

SECTION TWO POPULATION

INTRODUCTION

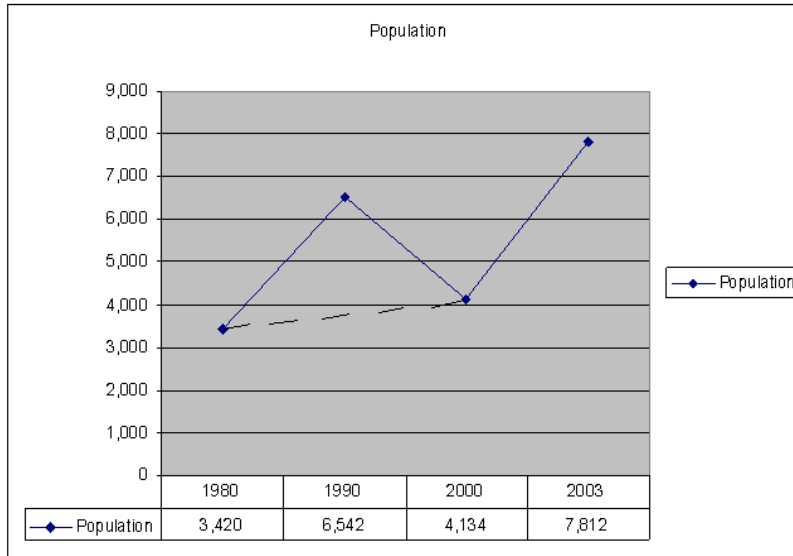
Recent and projected changes in the total population and the characteristics of the population have and will continue to create profound impacts on the economic, social and natural environment of Villa Rica. Rapid population increases generated demands for additional facilities and services, straining the City's ability to provide sufficient capacity. The changing age, income and educational composition of the population, will shape demands for housing, services, jobs and infrastructure. For instance, seniors will demand more attached and communal housing types, increased medical services, passive recreational opportunities and public transportation. Increases in families with young children will generate demands for large houses, day care facilities, schools, active recreational opportunities and a mix of transportation options.

This chapter summarizes various demographic indicators relevant to the development of the City's Comprehensive Plan.

CURRENT POPULATION

Situated on the urban fringe of the Atlanta Metropolitan Area, Villa Rica experienced moderate growth between the years 1980 and 2000 (**Exhibits 1 & 2**). De-annexation of more than 2,300 people between the 1990 and 2000 census caused an apparent dip in population between those years. The dashed line in **Exhibit 1** more accurately reflects the actual growth trend between the years 1980 and 2000. However, between 2000 and 2003, Villa Rica nearly doubled its population from 4,134 to 7,812. Recent growth has been stimulated by pressure from the Atlanta Metropolitan area and the development of the Mirror Lake subdivision in the Douglas County portion of Villa Rica.

Exhibit 1: Total Census Populations - Villa Rica



Source: U.S. Census

Exhibit 2: Population Growth Trends – Villa Rica, Carroll, Douglas and Georgia

Year	Villa Rica		Carroll County		Douglas County		Georgia	
	Population	Change	Population	Change	Population	Change	Population	Change
1980	3,420		56,346		54,570		5,457,566	
1985*	4,981	46%	63,884	13.4%	62,845	15.2%	5,967,891	9.4%
1990	6,542	31%	71,422	11.8%	71,120	13.2%	6,478,216	8.6%
1995*	5,338	-18%	79,345	11.1%	81,647	14.8%	7,332,335	13.2%
2000	4,134	-23%	87,268	10.0%	92,174	12.9%	8,186,453	11.6%

*x5 years are midpoints between the Census years. Source: U.S. Census and do not accurately reflect the city's actual population

Census population counts are available only on a decennial basis (every ten years). Estimates of current population and projections of future population are used to facilitate planning for land use, housing and infrastructure. Various estimating methods are available to meet these needs. **Exhibit 3** shows 2001-2003 population estimates using Census Bureau estimates obtained using a new housing unit (building permit) methodology¹.

Exhibit 3: 2001-2003 Population Estimates – Villa Rica, Carroll, Douglas and Georgia

Year (April)	Villa Rica		Carroll County		Douglas County		Georgia	
	Population	Change	Population	Change	Population	Change	Population	Change
2001	5,511	33%	91,548	4.9%	95,680	3.8%	8,338,460	1.9%
2002	6,985	27%	94,907	4%	98,650	3%	8,449,130	1%
2003	7,812	11%						

Source: U.S. Census and local building permits

¹ See <http://eire.census.gov/popest/topics/methodology/citymeth.php> for complete estimate methodology.

Building permit activity and certificate of occupancy county data evidences the City's rapid population growth in recent years. Of these sources, county data provide the most reliable estimate of the City's population.

U.S. Bureau of Census data indicate that the City's population increased by 73% (from 4,134 to 7,812) between April 2000 and April 2003. **Exhibit 4** shows that 1,425 building permits were issued 2001 through 2003.

Exhibit 4: Residential Building Permits (2001-2003) – Villa Rica

	2001	2002	2003	Total
Single-Family	364	389	349	1,102
Multi-Family	101	174	48	323
Total	465	563	397	1,425

Source: U.S. Census

Certificates of occupancy, which provide the most accurate assessment of population growth,² confirm the rapid growth suggested by building permit issuance and Census Bureau estimates. As shown in **Exhibit 5**, the City issued 1,087 certificates between April 2000 and April 2003, an average annual population growth rate of 19.4%. **Exhibit 6** shows population projections to 2025, actual population increase. These projections should be compared with annual estimated population figures based on actual development activity to refine both short and long-term projections during implementation of this plan.

Exhibit 5: Villa Rica Growth (2000-2003)

	Value	Comments
Total Dwellings – April 2000	1,769	Source: U.S. Bureau of Census
Occupied Dwellings-April, 2000	1,550	Source: U.S. Bureau of Census
CO – April 2000 to April 2003	1,087	Source: City of Villa Rica
Total Dwellings – April 2003	2,856	Add CO's to Total Dwellings
Occupied Dwellings April 2003	2,637	Assumes the same number of vacant units 219 as indicated in the 2000 Census rather than a consistent vacancy rate ³ .
People per Household	2.67	Source: U.S. Census Bureau
Population – April 2003	7,041	Multiply occupied dwellings by the average number of people per household – note that this total is very close to the April 2003 Census estimate of 7,158
Annual Population Growth Rate 2000-2003	19.4%	Compounded annually from April, 2000 To April, 2003
CO April – December 2003	634	Source: City of Villa Rica

² A CO indicates that a building is ready to be occupied. Building permits reflect new units intended to be constructed, but provide no indication that a new unit is completed. Water taps are issued near the time of occupancy, but the City provides water service to areas outside the city limits and has not historically retained location specific records.

³ The 12.4% vacancy rate in 2000 is relatively high and indicative of the rapid construction of multi-family units. The number of vacant units is a better proxy for vacancies than the 2000 vacancy rate because:

- a. the market has shifted to construction of owner-occupied units; and
- b. using an inflated vacancy rate would result in artificially low utility demands.

Estimated Population December 2003	8,734	Multiply occupied dwellings by December 2003 people per household
Annual Growth Rate 2000-2003	22.1%	Compounded annually from April, 2000 To December, 2003
Annual Dwellings 2000-2003	459	1,721 dwellings / 3.75 years
Average Population Increase; 2000 - 2003	1,226	459 dwellings x 2.67 people per dwelling

Source: Planning Works LLC

POPULATION PROJECTIONS

Exhibit 6, projects population growth for the City, Carroll County, Douglas County and Georgia through the year 2025. Projection trends are illustrated in **Exhibit 7**. A linear regression of census trends would not be indicative of current population trends for the City, due to the de-annexation that negatively skews population trends. The projections for Villa Rica reflect market demand. This growth is likely to be suppressed within Villa Rica unless the City resolves its impending wastewater capacity shortfalls.

Exhibit 6: Population Projections – Villa Rica, Carroll, Douglas and Georgia

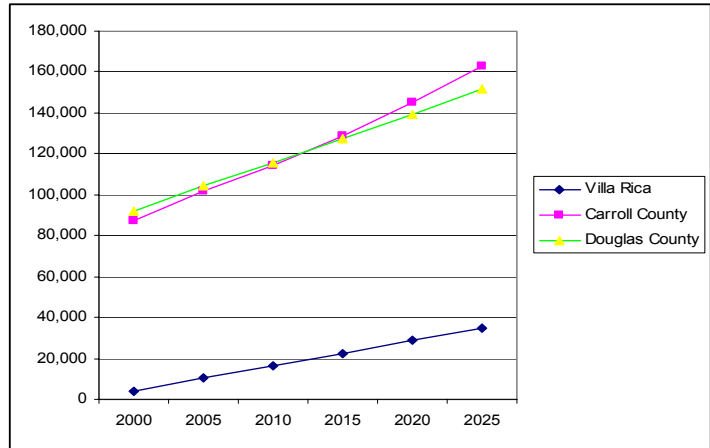
	Villa Rica		Carroll County ²		Douglas County ³		Georgia ³	
	Population	Change	Population	Change	Population	Change	Population	Change
1980	3,420		56,346		54,570		5,457,566	
1985	4,981	46%	63,884	13.4%	62,845	15.2%	5,967,891	9.4%
1990	6,542	31%	71,422	11.8%	71,120	13.2%	6,478,216	8.6%
1995	5,338	-18%	79,345	11.1%	81,647	14.8%	7,332,335	13.2%
2000	4,134	-23%	87,268	10.0%	92,174	12.9%	8,186,453	11.6%
2001	5,360	30%	91,548	4.9%	95,020	3.1%	8,338,460	1.9%
2002	6,586	23%	94,907	3.7%	97,263	2.4%	8,449,130	1.3%
2003	7,812	19%	97,165	2.4%	99,567	2.4%	8,560,620	1.3%
2004	9,038	16%	99,477	2.4%	101,847	2.3%	8,670,510	1.3%
2005	10,264	14%	101,844	2.4%	104,172	2.3%	8,784,650	1.3%
2006	11,490	12%	104,268	2.4%	106,411	2.1%	8,895,580	1.3%
2007	12,716	11%	106,749	2.4%	108,715	2.2%	9,008,670	1.3%
2008	13,942	10%	109,289	2.4%	111,006	2.1%	9,122,070	1.3%
2009	15,168	9%	111,889	2.4%	113,309	2.1%	9,235,630	1.2%
2010	16,394	8%	114,551	2.4%	115,599	2.0%	9,349,660	1.2%
2015	22,524		128,844		127,309			
2020	28,654		144,920		139,262			
2025	34,784		163,002		151,517			

1: 2001-2025 Projections based on Actual U.S. Bureau of Census Population plus City's estimated Annual Growth 2000-2003 (1,226 people).

2: From Carroll County Comprehensive Plan

3: From Georgia Department of Community Affairs (DCA) Plan Builder website <http://www.georgiaplanning.com/>

Exhibit 7: Population Projections Graph - Villa Rica, Carroll, Douglas and Georgia



Source: Georgia DCA Plan Builder ; Carroll County Comprehensive Plan; Planning Works LLC

DWELLING UNITS AND HOUSEHOLDS

The total number of dwelling units in Villa Rica between 1990 and 2000 declined due to de-annexation of 724 units (**Exhibit 8**). Despite the fact that single-family detached units comprised a greater proportion of housing in 2000 than 1990, the percentage of owner occupied units decreased by over 6% in the 1990s (see **Exhibit 9**). With the addition of the Mirror Lake Subdivision and the recent trend of low mortgage rates, the percentage of owner-occupied housing has undoubtedly increased since the year 2000.

Exhibit 8: Villa Rica Dwellings

	1990		2000	
Total dwelling units	2,503		1,812	
Occupied dwelling units	2,332	93.2%	1,478	87.6%
Owner-occupied dwelling units	1,553	66.6%	862	60.1%
Renter-occupied dwelling units	779	33.4%	616	39.9%

Source: U.S. Census

Villa Rica Number of Households

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total households	1,172	1,752	2,332	1,941	1,550	1,928	2,306	3,818	5,330	11,378	17,426

Source: 2000 Census data was used to make the projection

Exhibit 9: Villa Rica Types of Dwellings

	Number	Percent	Number	Percent
1-unit detached	1,688	67.4%	1,405	77.5%
1-unit attached	35	1.4%	8	0.4%
2 to 4 units	181	7.2%	218	12.0%
5 to 9 units	108	4.3%	75	4.1%
10 or more units	25	1.0%	53	2.9%
Mobile home, trailer, or other	466	18.6%	53	2.9%
Total Units	2,503		1,812	

Source: U.S. Census

Exhibit 10 shows estimated dwelling units based on county issued since 2000 (see **Exhibit 5** for complete methodology).

Exhibit 10: Villa Rica Estimated Housing Units

2000	2001	2002	2003	2004
1,812	2,271	2,730	3,189	3,648

Source: Planning Works LLC

The 2000 Census indicates there were 1,550 households in Villa Rica with an average of 2.67 people per household, down 5% from 2.81 persons per household in 1990 (**Exhibit 11**). According to the 2000 Census, 40.6% of households in the City included persons under the age of 18, (higher than the national average of 36.0% and on par with the State average of 39.1%). This correlates well with **Exhibit 13**, which shows a high percentage of residents in family-aged cohorts, e.g., large portions of preschool and school aged children between 0 and 13 years old and working adults between 25 and 55 years old. According to the 2000 Census, Householders living alone comprised of 22.8% of household and nearly half of those were householders were over the age of 65. Single female householders with children under 18 make up 9.8% of households in 2000 (down from 13.2% in 1990), higher than the State average of 8.6% and the national average of 7.2%, and can be correlated to higher than normal rates of teen pregnancy rates in Carroll County, especially for African-American households. Rates of teen pregnancy between 1990 and 1995 varied between 18% and 28%, although a downward trend has been developing. High teen pregnancy rates can cause potential costs for local governments such as higher drop-out rates, lost tax revenues, public assistance, child health care and foster care.

Exhibit 11: Villa Rica Average Persons per Household

	1990	2000
Persons per Household	2.81	2.67

Source: U.S. Census

Exhibit 12: Villa Rica Average Household Size

Villa Rica: Average Household Size											
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons per household	2.92	2.87	2.81	2.74	2.67	2.61	2.55	2.48	2.42	2.36	2.30

Exhibit 13 shows that property values increased by nearly 54% between 1990 and 2000 while rent prices have stayed constant over the same period, although costs are not adjusted for inflation.

Exhibit 13: Villa Rica Housing Costs

	1990	2000
Residential Median Property Value	53,400	82,200
Median Rent	338	350

Source: Georgia DCA Plan Builder

AGE DISTRIBUTION

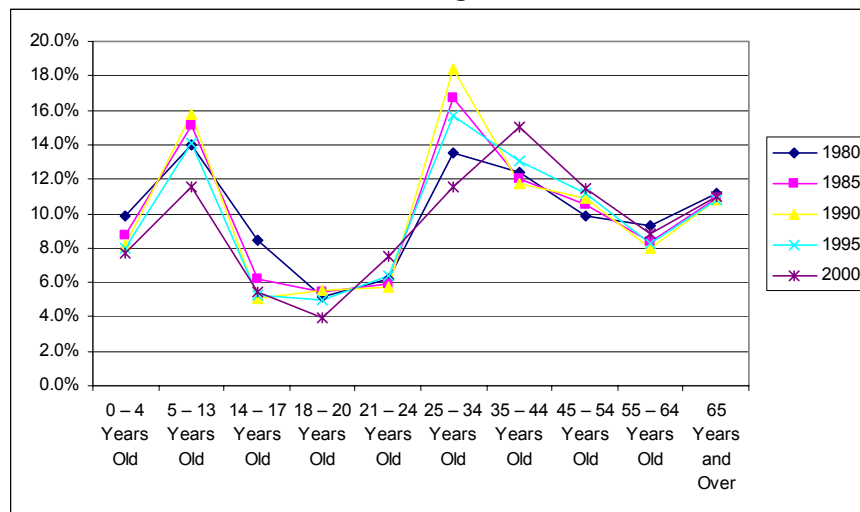
Exhibits 14 and 15 illustrate the historical age distribution and growth trends for the City. The decrease of children and middle-aged persons of childbearing age is most likely due to the de-annexation between 1990 and 2000. **Exhibit 16** provides a more detailed picture of the age distribution as compared to Carroll and Douglas Counties, the State and the Nation for the year 2000. As compared to the neighboring Counties, the State and the Nation, Villa Rica as a whole is younger, which indicates the predominance of family-aged residents.

Exhibit 14: Villa Rica Age Distribution (1980 – 2000)

Category	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
0 – 4 Years Old	323	10%	536	8%	318	8%
5 – 13 Years Old	461	14%	1,029	16%	479	12%
14 – 17 Years Old	279	8%	333	5%	226	5%
18 – 20 Years Old	171	5%	365	6%	162	4%
21 – 24 Years Old	205	6%	372	6%	312	8%
25 – 34 Years Old	445	14%	1,201	18%	477	12%
35 – 44 Years Old	409	12%	768	12%	621	15%
45 – 54 Years Old	323	10%	713	11%	475	11%
55 – 64 Years Old	305	9%	521	8%	366	9%
65 Years and Over	368	11%	704	11%	453	11%
Total Population	3,288		6,542		4,134	

Source: Georgia DCA Plan Builder

Exhibit 15: Villa Rica Age Distribution Chart



Source: Georgia DCA Plan Builder

Villa Rica: Population by Age											
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	247	395	543	445	346	445	544	940	1,336	2,920	4,504
5 – 13 Years Old	496	809	1122	890	657	818	979	1,623	2,267	4,843	7,419
14 – 17 Years Old	312	306	299	227	155	0	0	0	0	0	0
18 – 20 Years Old	181	236	290	231	172	163	154	118	82	0	0
21 – 24 Years Old	205	303	401	320	239	273	307	443	579	1,123	1,667
25 – 34 Years Old	366	761	1155	911	667	968	1269	2,473	3,677	6,363	13,309
35 – 44 Years Old	396	602	807	712	617	838	1059	1,031	2,827	2,951	9,899
45 – 54 Years Old	359	541	723	589	455	551	647	1,059	1,415	2,951	4,487
55 – 64 Years Old	351	430	508	442	375	399	423	519	615	999	1,383
65 and Over	507	601	694	573	451	395	339	115	0	0	0

Exhibit 16: 2000 Population by Age - Villa Rica, Carroll, Douglas and Georgia

	Villa Rica		Douglas County		Carroll County		Georgia		United States	
	No.	Per.	No.	Per.	No.	Per.	No.	Per.	No.	Per.
Under 5 years	346	8.4%	6,775	7.3%	6,185	7.1%	595,150	7.3%	19,175,798	6.8%
5 to 9 years	334	8.1%	7,274	7.8%	6,517	7.4%	615,584	7.5%	20,549,505	7.3%
10 to 14 years	323	7.8%	7,327	7.9%	6,322	7.2%	607,759	7.4%	20,528,072	7.3%
15 to 19 years	266	6.4%	6,707	7.2%	7,512	8.6%	596,277	7.3%	20,219,890	7.2%
20 to 24 years	300	7.3%	5,797	6.3%	7,564	8.6%	592,196	7.2%	18,964,001	6.7%
25 to 29 years	327	7.9%	6,747	7.3%	6,506	7.4%	641,750	7.8%	19,381,336	6.9%
30 to 34 years	340	8.2%	7,732	8.3%	6,466	7.4%	657,506	8.0%	20,510,388	7.3%
35 to 39 years	339	8.2%	8,677	9.4%	6,758	7.7%	698,735	8.5%	22,706,664	8.1%
40 to 44 years	278	6.7%	7,895	8.5%	6,531	7.4%	654,773	8.0%	22,441,863	8.0%
45 to 49 years	242	5.9%	6,957	7.5%	5,653	6.4%	573,017	7.0%	20,092,404	7.1%
50 to 54 years	213	5.2%	6,256	6.7%	5,258	6.0%	506,975	6.2%	17,585,548	6.2%
55 to 59 years	216	5.2%	4,508	4.9%	4,243	4.8%	375,651	4.6%	13,469,237	4.8%
60 to 64 years	159	3.8%	3,092	3.3%	3,427	3.9%	285,805	3.5%	10,805,447	3.8%
65 to 69 years	133	3.2%	2,286	2.5%	2,642	3.0%	236,634	2.9%	9,533,545	3.4%
70 to 74 years	115	2.8%	1,862	2.0%	2,164	2.5%	199,061	2.4%	8,857,441	3.1%
75 to 79 years	96	2.3%	1,320	1.4%	1,713	2.0%	157,569	1.9%	7,415,813	2.6%
80 to 84 years	65	1.6%	848	0.9%	1,188	1.4%	104,154	1.3%	4,945,367	1.8%
85 to 89 years	42	1.0%	679	0.7%	1,040	1.2%	87,857	1.1%	4,239,587	1.5%
Total population	4,134		92,739		87,689		8,186,453		281,421,906	

Source: U.S. Census; Georgia DCA Plan Builder

Exhibit 17 provides youth and aged dependency ratios that reflect the number of working age people for every young person and aged person who are not in their prime wage earning years. In general terms, this indicates whether there is a significant imbalance between the workforce and those dependent on the workforce for goods and services. This factor must be considered along with other economic indicators to ascertain the health of the economy. The ratios for Villa Rica lagged slightly behind the other averages in 2000. However, given the strong in-migration since 2000, the gap has most likely narrowed.

**Exhibit 17: 2000 Age Dependency Ratios –
Villa Rica, Carroll, Douglas, Georgia and United States**

	Villa Rica		Douglas County		Carroll County		Georgia		United States	
	No.	Per.	No.	Per.	No.	Per.	No.	Per.	No.	Per.
Youth (0 - 19)	1,269	31%	7,913	30%	6,399	30%	,414,770	29%	0,473,265	29%
Working (20 - 64)	2,414	58%	7,303	62%	52,158	60%	,986,408	61%	65,956,888	59%
Aged (65+)	451	11%	,958	8%	8,711	10%	85,275	10%	4,991,753	12%
Total Population	4,134		92,174		87,268		8,186,453		281,421,906	
Youth Dependency	1.90		2.05		1.98		2.06		2.06	
Aged Dependency	5.35		8.24		5.99		6.35		4.74	

RACE AND ETHNICITY

As shown in **Exhibit 18**, racial diversity increased slightly between 1990 and 2000, although at least a portion of this change was likely due to de-annexation.

Exhibit 18: Villa Rica Racial Composition by Percent (1980 – 2000)

Race Category	1980	1990	2000
White	82.1%	83.9%	79.3%
Black	17.5%	16.1%	17.9%
American Indian Eskimo or Aleut	0.3%	0.0%	0.8%
Asian or Pacific Islander	0.0%	0.0%	0.3%
Other	0.0%	0.0%	1.1%
Persons of Hispanic Origin ⁴	0.4%	0.2%	2.2%

Source: Georgia DCA Plan Builder

Exhibit 19 shows that the racial composition of Villa Rica is consistent with those of Carroll and Douglas Counties. Projected racial data specific to the City of Villa Rica is not available. **Exhibit 20** shows the projected racial composition of Carroll and Douglas Counties as well as the two Counties combined. These statistics should be indicative of the projected racial composition of the City as well. It should be noted that the Hispanic classification indicates the origin of nationality, not the person's race. Persons of Hispanic origins are most likely to classify themselves as of black or white race.

⁴ It should be noted that Federal guidelines on race and ethnicity state that people of Hispanic origin can be of any race. It should also be noted that for 2000, the Census for the first time allowed multiple races to be chosen and that minority races were most likely slightly undercounted in previous Censuses. Total percentages may exceed 100% due to rounding.

**Exhibit 19: Racial Population by Percent –
Villa Rica, Carroll, Douglas, Georgia and United States**

Race Category	Villa Rica	Carroll County	Douglas County	Georgia	United States
White	79.3%	80.5%	77.3%	65.1%	75.1%
Black	17.9%	16.3%	18.5%	28.8%	12.6%
American Indian Eskimo or Aleut	0.8%	0.3%	0.4%	0.6%	1.4%
Asian or Pacific Islander	0.3%	0.6%	1.2%	2.5%	4.4%
Other	1.1%	1.1%	1.2%	2.9%	6.4%
Persons of Hispanic Origin	2.2%	2.6%	2.9%	5.3%	12.5%

Source: Georgia DCA Plan Builder

Exhibit 20: Projected Racial Composition Trends – Carroll and Douglas

Douglas County						
Category	2000	2005	2010	2015	2020	2025
White Population	77.0%	74.7%	72.4%	70.1%	67.7%	65.2%
Black Population	18.7%	20.2%	21.7%	23.2%	24.8%	26.5%
Native American	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Asian & Pacific Islander	1.2%	1.5%	1.9%	2.2%	2.5%	2.9%
Hispanic, any Race	2.8%	3.3%	3.7%	4.2%	4.6%	5.2%
Carroll County						
White Population	80.2%	79.6%	79.1%	78.4%	77.7%	76.9%
Black Population	16.4%	16.8%	17.2%	17.5%	17.9%	18.2%
Native American	0.2%	0.2%	0.2%	0.2%	0.3%	0.3%
Asian & Pacific Islander	0.6%	0.8%	0.9%	1.1%	1.3%	1.5%
Hispanic, any Race	2.6%	2.6%	2.6%	2.7%	2.9%	3.1%
Counties Combined						
White Population	78.6%	77.0%	75.4%	73.8%	72.1%	70.2%
Black Population	17.6%	18.6%	19.6%	20.7%	21.8%	23.0%
Native American	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Asian & Pacific Islander	0.9%	1.1%	1.4%	1.7%	2.0%	2.3%
Hispanic, any Race	2.7%	3.0%	3.2%	3.5%	3.9%	4.3%

Source: Georgia DCA Plan Builder

COMMUTING, EDUCATION AND INCOME

The majority Villa Rica workers commute to work alone by automobile as shown in **Exhibit 21**. Changes in commuting pattern statistics likely can be attributed to the de-annexation.

Exhibit 21: Villa Rica Commuting Patterns

	1990		2000	
	Count	Percent	Count	Percent
Workers 16 and over	2,761	100%	1,791	100%
Drove alone	2,005	72.6%	1,237	69.1%
Carpooled	560	20.3%	391	21.8%
Public transportation	16	0.6%	27	1.5%
Other means	48	1.7%	21	1.2%
Walked or worked at home	132	4.8%	115	6.4%

Source: U.S. Census

Educational attainment is on the rise for the City, but is still lagging behind the region, State and Nation. Significant increases were made for people having completed high school, some college or college graduate backgrounds. These gains are made more impressive given the de-annexation of predominantly owner occupied single family homes, which tend to be occupied by more educated residents (**Exhibits 22 and 23**).

Exhibit 22: Villa Rica Educational Attainment

	1990		2000	
Persons 25 years and over	3,907		2392	
Less than 9th grade	916	23.4%	404	16.9%
10th to 12th grade, no diploma	1,198	30.7%	654	27.3%
High school graduate	1,289	33.0%	699	29.2%
Some college, no degree	219	5.6%	343	14.3%
Associate degree	84	2.1%	90	3.8%
Bachelor's degree	125	3.2%	133	5.6%
Graduate or professional degree	76	1.9%	69	2.9%

Source: U.S. Census

Exhibit 23: Educational Attainment - Villa Rica, Carroll, Douglas, Georgia and United States

Education Level	1990					2000				
	Villa Rica	Carroll County	Douglas County	Georgia	United States	Villa Rica	Carroll County	Douglas County	Georgia	United States
Less than 9th grade	23.4%	16.6%	9.6%	12.0%	10.4%	16.9%	10.1%	5.5%	7.6%	6.9%
10th to 12th grade, no diploma	30.7%	22.7%	18.1%	17.1%	14.4%	27.3%	18.9%	13.3%	13.9%	11.5%
High school graduate	33.0%	31.9%	38.0%	29.6%	30.0%	29.2%	34.2%	34.6%	28.7%	29.6%
Some college, no degree	5.6%	13.1%	17.5%	17.0%	18.7%	14.3%	16.8%	22.0%	20.4%	20.6%
Associate degree	2.1%	3.6%	4.8%	5.0%	6.2%	3.8%	3.5%	5.2%	5.2%	6.5%
Bachelor's degree	3.2%	6.5%	8.3%	12.9%	13.1%	5.6%	9.8%	13.4%	16.0%	16.1%
Graduate or professional degree	1.9%	5.6%	3.8%	6.4%	7.2%	2.9%	6.7%	5.8%	8.3%	9.0%
Percent high school graduate or higher	45.9%	60.7%	72.3%	70.9%	75.2%	55.8%	71.0%	81.1%	78.6%	81.8%
Percent bachelor's degree or higher	5.1%	12.1%	12.0%	19.3%	20.3%	8.4%	16.5%	19.2%	24.3%	25.1%

Exhibit 24 summarizes various educational statistics for students within Carroll County. Over the past 5 years, annual high school graduation test scores have ranged between 76% (1996) and 58% (2001). High school drop out rates between 1996 and 2001 generally ranged between 6.5% and 9.8%, although during 1999 the drop out rate plunged to 2.8%. Consistently, over one-third of Carroll County high school graduates attend state public colleges. Public technical school attendance by high school graduates has ranged between 6.3% (1997) and 31.1% (1996).

Exhibit 24: Carroll County Educational Statistics (1996 - 2001)

	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores	76%	69%	64%	65%	74%	58%
H.S. Dropout Rate	9.80%	6.30%	7.10%	2.80%	6.70%	8.20%
Grads Attending Georgia Public Colleges	35.10%	34.40%	36.30%	34.10%	NA	NA
Grads Attending Georgia Public Technical Schools	31.10%	6.30%	9.60%	13.50%	13.20%	NA

Source: Georgia Department of Education

Pre-secondary student achievement is measured through the Criterion-Referenced Competency Test (CRCT), which is administered annually to students in grades 1 to 8. The General Assembly mandated the Georgia Department of Education (DOE) to developed CRCT testing system:

- Diagnose individual student strength and weaknesses as it related to the DOE's Quality Core Curriculum; and
- To evaluate the quality of education being provided by districts and the state as a whole.

The CRCT tests all students in the academic areas of reading, English/language arts and mathematics.

Exhibit 25 shows the CRCT test results for 4th graders in the Carroll County. Between 2000 and 2002, 4th graders in the Carroll County School District demonstrated marked improvement in all three academic areas, with the greatest improvement occurring in reading competency.

Exhibit 25: Carroll County 4th Grade Test Scores (2000 - 2002)

Carroll County Schools									
Test Categories	2000			2001			2002		
	Below	Meets	Exceeds	Below	Meets	Exceeds	Below	Meets	Exceeds
Reading	42%	38%	20%	37%	40%	24%	27%	37%	36%
English/Language Arts	37%	53%	10%	37%	55%	8%	30%	57%	13%
Mathematics	48%	47%	5%	50%	45%	5%	38%	51%	11%

Source: Georgia Department of Education

Exhibit 26 shows the CRCT results for 8th graders in the County's school districts. Carroll County schools improved in all subject areas between 2000 and 2002.

Exhibit 26: Carroll County 8th Grade Test Scores (2000 - 2002)

Carroll County Schools									
Test Categories	2000			2001			2002		
	Below	Meets	Exceeds	Below	Meets	Exceeds	Below	Meets	Exceeds
Reading	36%	40%	24%	26%	38%	36%	27%	40%	33%
English/Language Arts	48%	45%	7%	45%	44%	11%	36%	47%	17%
Mathematics	66%	31%	3%	61%	35%	4%	45%	47%	8%

Source: Georgia Department of Education

In 2000 per capita income for Villa Rica residents was \$14,310 (**Exhibit 27**), well below the per capita income for the State of \$21,154. Median income for Villa Rica households was \$31,161, much lower than the State average of \$42,433 (**Exhibit 28**). **Exhibit 29** shows the range of household incomes.

Exhibit 27: Per Capita Income – Carroll, Douglas and Georgia

	Villa Rica	Carroll County	Douglas County	Georgia
1970	\$ 2,405	\$ 7,915	\$ 8,795	\$ 9,476
1980	\$ 5,029	\$ 10,350	\$ 11,787	\$ 11,730
1990	\$ 9,111	\$ 12,526	\$ 14,360	\$ 14,850
1995	\$ 10,304	\$ 13,132	\$ 15,122	\$ 15,502
2000	\$ 14,310	\$ 17,656	\$ 21,172	\$ 21,154

Source: U.S. Census

Exhibit 28: Median Household Income - Villa Rica, Carroll, Douglas and Georgia

	Villa Rica	Carroll County	Douglas County	Georgia
1970	\$ 7,560	\$ 25,363	\$ 31,149	\$ 31,140
1980	\$ 14,516	\$ 29,825	\$ 37,910	\$ 33,509
1990	\$ 24,000	\$ 34,194	\$ 41,693	\$ 39,779
1995	\$ 28,440	\$ 35,065	\$ 42,408	\$ 39,324
2000	\$ 31,161	\$ 38,799	\$ 50,108	\$ 42,433

Source: U. S. Census

Exhibit 29: Villa Rica Household Income⁵

	1980	1990	2000
Income less than \$5,000	17.2%	13.0%	NA
Income \$5,000 - \$9,999	19.7%	8.1%	15.3%
Income \$10,000 - \$14,999	19.1%	12.3%	8.6%
Income \$15,000 - \$19,999	17.2%	10.4%	11.0%
Income \$20,000 - \$29,999	11.1%	20.5%	14.7%
Income \$30,000 - \$34,999	6.0%	9.5%	5.0%
Income \$35,000 - \$39,999	4.7%	9.3%	7.8%
Income \$40,000 - \$49,999	1.8%	8.8%	8.3%
Income \$50,000 - \$59,999	1.3%	3.4%	9.1%
Income \$60,000 - \$74,999	0.4%	3.4%	9.5%
Income \$75,000 - \$99,999	1.1%	1.4%	7.6%
Income \$100,000 or more	0.6%	0.0%	3.2%

Source: Georgia DCA Plan Builder

CONCLUSION

Villa Rica is facing significant changes in the size and composition of its population as Atlanta's metropolitan growth continues. After two decades of relatively slow growth, Villa Rica's population doubled in the first four years of this decade and could increase to more than 34,000 by the year 2025, which is more than seven times the City's year 2000 population. The greatest day-to-day challenge will be to provide facilities and services for new residents and businesses. Even more important is the need to ensure that this growth enhances the character of the community, so Villa Rica remains a desirable place to live, work, and play.

⁵ Income data is not adjusted for inflation.