	Current quarter direct average marketed rent (\$p.s.f.)	Quarterly percent change	YTD Under construction Completions (s.f.) /deliveries (s.f.)	Inventory (s.f.)	Quarterly total net absorption (Including Subleases)	YTD total net absorption (Including Subleases)	YTD total net absorption (% of Inventory)	Total vacancy (s.f.)	Total vacancy (%)	Current quarter direct average marketed rent (\$p.s.f.)	Quarterly percent change	YTD Under construction Completions (s.f.) /deliveries (s.f.)		
San Francisco	78,474,725	799,612	2,424,779	3.1%	4,361,570	6%	\$ 92.59	8.7%	1,607,942	3,481,494	17	6	9	6	12	1	1	1	6	11
New York	456,733,421	1,848,372	6,755,285	1.5%	33,249,446	7%	\$ 85.16	3.5%	8,906,565	15,005,277	1	1	1	15	48	2	2	9	1	1
San Francisco Peninsula	29,890,661	758,523	1,545,550	5.2%	3,047,806	10%	\$ 70.66	4.5%	285,734	2,483,380	41	8	13	2	10	8	3	6	29	15
Silicon Valley	72,274,038	501,044	4,227,964	5.8%	8,667,271	12%	\$ 56.64	4.9%	1,369,424	6,171,442	18	13	2	1	33	17	4	4	7	5
Oakland-East Bay	52,634,530	187,754	435,547	0.8%	6,553,008	13%	\$ 49.56	0.0%	-	1,366,099	27	27	28	33	30	23	5	36	47	23
Austin	55,134,649	726,044	2,677,189	4.9%	4,800,713	9%	\$ 48.39	3.8%	957,573	5,593,384	24	10	6	3	16	4	6	8	13	7
Los Angeles	188,658,532	810,873	2,695,655	1.4%	25,260,855	13%	\$ 44.28	0.3%	482,924	3,159,393	5	5	4	17	46	25	7	32	23	12
Seattle-Bellevue	98,467,553	885,213	2,693,022	2.7%	9,073,968	9%	\$ 43.99	3.2%	2,481,071	4,712,169	12	4	5	8	34	7	8	11	3	9
Washington, DC	336,914,194	341,002	2,554,474	0.8%	53,664,923	16%	\$ 42.69	-2.9%	3,839,483	10,610,115	2	18	8	33	53	39	9	53	2	2
Boston	167,667,375	611,028	2,327,213	1.4%	20,070,135	12%	\$ 41.49	-0.5%	929,535	6,562,773	7	11	10	17	45	17	10	45	14	4
Miami	38,363,936	90,746	341,325	0.9%	5,924,188	15%	\$ 41.20	0.4%	44,293	1,264,365	34	40	33	29	25	36	11	29	45	28
Orange County	97,730,884	(88,617)	936,692	1.0%	13,289,158	14%	\$ 37.39	1.8%	1,251,212	450,824	13	49	18	26	41	27	12	18	10	40
San Diego	80,150,052	142,214	629,694	0.8%	9,208,611	12%	\$ 37.20	0.6%	728,817	1,363,686	16	36	22	33	36	14	13	24	15	24
West Palm Beach	19,762,184	5,423	95,446	0.5%	2,987,529	15%	\$ 36.87	0.4%	84,300	793,358	51	44	48	41	7	34	14	29	41	30
Fairfield County	41,832,287	160,789	(345,403)	-0.8%	9,551,707	23%	\$ 34.62	-1.0%	-	532,000	31	32	53	53	37	51	15	48	47	38
North San Francisco Bay	22,180,304	109,945	314,247	1.4%	2,745,061	12%	\$ 34.53	5.7%	-	-	47	38	36	17	6	22	16	2	47	50
Fort Lauderdale	21,835,418	209,626	267,956	1.2%	3,036,492	14%	\$ 34.30	2.8%	230,207	698,530	48	25	41	22	9	30	17	13	33	33
Chicago	248,331,043	908,500	2,264,192	0.9%	38,950,263	16%	\$ 33.87	0.5%	559,986	7,409,187	3	3	11	29	50	38	18	27	20	3
Portland	57,899,054	234,761	626,122	1.1%	6,934,130	12%	\$ 33.37	3.1%	303,119	1,688,414	22	22	23	24	31	17	19	12	28	21
Nashville	38,493,679	228,955	353,317	0.9%	4,271,135	11%	\$ 32.64	2.0%	681,865	4,499,287	33	23	31	29	11	12	20	17	17	10
Houston	169,814,234	428,853	297,915	0.2%	40,192,095	24%	\$ 31.40	0.0%	1,249,051	2,383,004	6	16	38	48	52	53	21	36	11	16
Tampa Bay	37,217,154	242,391	368,674	1.0%	5,116,183	14%	\$ 30.70	5.4%	106,136	1,270,195	35	21	30	26	18	29	22	3	40	27
Charlotte	53,119,392	1,000,685	2,587,348	4.9%	6,113,777	12%	\$ 30.66	2.7%	2,128,466	2,915,111	25	2	7	3	26	14	23	14	4	14
Denver	114,552,387	349,945	1,490,968	1.3%	15,497,800	14%	\$ 30.42	0.6%	680,843	2,353,036	11	17	14	21	42	26	24	24	18	17
Atlanta	149,058,414	(210,169)	378,905	0.3%	26,866,216	18%	\$ 29.83	0.6%	1,622,653	5,157,828	9	52	29	45	47	43	25	24	5	8
Minneapolis	83,669,585	(114,234)	494,711	0.6%	12,682,877	15%	\$ 29.07	-1.3%	454,227	1,731,155	15	51	26	38	40	35	26	49	24	20
Dallas	188,894,365	454,377	1,969,021	1.0%	38,955,613	21%	\$ 28.86	2.1%	1,334,539	5,920,522	4	15	12	26	51	49	27	16	9	6

Atlanta Office Market Statistics (CoStar)

Submarket	Vacancy Rate	Availability Rate	Market Rent/SF	Annual Rent Growth	Inventory SF	12 Mo Delivered SF	Under Constr SF	Under Constr % of Inventory	12 Mo Net Absorp SF	Market Sale Price/SF	12 Mo Sales Vol	12 Mo Sales Vol Growth	Market Cap Rate
Midtown/Pershing Point	16.6%	24.6%	\$39.74	-0.6%	27,701,269	661,781	2,813,624	10.2%	-953,437	\$307	\$36,880,700	-81.8%	6.8%
Northside Dr/Georgia Tech	16.8%	37.9%	\$35.19	-0.2%	2,370,183	190,381	975,763	41.2%	-60,320	\$264	\$9,928,599	-93.2%	6.9%
Downtown Atlanta	12.2%	14.1%	\$28.37	-0.1%	36,693,561	119,973	649,945	1.8%	-528,897	\$208	\$174,267,779	-12.3%	7.0%
N Fulton/Forsyth County	14.1%	21.9%	\$23.47	-0.2%	38,585,442	190,725	559,231	1.4%	-721,701	\$174	\$359,038,476	-45.9%	7.7%
Northlake/Lavista	23.5%	29.8%	\$21.14	0.1%	5,234,269	0	530,000	10.1%	-11,573	\$147	\$4,811,000	-67.2%	8.1%
Central Perimeter	19.4%	23.0%	\$29.16	-0.5%	36,173,267	145,167	429,200	1.2%	-996,444	\$206	\$102,498,399	-77.2%	7.2%
Cumberland/Galleria	14.9%	18.9%	\$26.03	-0.1%	30,630,198	37,761	395,561	1.3%	-381,011	\$186	\$61,577,500	-90.8%	7.4%
Upper Buckhead	20.2%	26.2%	\$36.91	-0.8%	21,444,496	68,429	340,000	1.6%	-1,254,847	\$275	\$72,017,392	-83.1%	6.6%
West Atlanta	30.0%	19.5%	\$22.36	0.3%	1,522,479	27,312	261,461	17.2%	26,244	\$183	\$363,000	-98.7%	7.6%
Cherokee County	5.9%	6.7%	\$19.51	0.0%	4,472,902	25,313	82,618	1.8%	-29,040	\$172	\$17,109,100	-70.8%	8.0%
Duluth/Suwanee/Buford	12.5%	15.3%	\$22.39	0.6%	17,605,286	46,054	63,754	0.4%	-3,394	\$150	\$58,731,514	-56.1%	8.0%
Lower Buckhead	12.2%	16.8%	\$29.49	0.0%	2,568,450	33,671	58,000	2.3%	-11,320	\$216	\$1,427,000	-95.6%	7.0%
Fayette/Coweta County	7.0%	8.7%	\$20.78	1.0%	6,722,609	215,285	41,645	0.6%	237,494	\$164	\$27,040,197	-67.3%	8.2%
Kennesaw/Town Center	10.0%	14.2%	\$20.14	0.2%	12,333,509	200,012	30,837	0.3%	-113,501	\$179	\$67,501,537	-48.9%	7.9%
North Clayton/Airport	11.0%	13.5%	\$19.07	1.1%	13,926,535	83,000	20,000	0.1%	61,637	\$175	\$84,251,388	-21.2%	7.8%
East Cobb	6.1%	7.7%	\$19.15	0.3%	3,552,630	9,976	18,200	0.5%	12,014	\$155	\$32,937,051	162.2%	7.9%
I-20 East/Conyers	7.9%	7.5%	\$20.70	0.1%	4,395,930	0	12,000	0.3%	31,530	\$147	\$21,675,500	-23.1%	7.9%
Bartow County	5.5%	6.0%	\$17.86	0.2%	1,439,932	0	11,000	0.8%	-56,716	\$146	\$5,238,870	6.3%	8.4%
Walton County	3.2%	7.0%	\$20.05	1.7%	1,196,470	0	10,560	0.9%	10,572	\$161	\$5,814,000	5.0%	7.8%
Chamblee/Dville/N D Hills	10.1%	11.6%	\$23.64	0.0%	12,172,540	165,903	0	0.0%	-45,541	\$164	\$41,061,000	-42.1%	7.7%
Norcross/Peachtree Corners	20.2%	21.3%	\$19.99	1.1%	10,553,644	0	0	0.0%	-39,062	\$134	\$104,952,674	-17.9%	7.9%
Decatur	5.1%	5.6%	\$25.40	-0.2%	7,558,306	52,388	0	0.0%	-43,540	\$185	\$16,923,748	-56.4%	7.5%
Lawrenceville/Lilburn	7.6%	8.8%	\$20.19	1.7%	7,528,450	31,089	0	0.0%	-73,406	\$137	\$44,698,395	35.5%	8.2%
South Clayton/Henry Cnty	5.0%	6.1%	\$19.57	1.3%	4,712,260	9,800	0	0.0%	17,271	\$161	\$34,321,009	-8.1%	8.4%
Gainesville/Hall County	6.5%	5.9%	\$19.33	0.4%	5,035,839	0	0	0.0%	8,644	\$131	\$66,844,008	117.5%	9.2%
Douglasville/Lithia Springs	5.0%	7.7%	\$19.31	-1.0%	3,048,339	0	0	0.0%	23,412	\$149	\$17,985,000	-27.4%	7.8%
Outlying Bibb County	13.6%	15.1%	\$15.38	0.3%	2,044,930	0	0	0.0%	-103,695	\$106	\$6,915,030	-16.7%	9.6%
Suburban Macon	8.4%	8.8%	\$13.70	0.3%	2,422,196	867	0	0.0%	-35,610	\$83	\$7,177,886	56.5%	10.0%
Villa Rica/West Outlying	5.6%	5.7%	\$20.30	0.4%	1,390,866	3,000	0	0.0%	37,119	\$142	\$2,026,506	-35.9%	7.7%
Stone Mountain	3.8%	4.8%	\$20.97	0.3%	1,355,935	0	0	0.0%	-4,639	\$144	\$4,277,300	-43.5%	8.2%

Atlanta Office Market Statistics Vacancy Rate (CoStar)

VACANCY RATE



Office Trends

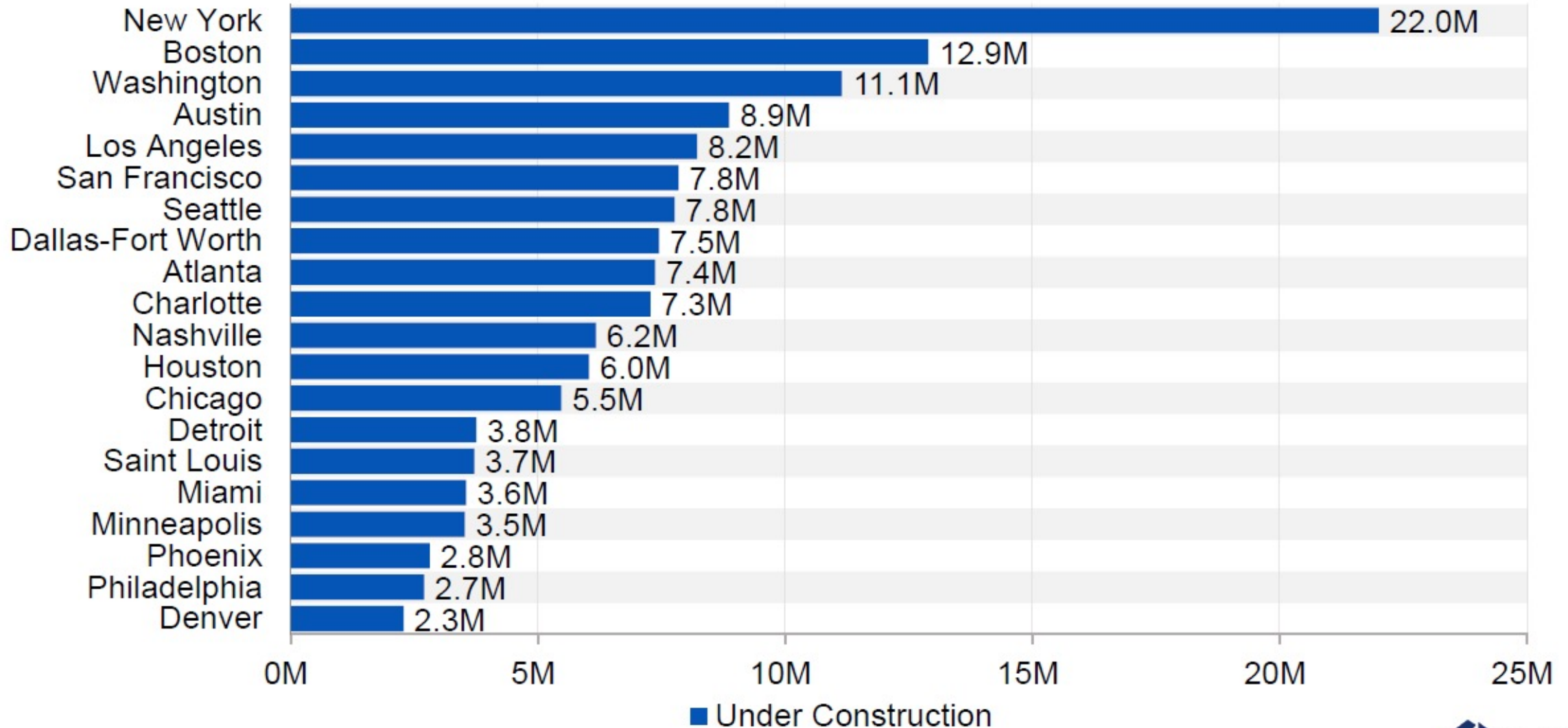
Most Space Under Construction

A

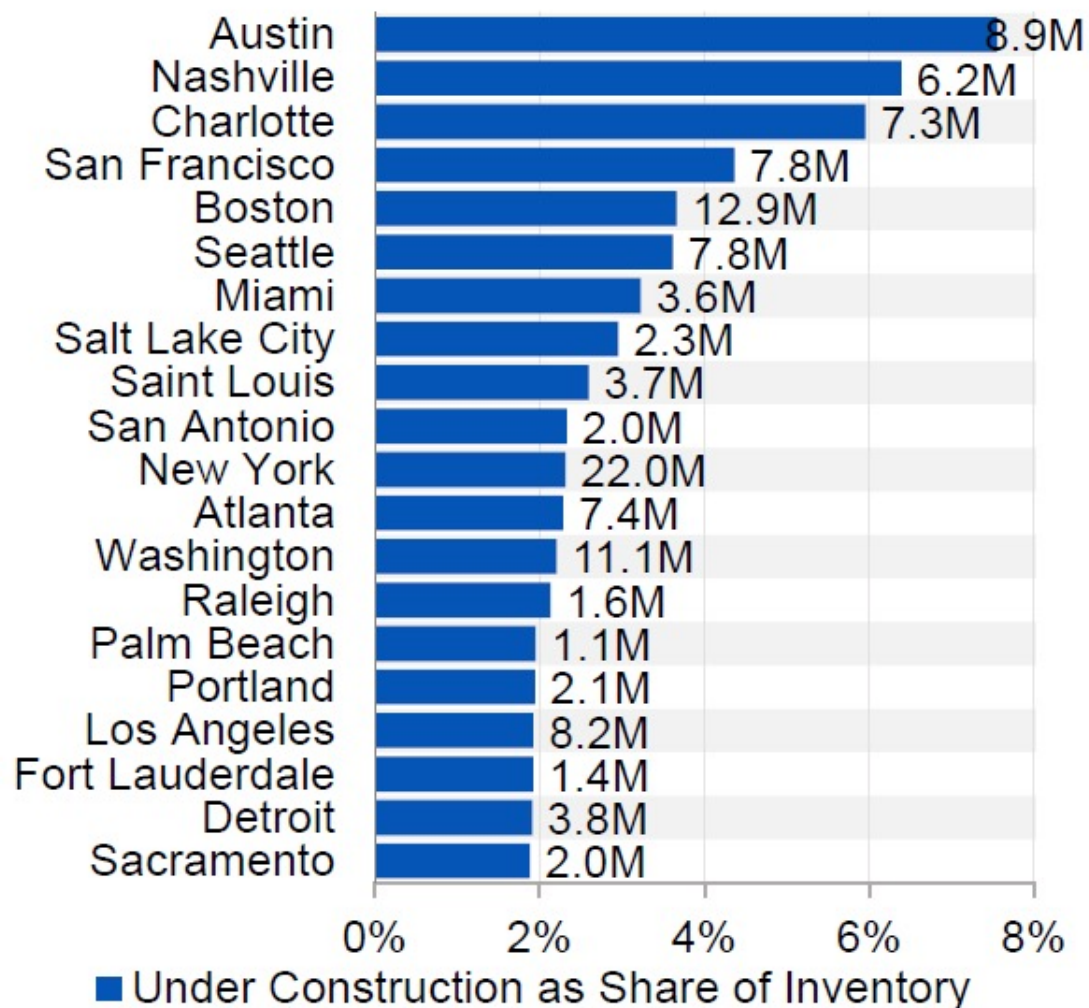
ARC

regional impact + local relevance

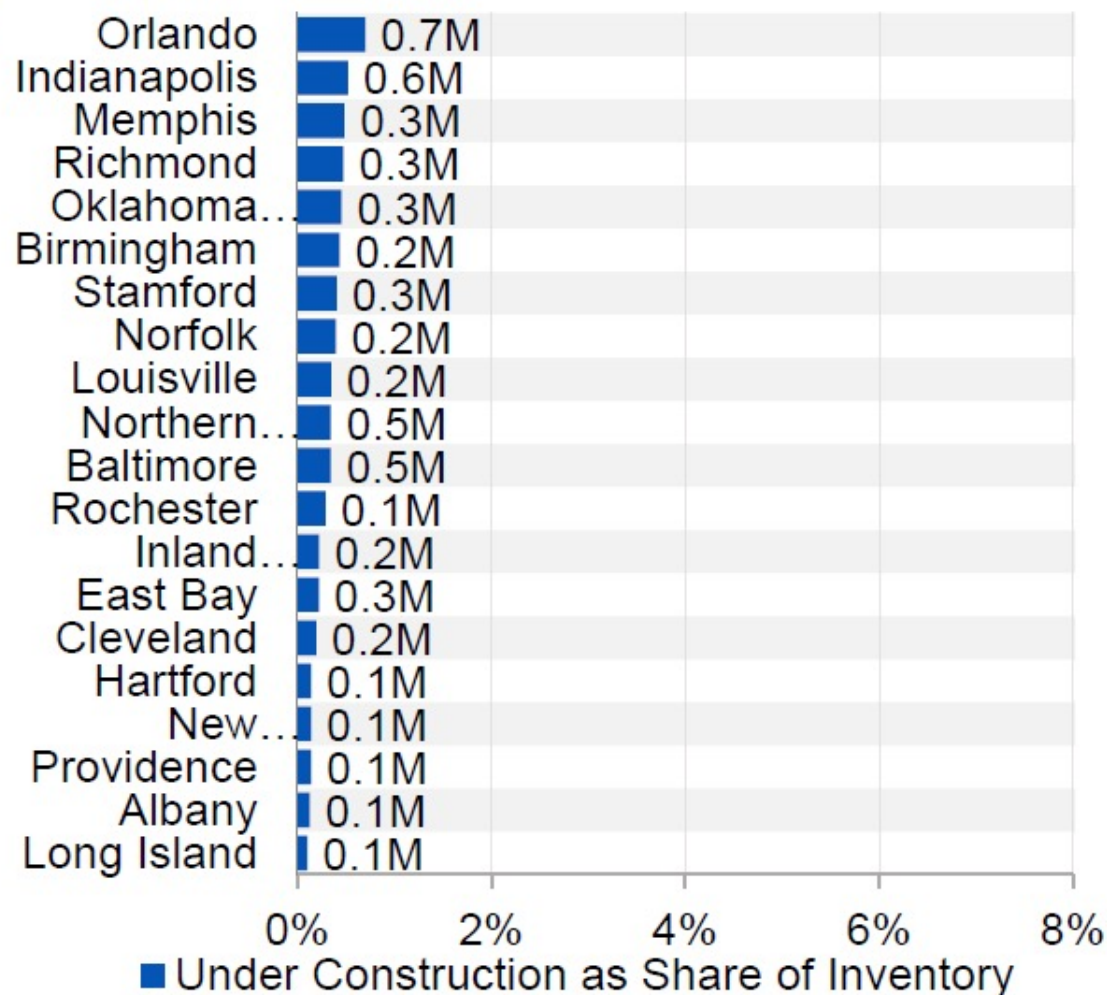
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Space Under Construction As Share of Inventory



Note: Includes markets with 100M+ SF inventory.



Note: Includes markets with 100M+ SF inventory.

JOBSEQ Atlanta-Sandy Springs-Alpharetta, GA MSA, 2020Q3¹

NAICS	Industry	Current			1-Year History		10-Year Forecast					
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth	
493	Warehousing and Storage	38,673	\$42,107	1.51	4,199	12.2%	56,170	18,885	30,645	6,640	1.6%	
621	Ambulatory Health Care Services	145,465	\$66,463	0.97	3,134	2.2%	172,252	66,239	72,240	33,773	2.1%	
551	Management of Companies and Enterprises	75,267	\$137,895	1.73	2,204	3.0%	81,666	26,482	45,366	9,817	1.2%	
492	Couriers and Messengers	24,505	\$41,573	1.34	1,783	7.8%	34,860	11,698	18,747	4,415	1.7%	
518	Data Processing, Hosting, and Related Services	13,450	\$132,731	1.91	1,757	15.0%	14,826	4,106	8,217	2,503	1.7%	
445	Food and Beverage Stores	59,267	\$26,353	1.02	1,480	2.6%	93,121	41,307	48,265	3,550	0.6%	
524	Insurance Carriers and Related Activities	57,313	\$93,363	1.20	1,116	2.0%	60,173	21,667	33,492	5,014	0.8%	
444	Building Material and Garden Equipment and Supplies Dealers	22,819	\$34,597	0.92	947	4.3%	32,576	13,096	17,678	1,802	0.8%	
522	Credit Intermediation and Related Activities	46,905	\$109,654	0.94	751	1.6%	50,993	17,592	29,163	4,238	0.9%	
511	Publishing Industries (except Internet)	21,224	\$122,968	1.45	639	3.1%	23,577	6,774	13,290	3,513	1.5%	
236	Construction of Buildings	37,292	\$76,543	0.99	490	1.3%	40,309	13,468	22,790	4,050	1.0%	
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	14,975	\$201,345	0.79	478	3.3%	15,077	4,674	8,995	1,407	0.9%	
926	Administration of Economic Programs	7,482	\$90,346	0.63	464	6.6%	7,125	2,813	3,964	349	0.5%	
999	Unclassified	7,422	\$63,516	2.55	426	6.1%	9,693	3,722	5,100	870	1.1%	
447	Gasoline Stations	13,892	\$30,046	0.80	410	3.0%	23,930	11,262	12,175	492	0.3%	
238	Specialty Trade Contractors	105,357	\$56,103	1	-1,921	-1.80%	121,967	39,077	71,367	11,523	1.00%	
541	Professional, Scientific, and Technical Services	232,060	\$94,531	1.17	-1,925	-0.80%	253,384	79,144	134,488	39,752	1.60%	
424	Merchant Wholesalers, Nondurable Goods	38,379	\$68,909	0.97	-2,020	-5.00%	45,230	16,422	26,468	2,340	0.60%	
711	Performing Arts, Spectator Sports, and Related Industries	15,043	\$54,824	1.06	-2,457	-14.00%	20,277	8,492	9,940	1,846	1.20%	
611	Educational Services	219,269	\$55,731	0.94	-2,688	-1.20%	230,012	101,357	109,425	19,230	0.80%	
624	Social Assistance	53,033	\$28,448	0.65	-3,087	-5.50%	84,261	36,083	35,017	13,161	2.20%	
812	Personal and Laundry Services	44,913	\$26,111	1.18	-3,882	-8.00%	65,335	28,891	29,219	7,225	1.50%	
622	Hospitals	90,031	\$66,881	0.74	-4,465	-4.70%	83,393	35,233	37,511	10,649	1.10%	
721	Accommodation	22,305	\$30,718	0.7	-4,599	-17.10%	33,488	14,282	17,589	1,616	0.70%	
512	Motion Picture and Sound Recording Industries	12,808	\$61,339	1.79	-4,656	-26.70%	19,717	7,797	9,626	2,295	1.70%	
713	Amusement, Gambling, and Recreation Industries	22,994	\$23,770	0.75	-5,183	-18.40%	43,652	17,124	21,591	4,937	2.00%	
448	Clothing and Clothing Accessories Stores	21,459	\$22,538	1.07	-5,876	-21.50%	32,184	13,247	16,961	1,976	0.90%	
481	Air Transportation	25,903	\$111,908	2.87	-6,609	-20.30%	30,225	10,843	16,743	2,638	1.00%	
561	Administrative and Support Services	225,721	\$44,754	1.33	-13,838	-5.80%	304,195	117,336	158,854	28,004	1.20%	
722	Food Services and Drinking Places	213,756	\$19,943	1.09	-26,528	-11.00%	412,085	167,810	211,997	32,278	1.40%	

Burning Glass Job Postings 19-20 compared to 20-21

March 2019-2020 Occupation	19-20	20-21	Change	March 20-2021 Occupation	Job Postings
Registered Nurses	28,131	31,910	3,779	Registered Nurses	31,910
Software Developers, Applications	26,724	12,847	-13,877	Heavy and Tractor-Trailer Truck Drivers	28,768
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	21,342	17,364	-3,978	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	17,364
Retail Salespersons	18,246	16,958	-1,288	Retail Salespersons	16,958
Customer Service Representatives	13,215	12,830	-385	Software Developers, Applications	12,847
Managers, All Other	12,610	9,553	-3,057	Customer Service Representatives	12,830
First-Line Supervisors of Retail Sales Workers	11,818	11,609	-209	First-Line Supervisors of Retail Sales Workers	11,609
Heavy and Tractor-Trailer Truck Drivers	11,472	28,768	17,296	Managers, All Other	9,553
Sales Managers	7,732	5,963	-1,769	Laborers and Freight, Stock, and Material Movers, Hand	9,483
Medical and Health Services Managers	7,466	7,563	97	Medical and Health Services Managers	7,563
Management Analysts	6,854	4,516	-2,338	Combined Food Preparation and Serving Workers, Including Fast Food	7,431
Food Service Managers	6,698	7,191	493	Food Service Managers	7,191
Computer Systems Engineers/Architects	6,582	3,858	-2,724	Critical Care Nurses	6,754
General and Operations Managers	6,534	5,963	-571	Maintenance and Repair Workers, General	6,174
Maintenance and Repair Workers, General	6,360	6,174	-186	Sales Managers	6,028
Combined Food Preparation and Serving Workers, Including Fast Food	5,988	7,431	1,443	General and Operations Managers	5,963
Computer Systems Analysts	5,686	3,298	-2,388	Waiters and Waitresses	5,063
Marketing Managers	5,450	4,778	-672	Nursing Assistants	4,980
Laborers and Freight, Stock, and Material Movers, Hand	5,389	9,483	4,094	Licensed Practical and Licensed Vocational Nurses	4,844
Waiters and Waitresses	5,351	5,063	-288	Marketing Managers	4,778
Computer User Support Specialists	5,303	2,954	-2,349	Automotive Specialty Technicians	4,631
Information Technology Project Managers	5,286	3,259	-2,027	Management Analysts	4,516
Accountants	5,067	3,136	-1,931	Insurance Sales Agents	4,068
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	5,034	3,503	-1,531	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	3,992
Web Developers	4,848	1,643	-3,205	Security Guards	3,943
Critical Care Nurses	4,440	6,754	2,314	Computer Systems Engineers/Architects	3,858
Financial Managers, Branch or Department	4,439	2,882	-1,557	Medical Secretaries	3,713
Financial Analysts	4,312	2,734	-1,578	Real Estate Sales Agents	3,687
Cooks, Restaurant	4,273	3,285	-988	Driver/Sales Workers	3,652
Nursing Assistants	4,100	4,980	880	Preschool Teachers, Except Special Education	3,604

Industry Snapshot in Perimeter Center (north of I-285), 20202q3 JobsEQ

		Current			1-Year History		10-Year Forecast				
NA ICS	Industry	Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
54	Professional, Scientific, and Technical Services	14,678	\$105,505	2.29	-9	-0.1%	16,230	5,027	8,543	2,660	1.7%
56	Administrative and Support and Waste Management and Remediation Services	14,286	\$55,162	2.48	-922	-6.1%	18,827	7,311	9,984	1,531	1.0%
52	Finance and Insurance	12,080	\$124,552	3.19	265	2.2%	12,487	4,385	7,226	876	0.7%
51	Information	8,451	\$121,268	4.65	-75	-0.9%	8,673	2,987	5,315	371	0.4%
55	Management of Companies and Enterprises	8,175	\$144,759	5.81	79	1.0%	8,537	2,840	4,865	832	1.0%
44	Retail Trade	5,910	\$38,093	0.63	-437	-6.9%	7,921	3,486	4,409	26	0.0%
62	Health Care and Social Assistance	5,417	\$65,643	0.40	-180	-3.2%	7,026	2,795	2,888	1,343	2.2%
72	Accommodation and Food Services	4,879	\$23,948	0.66	-889	-15.4%	8,773	3,661	4,610	502	1.0%
42	Wholesale Trade	4,830	\$97,547	1.38	71	1.5%	5,329	1,937	3,216	175	0.4%
53	Real Estate and Rental and Leasing	2,834	\$76,694	1.77	-36	-1.2%	3,132	1,341	1,608	183	0.6%
23	Construction	2,154	\$73,384	0.40	-45	-2.1%	2,323	780	1,398	146	0.7%
61	Educational Services	2,134	\$64,342	0.28	-32	-1.5%	2,301	996	1,075	230	1.0%
48	Transportation and Warehousing	1,805	\$49,485	0.42	-146	-7.5%	2,276	867	1,173	237	1.2%
81	Other Services (except Public Administration)	1,724	\$40,521	0.43	-121	-6.5%	2,252	940	1,123	188	1.0%
31	Manufacturing	1,085	\$69,843	0.14	-61	-5.3%	1,073	409	700	-37	-0.3%
71	Arts, Entertainment, and Recreation	448	\$44,942	0.28	-97	-17.8%	777	308	380	90	1.8%
92	Public Administration	275	\$74,313	0.06	0	0.0%	271	109	148	13	0.5%
99	Unclassified	233	\$73,346	2.49	12	5.5%	301	117	160	25	1.0%
21	Mining, Quarrying, and Oil and Gas Extraction	57	\$142,992	0.16	-1	-1.7%	74	21	43	11	1.8%
22	Utilities	39	\$122,103	0.08	-1	-3.4%	22	11	20	-8	-2.5%
11	Agriculture, Forestry, Fishing and Hunting	33	\$47,761	0.03	0	-1.1%	41	16	21	4	1.1%
	Total - All Industries	91,527	\$75,332	1.00	-2,626	-2.8%	113,701	44,599	59,801	9,302	1.0%

Select a metropolitan area

Atlanta-Sandy Springs-Alpharetta, GA

Select a time period

10-year

1-year

Atlanta-Sandy Springs-Alpharetta, GA

Population: 5,949,951 | Metropolitan area size class: Very Large

Ranks 1-11 12-22 23-32 33-43 44-53

Ranking corresponds to the 53 very large metro areas with populations over 1 million.

19 Growth, 2008-2018

18 Change in jobs (%)

+13.7% [Chart](#)

17 Change in Gross Metropolitan Product (GMP) (%)

+24.5% [Chart](#)

30 Change in jobs at young firms (%)

-15.1% [Chart](#)

20 Prosperity, 2008-2018

19 Change in productivity (%)

+9.5% [Chart](#)

20 Change in average annual wage (%)

+8.6% [Chart](#)

26 Change in standard of living (%)

+8.2% [Chart](#)

19 Inclusion, 2008-2018

21 Change in employment rate (% points)

+0.7% [Chart](#)

29 Change in median earnings (%)

+2.6% [Chart](#)

14 Change in relative poverty rate (% points)

-1.8% [Chart](#)

13 Racial inclusion, 2008-2018

20 Change in white/people of color employment rate gap (% points)

-1.4% [Chart](#)

20 Change in white/people of color median earnings gap (\$)

+\$212 [Chart](#)

8 Change in white/people of color relative poverty rate gap (% points)

-2.4% [Chart](#)

34 Geographic inclusion

29 Change in top/bottom neighborhoods employment rate gap (% points)

-5.6% [Chart](#)

44 Change in top/bottom neighborhoods median household income gap (\$)

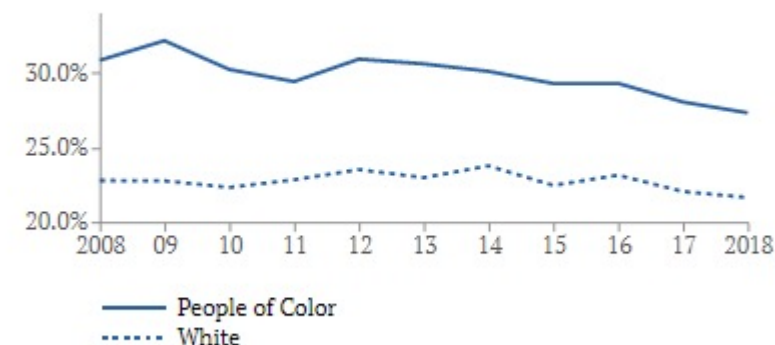
+\$5,862 [Chart](#)

20 Change in top/bottom neighborhoods relative poverty rate gap (% points)

-1.8% [Chart](#)

Note: Data for geographic inclusion are only reported for the long-run period, and represent changes between two five-year periods, 2009-2013 and 2014-2018.

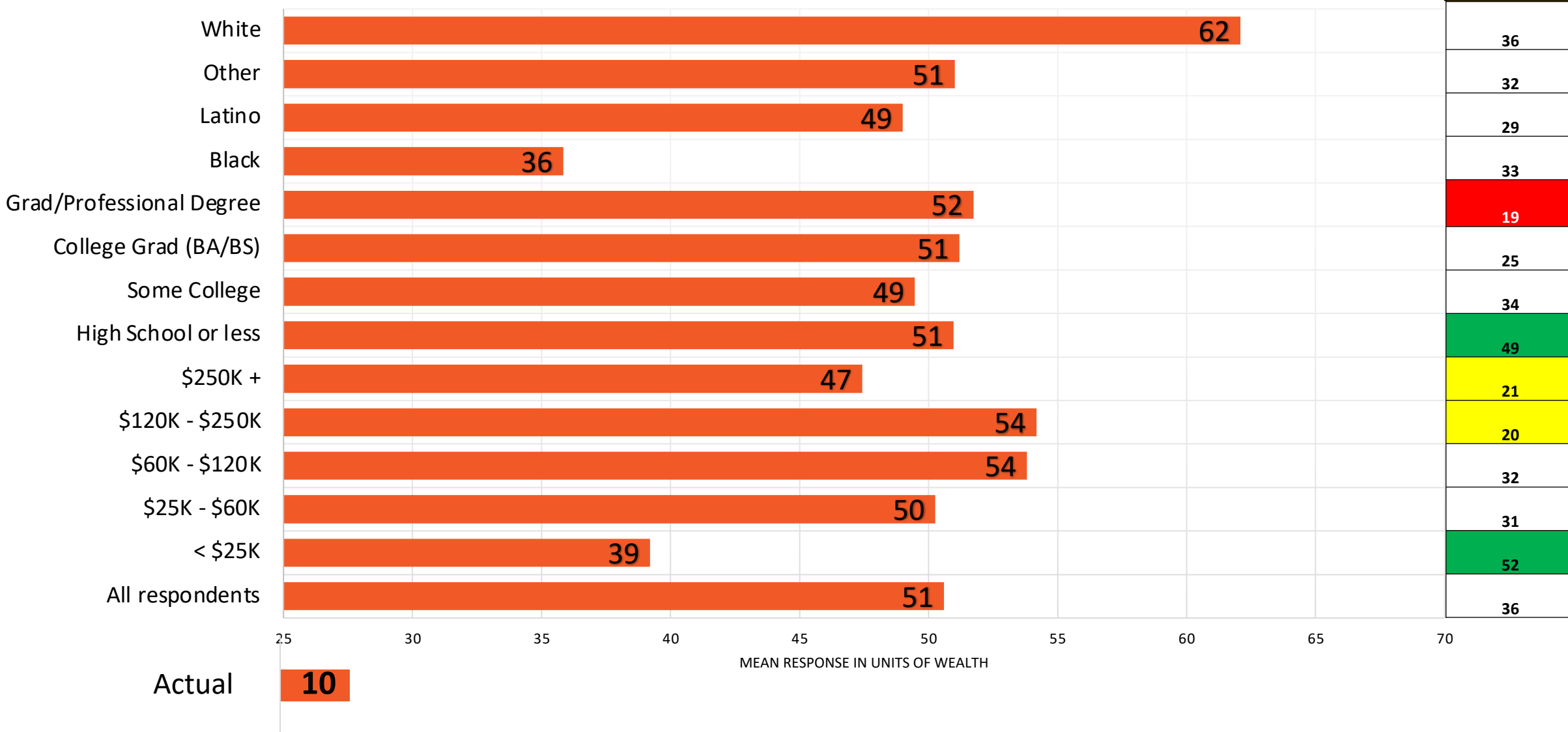
Relative income poverty rate



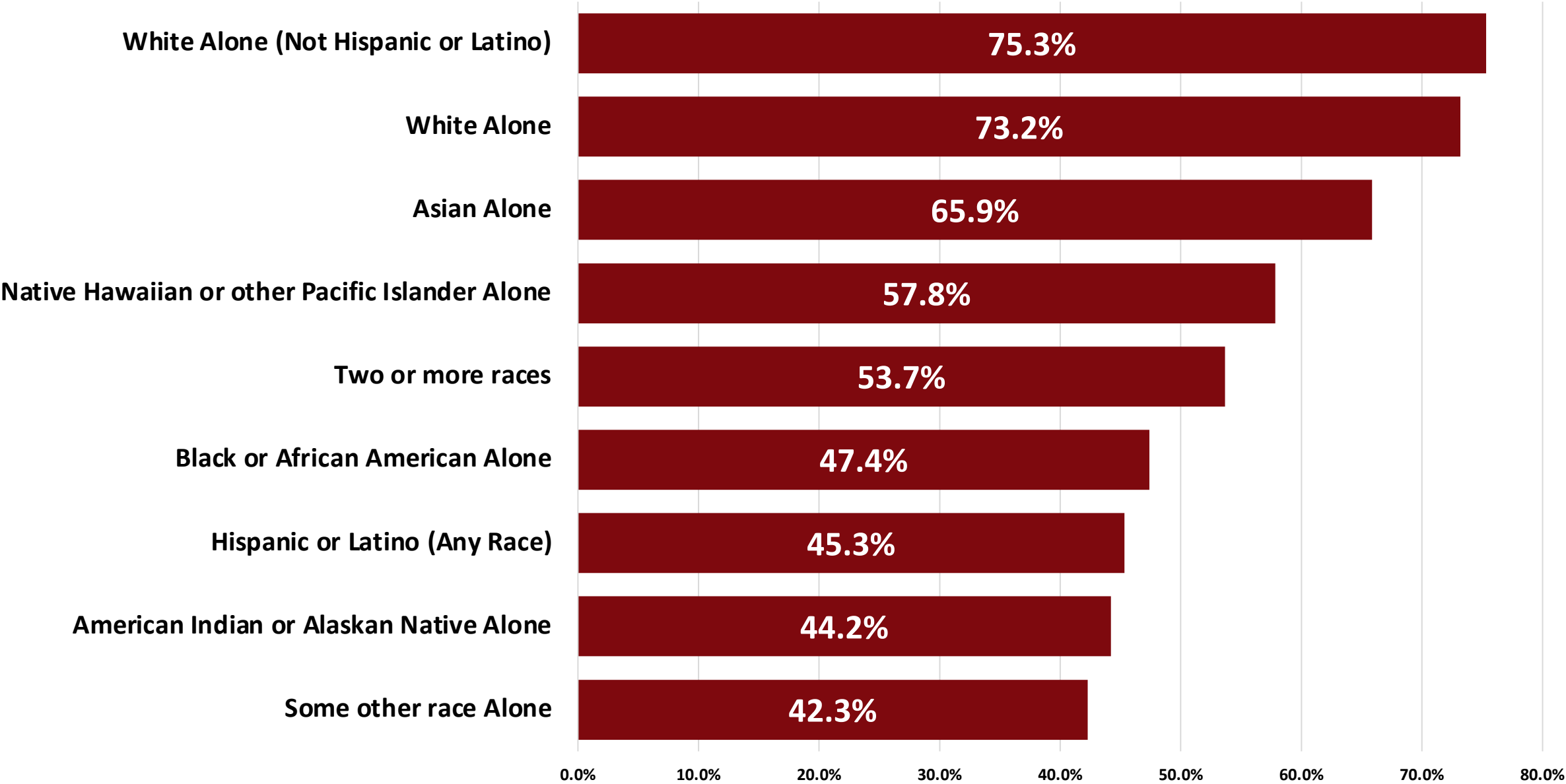
Equitable Economic Development

Understanding What We Know About Wealth Equity

If a typical white family in the United States has 100 units of overall wealth, how many units of overall wealth does the typical Black family have?



Atlanta MSA Homeownership



Source: American Community Survey, 5-year estimates (2013-17)
Tables: B25003A, B25003B, B25003C, B25003D, B25003E, B25003F, B25003G, B25003H, & B25003I

It's REALLY About Economic Mobility

Job Growth and Economic Mobility in the 25 Largest Metro Areas

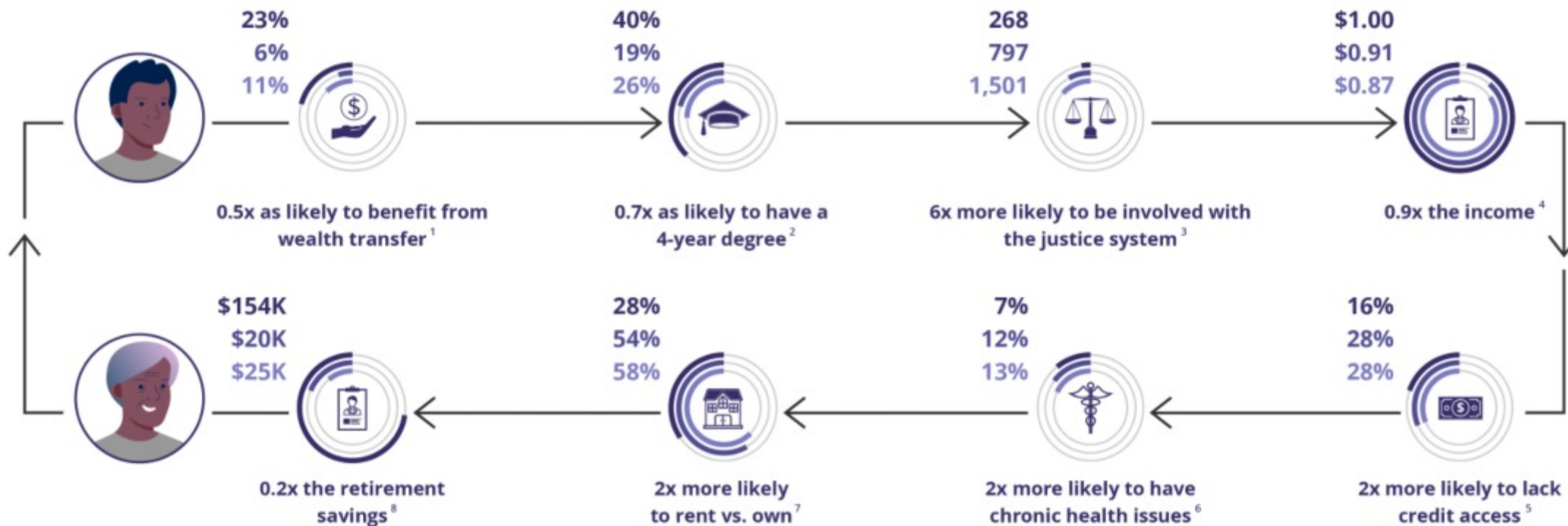
Low-Income Children Who Grow up in Atlanta are not Benefiting from Economic Growth



Source: Brookings Institute

Cradle to Career Inequities

Racial disparities impact each step of a person's life, limiting one's ability to access resources, grow wealth and pass-on assets to one's family and community



White
 Hispanic
 Black
 Wealth
 Housing
 Health
 Education
 Justice System
 Employment
 Finance

1. % families who receive any inheritance; 2. % 25 and older with a bachelor's degree; 3. Incarceration rate per 100K population; 4. Cents per dollar earned; 5. % credit invisible; 6. % diabetes diagnosis; 7. % renters; 8. Average family retirement savings;
 Source: National Geographic (2018), New York Times (2020), Federal Reserve (2016, 2015), US Census (2019), Bureau of Justice Statistics (2018), SHRM (2020), CFPB (2015); Analysis by the Boston Consulting Group

<https://www.businessroundtable.org/equity>

THE ATLANTA
REGION'S
PLAN



COMMUNITY
PLANNING
ACADEMY

COMMUNITY DEVELOPMENT
ASSISTANCE PROGRAM



LINK

Regional
Leadership
Institute

alma

Arts Leaders of Metro Atlanta

M.A.R.C

CATLYST



STATE OF
THE REGION
BREAKFAST



Questions?

ARC

regional impact + local relevance

+



<http://www.atlantaregional.org/>



<http://33n.atlantaregional.com/>



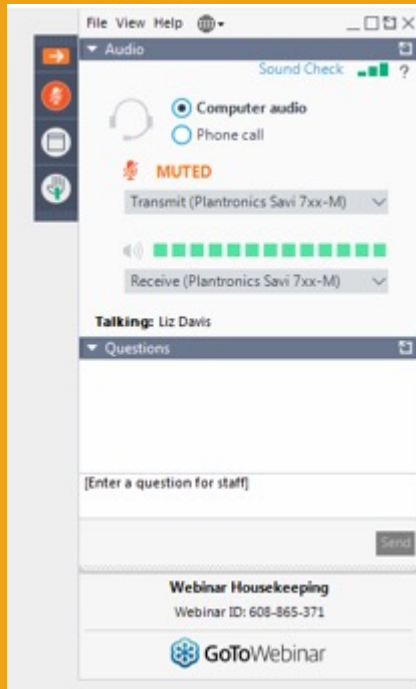
<http://www.neighborhoodnexus.org/>

Mike Alexander, AICP
Director, Center for Livable Communities
Atlanta Regional Commission
malexander@atlantaregional.com

Q & A

WITH BILL BAKER AND MIKE ALEXANDER

TRIVIA QUESTIONS



Submit your answer using
the Questions panel

TRIVIA QUESTION

Which state's Department of Transportation was the first to construct a Diverging Diamond Interchange?

- A: Missouri
- B: Washington
- C: California
- D: Utah

TRIVIA QUESTION

Which state's Department of Transportation was the first to construct a Diverging Diamond Interchange?

A: Missouri

B: Washington

C: California

D: Utah



Transform 285/400 Project Updates

Perimeter Community Improvement Districts 2021 State of the District

Marlo L. Clowers, P.E., DBIA
GDOT P3 Project Manager
March 19, 2021



Agenda

- Introductions
- Project Overview
- 2020 Accomplishments
- Current & Upcoming Activities
- Public Information



Project Overview



Project Overview

I-285 at SR 400 Interchange

- New Ramps and Flyover Bridges

I-285

- Limits: Long Island Drive to east of Ashford Dunwoody Road
- New Collector-Distributor (CD) Lanes & Bridges
- Bridge Replacements: Glenridge, SR 400, Peachtree Dunwoody
- Bridge Deck Improvements: Long Island and Lake Forrest

SR 400

- Limits: Glenridge Connector to Pitts Road
- New CD Lanes & Bridges
- Bridge Replacement at Mount Vernon Highway
- Abernathy Road DDI



2020 Accomplishments



2020 Accomplishments – I-285/SR 400 Interchange

Oct. 5 – SR 400
Southbound to I-285
Eastbound

Nov. 23 – Ashford
Dunwoody Road to
I-285 Westbound

Nov. 23 – SR 400
Southbound to
Abernathy Road

Dec. 12 – I-285
Eastbound to
Glenridge Drive



Current & Upcoming Activities



Current Activities – I-285/SR 400 Interchange

SR 400 Southbound Ramp to I-285 Westbound

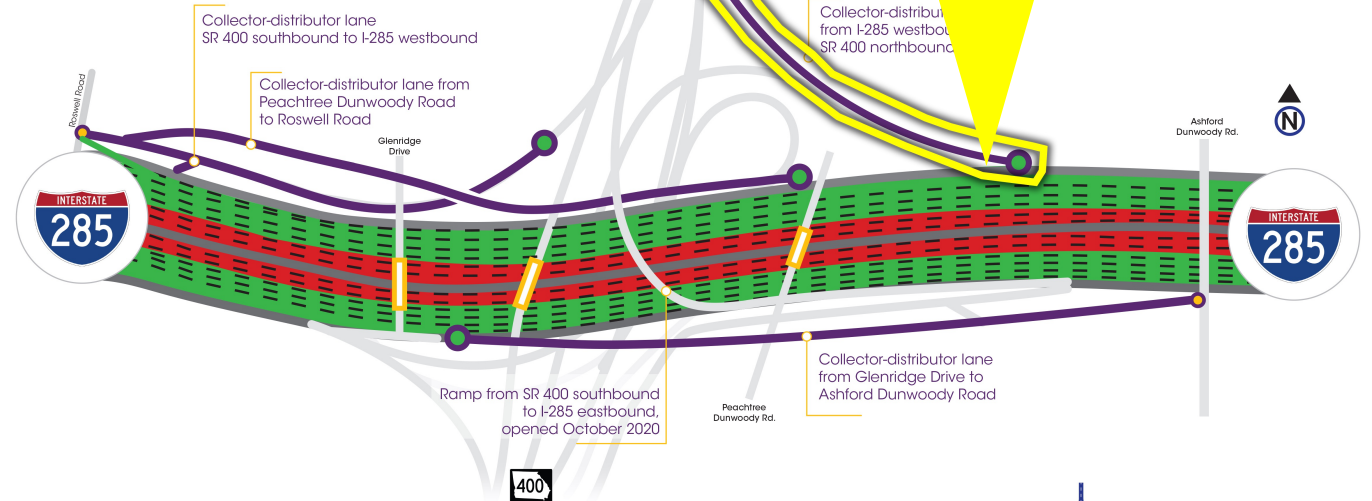
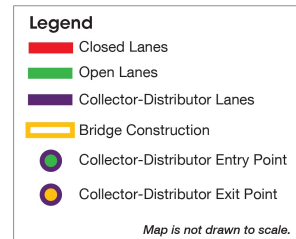
- Set to open March 20
- Motorists on SR 400 southbound will merge into far-right lane just before Hammond Drive
- Will merge with I-285 westbound just before Glenridge Drive



2/25/21

Upcoming Activities - I-285 W Northbound

- Expected to open April 2021
- Motorists will need to begin to merge from I-285 westbound to SR 400 northbound before Peachtree Dunwoody Road
- SR 400 northbound traffic will merge just before Hammond Drive



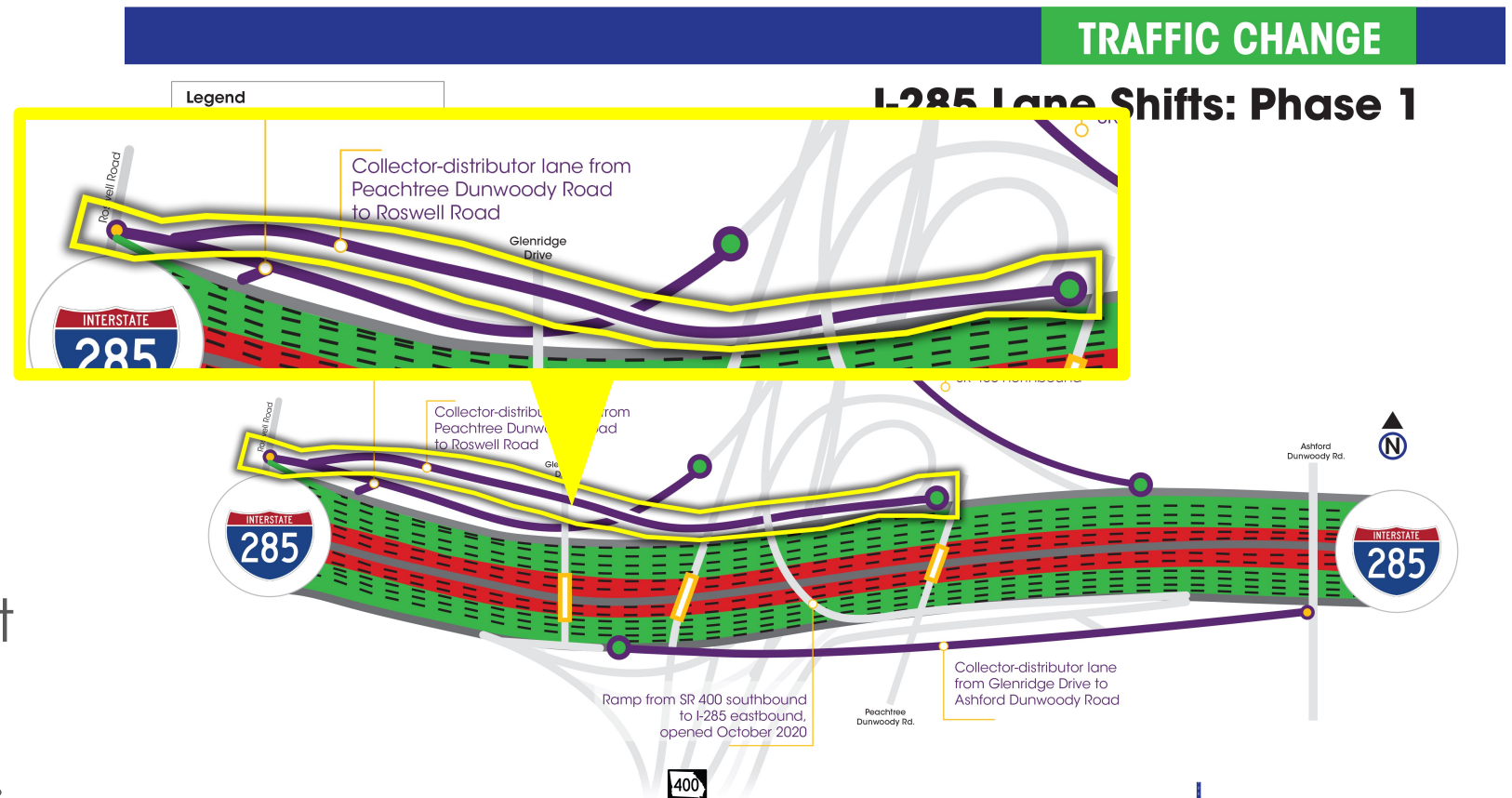
Upcoming Activities - I-285 Lane Shifts: Phase 1

- I-285 eastbound and westbound from Roswell Road to Ashford Dunwoody Road
- Inside lanes will close to traffic
- Crews will rebuild the I-285 bridges over Glenridge Drive, SR 400, and Peachtree Dunwoody Road
- Phase 1 implementation is spring 2021
 - Parts of the lane shift will open gradually before the full implementation
- Motorists will need to make exit choices sooner



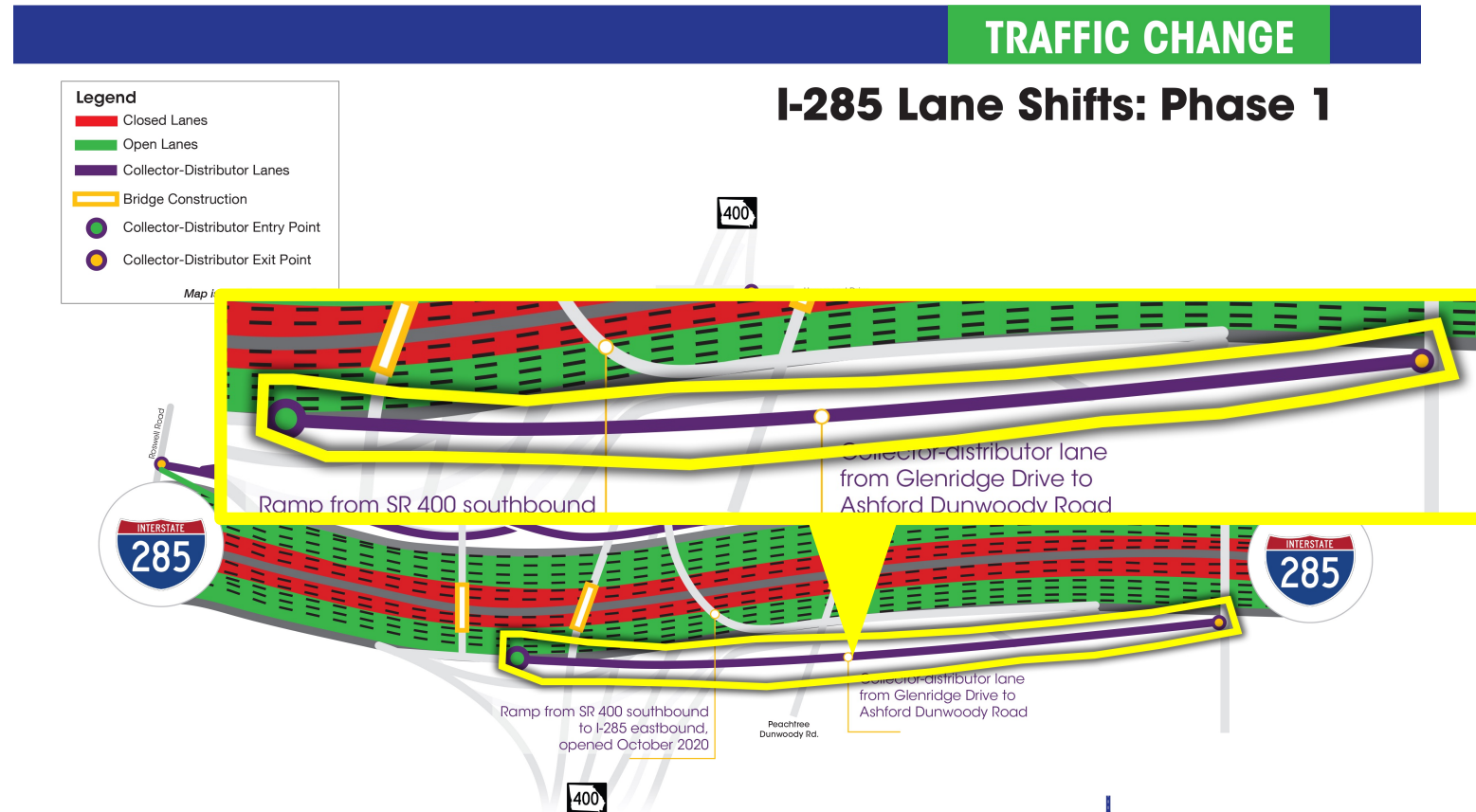
Upcoming Activities - CD Lanes along I-285 Westbound

- Expected to open April 2021
- Motorists traveling on I-285 westbound to Roswell Road will merge onto this collector-distributor lane between Peachtree Dunwoody Road and SR 400 to exit at Roswell Road.
- This is a new alignment.



Upcoming Activities – CD Lanes along I-285 Eastbound

- Expected to open May 2021
- Motorists traveling on I-285 eastbound to Ashford Dunwoody Road will merge into this collector-distributor lane just after Glenridge Drive and exit at Ashford Dunwoody Road.
- This is a new alignment.



Upcoming Activities - I-285

- **Paving**

- I-285 westbound ramp to Roswell Road

- **Noise Barriers**

- Seven noise barriers under construction

- **Bridge Construction**

- I-285 over Glenridge Drive
- I-285 over SR 400
- I-285 over Peachtree Dunwoody Road



2/25/21

Upcoming Activities - SR 400

- **Paving**

- Abernathy Road to SR 400 southbound
- SR 400 northbound to Abernathy Road
- MARTA on-ramp to SR 400

- **Noise Barriers**

- Nine noise barriers under construction

- **Bridge Construction**

- Bridge beam settings along SR 400 northbound



Public Information



Public Information

We have a new website! Visit us online!

- Access Traffic Impact Reports
- Find project information and resources
- View project maps
- Read project newsletters
- Check out the image gallery of the project
- Subscribe to receive updates



Weather permitting, Georgia Department of Transportation construction partners will close lanes on local roads and close lanes on I-285 and SR 400. Crews will also implement multiple detours for the *Transform 285/400* Interchange project. Travel restrictions include possible delays, reduced speeds and detours in some areas.

***NOTES:** Work schedule updates can be made daily. Check project webpage often for the latest updates. Detour information is shown using red text.

Daytime Closures:

Overnight Closures:

Monday, November 16, 9 p.m. to 5 a.m.

General Lane Closures & Traffic Pacings

- One right lane on I-285 westbound from Mount Vernon Highway to Lake Forrest Drive

Closure and Detours

Peachtree Dunwoody Road southbound from Hammond Drive to Lake Hearn Drive
([map](#))

- Motorists traveling northbound on Peachtree Dunwoody Road should turn right onto I-285 eastbound. Motorists should exit at Ashford Dunwoody Dunwoody Road. Motorists should turn left on to Ashford Dunwoody Road then left on to I-285 westbound. Motorists should exit at Peachtree Dunwoody Road (Exit 28) to access Peachtree Dunwoody Road northbound.
- Motorists traveling southbound on Peachtree Dunwoody Road should turn left on Hammond Drive, turn right on Perimeter Center Parkway, then turn right on Lake Hearn Drive to continue southbound travel on Peachtree Dunwoody Road.

Example of Weekly Traffic Report 213

Connect with Transform 285/400



Email: transform285400@dot.ga.gov

Hotline: 404-609-4609

Website: <https://transform285400-gdot.hub.arcgis.com/>

Social Media: #Transform285400

THANK
YOU
For Viewing



@GeorgiaDOT



@GADeptofTrans



@gadeptoftrans



www.dot.ga.gov

TRIVIA QUESTION

How large is the MARTA rail system?

A: 33 miles

B: 38 miles

C: 43 miles

D: 48 miles

TRIVIA QUESTION

How large is the MARTA rail system?

A: 33 miles

B: 38 miles

C: 43 miles

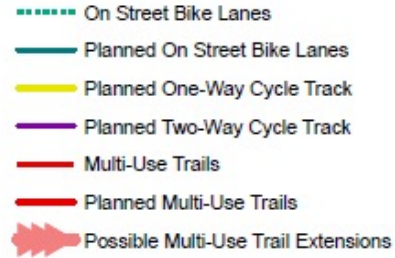
D: 48 miles

PCIDs
Traffic Congestion Relief
Projects 2021



Perimeter Trail System

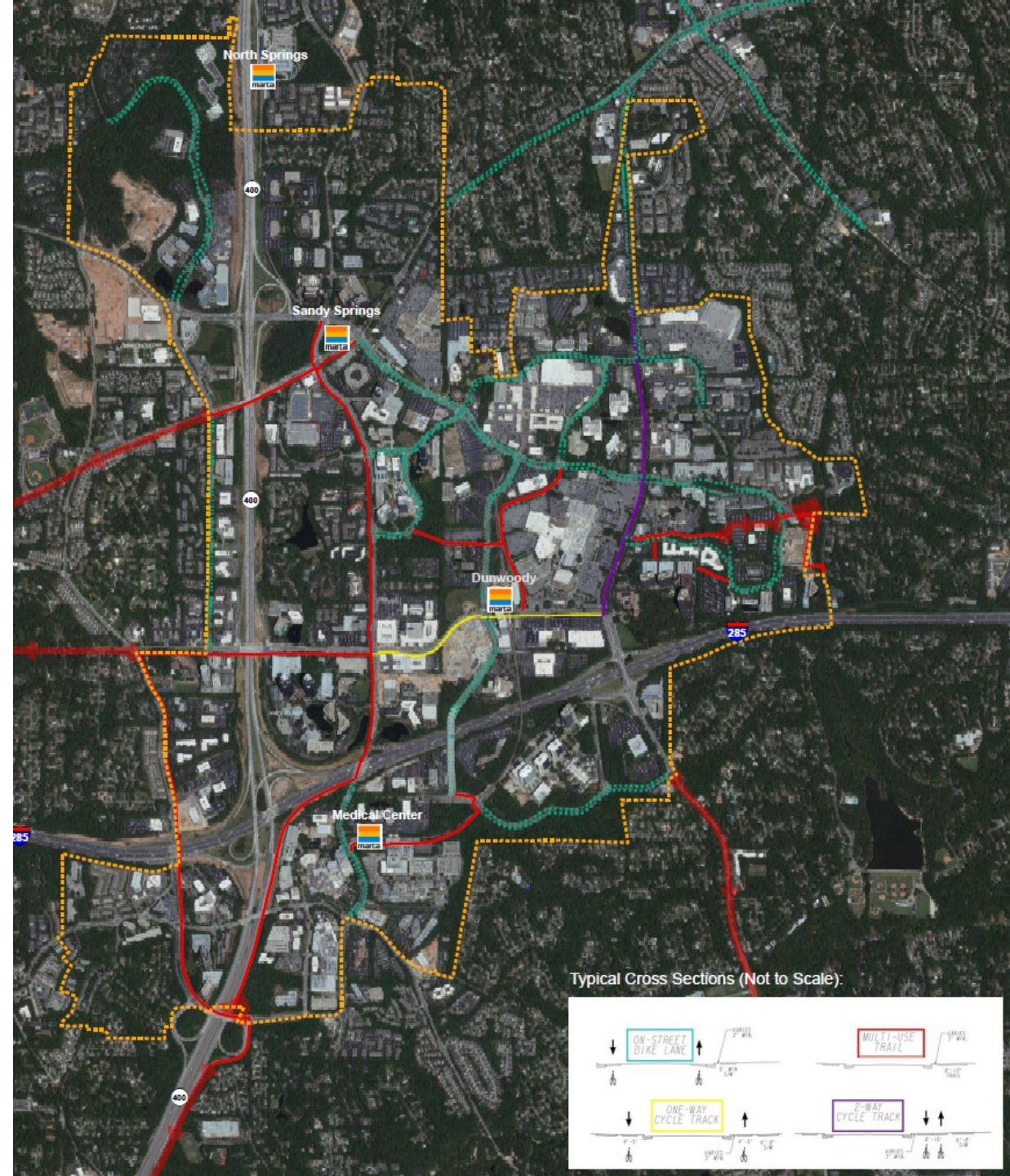
- Ashford Dunwoody Trail Phase 1&2
- Mt Vernon Trail
- Hammond Trail Extension
- Future Last Mile Connectivity efforts
- Path 400 Extension / Connections



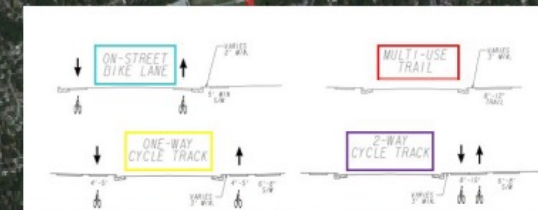
(Built-Out Hammond Dr Path)

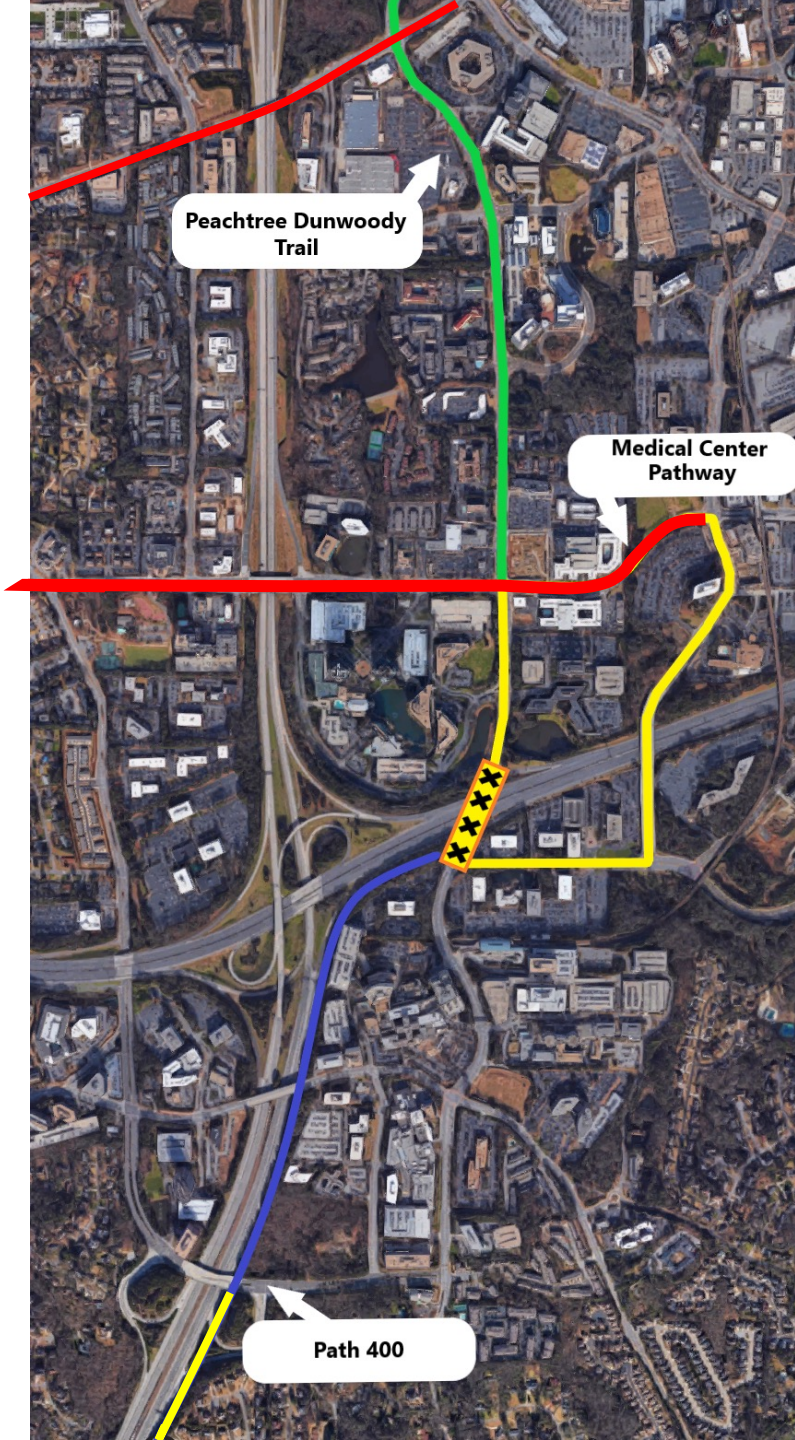


(Concept Design for Multiuse Path)



Typical Cross Sections (Not to Scale):





Peachtree Dunwoody Trail

Medical Center Pathway

Path 400



Future Path 400 Connection

Path 400

Belt Line

PCID Trail System Map

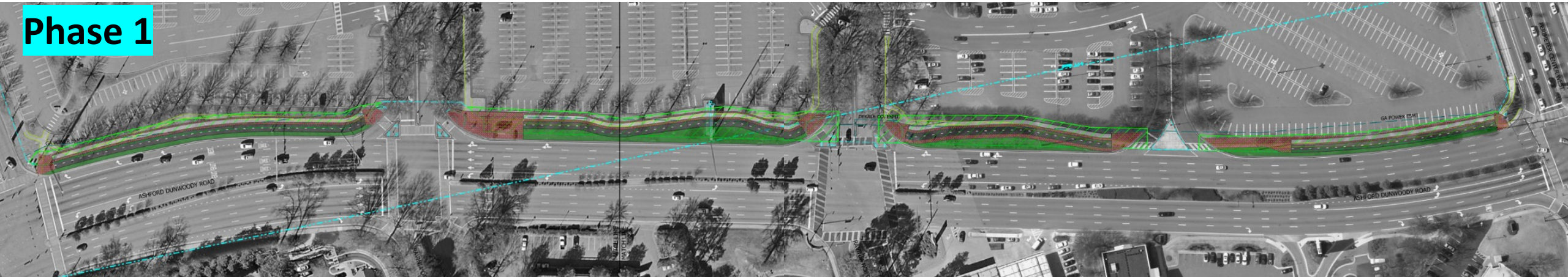


Ashford Dunwoody Trail Phases 1 and 2

Project Description

- Construction of bike/ped facilities on Ashford Dunwoody from Hammond to Mt Vernon Rd.
- To be connected to other trail projects in the area including PATH 400 as well as the regional trail system connecting to ATL, Beltline, Silver Comet, and future Top End trail systems.

Phase 1



Phase 2



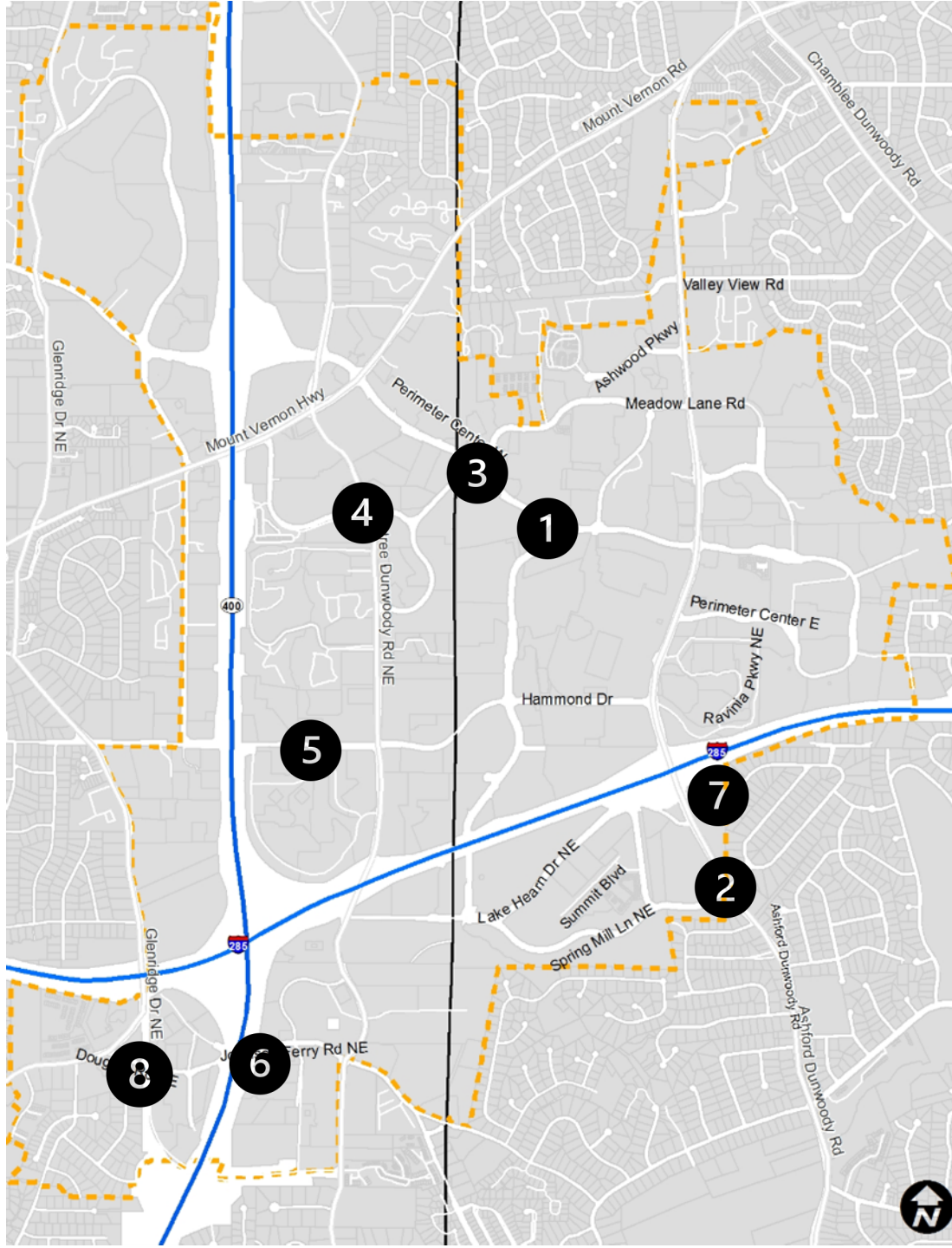
Ashford Dunwoody Corridor and Trail Improvements

Project Description

- The project will realign lane assignments, and add a raised landscaped median to reduce turning movement conflicts and improve through traffic movement
- The existing left turn lane on North Bound Ashford Dunwoody to West Bound Perimeter Summit Parkway will be extended



Traffic Congestion Relief Projects



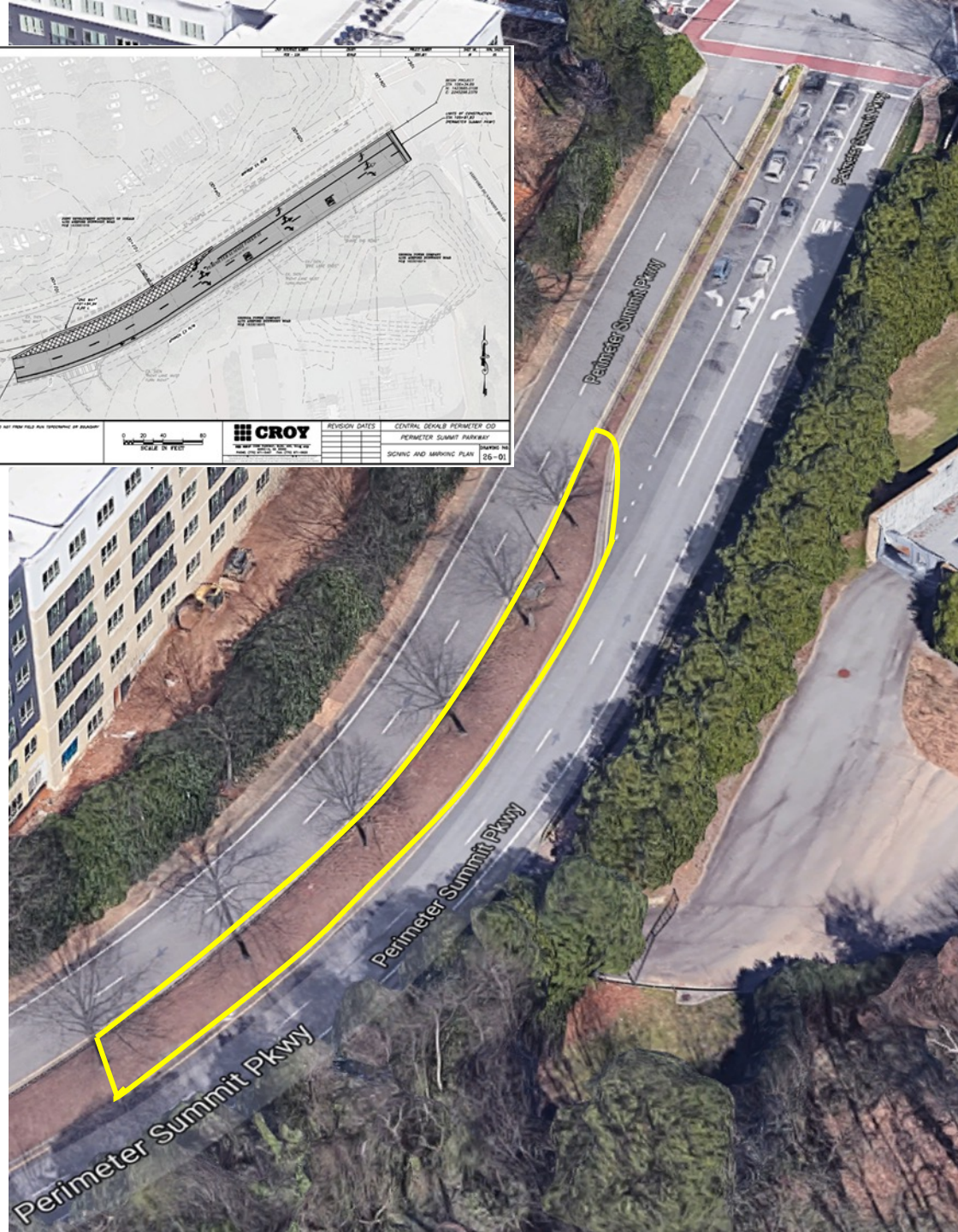
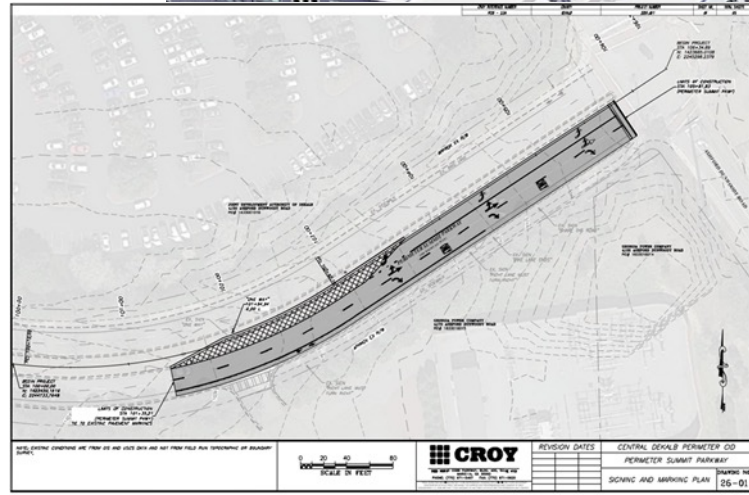
1. Perimeter Center West at Perimeter Center PKWY
2. Perimeter Summit Parkway at Ashford Dunwoody Turn Lane Extension
3. Perimeter Center West at Crown Pointe PKWY
4. Crestline at Peachtree Dunwoody Rd Intersection
5. Hammond Drive Turn Lane Extension
6. Johnson Ferry at GA 400 Managed Lane Ramp
7. Ashford Dunwoody On-Ramp
8. Glenridge Connector West Bound Turning Lane Onto Johnson Ferry

Perimeter Center West at Perimeter Center Pkwy Intersection Improvements



Project Description

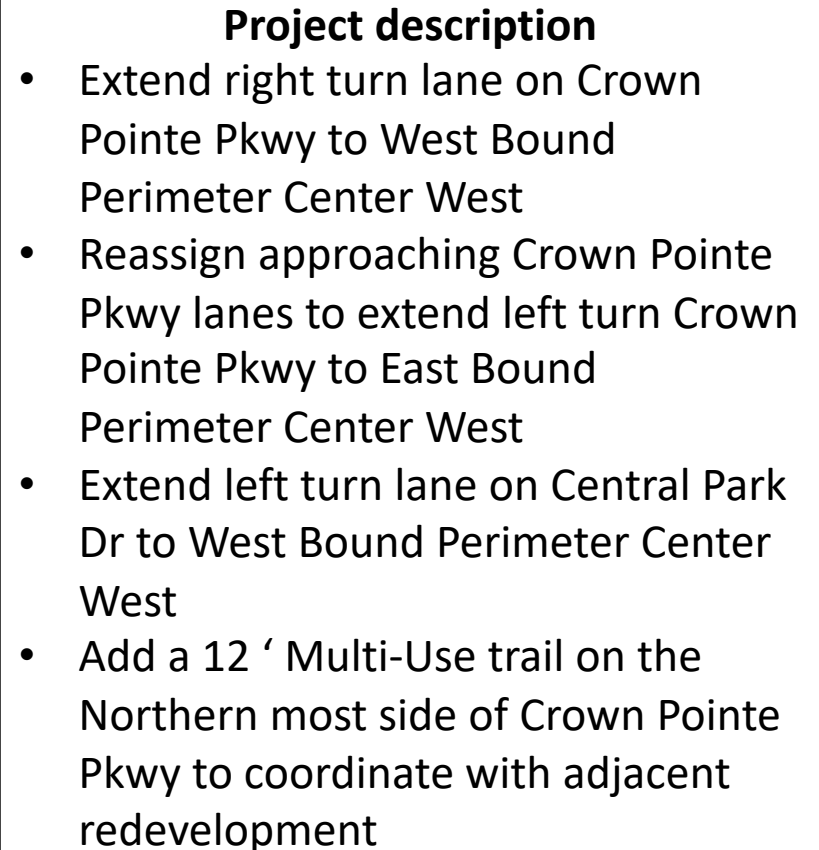
This project will extend the existing left turn lane from West Bound Perimeter Center West to South Bound Perimeter Center Parkway approximately an additional 200 feet.

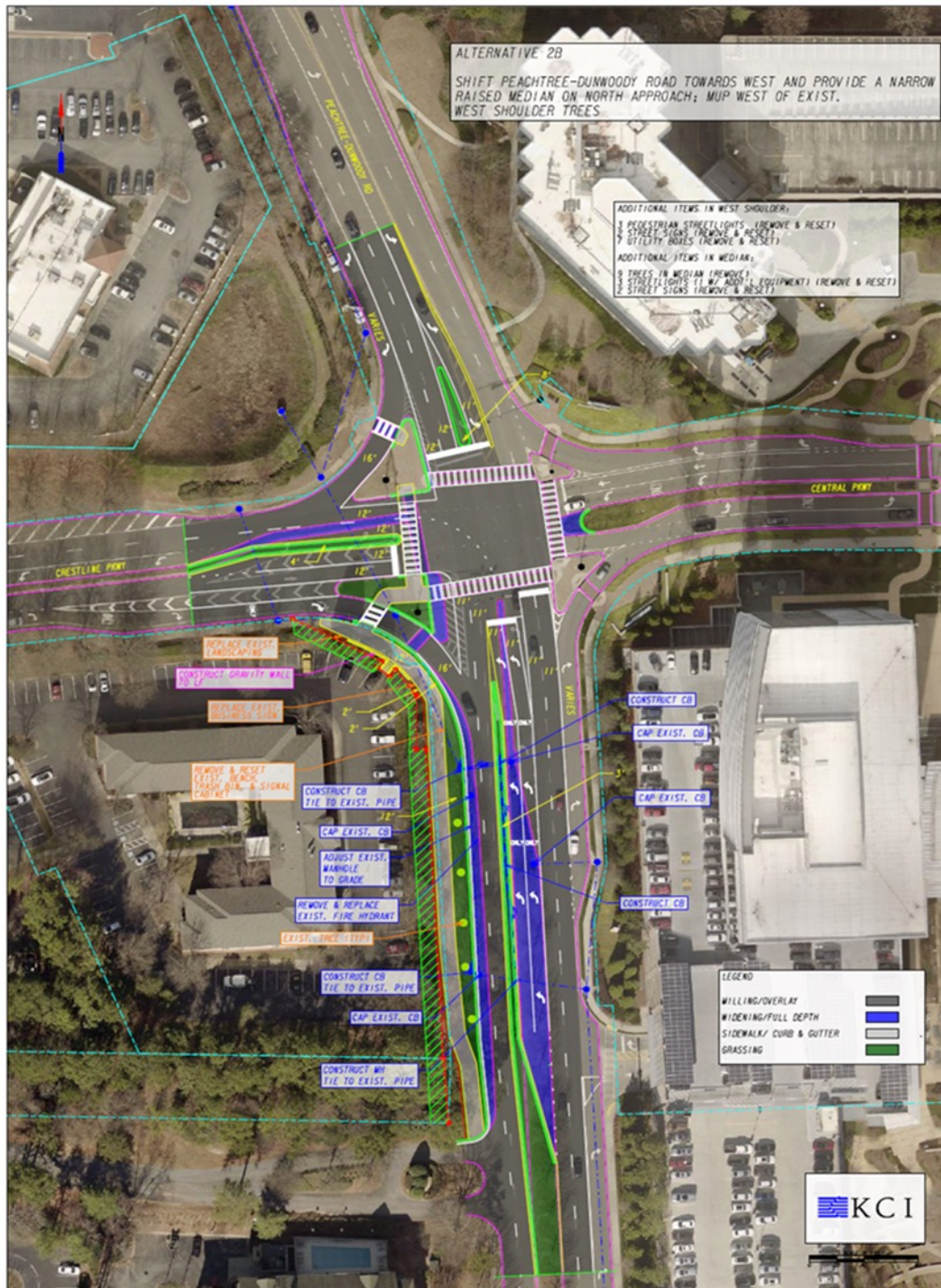


Perimeter Summit Parkway at Ashford Dunwoody Turn Lane Extension

Project Status

- Extend Perimeter Summit Pkwy left turn lane onto Ashford Dunwoody RD (approximately 300 feet)
- This will increase the amount of cars that can stack in the left turn lane and eliminate vehicles from blocking the thru lane.





Crestline at Peachtree Dunwoody Rd Intersection Improvements

Project Description

Adding a 2nd left turn lane from North Bound Peachtree Dunwoody Road to West Bound Crestline Pkwy, and Improving sight distance for South Bound Peachtree Dunwoody Left turns onto East Bound Central Parkway

Hammond Drive Turn @ GA 400 Northbound On-Ramp Lane Extension



Project Description
This project will extend the turning lane an additional 475 feet to allow Right turn lane access currently blocked by thru West Bound traffic



Johnson Ferry at GA 400 Managed Lane Ramp Update

Project Status

This project continues to be included Top-End 285 Managed Lane Project



Ashford Dunwoody I-285 East Bound On-Ramp

Project Description

This project would help keep the flow of traffic moving for cars on North Bound Ashford Dunwoody Rd turning onto 285 East Bound



Glenridge Connector West Bound Turning Lane Onto Johnson Ferry

Project Description

Increase vehicle stacking capacity by
creating a dual left turn lane onto
West Bound Johnson Ferry

TRIVIA QUESTION

The recently-landed Mars mission will include the first attempt at winged flight on another planet. What is this helicopter named?

- A: InSight
- B: Ingenuity
- C: Perseverance
- D: Sojourner



TRIVIA QUESTION

The recently-landed Mars mission will include the first attempt at winged flight on another planet. What is this helicopter named?

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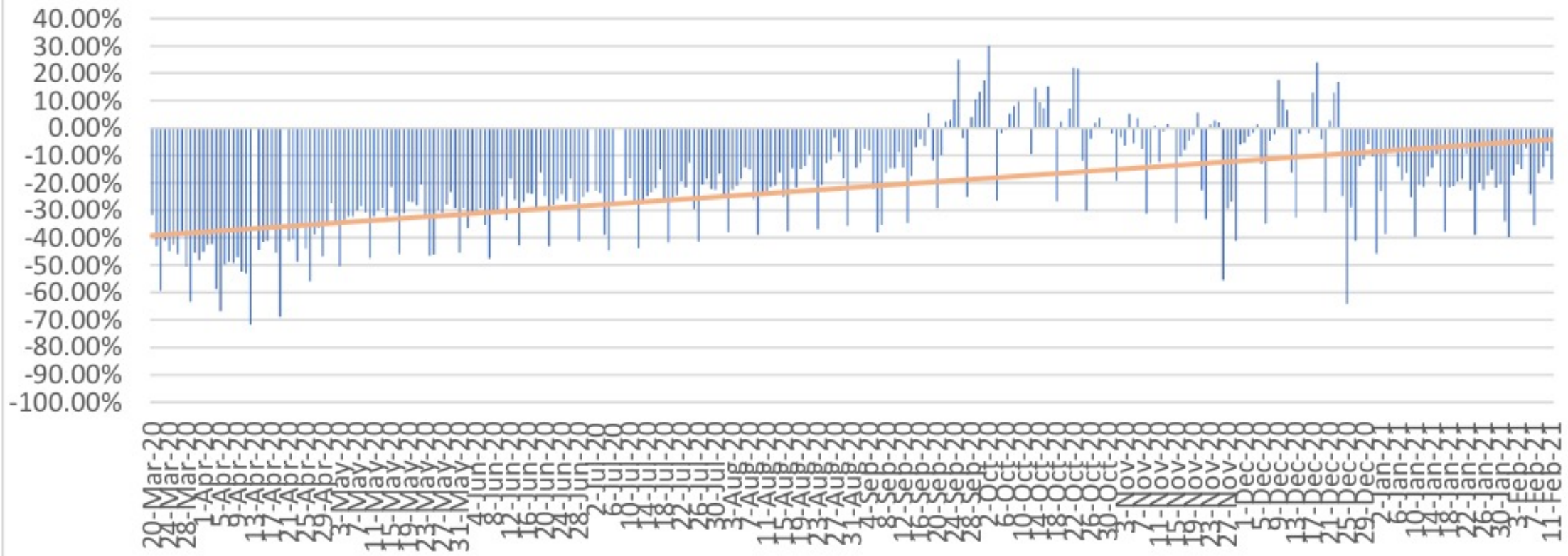
PERIMETER CONNECTS Q1 DISTRICT UPDATE

PERIMETER
CONNECTS



REGIONAL TRAFFIC

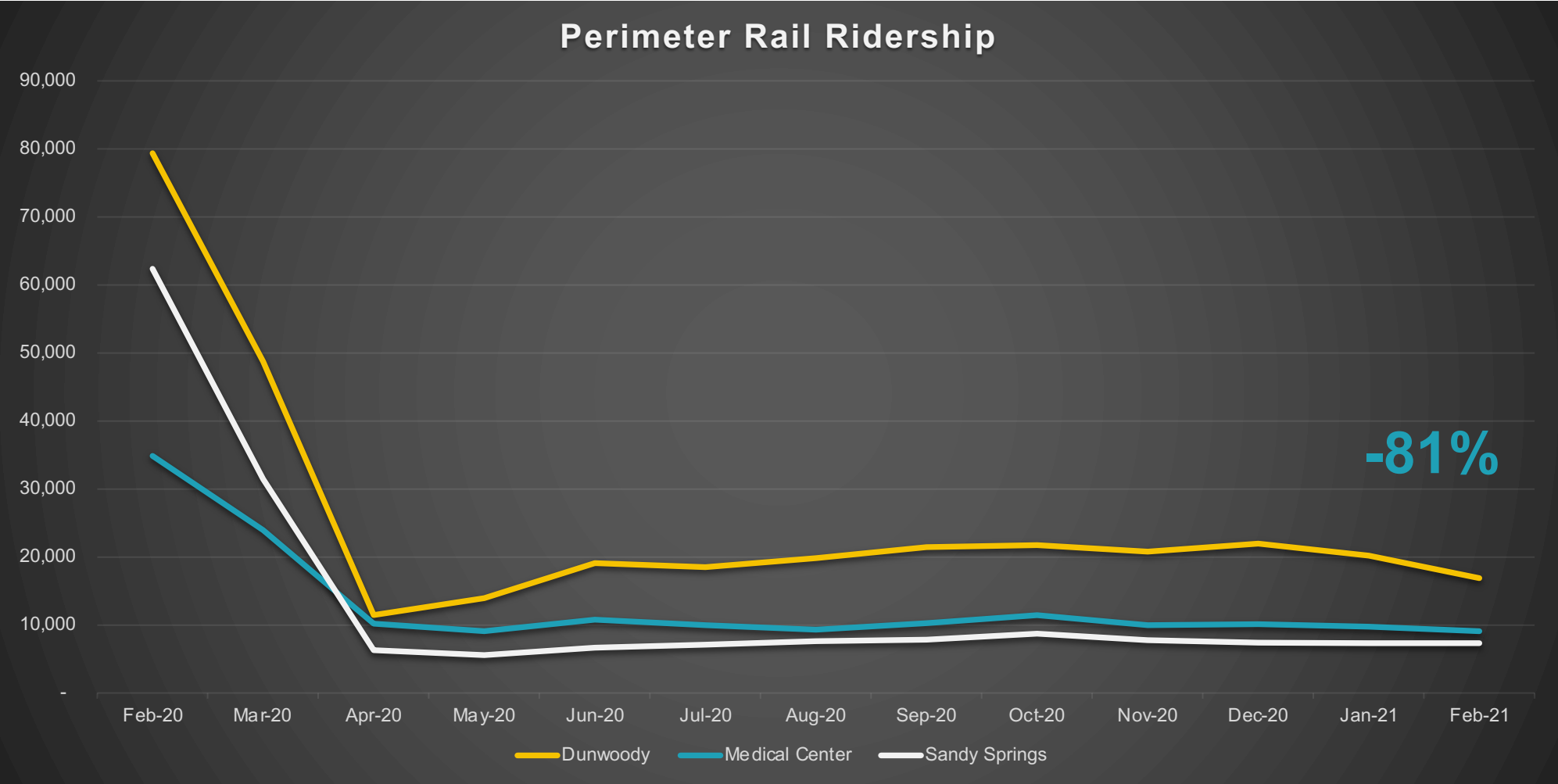
% Reduction in Traffic Volume in Metro Atlanta



LOCAL TRAFFIC

Ashford Dunwoody @ Ravinia (in front of Perimeter Mall)	NB Through
Feb 2020	17,527 (1,757 VPH @ peak)
April 2020	5,019 (543 @ peak) -71%
November 2020	19,737 (2,536 @ peak) +12%
Feb 2021	12,636 (1,528 @ peak) -29%
Mar 2021	13,640 (1,651 @ peak) -22%

MARTA RIDERSHIP



JAN OFFICE EMPLOYER CHECK-INS



24,000+ Employees Represented
by Responding Employers

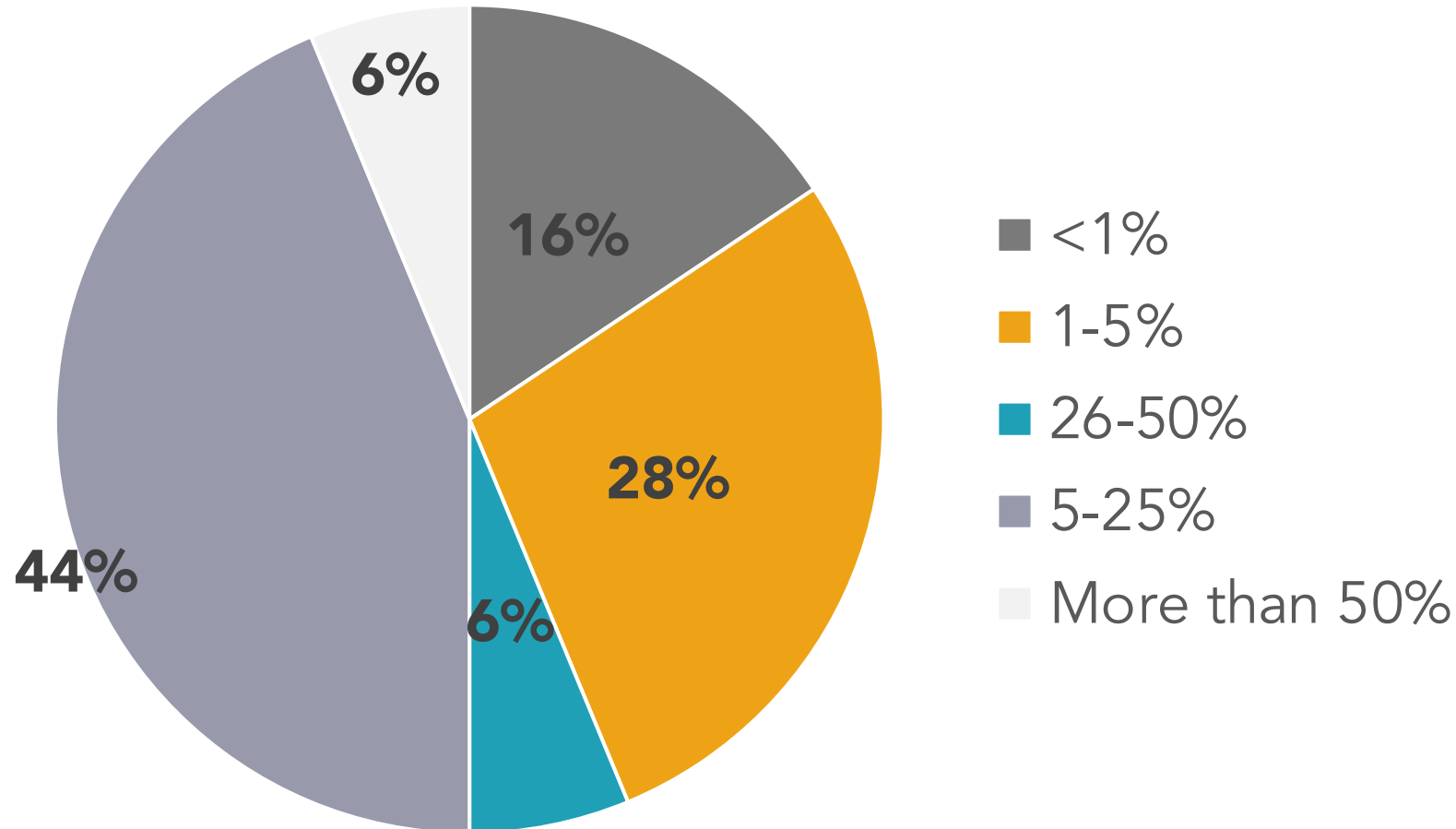


4.3% of Employees On-
Site (Cumulative)

16% at
smaller orgs



OFFICE OCCUPANCY



44%

reported 5% or fewer
people on-site

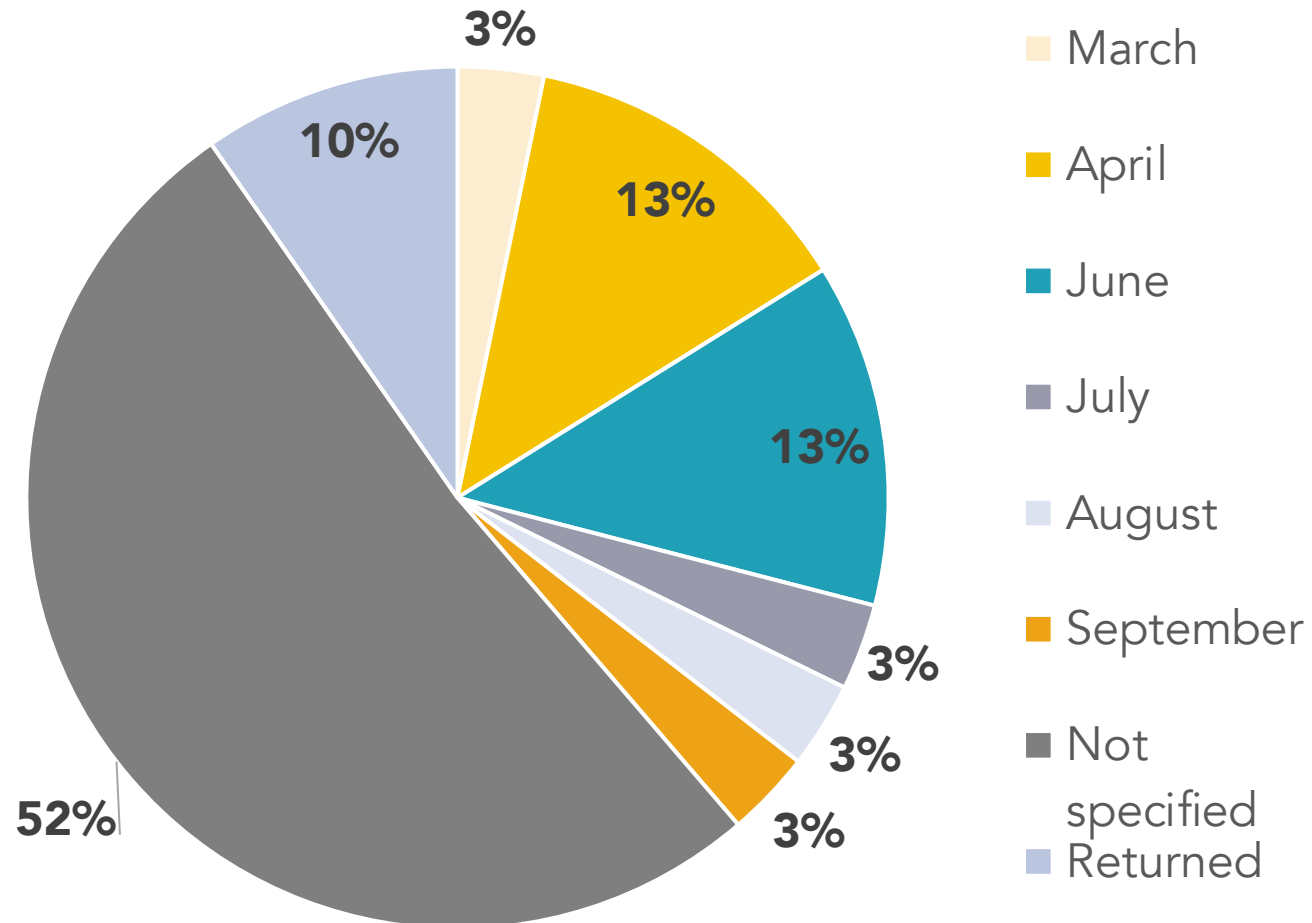
12%

reported more than
25% of people on-site

13%

Average property
occupancy

PLANNED RETURN DATES



26%

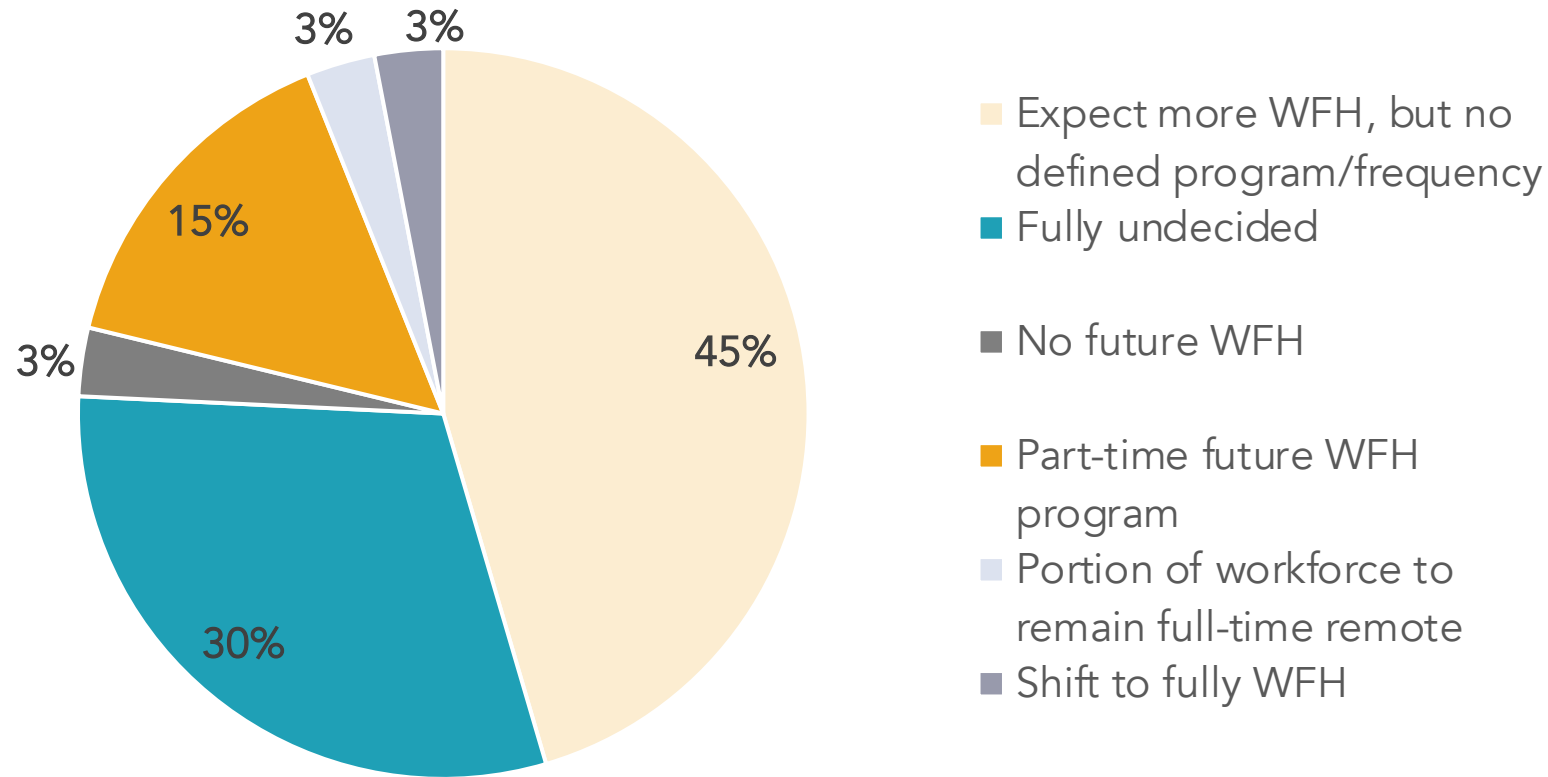
Have plans to
return by end of
April*

52%

Have no return
date planned

**All March and April dates were
considered very tentative*

FUTURE PLANS



66%

Will have more
remote work post-
pandemic

3%

Confirmed **no**
remote work post-
pandemic

LEARNING FROM THE LEADERS

BENCHMARKING AGAINST THE BEST

They are:

- *Intentional*
- *Informed*
- *Equipped*



Mercedes-Benz

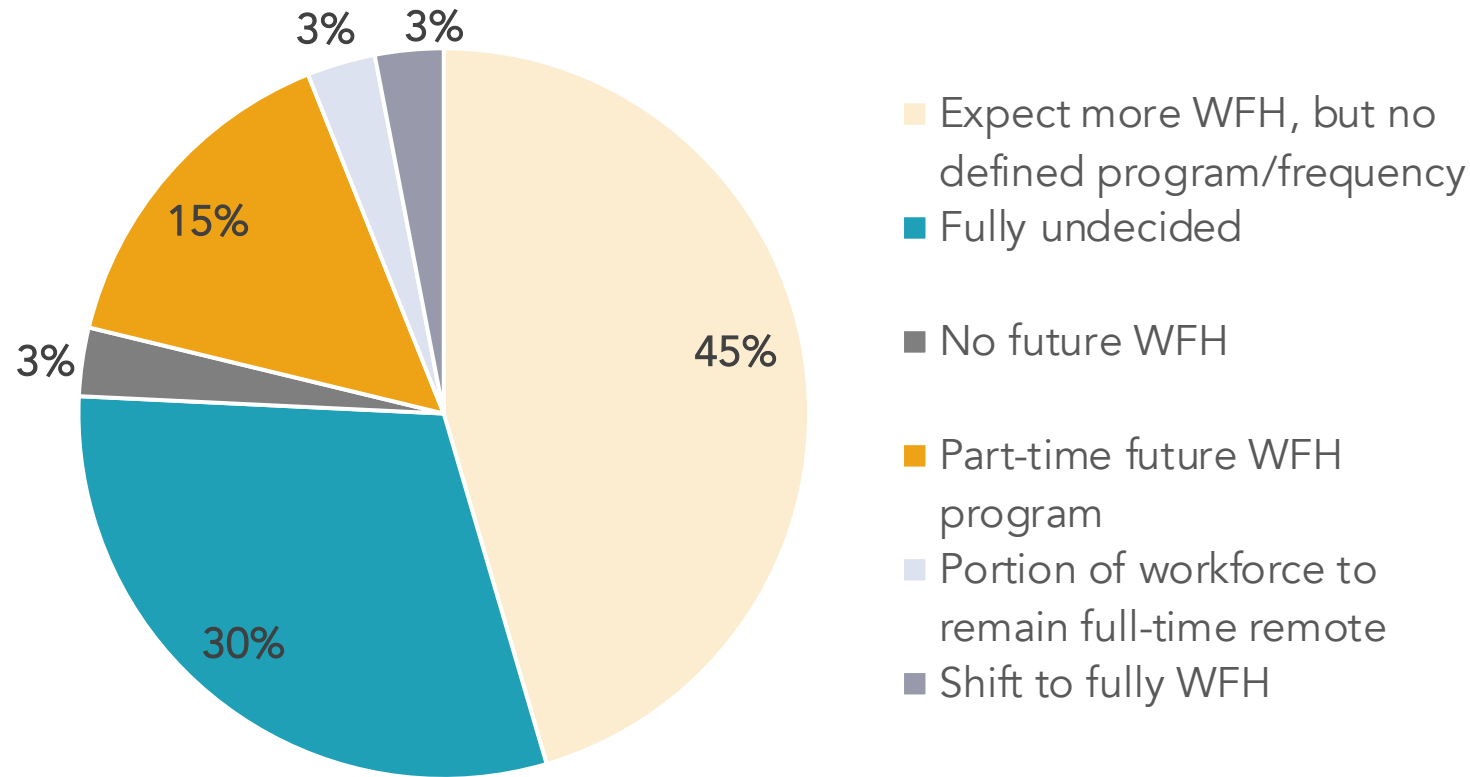
vmware®

INSIGHTGLOBAL

SAFE-GUARD
Products International

COX
ENTERPRISES

INTENTIONAL



30%
Fully undecided

45%
Have not defined
their future
practices

INTENTIONAL

They're not being driven by hype, history, or uncertainty. They're focused on core questions:



1. Where do we do our best work?
 1. In the office? At a private desk? In a collaborative space? At home? In the field?
 2. How does this differ by role, or across a portfolio of work tasks?
2. What do our people want?
 1. How do we know?
3. Are our spaces set up to best support success?
 1. Office layouts
 2. Return-to-office guidelines and protocols
 3. Home office set-up

INFORMED

Make decisions about their future of work grounded in data and lessons learned.

The most valuable info:

1. **Performance Data** – What conditions correlate with the highest performance from our business units and people
2. **Employee Feedback** – What do our people want, and what is (or is not) working for them
 - Surveys
 - Focus Groups
 - Steering Committee
3. **Peer Practices** – How other organizations are approaching this, and what practices are working for them



EQUIPPED

Leverage internal and external resources to shape and execute on a plan



- Make it a leadership priority
- Span the company
- Get an outside perspective
- Talk with your neighbors
- Commit resources to the process

PLANNING FOR A RETURN TO THE OFFICE

DON'T OVERLOOK:

- Aligning schedules
- Commuting
 - Transit
 - Congestion
 - Parking
- Remote work guidelines/policy
- Teambuilding



THANK YOU



PERIMETER.REBALANCING.WORK



ADDITIONAL QUESTIONS



Join us for our next Coffee & Construction this summer!